RZ/PCA APPLICATION ACCEPTED: July 29, 2011
RZ APPLICATION AMENDED: June 20, 2012
FDP 023 APPLICATION ACCEPTED: January 11, 2012
FDP 023 APPLICATION AMENDED: June 20, 2012
FDP 023-02 APPLICATION ACCEPTED: March 29, 2012
FDP 023-02 APPLICATION AMENDED: May 15, 2012
FDP 023-03 APPLICATION ACCEPTED: March 29, 2012
PLANNING COMMISSION: September 27, 2012
BOARD OF SUPERVISORS: October 30, 2012

County of Fairfax, Virginia

September 13, 2012

STAFF REPORT

PCA 88-D-005-07 and RZ/FDP 2011-PR-023
FDP 2011-PR-023-02
FDP 2011-PR-023-03

PROVIDENCE DISTRICT

APPLICANT:	Cityline Partners LLC and AMT – The Association for Manufacturing Technology
PRESENT ZONING:	C-3, SC, HC
REQUESTED ZONING:	PTC, SC, HC
PARCEL(S):	*PCA 88-D-005-07:* 29-2 ((15)) B2; 29-4 ((7)) A4; 29-4 ((7)) C1; 29-4 ((7)) C2; 29-4 ((7)) 1; 29-4 ((7)) 1A1; 29-4 ((7)) 1A2; 29-4 ((7)) 2; 29-4 ((7)) 3; 29-4 ((7)) 5A; 29-4 ((7)) 6; 29-4 ((7)) 7A1; 29-4 ((7)) 7B; 29-4 ((7)) 8; 29-4 ((7)) 9; 29-4 ((7)) 10; 29-4 ((7)) 11A *RZ 2011-PR-023:* 29-4 ((7)) 1; 29-4 ((7)) 2; 29-4 ((7)) 3; 29-4 ((7)) 5A; 29-4 ((7)) 9; 29-4 ((7)) 10 *FDP 2011-PR-023:* 29-4 ((7)) 10

Matthew Ladd

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

	FDP 2011-PR-023-02: 29-4 ((7)) 5A
	FDP 2011-PR-023-03: 29-4 ((7)) 1 and 29-4 ((7)) 2 pt.
ACREAGE:	*PCA 88-D-005-07:* 85.93 acres *RZ 2011-PR-023*: 19.4 acres *FDP 2011-PR-023:* 5.47 acres *FDP 2011-PR-023-02*: 1.84 acres *FDP 2011-PR-023-03:* 3.14 acres
FAR/DENSITY:	3.05 over entire RZ site
PLAN MAP:	Transit Station Mixed Use
PCA PROPOSAL:	Remove the subject property and an off-site parcel from the West*Park rezoning application RZ 88-D-005.
RZ PROPOSAL:	Rezone 19.4 acres to PTC District to permit the development of a mixed use development consisting of eight new buildings totaling 2.6 million square feet of office, residential, retail and hotel uses.
FDP 023 PROPOSAL:	Seeks FDP approval of two residential buildings on Block A with up to 8,000 square feet of retail/service uses.
FDP 023-02 PROPOSAL:	Seeks FDP approval for a 200,000 square foot office building on Block F including 2,156 square feet of supporting ground floor retail/service uses.
FDP 023-03 PROPOSAL:	Seeks FDP approval of one residential building on Block E with 430 to 480 dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 88-D-005-07, subject to the execution of proffers consistent with those found in Appendix 1.

Staff also recommends approval of RZ 2011-PR-023, subject to execution of proffers consistent with those found in Appendix 1 (as may be amended to address outstanding issues).

Staff recommends approval of FDP 2011-PR-023, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff recommends approval of FDP 2011-PR-023-02, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff recommends approval of FDP 2011-PR-023-03, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff further recommends approval of the following waivers and/or modifications for these applications:

- Modification of Sect, 2-506, Par. 2 of the Zoning Ordinance in order to permit the proposed roof/roof screen feature element in Block F as depicted on the CDP/FDP;

- Waiver of Sect. 16-403 of the Zoning Ordinance in order to permit a public improvement plan for frontage improvements along Westpark and Westbranch Drive to be filed without the need for an FDP;

- Waiver of Sect. 6-505, Par. 7 of the Zoning Ordinance in order to permit outdoor displays and seating associated with a permitted use without the need for an FDP;

- Modification of Sect. 10-104, Par. 3E and G of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts on Block to be between 7 and 14 feet height as depicted on the CDP;

- Modification of Sect. 11-201 and 11-203 of the Zoning Ordinance to permit the minimum required loading spaces to be two spaces per building as depicted on the CDP;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the depicted trellises and/or vegetated arbors as shown on the CDP in lieu of the required interior parking lot landscaping;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the existing parking lot landscaping as depicted on the CDP and described in the proffers to serve as the interior parking lot landscaping on an interim basis;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the landscaping within the amenity courtyard of Block E in lieu of the interior parking lot landscaping requirement;

- Modification of Sect. 13-203, Par. 5 of the Zoning Ordinance to permit the landscaping depicted on the above-grade parking structures and within the interim surface parking lots as shown on the CDP and described in the proffers;

- Waiver of Sect. 17-201, Par. 3B of the Zoning Ordinance to permit only those areas of interparcel access shown on the CDP/FDPs and described in the proffers to be provided;

- Waiver of Sect. 17-201 Par. 3B, 4, 12, 13, and 14 of the Zoning Ordinance to permit the proposed Jones Branch Drive frontage improvements along Tax Map Parcel 29-2 ((15)) B2 as depicted on Exhibit A of the proffers; and

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6377-WPFM-004-1.

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

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

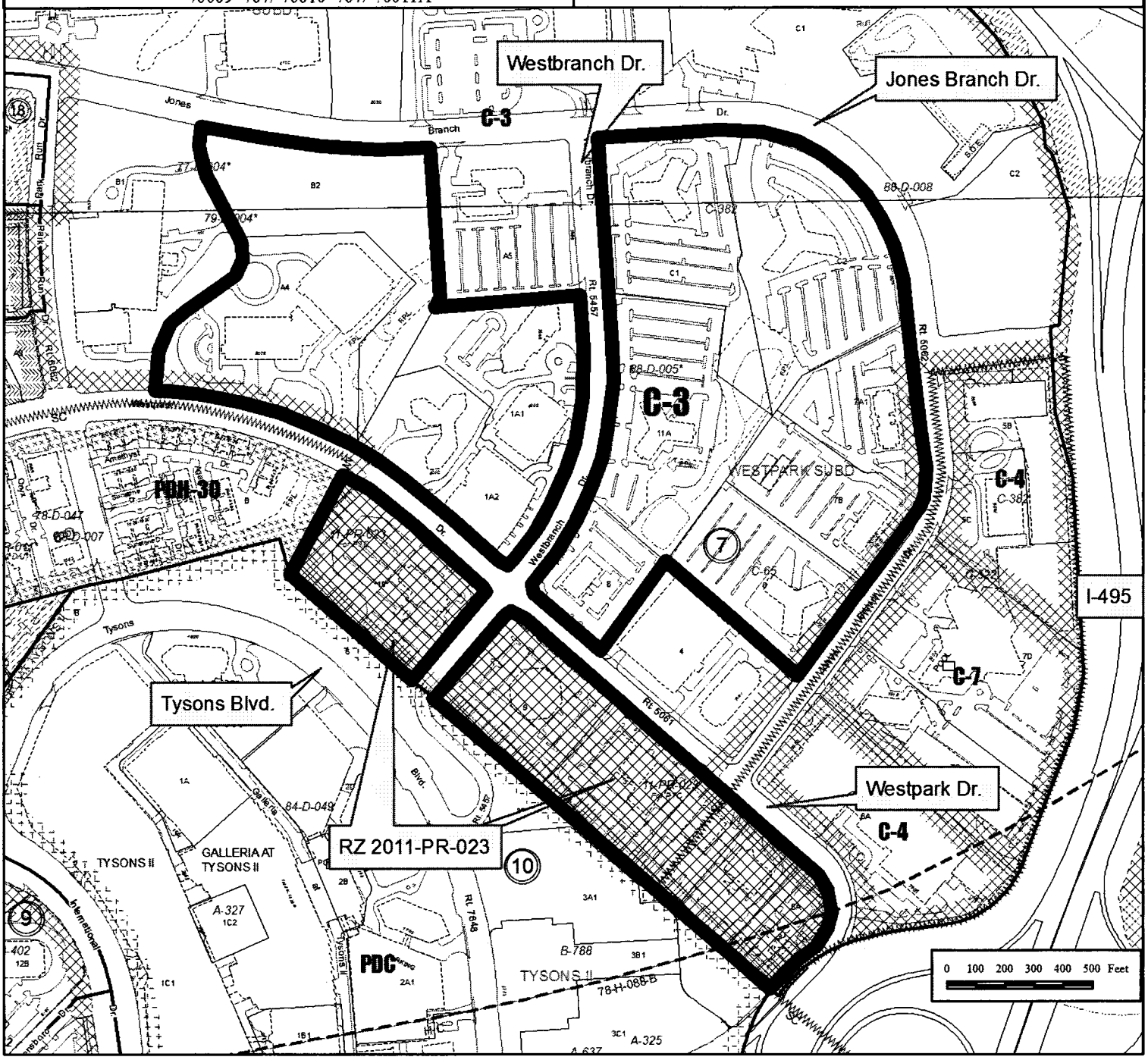
The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

X:\DPZ\Tysons-Core\CASES\West Park (Arbor Row) RZ 2011-PR-023\Staff Report\Cover Sheet.doc

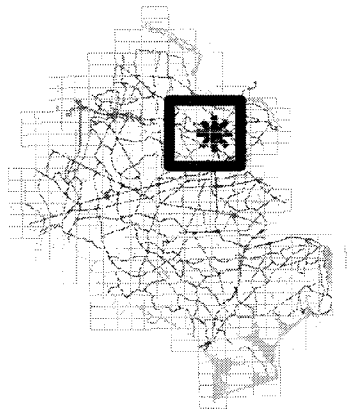
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment		Rezoning Application	
PCA 88-D -005-07		RZ 2011-PR-023	
Applicant:	CITYLINE PARTNERS LLC	Applicant:	CITYLINE PARTNERS LLC
Accepted:	07/29/2011	Accepted:	07/29/2011 - AMENDED 6/20/2012
Proposed:	AMEND RZ 88-D-005 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT DELETION OF LAND AREA	Proposed:	MIXED USE
Area:	85.93 AC OF LAND; DISTRICT - PROVIDENCE	Area:	19.4 AC OF LAND; DISTRICT - PROVIDENCE
Located:	NORTH AND SOUTH SIDES OF WESTPARK DRIVE, EAST AND WEST OF WEST BRANCH DRIVE, BOUNDED ON THE NORTH AND EAST BY JONES BRANCH DRIVE	Located:	SOUTHEAST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF WESTBRANCH DRIVE AND WESTPARK DRIVE
Zoning:	C- 3	Zoning:	FROM C- 3 TO PTC
Overlay Dist:	SC, HC	Overlay Dist:	SC, HC
Map Ref Num:	029-2- /15/ / B2029-4- /07/ / A4 /07/ / C1 /07/ / C2 /07/ /0001 /07/ /0001A1 /07/ /0001A2 /07/ /0002 /07/ /0003 /07/ /0005A /07/ /0006 /07/ /0007A1 /07/ /0007B /07/ /0008 /07/ /0009 /07/ /0010 /07/ /0011A	Map Ref Num:	029-4- /07/ /0001 /07/ /0002 /07/ /0003 /07/ /0005A /07/ /0009 /07/ /0010

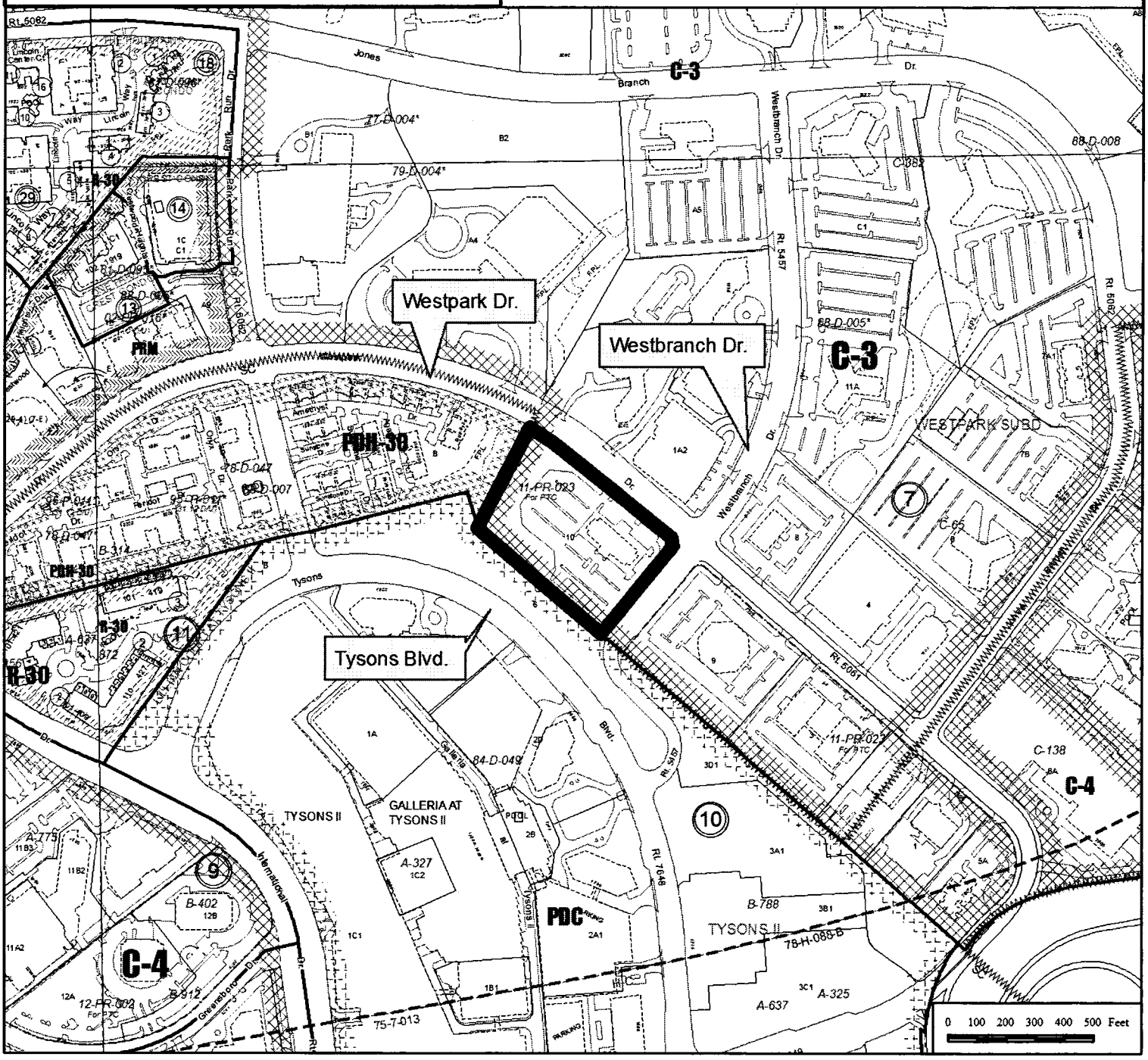


Final Development Plan

FDP 2011-PR-023

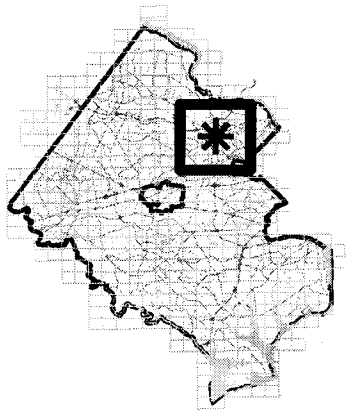


Applicant:	CITYLINE PARTNERS LLC
Accepted:	01/11/2012 - AMENDED 6/20/2012
Proposed:	MIXED USE
Area:	5.47 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102
Located:	SOUTHWEST QUADRANT OF THE INTERSECTION OF WESTPARK DRIVE AND WESTBRANCH DRIVE
Zoning:	PTC
Overlay Dist:	SC
Map Ref Num:	029-4- /07/ /0010

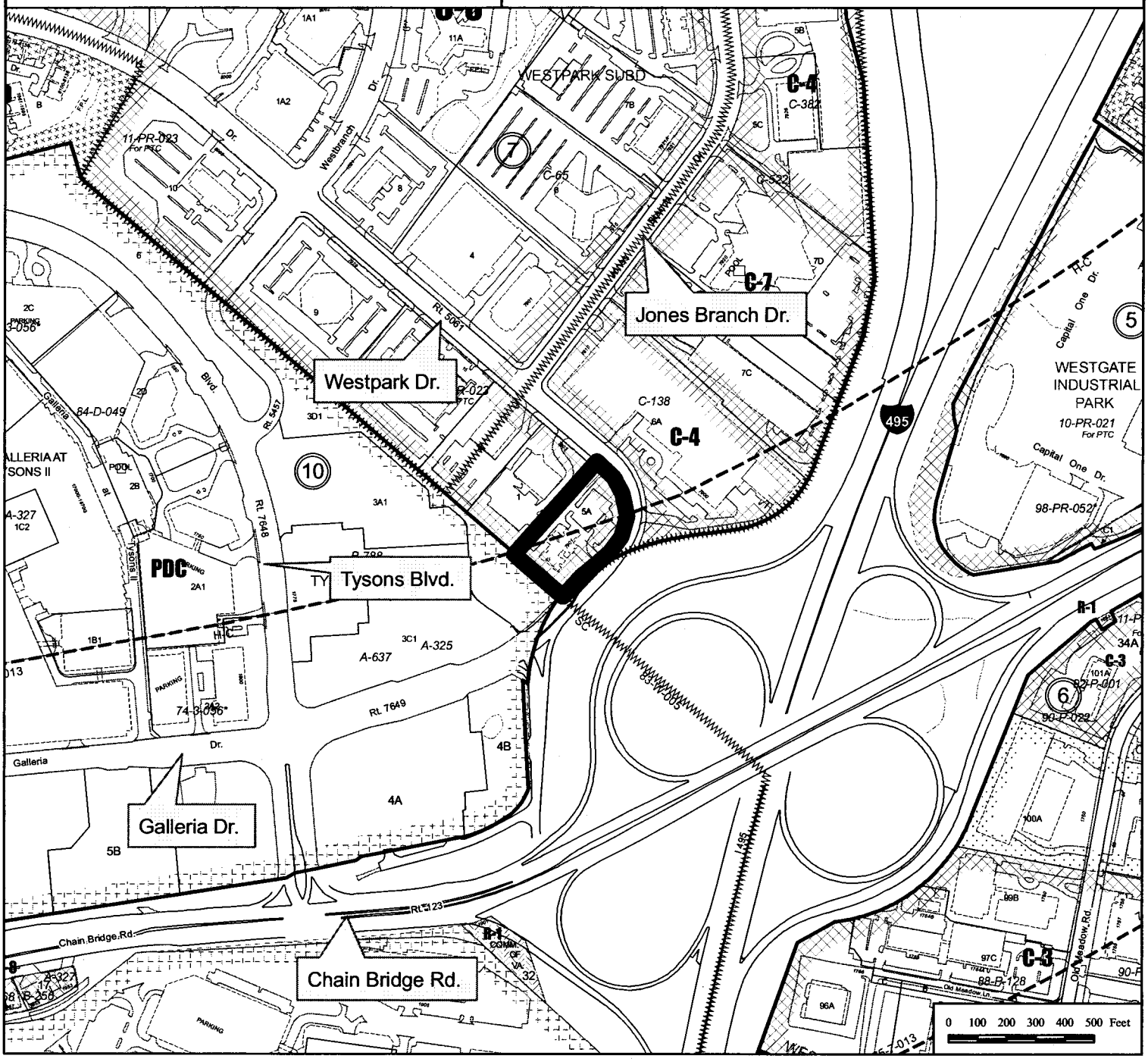


Final Development Plan

FDP 2011-PR-023-02

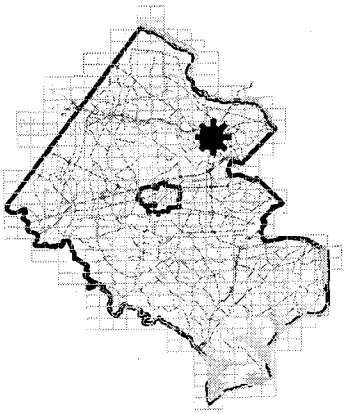


Applicant:	AMT - THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
Accepted:	03/29/2012 - AMENDED 5/15/2012
Proposed:	MIXED USE
Area:	1.84 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102
Located:	SOUTH AND WEST OF WESTPARK DRIVE AND EAST OF WESTBRANCH DRIVE
Zoning:	PTC
Overlay Dist:	SC, HC
Map Ref Num:	029-4- /07/ /0005A

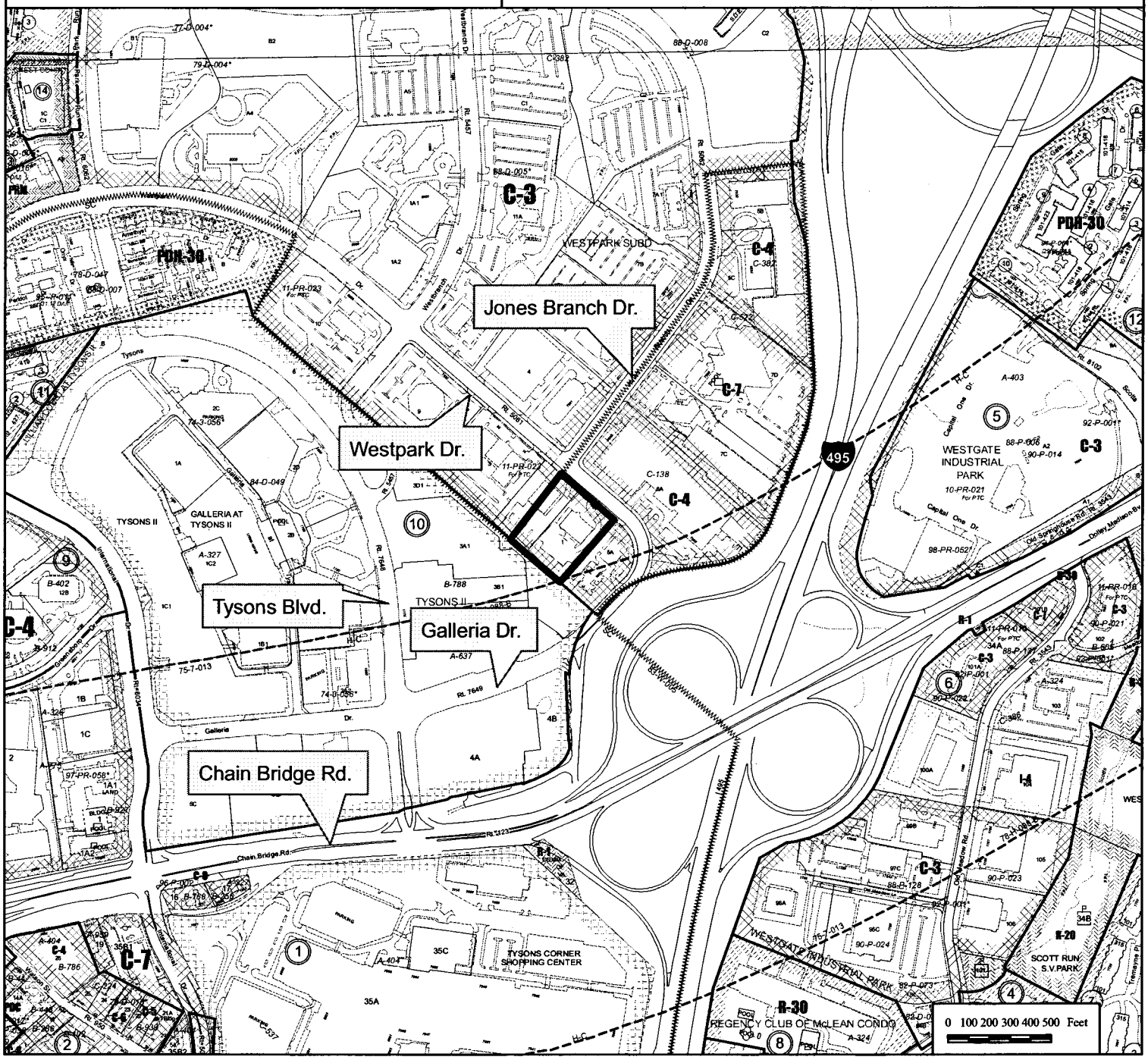


Final Development Plan

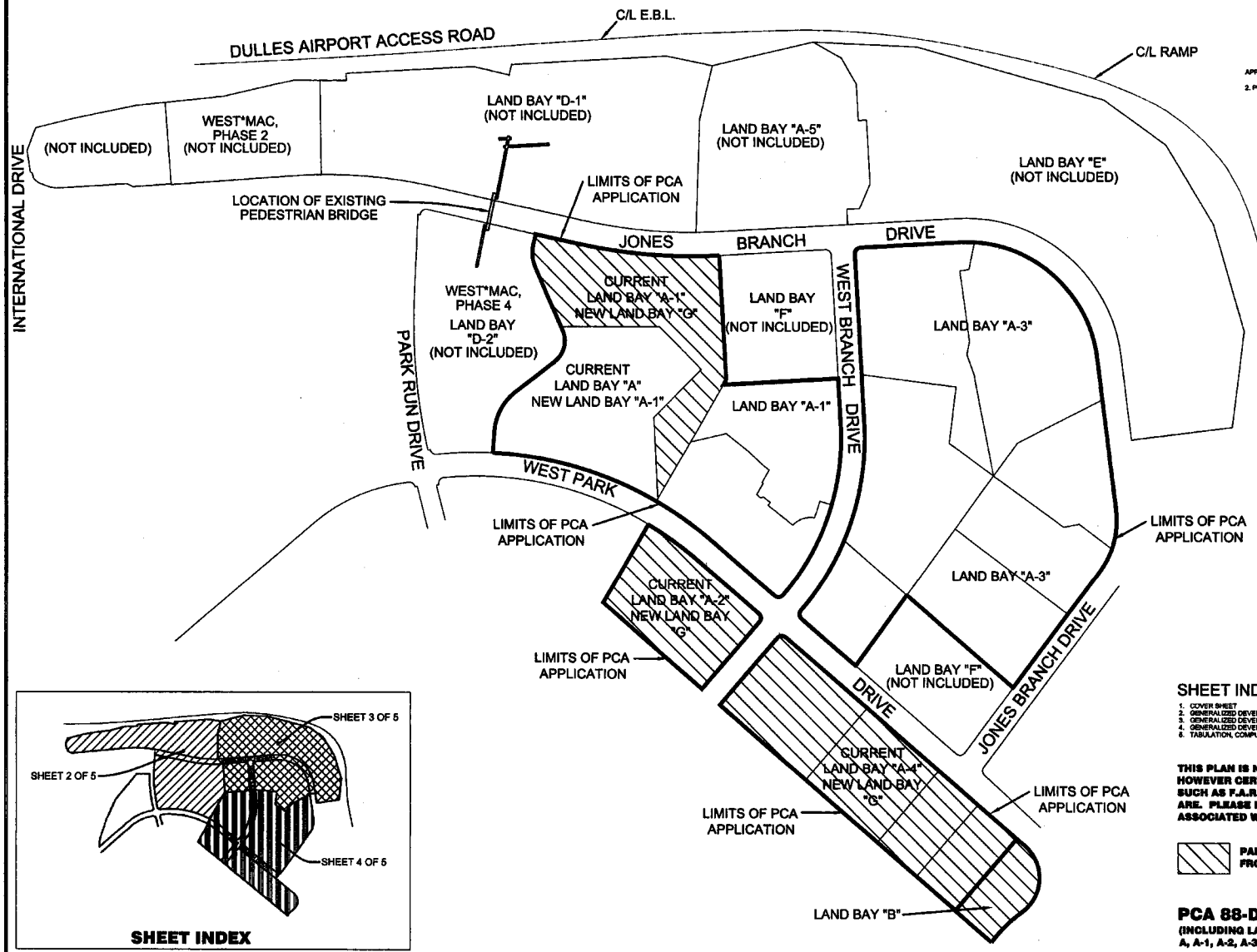
FDP 2011-PR-023-03



Applicant:	CITYLINE PARTNERS LLC
Accepted:	03/29/2012
Proposed:	MIXED USE
Area:	3.14 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102
Located:	SOUTH SIDE OF WESTPARK DRIVE AT THE TERMINUS OF JONES BRANCH DRIVE
Zoning:	PTC
Overlay Dist:	SC, HC
Map Ref Num:	029-4- /07/ /0001 /07/ /0002 pt.



GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC



NOTES:

1. THIS PARTIAL PCA IS FILED SOLELY ON WEST*PARK PARCELS LOCATED WITHIN LAND BAY A, AND LAND BAY B, AS FOLLOWS:

   TMP 29-2 (15)
   B2 (HANOVER)

   TMP 29-4 (7)
   #1 (FRANKLIN)
   #1A1 (RAPPAHANNOCK)
   #1A2 (WARREN)
   #A4 (RUSSELL)
   #C1 (LANCASTER)
   #C2 (NORTHHAMPTON)
   #2 (GRAYSON)
   #3 (CAMPBELL AND SCOTT)
   #5A (AMT)
   #6 (AMHERST)
   #7A1 (CULPEPPER)
   #7B (BRUNSWICK)
   #8 (DICKERSON)
   #9 (ESSEX)
   #10 (FREDERICK)
   #11A (GLOUCESTER)

APPROXIMATE TOTAL ACREAGE OF THE PCA APPLICATION AREAS IS 85.93 AC

2. PCA 88-D-005-7 IS FILED SOLELY TO:
   (A) REMOVE APPROXIMATELY 27.24 Ac. CONSISTING OF SEVEN PARCELS IN WEST*PARK, AS FOLLOWS:

   TMP 29-2 (15)
   B2 (HANOVER)

   TMP 29-4 (7)
   1 (FRANKLIN)
   2 (GRAYSON),
   3 (CAMPBELL AND SCOTT)
   9 (ESSEX)
   10 (FREDERICK)
   5A (AMT)

   AND REZONE 29-4((7)) PARCELS TO THE PTC DISTRICT; AND

   (B) UPDATE THE FLOOR AREA RATIO COMPUTATION TABULATION PREVIOUSLY SHOWN ON SHEET 5 OF PCA 88-D-005-6 TO INCLUDE CORRECTIONS TO REFLECT A CONSISTENT MEASUREMENT OF THE ACTUAL GROSS FLOOR AREA OF EXISTING BUILDINGS WITHIN LAND BAY A. NO INCREASE IN THE PREVIOUSLY APPROVED GROSS FLOOR AREA IS PROPOSED IN THIS APPLICATION AND, AS SUCH, PCA 88-D-005-7 CONSTITUTES A "TABS-ONLY" APPLICATION.

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN, JONES BRANCH DRIVE AREA
3. GENERALIZED DEVELOPMENT PLAN, JONES BRANCH DRIVE / WEST BRANCH DRIVE AREA
4. GENERALIZED DEVELOPMENT PLAN, WESTPARK DRIVE AREA
5. TABULATION, COMPUTATION AND DATA

THIS PLAN IS NOT PROFFERED; HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA 88-D-005.

PARCELS PROPOSED TO BE REMOVED FROM WEST GROUP RZ/PCA 88-D-005.

PCA 88-D-005-7
(INCLUDING LAND BAYS: A, A-1, A-2, A-3, A-4 & B)

PCA 88-D-005-7

Bowman CONSULTING
14055 THUNDERBOLT PLACE, SUITE 300, CHANTILLY, VIRGINIA 20151
Phone: 703-464-1000 Fax: 703-464-1702

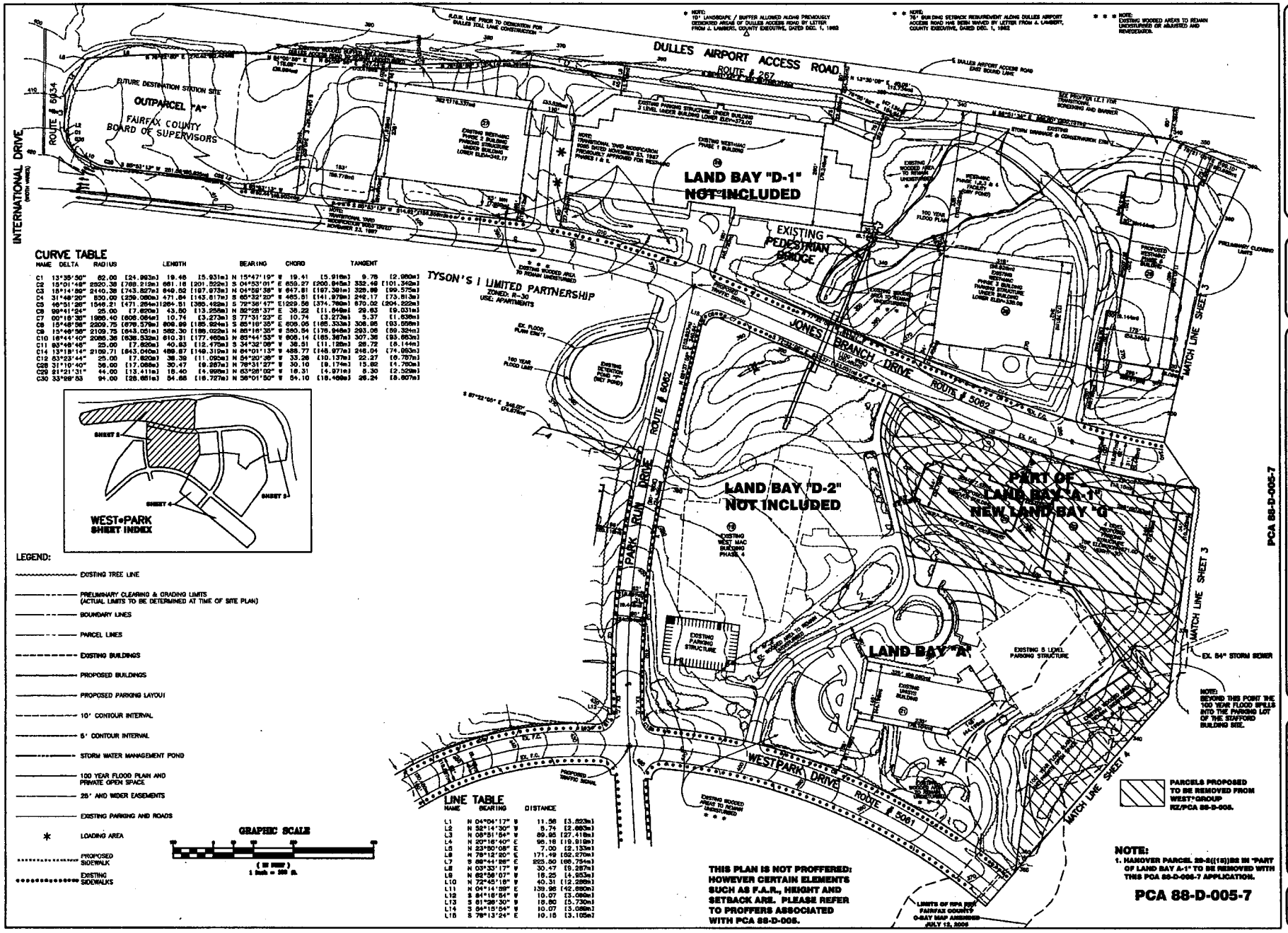
COMMONWEALTH OF VIRGINIA
No. 000038
4/26/11
LANDSCAPE ARCHITECT

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA
COVER SHEET

SCALE: 1" = 300'
DATE: 09-05-90
REVISIONS:
09-21-94
07-12-94
07-22-96 PCA-88D-005-3
09-05-02
04-15-03
06-23-03
07-15-03
04-15-04
09-21-05
06-06-07
09-05-07
04-26-11

SHEET 1 OF 5
FILE NO. PL - 1800



CURVE TABLE

NAME	DELTA	RADIUS	LENGTH		BEARING	CHORD		TANGENT	
C1	13°35'50"	82.00	[24.993m]	19.46	[5.931m]	N 15°47'19" W	19.41	[5.916m]	9.78 [2.980m]
C2	15°01'48"	2820.38	[788.212m]	681.18	[207.622m]	S 04°53'01" E	659.27	[200.945m]	332.46 [101.342m]
C3	18°14'00"	2440.38	[743.827m]	848.52	[187.973m]	N 04°59'38" W	847.81	[187.381m]	328.88 [99.575m]
C4	31°48'20"	850.00	[259.080m]	471.84	[143.817m]	S 65°32'20" W	465.81	[141.978m]	242.17 [73.813m]
C5	46°51'28"	1546.21	[471.264m]	1264.51	[385.482m]	S 72°36'47" E	1229.56	[374.780m]	670.02 [204.222m]
C6	89°41'24"	25.00	[7.620m]	43.50	[13.258m]	N 82°28'37" E	39.22	[11.948m]	29.63 [9.031m]
C7	00°10'35"	1985.40	[605.084m]	10.74	[3.273m]	S 77°31'23" E	10.74	[3.273m]	5.37 [1.636m]
C8	15°48'56"	2209.75	[679.579m]	608.99	[185.624m]	S 85°16'35" E	606.06	[185.333m]	306.85 [93.558m]
C9	15°48'56"	2109.75	[643.051m]	582.30	[186.022m]	N 85°16'35" W	580.54	[176.946m]	293.06 [89.324m]
C10	16°44'40"	2088.36	[636.532m]	610.31	[177.460m]	N 85°44'53" W	608.14	[185.367m]	307.36 [93.663m]
C11	93°48'48"	25.00	[7.620m]	40.83	[12.475m]	S 34°32'09" W	36.51	[11.128m]	26.72 [8.144m]
C14	13°18'14"	2109.71	[643.040m]	489.87	[149.310m]	N 84°01'13" W	488.77	[148.977m]	246.04 [74.983m]
C12	63°23'44"	25.00	[7.620m]	36.39	[11.092m]	N 54°20'36" W	33.26	[10.137m]	22.27 [6.787m]
C28	31°10'40"	56.00	[17.068m]	30.47	[9.287m]	N 76°31'27" W	30.10	[9.174m]	15.62 [4.760m]
C29	21°21'31"	44.00	[13.411m]	16.40	[4.998m]	N 63°26'50" W	16.31	[4.971m]	8.30 [2.529m]
C30	33°28'53	94.00	[28.661m]	54.88	[16.727m]	N 58°01'50" W	54.10	[16.488m]	28.24 [8.607m]

LINE TABLE

NAME	BEARING	DISTANCE	
L1	N 04°04'17" W	11.56	[3.523m]
L2	N 32°14'30" W	8.74	[2.663m]
L3	N 08°51'54" W	89.85	[27.418m]
L4	N 20°16'40" E	96.16	[19.918m]
L5	N 33°50'08" E	7.00	[2.133m]
L6	N 78°12'20" E	171.49	[52.270m]
L7	S 88°44'28" E	223.50	[68.734m]
L8	N 03°33'17" W	30.47	[9.287m]
L9	N 82°56'07" W	15.25	[4.653m]
L10	N 72°45'18" W	40.31	[12.288m]
L11	N 04°14'39" E	138.96	[42.350m]
L12	S 84°16'54" W	16.07	[3.060m]
L13	S 81°26'30" W	18.80	[5.730m]
L14	S 84°15'54" W	16.07	[3.060m]
L15	S 76°13'24" E	10.15	[3.105m]

LEGEND:

- EXISTING TREE LINE
- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PARKING LAYOUT
- 10' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN AND PRIVATE OPEN SPACE
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- * LOADING AREA
- PROPOSED SIDEWALK
- EXISTING SIDEWALKS

NOTE:

1. HANOVER PARCEL 29-2((15))B2 IN "PART OF LAND BAY A-1" TO BE REMOVED WITH THIS PCA 88-D-005-7 APPLICATION.

PCA 88-D-005-7

Bowman CONSULTING
14020 THUNDERBOLT PLACE, SUITE 340, CHANTILLY, VIRGINIA 20151
PHONE: 703-464-1000 FAX: 703-464-1700

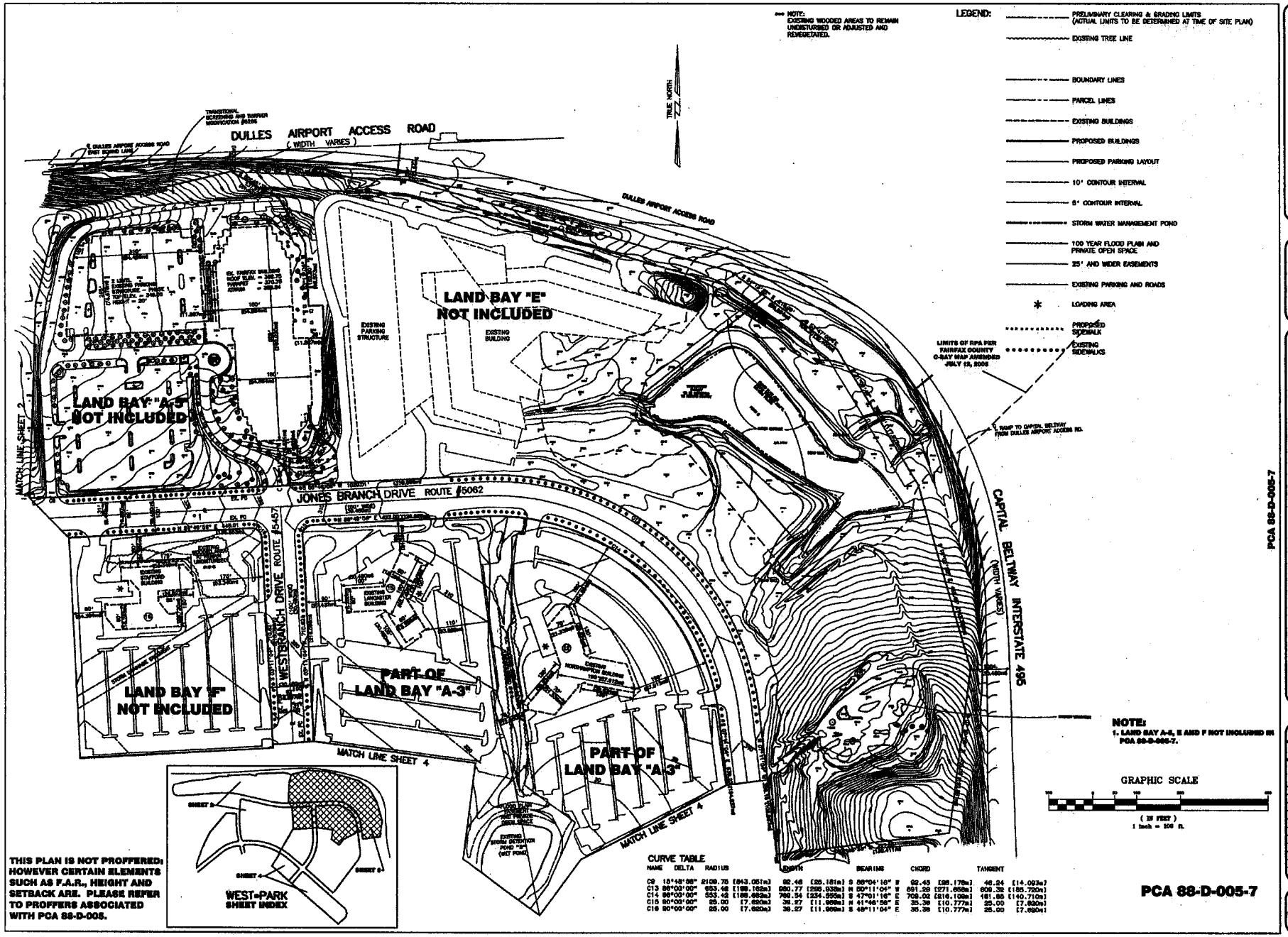
Commonwealth of Virginia
No. 000632
4/20/11
Landscape Architect

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN - JONES BRANCH DRIVE AREA

SCALE 1" = 100'
DATE 06-05-00
REVISIONS
06-21-04
07-12-04
07-28-06 PCA-88D-005-3
03-06-09
04-13-09
02-22-06
07-19-06
04-18-04
09-21-06
04-26-07
06-06-07
04-26-11

SHEET 2 OF 5
FILE NO. PL - 1900



NOTE:
1. LAND BAY A-5, E AND F NOT INCLUDED IN PCA 88-D-005-7.

THIS PLAN IS NOT PROFFERED; HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA 88-D-005.

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C9	15°48'38"	2109.75 [643.061m]	92.46 [28.181m]	S 86°04'16" W	92.45 [28.178m]	46.24 [14.093m]
C13	90°00'00"	653.46 [199.162m]	980.77 [298.938m]	N 00°11'04" W	691.29 [211.668m]	609.32 [185.720m]
C14	90°00'00"	553.46 [168.662m]	769.34 [234.555m]	S 47°01'16" E	705.02 [216.109m]	461.85 [140.710m]
C15	90°00'00"	25.00 [7.620m]	39.27 [11.969m]	N 41°48'56" E	35.36 [10.777m]	25.00 [7.620m]
C16	90°00'00"	25.00 [7.620m]	39.27 [11.969m]	S 48°11'04" E	35.36 [10.777m]	25.00 [7.620m]

PCA 88-D-005-7

PCA 88-D-005-7

Bowman CONSULTING
14020 THUNDERBOLT PLACE, SUITE 300, CHANTILLY, VIRGINIA 20151
Phone: 703-464-1000 Fax: 703-481-9720

COMMONWEALTH OF VIRGINIA
MITCH MINNICK
No. 000698
4/16/11
LANDSCAPE ARCHITECT

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN - JONES BRANCH DRIVE / WEST BRANCH DRIVE AREA

SCALE: 1" = 100'
DATE: 09-26-90
REVISIONS:
09-01-94
07-12-94
07-06-95 PCA 88-D-005-2
08-26-96
04-19-99
08-02-99
07-19-98
04-10-04
09-01-06
02-07-07
04-09-11

SHEET 3 OF 5
FILE NO. PL - 1900

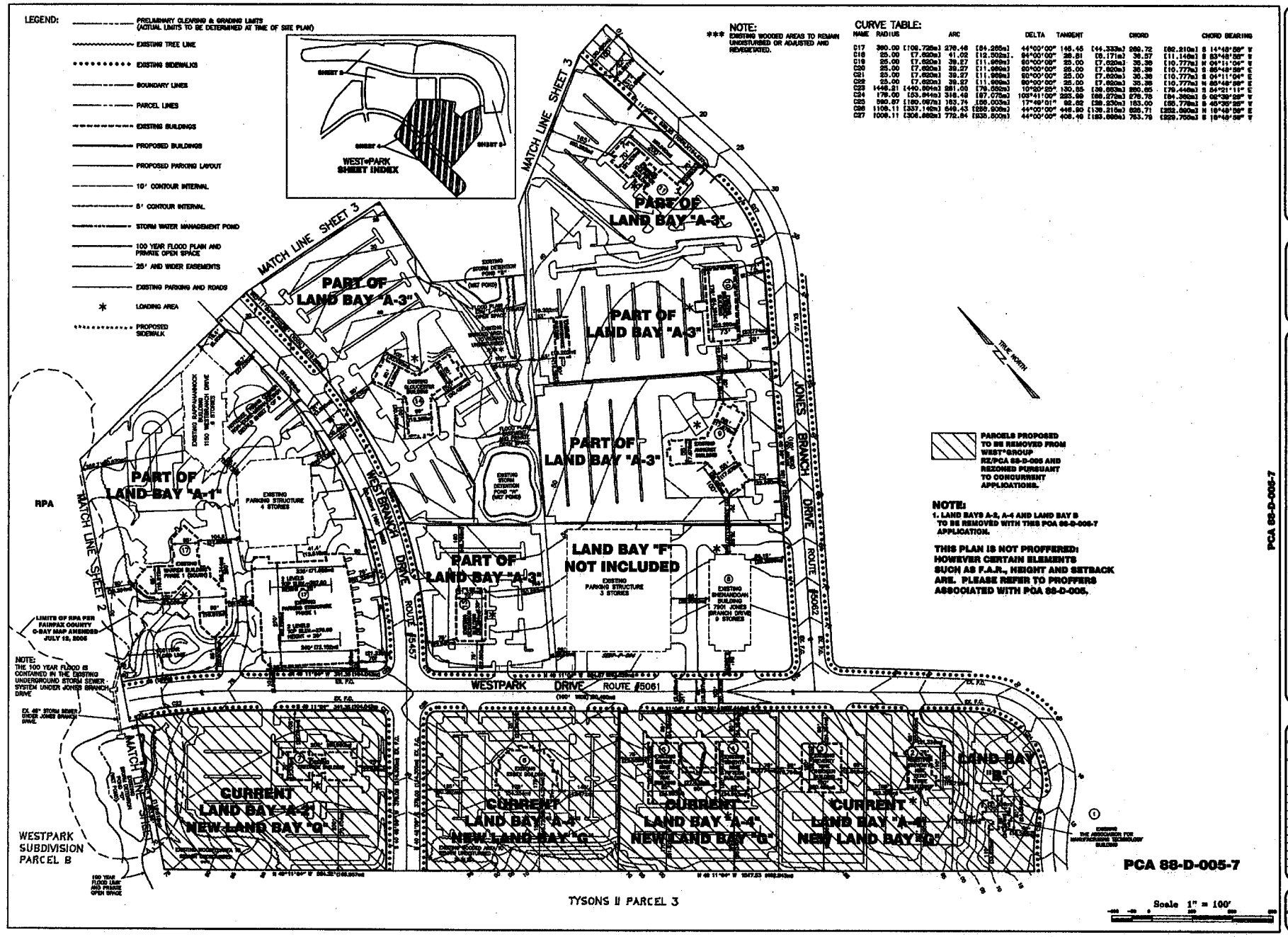
LEGEND:

- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- EXISTING TREE LINE
- EXISTING SIDEWALKS
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED PARKING LAYOUT
- 10' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN AND PRIVATE OPEN SPACE
- 25' AND WIDER EASEMENTS
- EXISTING PARKING AND ROADS
- * LOADING AREA
- PROPOSED SIDEWALK

*** NOTE: EXISTING WOODED AREAS TO REMAIN UNDISTURBED OR ADJUSTED AND REVEGETATED.

CURVE TABLE:

NAME	RADIUS		ARC		DELTA	TANGENT		CHORD		CHORD BEARING
C17	380.00	[109.725m]	276.46	[84.265m]	44°00'00"	145.45	[44.333m]	269.72	[82.210m]	S 14°48'58" W
C18	25.00	[7.620m]	41.02	[12.502m].	94°00'00"	26.81	[8.171m]	36.57	[11.146m]	S 83°48'58" W
C19	25.00	[7.620m]	39.27	[11.969m]	90°00'00"	25.00	[7.620m]	35.36	[10.777m]	N 04°11'04" W
C20	25.00	[7.620m]	39.27	[11.969m]	90°00'00"	25.00	[7.620m]	35.36	[10.777m]	S 85°48'56" E
C21	25.00	[7.620m]	39.27	[11.969m]	90°00'00"	25.00	[7.620m]	35.36	[10.777m]	S 04°11'04" E
C22	25.00	[7.620m]	39.27	[11.969m]	90°00'00"	25.00	[7.620m]	35.36	[10.777m]	N 85°48'56" E
C23	1446.21	[440.804m]	881.06	[268.550m]	10°20'25"	130.55	[39.923m]	880.05	[268.244m]	S 54°21'11" E
C24	179.00	[53.644m]	348.49	[107.075m]	109°41'00"	293.89	[89.572m]	276.76	[84.360m]	S 08°39'58" W
C25	560.87	[170.967m]	103.74	[31.603m]	17°49'01"	52.32	[15.946m]	103.60	[31.559m]	S 46°35'58" W
C26	1109.11	[337.142m]	649.43	[198.000m]	44°00'00"	446.90	[136.216m]	635.71	[193.800m]	N 19°48'58" E
C27	1008.11	[306.982m]	772.84	[235.500m]	44°00'00"	408.49	[124.500m]	753.79	[229.750m]	S 19°48'58" W



TYSONS II PARCEL 3

PCA 88-D-005-7

Bowman CONSULTING
14020 THUNDERBOLT PLACE, SUITE 300, CHANTILLY, VIRGINIA 20151
Phone 703-481-1300 Fax 703-481-9750

COMMONWEALTH OF VIRGINIA
No.000852
4/20/11
LANDSCAPE ARCHITECT

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN - WESTPARK DRIVE AREA

SCALE 1" = 100'
DATE 08-08-90
REVISIONS
08-21-94
07-18-94
07-23-96 PCA-88D-005-3
02-03-99
04-13-99
03-22-99
07-16-99
04-19-04
03-31-05
02-20-07
06-05-07
04-28-11

SHEET 4 OF 5
DWG NO.
PL-1800

CURRENT TAB
APPROVED 9/24/07
PCA 88-D-005-6

FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A			
FLOOR AREA RATIO COMPUTATION			
LAND BAY A (1)(5)(6)	[illegible]	1,241,[illegible]	
FAR TRANSFERRED PURSUANT TO RZ 96-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		[illegible]	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	5.7000	[illegible]	
TOTAL	[illegible]	[illegible]	[illegible]
(1) [illegible] ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY B			
FLOOR AREA RATIO COMPUTATION			
LAND BAY B	[illegible]	[illegible]	[illegible]
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY D		[illegible]	
LAND BAY D (2)(3)(4)(5)	[illegible]	[illegible]	0.73
(2) 0.[illegible] ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE			
(3) 3.1967 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD			
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY E	30.0967	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY F (Sheraton, Staffed)	[illegible]	[illegible]	[illegible]
NOTE: IT IS UNDERSTOOD THAT THE 30.0967 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			
LAND BAYS A, B, D, E AND F (COMBINED)			
GRAND TOTAL FOR A, B, D, E, F	[illegible]	[illegible]	0.58

TOTAL LAND AREA LAND BAYS A, B, D, E, F — 175.3408 AC
+TOTAL LAND AREA DESTINATION STATION — 4.0542 AC
TOTAL LAND AREA — 179.3950 AC
+TOTAL PRIOR ROW DEDICATION — 6.5419 AC = 185.9369 AC

TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 185.9369 AC or 8,099,411 SF

(5) THE OWNERS OF LAND BAY 'A' EXCHANGED A 10.8679 ACRE SITE FOR A 13.8463 ACRE SITE IN LAND BAY 'D' WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.
(6) Land Bay A-8, 13.8463 Acres / 590,033 GFA was deleted from Land Bay A.

PCA-88-D-005-6 : Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay F.

NEW TAB 1
PCA 88-D-005-7 – CREATE NEW LAND BAY G

FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY 'A' WITH NEW LAND BAY 'G' REMOVED			
FLOOR AREA RATIO COMPUTATION			
LAND BAY A (1)(5)(6)	[illegible]	1,0[illegible],772	
FAR TRANSFERRED PURSUANT TO RZ 96-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		[illegible]	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	[illegible]	[illegible]	
TOTAL	[illegible]	[illegible]	0.42
(1) [illegible] ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
[illegible]	[illegible]	[illegible]	[illegible]

PCA-88-D-005-7 : Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

NEW TAB 2
PCA 88-D-005-7 – REMOVE LAND BAYS B AND G

FLOOR AREA RATIO COMPUTATION TABULATION

[illegible]

PCA-88-D-005-7 : Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

NEW TAB 3
PCA 88-D-005-7 – UPDATED GROSS FLOOR AREAS

FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY 'A' WITH NEW LAND BAY 'G' REMOVED AND UPDATED GFA			
FLOOR AREA RATIO COMPUTATION			
LAND BAY A (1)(5)(6)(7)	[illegible]	[illegible]	
SITE MOVED FROM LAND BAY C (8)	[illegible]	[illegible]	
TOTAL (7)	[illegible]	[illegible]	0.45
(1) [illegible] ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
[illegible]	[illegible]	[illegible]	[illegible]
LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F	[illegible]	4,406,[illegible]	0.65

TOTAL LAND AREA LAND BAYS A, D, E, F — 148.6932 AC
+TOTAL LAND AREA DESTINATION STATION — 4.0542 AC
TOTAL LAND AREA — 152.7474 AC
+TOTAL PRIOR ROW DEDICATION — 5.9419 AC = 158.6893 AC

TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF

(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.8463 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.
(6) Land Bay A-8, 13.8463 Acres / 590,033 GFA was deleted from Land Bay A.
(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.
(8) ACTUAL GFA BUILT IS 175,940; UNBUILT AVAILABLE GFA IS 9,705.

PCA-88-D-005-7 : Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

NOTES:

A. See Generalized Development Plan. Existing and proposed use: As may be allowed by the Zoning Ordinance as of date approval of PCA.

B. A traffic study for WEST*PARK by Street Traffic Studies, Ltd., dated 9/29/86, has been submitted, reviewed, and approved by the Office of Transportation.
Applicant was granted a waiver of all county wide trails as shown in the 1986 (as amended through October 26, 1987) Comprehensive plan with the original RZ 88-D-005 dated October 3, 1990. Four (4) foot wide Virginia Department of Transportation standard sidewalks parallel to all streets are existing or will be provided in the Virginia Department of Transportation rights of way as a means of accommodating pedestrian traffic.

C. A minimum of 15% open space shall be provided, or as may be approved by site plan or as waived the BOS.

D. All major sanitary sewer improvements and trunk lines to serve these sites are in place and existing. Stormwater management facilities required for Land Bays D-1, D-2, and Part of A-1 are in place and existing (for locations see the attached Generalized Development Plan). See Paragraph 1.G of Proffers for all other Land Bays.

E. To the best of our knowledge all utility easements greater than 25' in width are shown on the attached Generalized Development Plan.

F. The minimum number of parking and loading spaces required by Article 11 of the Zoning Ordinance shall be provided, or as may be approved by site plan or as modified by the BOS. A final number of parking and loading spaces shall be determined at the time of site plan submission. The final number of parking and loading spaces may be increased over the minimum 20 requirement as long as any additional spaces do not decrease the minimum open space requirement.

G. See attached Generalized Development Plan for five (5) foot contours which were established by controlled aerial topography.

H. The existing conservation easement area to the east of WEST*MAC Phase I is to remain undisturbed, no clearing or grading is anticipated within this area.

I. See Generalized Development Plan which indicates a 25' wide buffer of existing trees to remain along the Dull Airport Access Road and a 25' buffer of existing trees to remain along Jones Branch Drive at the southerly side of WEST*MAC Phase 2 and the proposed Destination Station. Except where right of way dedications occur, this buffer shall be reduced ten feet. The ten foot landscape buffer allowed along previously dedicated areas of Dulles Airport Access Road by letter from J. Lambert, County Executive, dated December 1, 1982. All proposed clearing limits are indicated on the Generalized Development Plan.

J. See Floor Area Ratio Computation Tabulation for gross floor areas and floor area ratios.

K. Does not apply to this application.

L. The location of the proposed Destination Station (to be constructed by others) is at the intersection of International Drive and Jones Branch Drive and shown on the Generalized Development Plan.

M. Development of the WEST*PARK project has been ongoing since 1973. The anticipated build-out will occur in a phased, orderly fashion over the next 15 to 20 years depending on market and economic conditions.

N. All existing floodplain limits are delineated on the Generalized Development Plan. There are no environmental quality corridors. Chesapeake Bay Preservation Exception No. 014039 dated December 16, 1993 allows proffered Storm Water Management/Best Management Practices (BMP) Facilities to satisfy the requirements of Section 118-3-2-F.

O. Improvements shall be provided as specified in item "M" above. See Generalized Development Plan for specific data.

P. See Generalized Development Plan for location of existing vegetation, wooded areas to be retained, screening areas and proposed clearing limits.

Q. To the best of our knowledge there are no grave sites within the limits of the property.

R. The properties contained in this application are owned by various entities. For ownership of specific parcels, see affidavits.

THIS PLAN IS NOT PROFFERED; HOWEVER CERTAIN ELEMENTS SUCH AS F.A.R., HEIGHT AND SETBACK ARE. PLEASE REFER TO PROFFERS ASSOCIATED WITH PCA 88-D-005.

PCA 88-D-005-7

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC
PROVIDENCE DISTRICT — FAIRFAX COUNTY, VIRGINIA
TABULATIONS, COMPUTATIONS AND DATA

Bowman
C O N S U L T I N G
14020 Thunderbolt Place, Suite 300, Chantilly, Virginia 20151
Phone: 703-464-1000 Fax: 703-481-9720

COMMONWEALTH OF VIRGINIA — [illegible] — No. 000[illegible] — 7/26/11 — LANDSCAPE ARCHITECT

SCALE: N/A
DATE: 09-08-90
REVISIONS:
08-21-94
07-12-94
07-02-98 PCA-88D-005-3
09-[illegible]
04-[illegible]
08-[illegible]
07-[illegible]
04-[illegible]
08-[illegible]
06-[illegible]
06-[illegible]
04-[illegible]-11

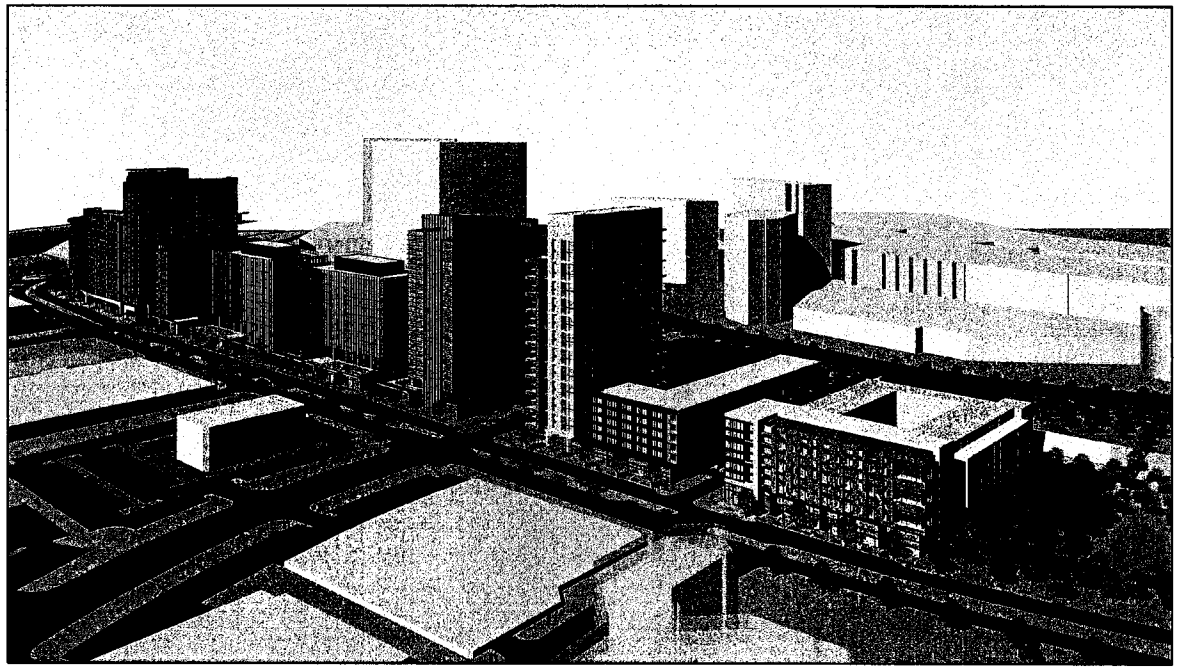
SHEET 5 of 5
FILE NO. PL-1800

ARBOR ROW

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN

RZ/CDP 2011-PR-023



APPLICANT:
Cityline Partners LLC
1861 OLD MEADOW ROAD
SUITE 850
McLEAN, VIRGINIA 22102
703.556.3777

CIVIL ENGINEERING:
Bowman Consulting Group, Ltd.
14020 THUNDERBOLT PLACE
SUITE 300
CHANTILLY, VIRGINIA 20151
T 703.464.1000

PLANNING/ARCHITECTURE:
WDG Architects, PLLC
1025 CONNECTICUT AVENUE N.W.
SUITE 300
WASHINGTON, DC 20036
T 202.857.8300

Shalom Baranes Associates, P.C.
(Block A)
3299 K STREET N.W.
SUITE 400
WASHINGTON, DC 20007
T 202.342.2200

KGD Architecture
(Block F)
1300 WILSON BOULEVARD
SUITE 250
ROSSLYN, VIRGINIA 22209
T 202.338.3800

LANDSCAPE ARCHITECTURE:
Parker Rodriguez, Inc.
101 N. UNION STREET
SUITE 320
ALEXANDRIA, VIRGINIA 22314
T 703.548.5010

ATTORNEY:
Hunton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
McLEAN, VIRGINIA 22102
T 703.714.7400

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C2.0	GENERAL NOTES AND WAIVERS
C2.1	SITE TABULATIONS
C2.2	CORRESPONDENCE
C3.0	CONTEXT PLAN AND VICINITY MAP
C4.0	EXISTING CONDITIONS PLAN (SHEET 1 OF 2)
C4.1	EXISTING CONDITIONS PLAN (SHEET 2 OF 2)
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C6.0	CONCEPTUAL DEVELOPMENT PLAN BLOCK 'A'
C7.0	CONCEPTUAL DEVELOPMENT PLAN BLOCKS 'B' & 'C'
C8.0	CONCEPTUAL DEVELOPMENT PLAN BLOCKS 'D','E' & 'F'
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C10.7.2	ADEQUATE OUTFALL
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A4.2	ENLARGED SITE SECTIONS
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A6.1	PERSPECTIVES
A6.2	PERSPECTIVES
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A6.4	PERSPECTIVES
A6.5	PERSPECTIVES
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L3.2	BLOCKS 'D', 'E' AND 'F' ILLUSTRATIVE PLAN
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77	TOTAL SHEETS

AUGUST 29, 2012
JULY 23, 2012
MAY 25, 2012
APRIL 20, 2012
FEBRUARY 24, 2012
DECEMBER 7, 2011
JULY 22, 2011
APRIL 26, 2011

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	APPROXIMATE ACREAGE
029-4-((7))-0001	Franklin 7903 Westpark LLC	21145/0045	2.00 AC
029-4-((7))-0002	Grayson 7913 Westpark LLC	21145/0060	2.01 AC
029-4-((7))-0003	Campbell-Scott Westpark LLC	21145/0030	3.68 AC
029-4-((7))-0009	Essex 7929 Westpark LLC	21145/0040	4.40 AC
029-4-((7))-0010	Frederick 8003 Westpark LLC	21145/0050	5.39 AC
029-4-((7))-0005A	AMT-The Association For Manufacturing Technology	3286/490	1.84 AC
029-4 (Westbranch Drive ROW)	Board of Supervisors Fairfax County Virginia		0.08 AC

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL SITE AREA IS APPROXIMATELY +/-19.40 ACRES, INCLUDING APPROXIMATELY 3,428 SF OF R.O.W. PROPOSED TO BE VACATED/ABANDONED ON WESTBRANCH DRIVE.

3. THE SUBJECT PROPERTY LIES WITHIN SUBAREA TWO (SOUTH WEST PARK) OF THE NORTH SUBDISTRICT OF THE TYSONS CENTRAL 123 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.

4. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 (OFFICE) SUBJECT TO PROFFERS, WITH PORTIONS OF HC (HIGHWAY CORRIDOR) AND SC (SIGN CONTROL). PROPOSED ZONING CATEGORY IS PTC, WITH HC AND SC OVERLAY, SUBJECT TO PROFFERS.

5. THE TOPOGRAPHY SHOWN ON THE CDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON AN AERIAL SURVEY COMPLETED BY VIKA ENGINEERING IN 2002 AND SUPPLEMENTED WITH FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING AND WALTER L. PHILLIPS IN 2011.

6. THE BOUNDARY INFORMATION SHOWN ON THE CDP IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970S AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT THE TIME OF SITE PLAN.

7. THERE ARE EXISTING OFFICE BUILDINGS OF APPROXIMATELY 277,431 S.F. (WITHOUT CELLAR, PER CONCURRENT PCA CHART) AND ASSOCIATED SURFACE PARKING LOTS ON THE SUBJECT PROPERTY.

8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL WITHIN WESTPARK DRIVE ALONG A PORTION OF THE FRONTAGE OF PARCELS 1, 2 AND 5A. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE CDP AND IN ACCORDANCE WITH THE PROFFERS.

9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.

10. THERE IS A PORTION OF FLOODPLAIN AND RESOURCE PROTECTION AREA (RPA) LOCATED ON LOT 10 OF THE SUBJECT PROPERTY. RPA LIMIT IS BASED ON APPROVED PLAN #000312-RPA-002-1. AS SET FORTH IN THE PROFFERS, IMPROVEMENTS PROPOSED WITHIN THIS RPA WILL BE PROCESSED FOR APPROVAL THROUGH DPW&ES UNDER SEPARATE APPLICATION.

11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT, UTILITY COMPANY, COUNTY,VDOT, OR OTHERS AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION, SURVEY, AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.

16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.

17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF BOTH EXISTING OFF SITE SWM/BMP SURFACE PONDS AND ON-SITE UNDERGROUND FACILITY AS CONCEPTUALLY SHOWN ON THE CDP. APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. SEE "SWM DEVIATION NARRATIVE" ON THIS SHEET.

18. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS. A CONCEPTUAL PHASING SEQUENCE HAS BEEN DESCRIBED WITHIN THE CDP.

20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

22. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 18-102. OF THE ZONING ORDINANCE.

23. a. PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE. THE APPLICANT AND/OR BLOCK OWNERS RESERVE THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE.

    b. APPLICANT REQUESTS APPROVAL TO PROVIDE TANDEM/VALET PARKING SPACES IN SOME INSTANCES AS DEMONSTRATED ON THE CDP AND SUBSEQUENT FDP APPLICATIONS.

24. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.

25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE WIDENING OF WEST PARK DRIVE AND WEST BRANCH DRIVE, REFER TO CDP. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE. FINAL AREAS OF DEDICATION/VACATION OF RIGHT OF WAYS IS SUBJECT TO CHANGE WITH FINAL SITE PLANS.

NOTES (CONTINUED):

26. PROPOSED JONES BRANCH DRIVE EXTENSION SHALL BE DESIGNED TO VDOT STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED UNTIL SUCH TIME AS IT MAY BE EXTENDED BY OTHERS THRU THE ADJACENT PROPERTY TO THE SOUTH (LERNER PROPERTY) FOR CONNECTION TO TYSONS BOULEVARD. AT SUCH TIME, THIS APPLICATION'S PORTION OF JONES BRANCH DRIVE WILL BE DEDICATED TO VDOT. REFER TO PROFFERS FOR ADDITIONAL INFORMATION.

27. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGN PLANS, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

28. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.

29. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING AS INTERIM PARKING COMMERCIAL COMMUTER PARKING, CONSTRUCTION STAGING OR THE LIKE, IN AREAS RESERVED FOR FUTURE DEVELOPMENT, SEE PROFFERS.

30. FINAL GFA ALLOCATION TO INDIVIDUAL BUILDINGS WITHIN BLOCKS A,B,C,D,E, AS WELL AS FINAL PROPOSED BUILDING HEIGHTS AND PARKING GARAGE HEIGHTS, WILL BE DETERMINED WITH FINAL DEVELOPMENT PLAN (FDP) AND FINAL SITE PLAN APPLICATIONS, SEE PROFFERS.

31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE CDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAT.

32. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS'. (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN), IN ORDER TO CONFORM WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER DATED SEPTEMBER 13, 2011 AS AMENDED. APPROVAL OF SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP/FDP.

33. PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'STREETS', AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.

34. PURSUANT TO SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON THE SHEET C-2.1 TABULATIONS, THE FOLLOWING ADDITIONAL USES SHALL BE PERMITTED WITHIN ARBOR ROW WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE and SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS and similar COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC and QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.

    DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE.

    PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".

35. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

36. CDP APPROVAL IS BEING REQUESTED FOR TWO ALTERNATIVE HOTEL LAYOUTS AND BUILDING HEIGHTS FOR BLOCK 'D' AS SHOWN ON SHEET A-3.4 AND A-4.0. FINAL FOOTPRINT AND HEIGHT SHALL BE DETERMINED BY THE APPLICANT AT THE TIME OF FDP APPLICATION.

37. FINAL LOCATION AND DESIGN OF PROPOSED CROSSWALKS IS SUBJECT TO CHANGE WITH VDOT APPROVAL OF FINAL SITE PLAN.

38. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITHIN EACH BLOCK AS FURTHER DESCRIBED IN THE PROFFERS.

Stormwater Management Design – PFM Deviation Narrative

In keeping with the Comprehensive Plan's policy and objectives of the 'Environmental Stewardship Guidelines' for stormwater management, and the acknowledgement that such goals will require a 'progressive approach' and 'innovative design techniques' for the redevelopment of land in the Tysons Corner Urban Center, the following deviations from the strict adherence to the Public Facilities Manual (PFM) will be necessary in order to implement such objectives:

- Deviation of PFM Section 6-1304.4.I to allow utilization of infiltration rates less than 0.52 in / hr for design of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff onsite.
- Deviation of PFM Section 6-1306.3 to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.
- Deviation of PFM Section 6-1307.2C to allow for installation of Bio-retention facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.
- Deviation of PFM Section 6-1307.2E to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of bio-retention systems in an urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2G to allow for the maximum drainage areas to bio-retention filters utilized for retention of the first 1" of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.
- Deviation of PFM Section 6-1309.2C to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.

WAIVER / MODIFICATION REQUESTS:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS
- WAIVER/MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS
- WAIVER OF ZONING ORDINANCE SECTION 6-505.2 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.
- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP. RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, AND HOME OCCUPATIONS
- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH THE PROPOSED SPORTS COURTS AND URBAN PLAZA AS INDICATED ON THE CDP.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT. FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION.
- MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.
- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING
- MODIFICATION/WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW :
    a. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
    b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.
    c. WITHIN BLOCK 'E'- WAIVER OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR THE EXPOSED PARTIAL UPPER LEVEL, AS THE ELEVATION OF THE DECK IS APPROXIMATELY TEN (10') FEET BELOW THE SURROUNDING COURTYARD AND IS SCREENED FROM VIEW OF ADJACENT PROPERTIES BY ARCHITECTURAL ELEMENTS.
- MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
    a. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
    b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN
- WAIVER OF SECTION 17-201-(3)(8) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
- WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING' SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.
- MODIFICATION OF SECTION 17-201-(4) TO PROVIDE INTERIM ROAD CONDITIONS ALONG THE WESTPARK DRIVE FRONTAGE OF BLOCK 'F' AS A RESULT OF THE CONSTRUCTION OF THE I-495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

WITH REGARD TO HANOVER PARCEL (T.M. #29-2-((15))-B-2)
-WAIVER OF SECTIONS 17-201-3(B),4,12-14 REQUIRING THE CONSTRUCTION OR INSTALLATION OF THE FOLLOWING, BUT NOT LIMITED TO,: INTER-PARCEL ACCESS, ROADWAY FRONTAGE IMPROVEMENTS, UTILITY RELOCATIONS, DRIVEWAYS, STREET LIGHTS OR OTHER IMPROVEMENTS OTHER THAN THOSE IDENTIFIED ON EXHIBIT 'A' OF THE PROFFERS.

PUBLIC FACILITIES MANUAL
- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
- WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT TIME OF SITE PLAN.
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
- WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED ON SHEET C-2.2
- MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.
- MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

P.F.M. SECTION 6-STORMWATER & B.M.P. CODE REQUIREMENTS
- DEVIATIONS/MODIFICATION OF REQUIRED S.W.M. AND B.M.P. CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON THIS SHEET.

MISCELLANEOUS CODE REFERENCES
- MODIFICATION OF DPW&ES DOCUMENT 'TESTING GUIDELINES FOR INFILTRATION TESTING' (DATED JUNE 2010) (AS REFERENCED BY LTI 10-04) :
    -TO ALLOW PROPOSED PERCOLATION TRENCH WITH GRAVEL AND PIPE STORAGE UNDER PAVEMENT AND PLAZA HARDSCAPE.
    -TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 INCH/HOUR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS, TO ELIMINATE THE MINIMUM HORIZONTAL SETBACK FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT, AND TO ALLOW INSTALLATION OF INFILTRATION FACILITIES ON IN-SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RESULTS EXIST FOR THE IN-SITU FILL MATERIAL.

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COMMONWEALTH OF VIRGINIA – LANDSCAPE ARCHITECT – Lic. No. 000833 – 9/29/12

GENERAL NOTES AND WAIVERS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE PROP NOTES
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C2.0

TABLE 1- CDP - SITE TABULATIONS:

Block/ Building	Allowable Building Height (Tier 2)	Proposed Building Height(1)(2) (Min-Max)	Maximum Proposed Penthouse Height (1)(2)	Proposed Stories /Floors (1)	Use (3)	Proposed GFA by Use (4)	Proposed Maximum Building GFA (4)(13)	Dwelling Units (5)(12)	Hotel Rooms (5)	Required Parking 1/4 - 1/2 mile (Per Unit or 1000 GFA) Min	Required Parking Max	Total Required Parking (6) Min	Total Required Parking (6) Max	Parking Provided (6)	Proposed Parking Ratio Per Use	Block Land Area (SF) (4)	Maximum Proposed GFA (4)	Maximum FAR
Block A																		
A1	176'-225'	70'-120'	N/A	6 (11)	Residential	279,405	279,405	450 - 694		1.1	1.7	485 - 763	765 - 1180	902	1.3/ D.U.	238,161 (8)(10)	744,800 (9)	
A2	176'-225'	70'-275'	N/A	22	Residential	457,395	465,395											
					Retail/Services	8,000 (12)				0	8	0	18	40	(7)			
Block B																		
B	176'-225'	176'-225'	30'	13-17	Retail/Services	8,500	362,785			0	8	0	21	50	(7)	369,863 (8)	1,114,085	
					Office	364,285				0	2.2	0	848	890	1.8/1,000 GFA			
Block C																		
C1	176'-225'	105'-180'	30'	8-13	Retail/Services	12,500	276,660			0	8	0	45	Office: 941	1.8/1,000 GFA			
					Office	263,160				0	2.2	0	579					
C2	176'-225'	105'-180'	30'	8-13	Retail/Services	12,500	275,650			0	8	0	45	Retail: 149	(7)			
					Office	263,150				0	2.2	0	579					
Block D																		
D	176'-225'	105'-200'	22'	9-17	Hotel	162,000	170,000		250	0	1.05	0	263	184	.74/Room			
					Retail/Services	8,000				0	8	0	18	47	(7)			
Block E																		
E	176'-225'	270'-300'	N/A	20 & 27	Residential	509,800	516,800	430 - 480		1.1	1.7	473 - 528	731 - 816	710	1.54/ D.U.	136,785 (8)	516,800 (9)	
					Retail/Services	7,000 (12)				0	8	0	12	12	(7)			
Block F																		
F	176'-225'	135'-175'	30'	10	Office	197,844	200,000			0	2.2	0	436	436	2.2/1,000 GFA	80,001 (8)	200,000	
					Retail/Services	2,166				0	8	0	0	0	(7)			
TOTAL							2,575,685	880 - 1174	250					4160		844,813 (10)	2,575,685(9)	3.05

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed by the Block Owners provided that the building height demonstrated on this CDP (either allowable and/or proposed) for each building is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)

(2) Building Height: Within Residential Blocks the building height includes penthouse and mechanical screens. Within Non-Residential Blocks (Office/Commercial/Hotel) the building height does not include penthouses. Penthouses may be up to 30 foot in height.

(3) Retail and/or Service use may include a variety of commercial and community type uses (see Note # 34 sheet C2.0) as determined by the Block Owners at time of final site plan.

(4) The square footage for individual uses, buildings and blocks shown is conceptual. The Block Owners reserve the right to increase, decrease or transfer square footage between and within uses (i.e. office, residential, retail), buildings and blocks provided the total overall FAR is not exceeded. See Proffers.

(5) Number of dwelling units/bedroom types/hotel rooms may be changed and will be determined at the time of FDP and final site plan.

(6) Parking required and provided is estimated. Number of required parking spaces may be changed by the Block Owners based on the final Dwelling Unit count, bedroom mix, final and specific building uses, and final GFA, and will be determined at the time of final site plan. The Block Owners reserve the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development.

(7) Per Section 6-509.B.(1) - the first 5,000 square feet of ground floor retail has been subtracted prior to retail parking calculation. Retail parking based on 6 Spaces per 1,000 SF (after the first 5,000 SF). Other uses may be provided per Note #34 on sheet C 2.0.

(8) Includes square footage reserved from proposed Right of Way Dedication of Westpark Drive and West Branch Drive as allowed per Z.O. Section 2-308-4. See Right of Way Density Allocation Tabulation Table 4.

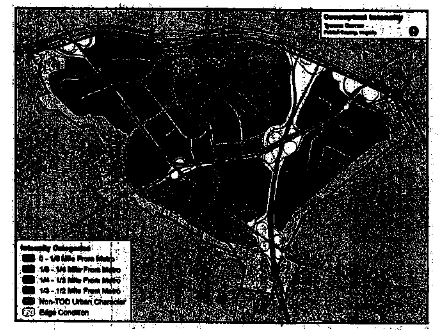
(9) Density includes 209,126 GFA for Superlative contribution for public facilities from Hanover Parcel (TM # 29-2-((15))-B2) as recommended by the Tysons Urban Center Comprehensive Plan. See Residential Density Tabulation Table 6.

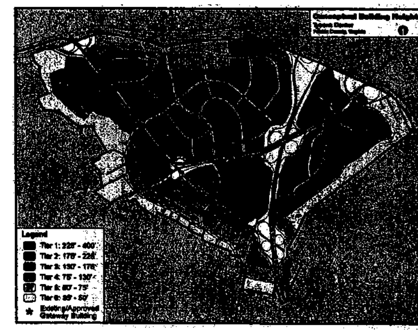
(10) Includes square footage of future potential right of way vacation/abandonment of Westbranch Drive. See Right of Way Density Allocation Tabulation Table 4.

(11) Up to six (6) stories including possible mezzanine.

(12) In Residential Blocks, "Retail/Service" uses may be converted to up to ten (10) "Live-Work Units" provided within each respective Block in accordance with the Proffers. In the event this conversion occurs, a maximum of 704 total dwelling units shall be permitted within Block A.

(13) Proposed minimum GFA shall be fifty percent (50%) of proposed maximum GFA, in accordance with the proffers.





INTENSITY AREAS-DEVELOPMENT RADIUS ZONE EXHIBIT :

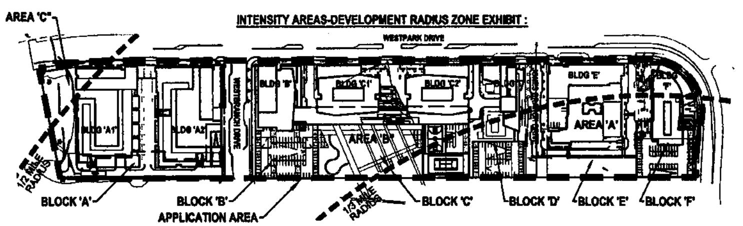


TABLE 2 - INTENSITY AREAS-DEVELOPMENT RADIUS ZONE TABULATION:

INTENSITY RING AREA	AREA 'A' (<1/3 MILE)	AREA 'B' (1/3 MILE TO 1/2 MILE)	AREA 'C' (>1/2 MILE)	TOTAL
Area Acreage	240,079 SF (5.51 AC)	590,122 SF (13.55 AC) (3)	14,612 SF (.34 AC)	844,813 SF (19.40 AC)
COMPREHENSIVE PLAN DISTRICT RECOMMENDATIONS	2.0 F.A.R. 480,158 GFA	2.0 F.A.R. 1,180,244 GFA	1.5 F.A.R. 21,918 GFA	1,682,320 GFA
Proposed Development (2)				
	Proposed GFA	Proposed GFA	Proposed GFA	
[redacted]				
CDP PLAN	Bldg D: 34,000 GFA Bldg E: 143,280 GFA (1) Bldg F: 143,583 GFA	Bldg A1/A2: 696,670 GFA (1) Bldg B: 392,785 GFA Bldg C1/C2: 551,300 GFA Bldg D: 136,000 GFA Bldg E: 373,520 GFA (1) Bldg F: 56,417 GFA	Bldg A1: 48,130 GFA (1)	
TOTAL GFA	320,868 GFA	2,206,692 GFA	48,130 GFA	2,575,685 GFA (1)
AREA F.A.R				3.05

(1) GFA includes superlative GFA for public facilities contribution allocated from 'Hanover Site' (TM # 29-2-((15))-B-2) as recommended by the Tysons Urban Center Comprehensive Plan -See Residential Density Tabulation Table 6

(2) Final building square footage assignments are subject to change by the applicant/block owners at time of FDP and Final Site Plan. See Proffers.

(3) Includes square footage of future potential right of way vacation/abandonment of Westbranch Drive.

TABLE 3- WESTPARK OFFICE ALLOCATION TABULATION:

Tax Map	New Land Bay	Site	Built Office GFA (1)	Built/Proffered and/or Proposed Office GFA
0294 07 0001A1	A-1	Rappahannock	158,440	158,440
0294 07 0001A2	A-1	Warren	138,694	138,694
0294 07 A4	A-1	Russell	175,940	185,698
0294 07 0006	A-3	Amherst	111,430	111,430
0294 07 0007A1	A-3	Culpeper	74,648	74,648
0294 07 0007B	A-3	Brunswick	72,082	72,082
0294 07 0008	A-3	Dickenson	63,092	63,092
0294 07 0011A	A-3	Gloucester	111,430	111,430
0294 07 C1	A-3	Lancaster	111,430	111,430
0294 07 C2	A-3	Northampton	167,800	167,800
0294 07 0005A	B	AMT	32,000	197,844
0292 15 B1	D-2	WestMac Phase 4	365,263 (2)	365,263
0294 07 0004	F	Shenandoah	204,321	204,321
0294 07 A8	F	Stafford	123,492	123,492
0292 15 B2	G	Hanover	0	0
0294 07 1,2,3,9	G	Essex Block	170,853	910,586
0294 07 0010	G	Frederick	74,548	0
TOTAL			2,155,343	2,996,147

Notes

(1) Built office GFA is based on Exhibit E within PCA 88-D-005-7 -Statement of Justification (column titled "GFA Built, Cellar Not Included")

(2) WestMac Phase 4 : GFA obtained from Site Plan # 9999-SP-002-5 and PCA 88-D-005-7 associated with this application

TABLE 4 - CDP - RIGHT OF WAY DENSITY ALLOCATION TABULATION:

Existing Site Area	841,385 Sq. Ft.	19.32 AC
Proposed ROW - Dedication Westpark Drive West Branch Drive	 +/-32,558 Sq. Ft. +/- 872 Sq Ft.	 +/-0.75 AC +/-0.02 AC
Area of ROW Dedication Used for Density Purposes	+/-33,430 Sq Ft	+/-0.77 AC
Proposed ROW - Vacation West Branch Drive	+/-3,428 Sq. Ft.	+/-0.80 AC
Area of ROW Vacation Used for Density Purposes	+/-3,428 Sq. Ft.	+/-0.08 AC
Total Area for Density Purpose:	844,813 Sq. Ft. (1)	19.40 AC (1)

(1) Includes square footage and density credit reserved from proposed ROW "Dedication" and "Vacation/Abandonment" (as allowed per Z.O. Section 2-308-4). Final area of dedication and vacation/abandonment to be determined at time of final site plan.

TABLE 5 - LAND USE RATIO TABULATION:

Use	GFA (1)	Percentage of Total	FAR
Office	1,108,429	43.0%	
Residential	1,246,600	48.4%	
Hotel	162,000	6.3%	
Retail/Services	58,666	2.3%	
Overall Total	2,575,695	100.0%	3.05

(1) GFA for individual uses is conceptual. Applicant reserves the right to transfer GFA between buildings and uses provided the overall proposed FAR is not exceeded. Refer to Proffers.

TABLE 6: RESIDENTIAL DENSITY TABULATION

1,682,320 GFA AVAILABLE 'OVERALL' SITE AREA GFA PER COMP PLAN-(Table 2)

- 1,108,429 GFA (PROPOSED OFFICE BLOCKS B-C, & F)
- 162,000 GFA (PROPOSED HOTEL BLOCK D)
- 58,656 GFA (PROPOSED RETAIL- BLOCKS A-F)

= 353,235 GFA AVAILABLE RESIDENTIAL GSF 'ON-SITE'

+ 518,283 GFA AVAILABLE FROM HANOVER SITE (345,522 SF@ 1.5 F.A.R)

= 871,518 GFA 'BASE' RESIDENTIAL AVAILABLE (353,235 SF + 518,283 SF)

+ 174,304 GFA WFDU BONUS (871,518 SF x 20%)

= 1,045,822 GFA TOTAL RESIDENTIAL AVAILABLE

+ 200,778 GFA REQUESTED FROM SUPERLATIVE CONTRIBUTION

= 1,246,600 GFA TOTAL RESIDENTIAL PROPOSED (BLOCKS A and E)

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBCHEN
Lic. No. 000832
8/27/12
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SITE TABULATIONS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE PROP TABS
05/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C2.1

County of Fairfax, Virginia

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

October 31, 2011

Mr. Thomas D. Fleury
Executive Vice President
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, Virginia 22182

Dear Mr. Fleury:

In response to your letter of September 12, 2011, the Fairfax County Department of Transportation (FCDOT) has determined that participation in a Consolidated Traffic Impact Analysis (CTIA) is not required for the Arbor Row rezoning applications (RZ 2011-PR-23, PCA 88-D-005-07). The decision of CTIA applicability is made on a case-by-case basis. The Arbor Row development will be counted as background traffic in any future TIAs and/or CTIAs.

In the provisions of the aforementioned rezoning applications, FCDOT expects that site traffic produced by the Arbor Row redevelopment shall be accurately depicted in the TIAs submitted to VDOT and FCDOT and that site traffic shall be appropriately mitigated through methods including, but not limited to: well executed site design, a robust transportation demand management (TDM) program, a mix of land uses that conforms to the County's Comprehensive plan, and proffer commitments.

If you have any questions, please call Dan Rathbone at (703) 877-5675 or me at (703) 877-5663.

Sincerely,

Urban Rusnak
Director

cc: Dan Rathbone, FCDOT
Jeff Hermann FCDOT
Fred Selden, DPZ
Jim Zook, DPZ
Matt Ladd, DPZ

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5705
www.fairfaxcounty.gov/fcdot

FCDOT Fairfax County Department of Transportation

Bowman CONSULTING

July 23, 2012

Mike Knapp - Director
Fairfax County Urban Forest Management Division
12000 Government Center Parkway
Fairfax, VA 22035

Re: Arbor Row Tree Preservation Target Deviation Request
RZ/CDP-2011-PR-023

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site. Fairfax County tax assessment map numbers 0294-07-0001, 0294-07-0002, 0294-07-0003, 0294-07-0005, 0294-07-0010 & 0294-07-0005A. The subject property lies within Sub-Area Two (South West Park) of the North Sub-District of the Tysons Central 123 District of the Tysons Corner Urban Center Planning District within Area II of the Fairfax County Comprehensive Plan. The subject property is currently zoned C-3 (Office), with portions of HC (Highway Corridor) and SC (Sign Control). Proposed zoning category is PTC.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (19.32 acres) is currently covered by approximately 7.29 acres or 38% treecanopy cover. The conceptual development plan proposes to clear approximately 6.74 acres for proposed grading and construction improvements. Per the Comprehensive Plan the 10-year tree canopy goal, 10% (1.93 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of .73 acres (1.93 acres x 38%). Since only .50 acres of preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is hereby requested.

The deviation is based on the following three allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

(1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

(2) Section 12-0508.3A(2): Meeting the tree preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

(3) Section 12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent those would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property while other portions of the existing vegetation on the site are remnant wooded areas that were not cleared during the previous development process. Attempting to save any of these onsite trees would adversely impact development potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer.
Per field observation, the majority of the existing trees and shrubs proposed to be removed are in fair/poor condition, displaying unstable health and/or structural conditions that may be hazardous to either life or property, including unhealthy crowns, exaggerated lean, hedgerow/multi scaffold branches, girdling, etc. Per Section 12-0403.3-A, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

In addition, proposed grading and construction improvements (roads, structures, utility infrastructure, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per PFM Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redevelopment. The Tree Preservation Target vegetation requirements cannot be fulfilled with this redevelopment. Therefore, it is requested that DPMD deem the tree preservation requirement will be hereby satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the redevelopment. Please refer to the project landscape plans.

Thank you for your assistance and cooperation in this matter. Please contact me at 703-464-1000 if you should have any questions regarding this matter.

Sincerely,

Gregg Hoppe - Applicant Representative
RLA, ISA Certified Arborist, MA-4616A
Bowman Consulting Group

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CORRESPONDENCE

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	N:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C2.2

LEGEND:

EXISTING/PROPOSED PUBLIC ROADWAY

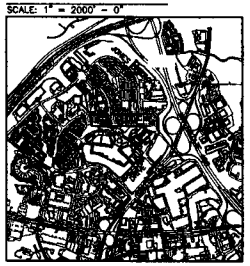
NOTE:
PROPOSED BLOCK ALIGNMENTS AND DESIGNATIONS ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

HANOVER PARCEL
T.M. 29-3-((16))-B-2

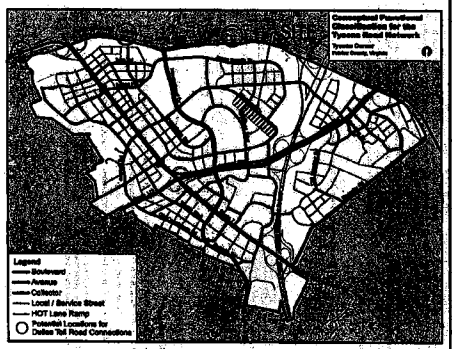
BLOCK 'A'
BLOCK 'B'
BLOCK 'C'
BLOCK 'D'
BLOCK 'E'
BLOCK 'F'
APPLICATION AREA
PROPOSED JONES BRANCH DRIVE EXTENSION
FUTURE BUILDING
TYSON CENTRAL 123 NORTH ENTRANCE PAVILION
1/2 MILE RADIUS
1/3 MILE RADIUS
1/4 MILE RADIUS
1/8 MILE RADIUS

VICINITY MAP

SCALE: 1" = 2000' - 0"



TYSONS ROAD NETWORK

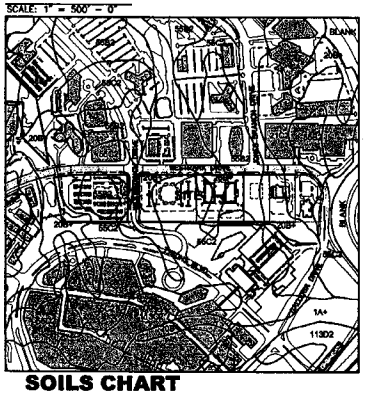


Note: The Tysons Road Network is subject to change pending results from more detailed analyses of the connections to the Dulles Toll Road and the Grid of

MAP 7

SOILS MAP

SCALE: 1" = 500' - 0"



SOILS CHART

FAIRFAX COUNTY SOILS DATA 2008

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
21D2	MANOR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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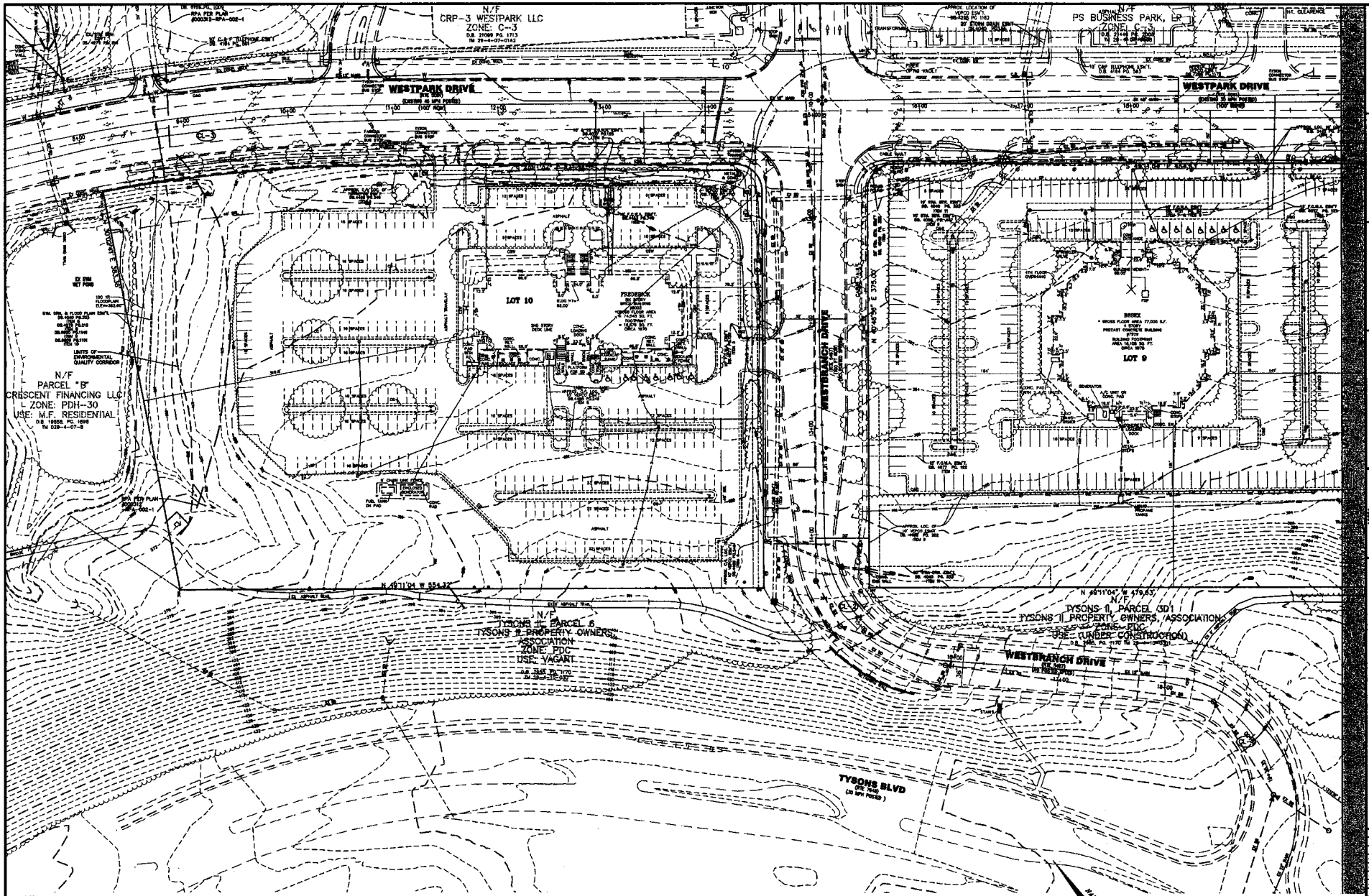
CONTEXT PLAN AND VICINITY MAP

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/28/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=200'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C3.0



NOTE:
1. FIELD MAPPED RPA IDENTIFIED HEREIN PER APPROVED PLAN #000312-RPA-002-1
2. PLAN DEPICTS EXISTING CONDITIONS AS OF APRIL 26, 2011.
3. EXISTING BUILDINGS WITHIN LOTS 9 AND 10 ARE TO BE DEMOLISHED.

EXISTING ROADWAY CENTERLINE DATA

		EXISTING CENTERLINE RADIUS
WESTBRANCH DRIVE	CL-1	125'
WESTBRANCH DRIVE	CL-2	125'
WESTPARK DRIVE	CL-3	1500'

CURVE TABLE: LOT 10

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1448.31'	261.01'	S 84°41'17" E	260.65'	10°20'28"	130.86'
C2	28.00'	39.27'	S 04°11'04" E	35.36'	90°00'00"	25.00'

CURVE TABLE: LOT 9

NAME	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	28.00	39.27	N 89°48'56" E	35.36	90°00'00"	25.00

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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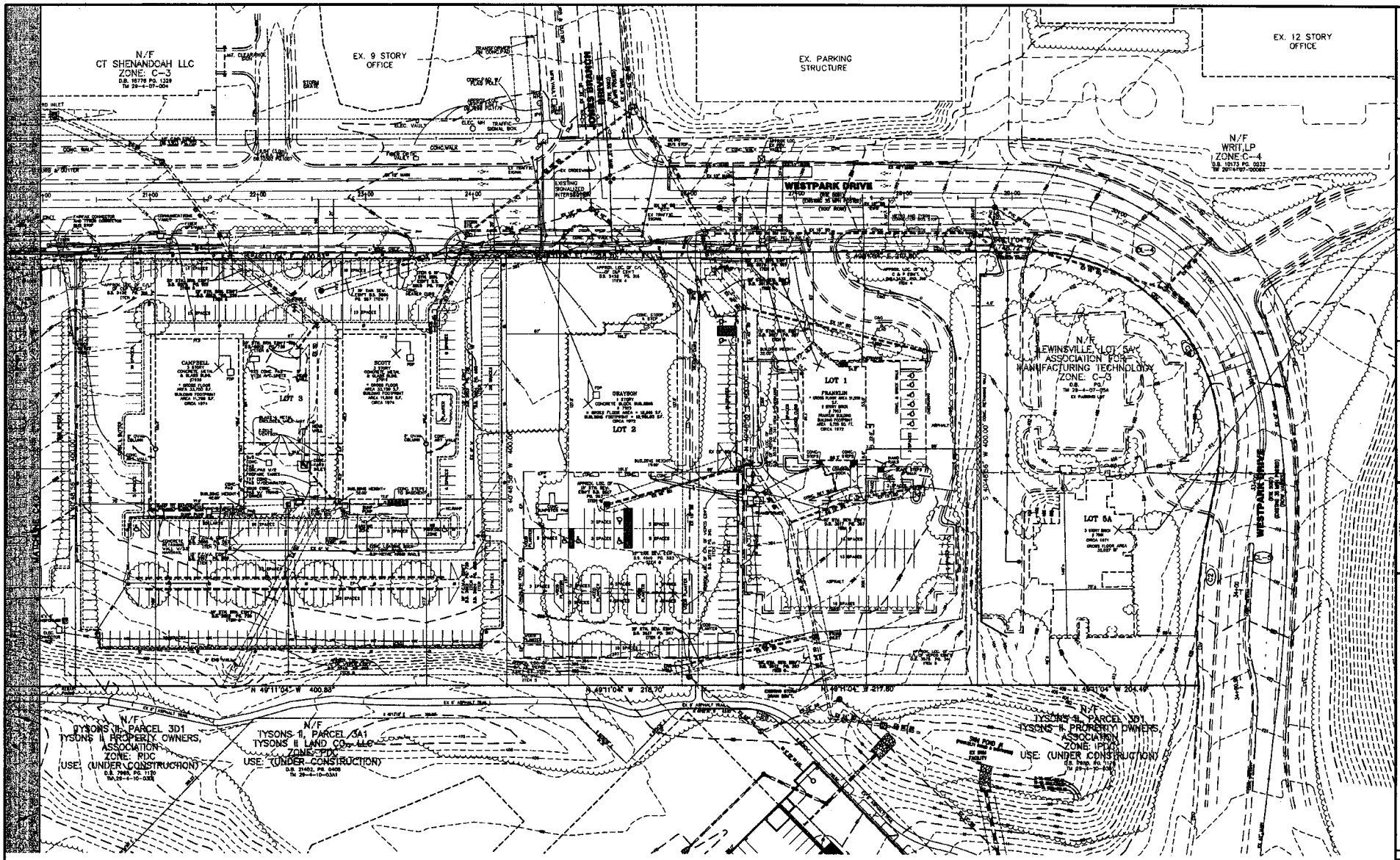
EXISTING CONDITIONS PLAN (SHEET 1 OF 2)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
03/14/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE: H: 1" = 40'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C4.0



NOTE:
1. PLAN DEPICTS EXISTING CONDITIONS AS OF APRIL 26, 2011.
2. EXISTING BUILDING WITHIN LOTS 1, 2, 3 AND 5A ARE TO BE DEMOLISHED.

EXISTING ROADWAY CENTERLINE DATA

		EXISTING CENTERLINE RADIUS
WESTPARK DRIVE	CL-4	221'
WESTPARK DRIVE	CL-5	550'

CURVE TABLE: LOT 5A

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	125.00	318.48	S 02°38'28" W	278.78	103°41'00"	223.66
C2	590.87	183.74	S 49°39'23" W	183.00'	17°48'01"	92.62'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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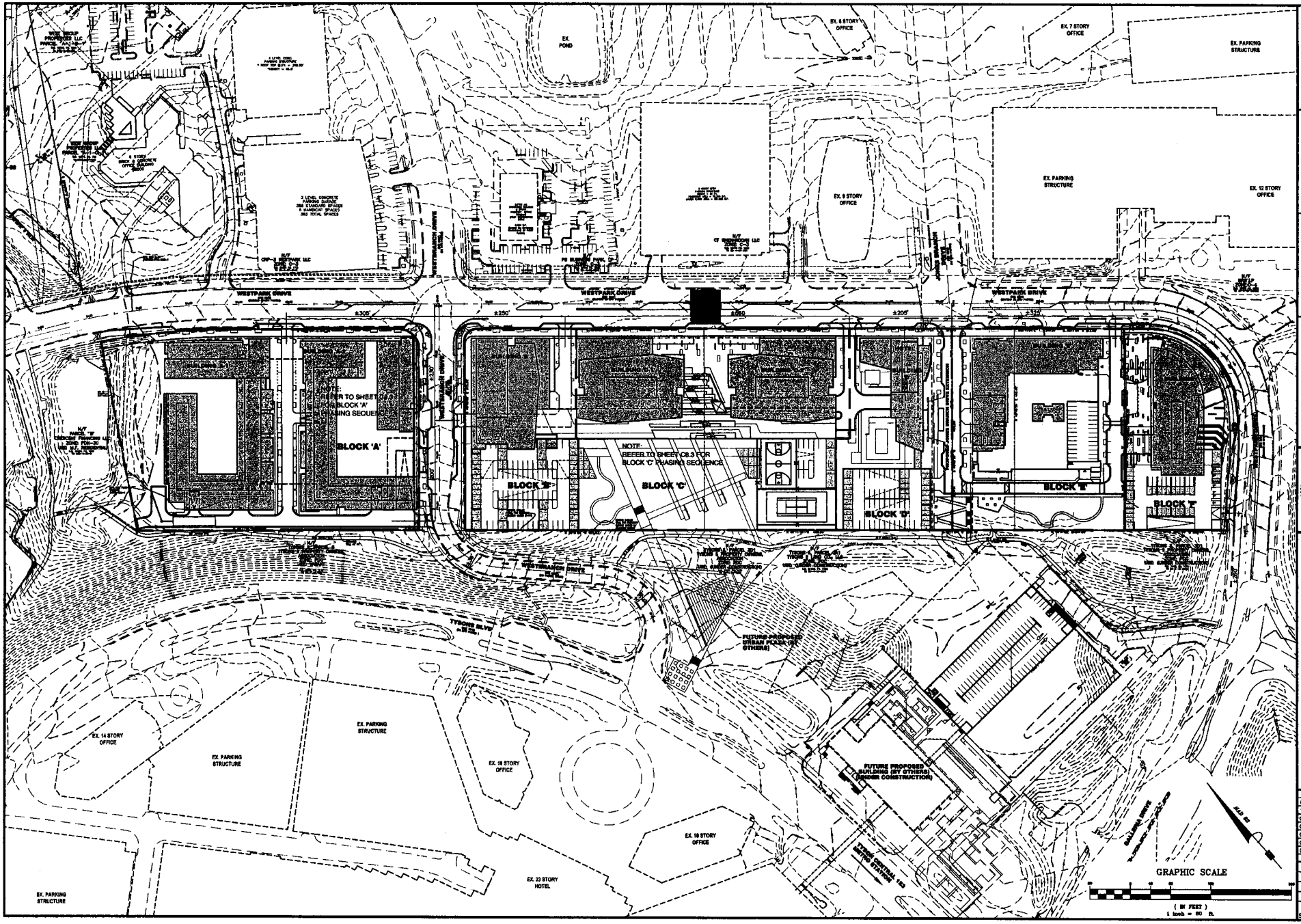
EXISTING CONDITIONS PLAN
(SHEET 2 OF 2)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H: 1" = 40'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C4.1



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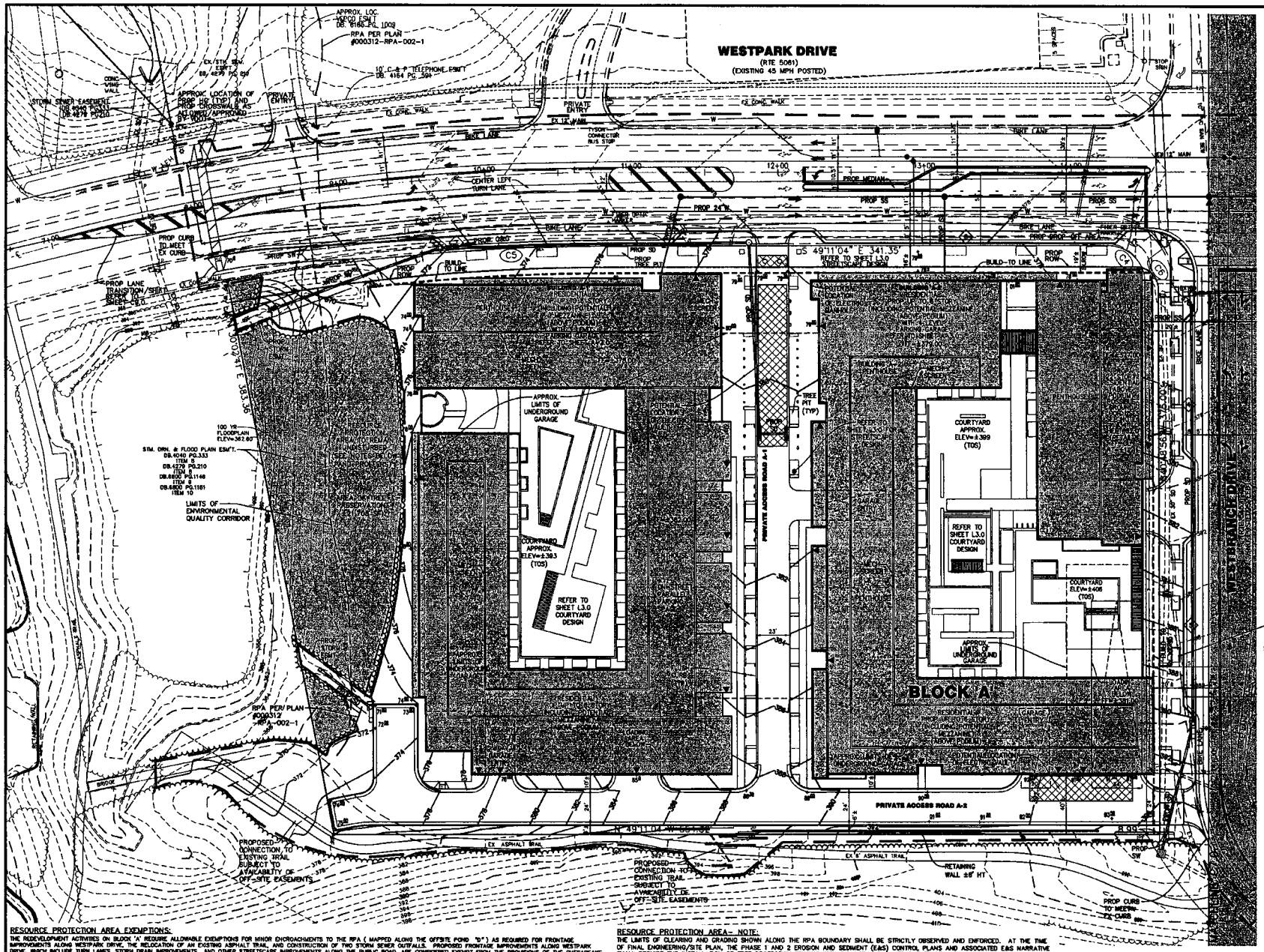
COMMONWEALTH OF VIRGINIA
C. MATTHEW J. TABACHNE
Lic. No. 0500823
8/29/11
LANDSCAPE ARCHITECT

OVERALL CONCEPTUAL DEVELOPMENT PLAN
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE APP AREA
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 80'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C5.0



NOTES:

1. REFER TO SHEET C9.0 AND C9.3 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATION SAND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.
5. REFER TO SHEET C8.3 FOR BLOCK A PHASING SEQUENCE.

LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

RESOURCE PROTECTION AREA EXEMPTIONS:

THE REDEVELOPMENT ACTIVITIES ON BLOCK 'A' REQUIRE ALLOWABLE EXEMPTIONS FOR MINOR ENCROACHMENTS TO THE RPA (MAPPED ALONG THE OFFSITE POND "D") AS REQUIRED FOR FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, THE RELOCATION OF AN EXISTING ASPHALT TRAIL, AND CONSTRUCTION OF TWO STORM SEWER OUTFALLS. PROPOSED FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, WHICH INCLUDE TURN LANES, STORM DRAIN IMPROVEMENTS AND OTHER STREETSCAPE IMPROVEMENTS ALONG THE PUBLIC ROAD, ARE CONSIDERED EXEMPT FROM THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) UNDER SECTION 118-5-2(A). THE ASPHALT TRAIL RELOCATION IS ALSO CONSIDERED AN EXEMPTION WITHIN THE RPA UNDER SECTION 118-5-3(A) OF THE CBPO, PROVIDED THAT IT COMPLIES WITH ITEMS (1) THROUGH (6) OF THAT SUBSECTION, INCLUDING APPROVAL OF A WRITTEN REQUEST FOR THE EXEMPTION BY THE DIRECTOR OF DPMES. THE TWO STORM SEWER OUTFALLS THAT WILL CONVEY STORMWATER FROM WESTPARK DRIVE AND BLOCK 'A' TOWARDS THE OFFSITE POND "D" ARE CONSIDERED "WATER-DEPENDENT DEVELOPMENT", WHICH IS AN ALLOWED USE OR DEVELOPMENT WITHIN THE RPA UNDER SECTION 118-2-1(A) PROVIDED IT COMPLIES WITH THE PERFORMANCE CRITERIA IN ARTICLE 3, INCLUDING SUBMISSION AND APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT (WQIA). AT THE TIME OF SITE PLAN FOR BLOCK 'A', A WQIA WILL BE SUBMITTED IN ACCORDANCE WITH ARTICLE 4 OF THE CPBO FOR THE PROPOSED STORM SEWER OUTFALLS, AND WILL INCLUDE THE COMPONENTS LISTED IN SECTION 118-4-3(A) THROUGH (G) OF THE CBPO, INCLUDING A DESCRIPTION OF THEIR CONFORMANCE WITH APPLICABLE PERFORMANCE CRITERIA LISTED IN ARTICLE 3. THE WQIA WILL ALSO INCORPORATE THE WRITTEN REQUEST FOR APPROVAL OF THE RELOCATED TRAIL WITHIN THE RPA AS AN EXEMPTION UNDER SECTION 118-5-3(A) OF THE CBPO.

RESOURCE PROTECTION AREA- NOTE:

THE LIMITS OF CLEARING AND GRADING SHOWN ALONG THE RPA BOUNDARY SHALL BE STRICTLY OBSERVED AND ENFORCED. AT THE TIME OF FINAL ENGINEERING/SITE PLAN, THE PHASE 1 AND 2 EROSION AND SEDIMENT (E&S) CONTROL PLANS AND ASSOCIATED E&S NARRATIVE SHALL REQUIRE THE INSTALLATION OF TREE PROTECTION FENCING WITH SIGNAGE AND SUPER SILT FENCE ALONG THE LIMITS OF CLEARING AND GRADING THAT ABUT THE RPA BOUNDARY. THE ONLY AUTHORIZED ENCROACHMENTS INTO THE RPA ARE THOSE DEPICTED ON THIS PLAN AND SET FORTH IN THE PROFFERS, SUBJECT TO APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT AND THOSE ALLOWED BY, OR EXEMPT FROM, THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO), AS APPROVED BY DPMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS TO ENSURE THAT THE BUILDING CONSTRUCTION DOES NOT ENCROACH INTO THE RPA. ANY UNAUTHORIZED ENCROACHMENT INTO, OR DISTURBANCE OF, THE RPA IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

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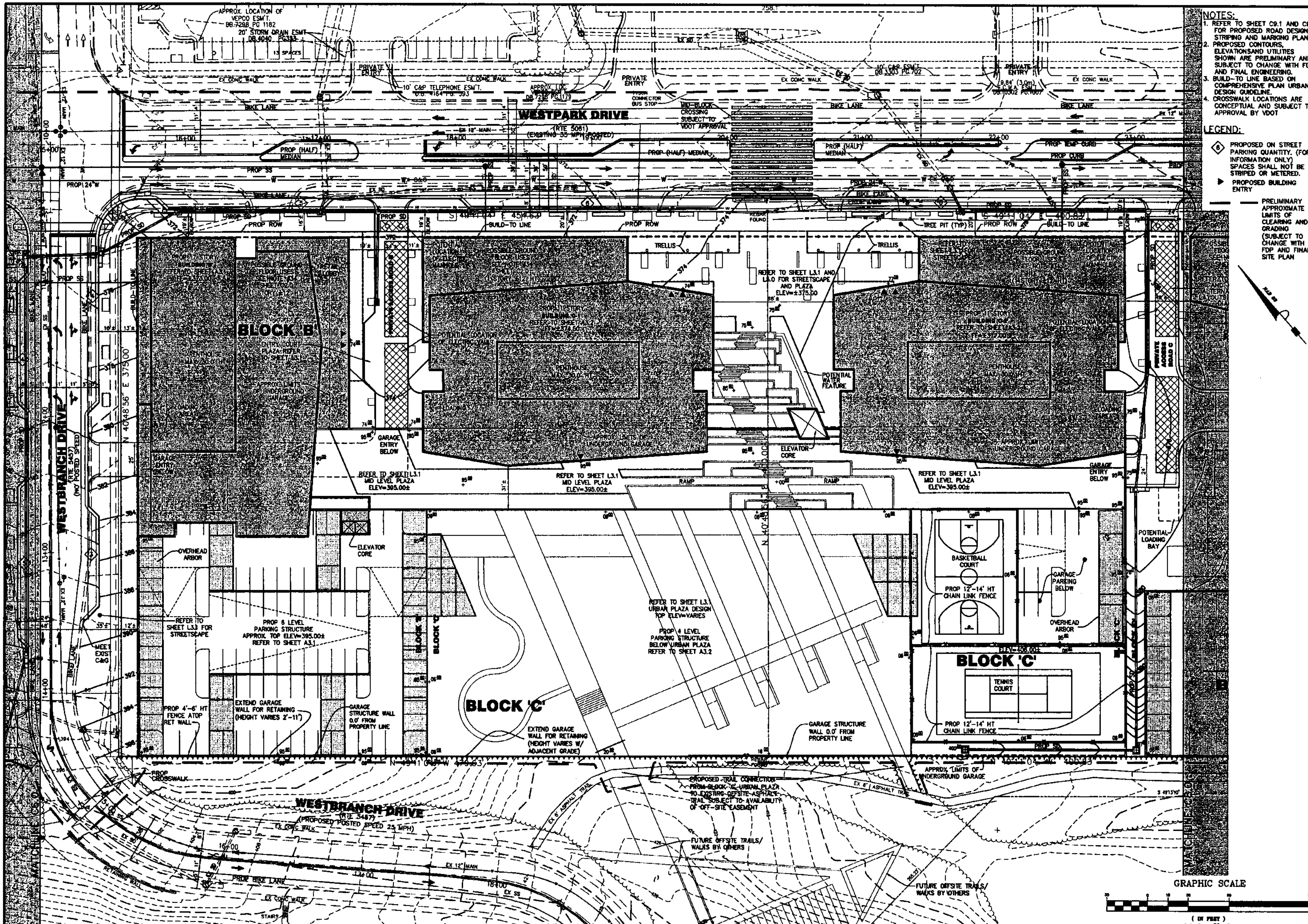
9/23/12
LANDSCAPE ARCHITECT

CONCEPTUAL DEVELOPMENT PLAN
BLOCK 'A'
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=50'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C6.0



NOTES:

1. REFER TO SHEET C9.1 AND C9.3 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONSAND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

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COMMONWEALTH OF VIRGINIA
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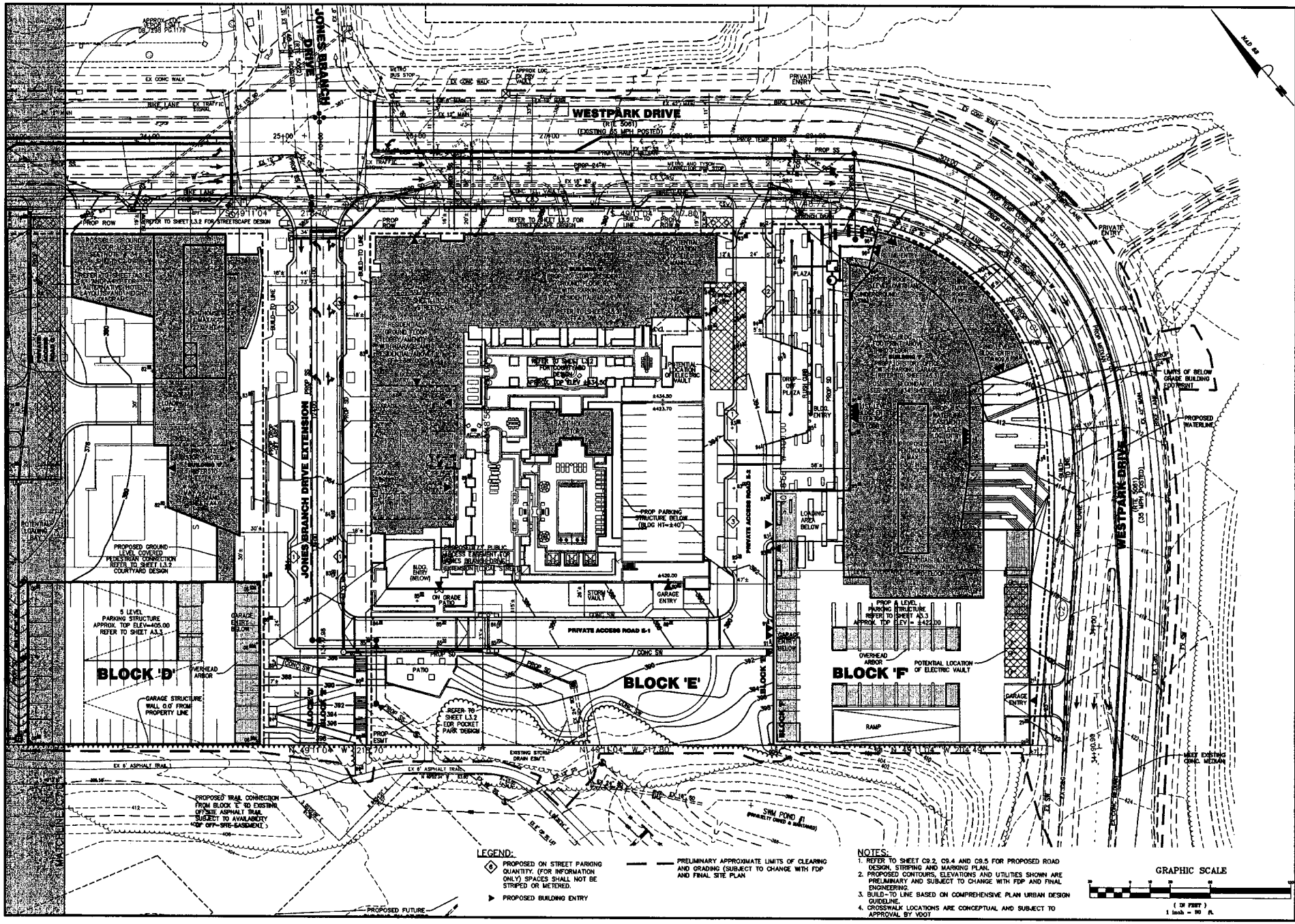
5/29/12
LANDSCAPE ARCHITECT

CONCEPTUAL DEVELOPMENT PLAN
BLOCKS 'B' & 'C'
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07-001
SHEET C7.0



LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN

NOTES:

1. REFER TO SHEET C9.2, C9.4 AND C9.5 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN.
2. PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FDP AND FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

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CONCEPTUAL DEVELOPMENT PLAN
BLOCKS 'D', 'E' & 'F'
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/23/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS

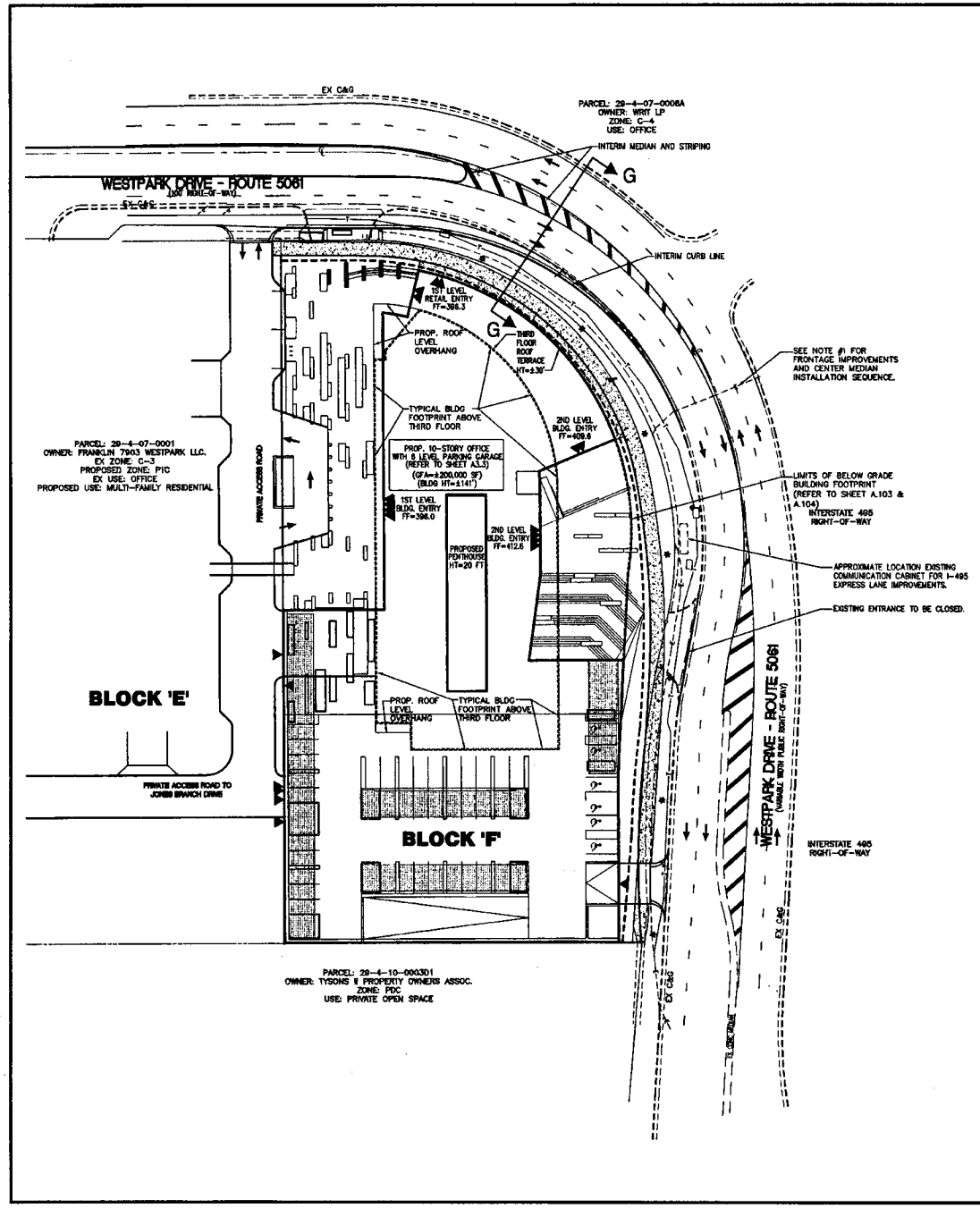
DATE	DESCRIPTION
SCALE	H: 1"=30'

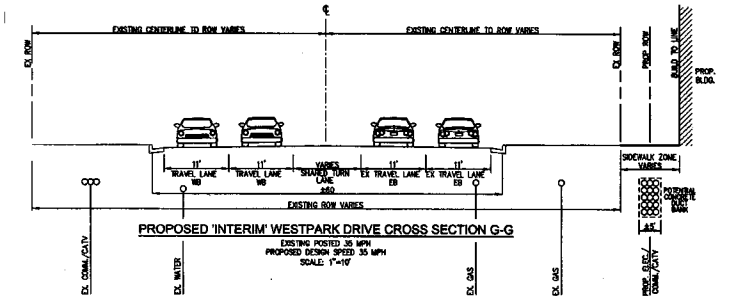
JOB No.

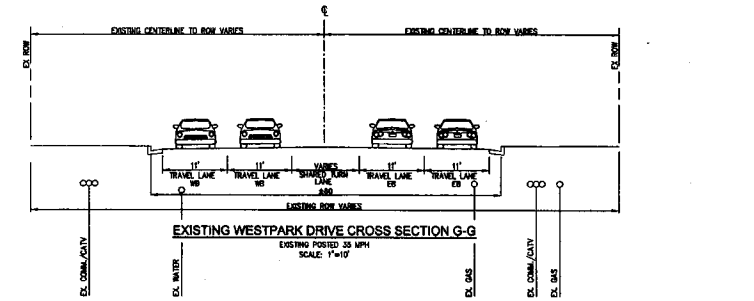
DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C8.0







NOTE:

1. THE INTERIM CONDITIONS SHOWN ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET FOR INTERSTATE 495 EXPRESS LANE IMPROVEMENTS HAS NOT BEEN RELOCATED AT THE TIME OF CONSTRUCTION OF BLOCK 'F'.
2. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
3. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT

GRAPHIC SCALE

20 0 10 20 40 100

(IN FEET)
1 inch = 20 ft.

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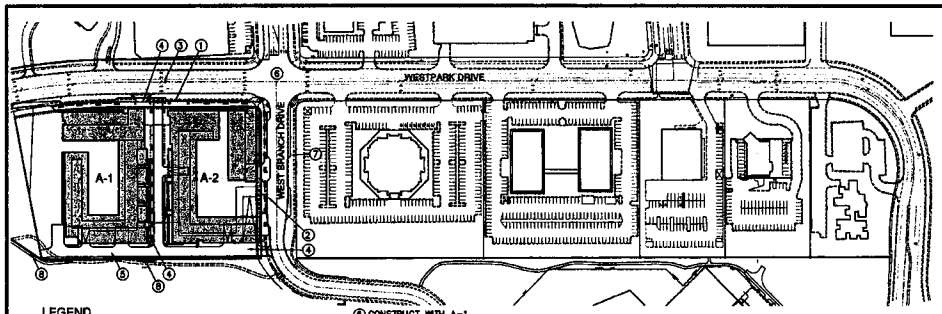
9/19/12
LANDSCAPE ARCHITECT

BLOCK 'F' INTERIM FRONTAGE IMPROVEMENTS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
06/24/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C8.1

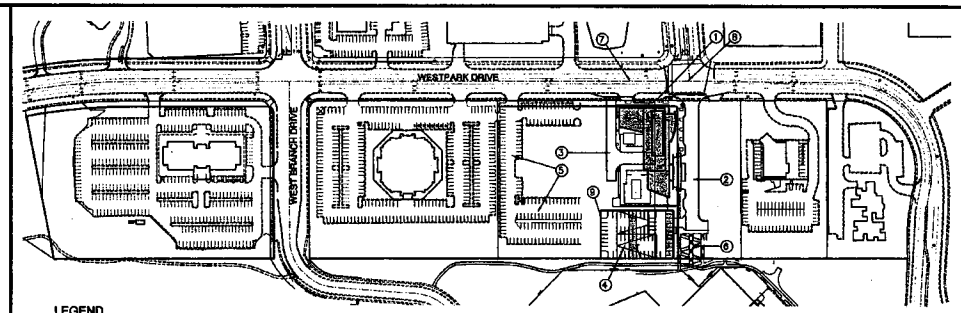


BLOCK A

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WEST BRANCH DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT WITH A-1 OR A-2.
5. CONSTRUCT WITH A-1.
6. PREPARE TRAFFIC SIGNAL WARRANT STUDY. INSTALL SIGNAL, BASED ON RESULTS OF STUDY, AND AS DESCRIBED IN PROFFERS.
7. CONSTRUCT WESTBRANCH DRIVE EASTERN CURB (DOES NOT INCLUDE STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
8. CONSTRUCT OFF SITE TRAIL IMPROVEMENTS WITH A-1 AND A-2 (SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS). REFER TO SHEET C8.3 FOR ADDITIONAL INFORMATION.

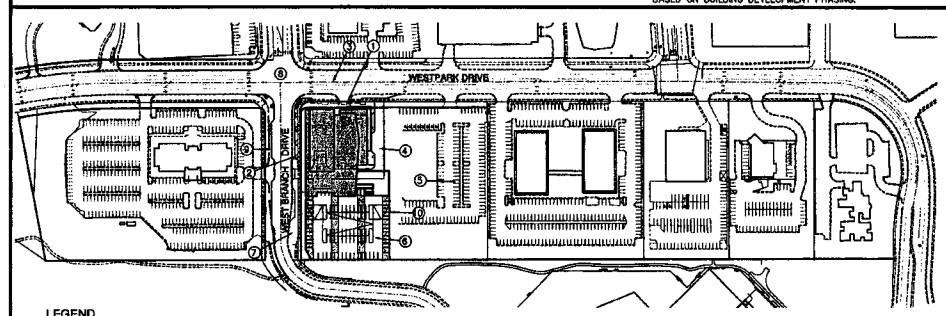
NOTES:
1. A-1 AND A-2 MAY BE BUILT IN ANY ORDER OR AT SAME TIME.
2. CONSTRUCTION OF BLOCK 'A' MAY BE PHASED PER BUILDING A-1 AND A-2(REFER TO SHEET C8.3). EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN.
3. EXISTING PARKING LOT MAY BE UTILIZED IN INTERIM CONDITION BASED ON BUILDING DEVELOPMENT PHASING.



BLOCK D

LEGEND

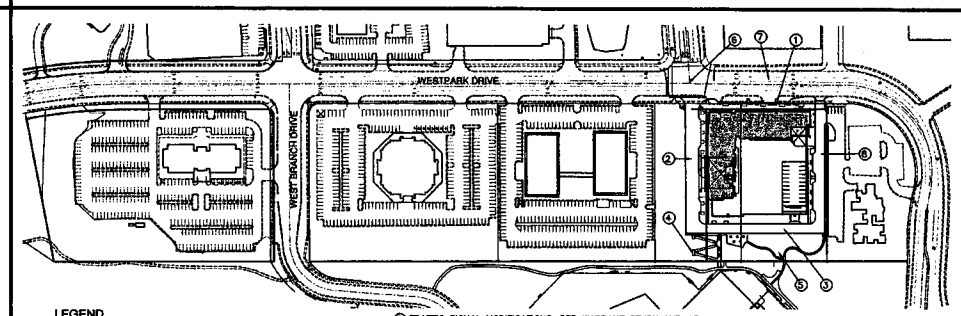
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT JONES BRANCH EXTENSION (ROADWAY) AND WESTERN STREETSCAPE.
3. CONSTRUCT PRIVATE DRIVE TO SERVICE ACCESS.
4. CONSTRUCT PARKING GARAGE.
5. EXISTING SURFACE PARKING LOT TO REMAIN.
6. CONSTRUCT PEDESTRIAN CONNECTION TO ADJACENT SOUTH PARCEL.
7. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
8. EXISTING TRAFFIC SIGNAL MODIFICATIONS, PER WARRANT STUDY AND AS DESCRIBED IN PROFFERS.
9. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.



BLOCK B

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WEST BRANCH DRIVE EASTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT PRIVATE DRIVE TO GARAGE ACCESS.
5. EXISTING SURFACE PARKING LOT TO REMAIN.
6. CONSTRUCT PARKING GARAGE.
7. CONSTRUCT OPEN SPACE IMPROVEMENTS.
8. PREPARE TRAFFIC SIGNAL WARRANT STUDY. INSTALL SIGNAL, BASED ON RESULTS OF STUDY, AND AS DESCRIBED IN PROFFERS.
9. CONSTRUCT WESTBRANCH DRIVE WESTERN CURB (DOES NOT INCLUDE STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
10. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.

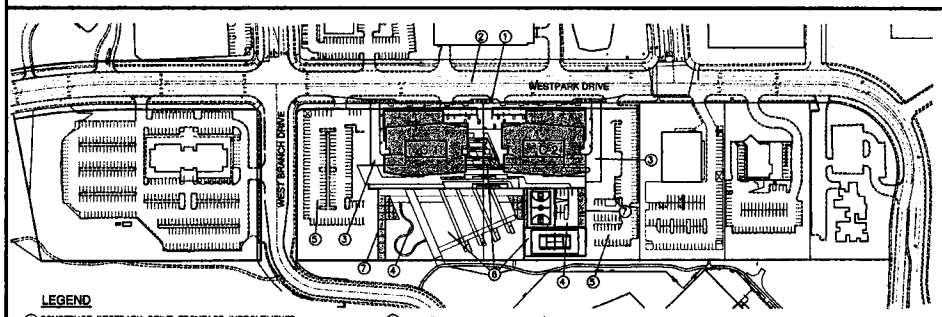


BLOCK E

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT JONES BRANCH EXTENSION (ROADWAY) AND EASTERN STREETSCAPE.
3. CONSTRUCT PRIVATE CONNECTION TO JONES BRANCH DR EXTENSION.
4. CONSTRUCT PEDESTRIAN CONNECTION TO ADJACENT SOUTH PARCEL.
5. CONSTRUCT OPENSPACE/PARK IMPROVEMENTS.
6. TRAFFIC SIGNAL MODIFICATIONS, PER WARRANT STUDY AND AS DESCRIBED IN PROFFERS.
7. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
8. CONSTRUCT PRIVATE DRIVE FOR ACCESS TO SERVICE/LOADING AREA (NOT INCLUDING EASTERN STREETSCAPE OR DROP-OFF AREAS).

NOTE:
NOT WITHSTANDING THE CONDITION SHOWN HEREON, THE EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK F SHALL BE RETAINED UNTIL CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK F IS COMPLETED. IF VDOT PERMITS THE EXISTING ENTRANCE AND A NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK E TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.



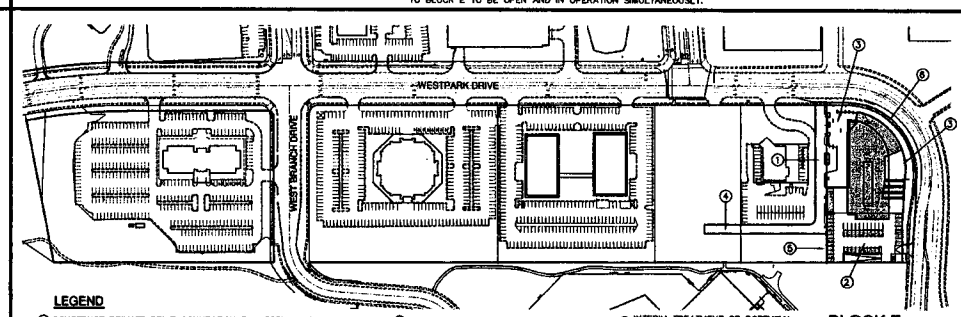
BLOCK C

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
3. CONSTRUCT PRIVATE DRIVE TO GARAGE.
4. CONSTRUCT PARKING GARAGE (FINAL BUILD OUT OF GARAGE TO BE BASED ON PARKING REQUIRED AND MARKET/TENANT REQUIREMENTS.
5. EXISTING SURFACE PARKING LOT TO REMAIN AND BE UTILIZED IN INTERIM CONDITIONS BASED ON BUILDING DEVELOPMENT PHASING.
6. CENTRAL URBAN PARK, PLAZA, AND CONNECTION TO OFF-SITE TRAIL MAY BE CONSTRUCTED IN PHASES PER BLDG C-1/C-2 DEVELOPMENT. (TRAIL CONNECTION IS SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS). REFER TO SHEET C8.3 AND PROFFERS FOR ADDITIONAL PHASING DESCRIPTION.
7. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.

NOTE:
CONSTRUCTION OF BLOCK 'C' MAY BE PHASED PER BUILDING C-1 AND C-2 (REFER TO SHEET C8.3). EXTENT OF WESTPARK DR FRONTAGE IMPROVEMENTS AND URBAN PARK IMPROVEMENTS ASSOCIATED WITH EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN.

NOTE:
1. C-1 AND C-2 MAY BE BUILT IN ANY ORDER OR AT THE SAME TIME.



BLOCK F

LEGEND

1. CONSTRUCT PRIVATE DRIVE CONNECTION TO WESTPARK DR. (NOT INCLUDING WESTERN STREETSCAPE).
2. CONSTRUCT PARKING GARAGE.
3. CONSTRUCT OPENSPACE IMPROVEMENTS.
4. CONSTRUCT PRIVATE DRIVE CONNECTION TO FUTURE JONES BRANCH DRIVE EXTENSION.
5. INTERIM TREATMENT OF POTENTIAL EXPOSED GARAGE WALL SHALL BE PROVIDED AS DESCRIBED IN PROFFERS.
6. CONSTRUCT WESTPARK FRONTAGE IMPROVEMENTS AS INDICATED ON SHEETS C6.0 AND C8.1 AND AS DESCRIBED IN PROFFERS.

GENERAL NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. EXTENT OF FRONTAGE IMPROVEMENTS THAT MAY BE CONSTRUCTED WITH INDIVIDUAL BLOCKS WILL BE DETERMINED WITH FINAL ENGINEERING AND VDOT APPROVAL INCLUDING LANE WIDENING, MEDIANS, TRANSITIONS, MARKINGS, STREETSCAPE ETC.
3. SEE PROFFERS FOR ADDITIONAL PHASING INFORMATION.

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MATTHEW J. TAUBECKER
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3/29/12
LANDSCAPE ARCHITECT

OVERALL DEVELOPMENT PHASING EXHIBIT
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

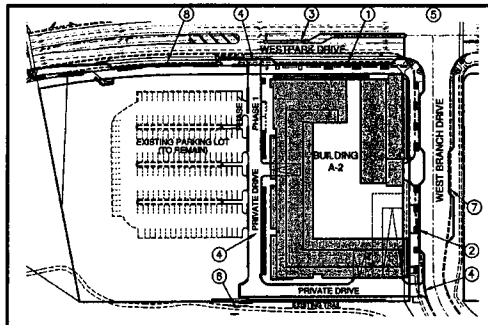
SCALE H: 1"=150'

JOB No.

DATE : APRIL 25, 2011

FILE No. 7403-07-001

SHEET C8.2

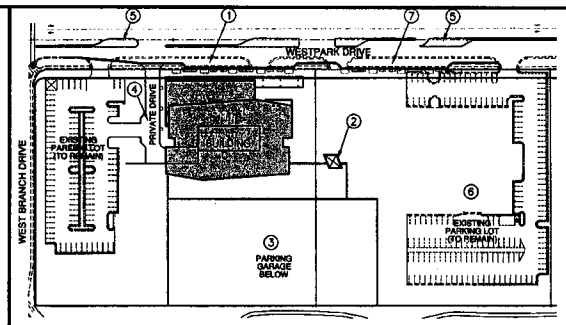


PHASE 1 - OPTION 'A'

(CONSTRUCT BUILDING A-2)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTBRANCH DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY, AND AS DESCRIBED IN PROFFERS.
6. CONSTRUCT OFF-SITE TRAIL, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT.
7. CONSTRUCT WESTBRANCH DRIVE EASTERN CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.
8. CONSTRUCT WESTPARK DRIVE CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.

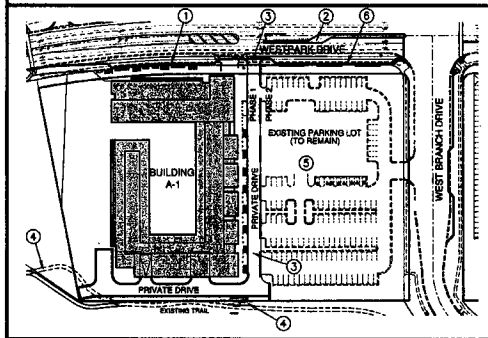


PHASE 1 - OPTION 'A'

(CONSTRUCT BUILDING C-1)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT ELEVATOR CORE.
3. CONSTRUCT PARKING GARAGE.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
6. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELOPMENT.
7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE).

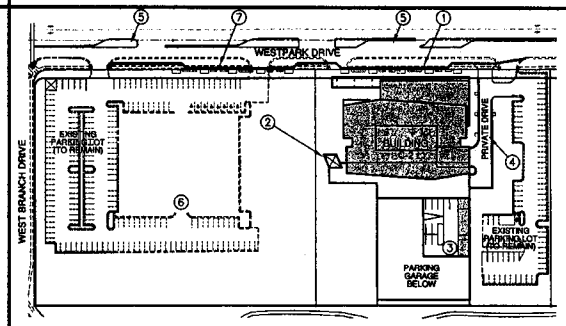


PHASE 1 - OPTION 'B'

(CONSTRUCT BUILDING A-1)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
3. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
4. CONSTRUCT OFF-SITE TRAIL, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT.
5. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELPMENT
6. CONSTRUCT WESTPARK DRIVE CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) IF REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW.

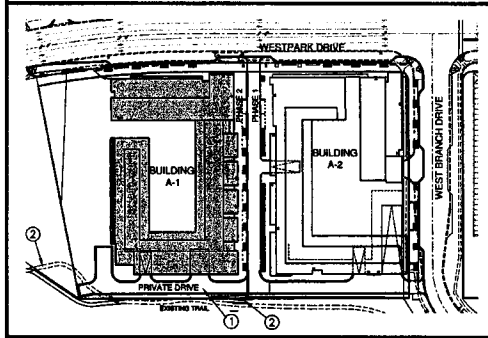


PHASE 1 - OPTION 'B'

(CONSTRUCT BUILDING C-2)

LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
2. CONSTRUCT ELEVATOR CORE.
3. CONSTRUCT PARKING GARAGE.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL).
6. PREVIOUS BUILDING PAD AREA TO BE SEEDED SUBJECT TO TIMING OF SECOND BUILDING PHASE DEVELOPMENT.
7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE).

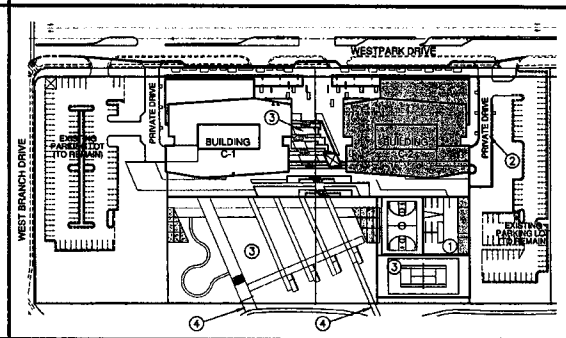


PHASE 2 - OPTION 'A'

(BUILDING A-2 COMPLETE
CONSTRUCT BUILDING A-1)

LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

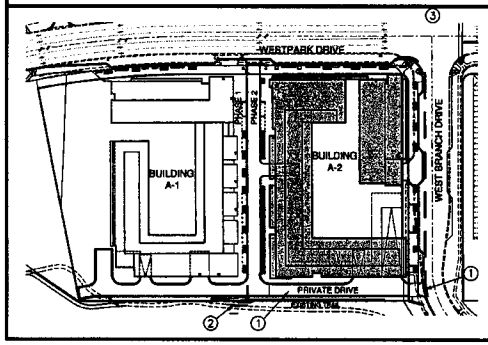


PHASE 2 - OPTION 'A'

(BUILDING C-1 COMPLETE
CONSTRUCT BUILDING C-2)

LEGEND

1. CONSTRUCT PARKING GARAGE.
2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
3. CONSTRUCT URBAN PLAZA, STAIRS AND SPORTS COURTS. OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 1st NON-RUP FOR THE 2nd BUILDING IN BLOCK 'C'.
4. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

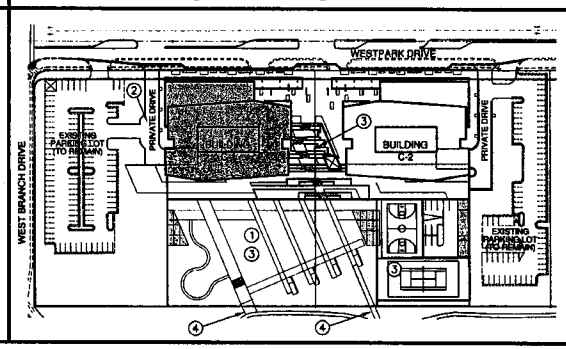


PHASE 2 - OPTION 'B'

(BUILDING A-1 COMPLETE
CONSTRUCT BUILDING A-2)

LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.
3. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY, AND AS DESCRIBED IN PROFFERS.



PHASE 2 - OPTION 'B'

(BUILDING C-2 COMPLETE
CONSTRUCT BUILDING C-1)

LEGEND

1. CONSTRUCT PARKING GARAGE.
2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
3. CONSTRUCT URBAN PLAZA, STAIRS AND SPORTS COURTS. OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 1st NON-RUP FOR THE 2nd BUILDING IN BLOCK 'C'.
4. CONSTRUCT OFFSITE TRAIL IMPROVEMENTS, SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENTS.

GENERAL NOTES:

1. DEVELOPMENT PHASING OF BLOCKS "A&C" MAY BE REVERSED BASED ON MARKET CONDITIONS AT THE TIME OF FDP AND FINAL SITE PLAN.
2. EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN AND APPROVED BY VDOT.
3. EXISTING PARKING LOT MAY BE UTILIZED IN INTERIM CONDITION FOR COMMUTER COMMERCIAL PARKING LOT.CONSTRUCTION PHASING AND SIMILAR USES BASED ON BUILDING DEVELOPMENT PHASING.
4. EXISTING VEGETATION ALONG PERIMETER AND WITHIN THE EXISTING PARKING LOTS SHALL BE UTILIZED IN LIEU OF PARKING LOT LANDSCAPE REQUIREMENTS TO THE EXTENT POSSIBLE.

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CS MATTHEW J. TAUROSKIE
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3/29/12
LANDSCAPE ARCHITECT

BLOCKS A & C PHASING EXHIBIT

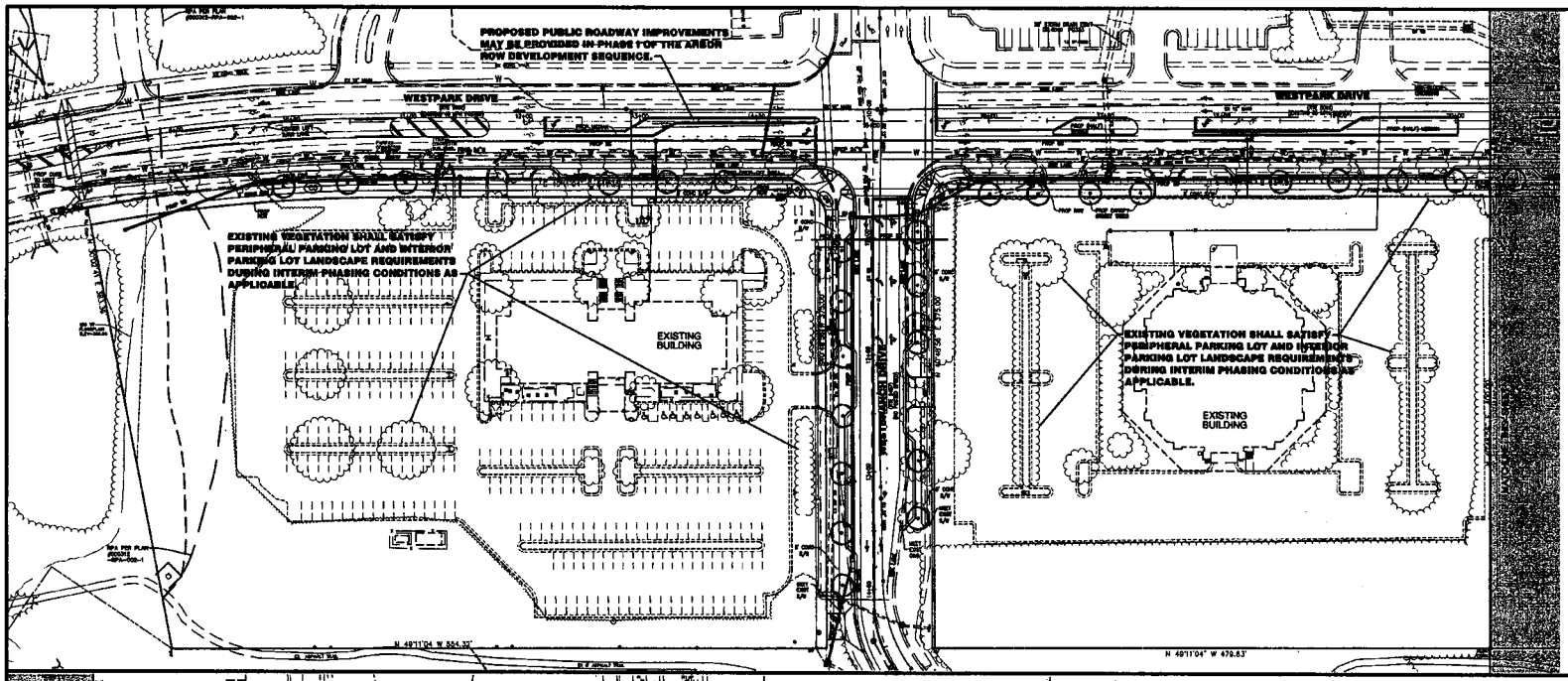
ARBOR ROW

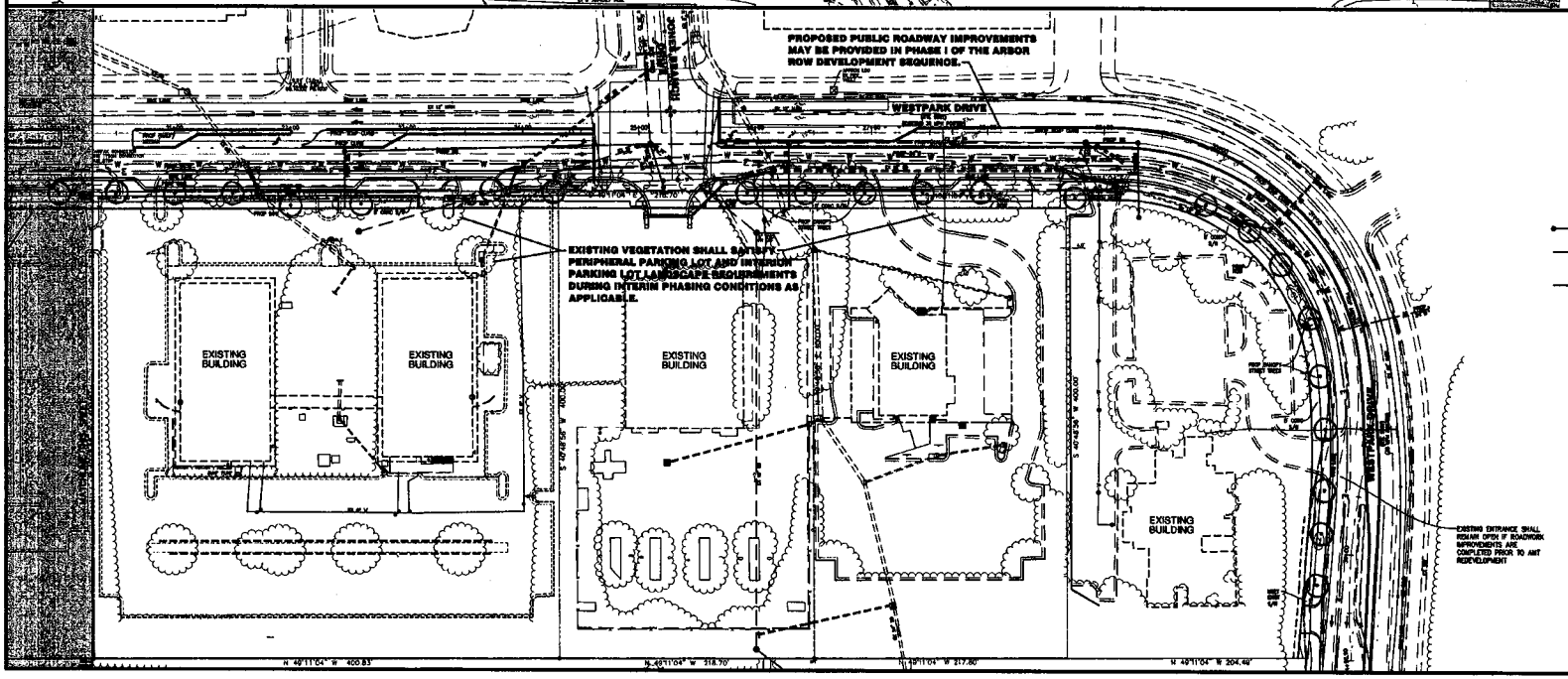
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
4/20/12	REV PER COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	H:1"=100'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C8.3

Cad file name : P:\7408 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current\-01-001 PHASING PLAN A & C.dwg





LEGEND

- PROPOSED CANOPY STREET TREE (2"CAL.-APPROXIMATELY 50 O.C.) WHERE REQUIRED SIGHT DISTANCE, EXISTING AND PROPOSED UTILITY ALLOW AND AS NECESSARY IN ORDER TO SUPPLEMENT EXISTING STREET TREES
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED DRY UTILITY DUCT BANK(MAY BE LOCATED BEHIND PROPOSED CURB LINE/PARKING LANE)

NOTE:
1. IMPROVEMENTS SHOWN HEREON INCLUDE THOSE PUBLIC ROADWAY AND ASSOCIATED UTILITY INFRASTRUCTURE THAT MAY BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF ARBOR ROW DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, ROADWORK, STORM DRAIN, SANITARY SEWER, WATERMAIN AND DRY UTILITY IMPROVEMENTS.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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MATTHEW J. TAUBUSER
Lic. No. 009822
9/29/12
LANDSCAPE ARCHITECT

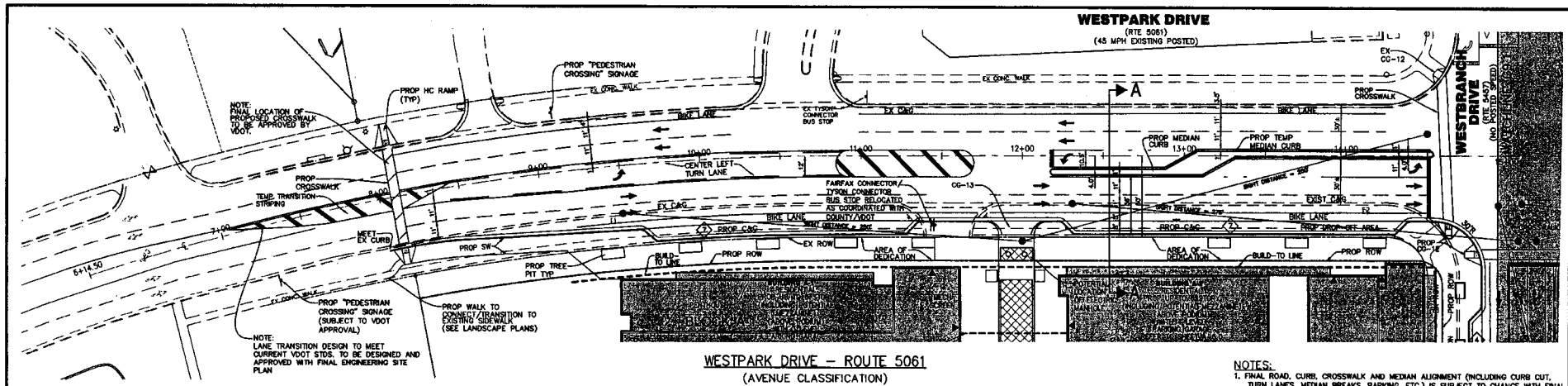
PUBLIC ROADWAY PHASING EXHIBIT

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
05/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=50'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C8.4



WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 45 MPH
PROPOSED DESIGN SPEED = 35 MPH

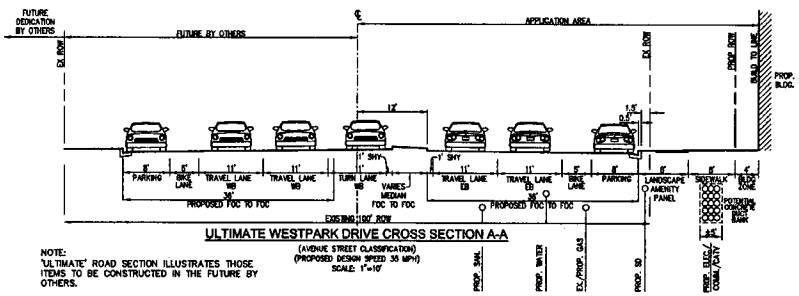
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'A' FRONTAGE = ±8,938s.f.

LEGEND:

<--- EXISTING LANE DIRECTION
--> PROPOSED LANE DIRECTION

NOTES:

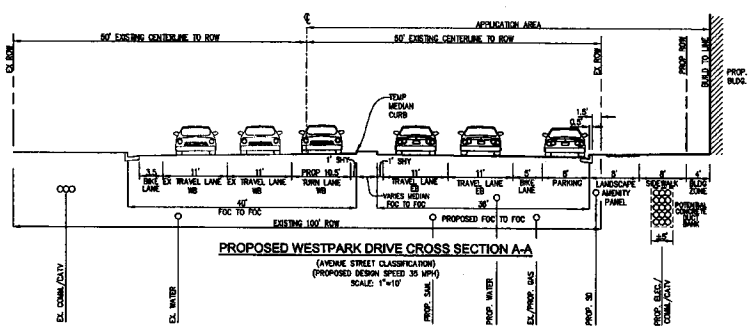
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.



ULTIMATE WESTPARK DRIVE CROSS SECTION A-A

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

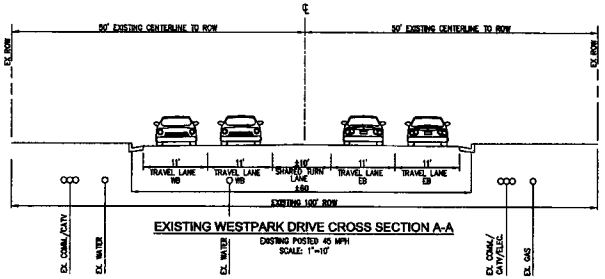
NOTE:
'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



PROPOSED WESTPARK DRIVE CROSS SECTION A-A

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.



EXISTING WESTPARK DRIVE CROSS SECTION A-A

EXISTING POSTED 45 MPH
SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

MAG 45

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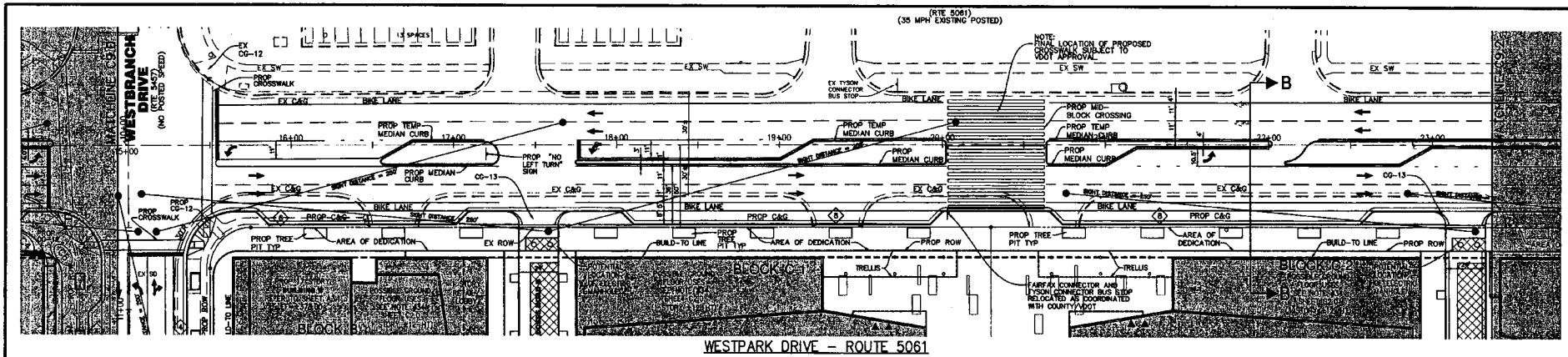
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
(SHEET 1 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.0



WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

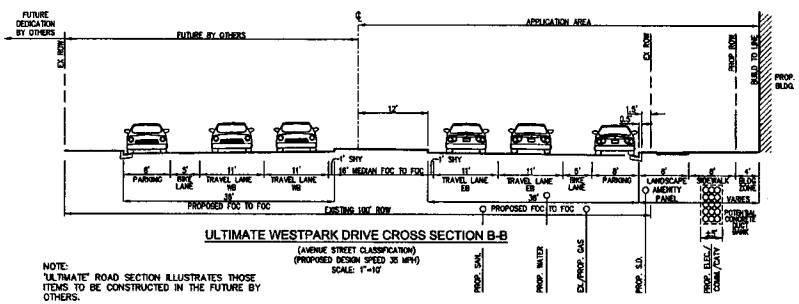
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'B,C,D&E' FRONTAGE = ±18,920s.f.

LEGEND:

<:1:> EXISTING LANE DIRECTION
→ PROPOSED LANE DIRECTION

NOTES:

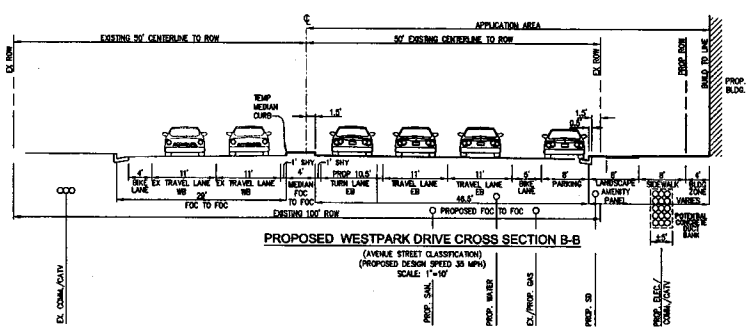
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.



ULTIMATE WESTPARK DRIVE CROSS SECTION B-B

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

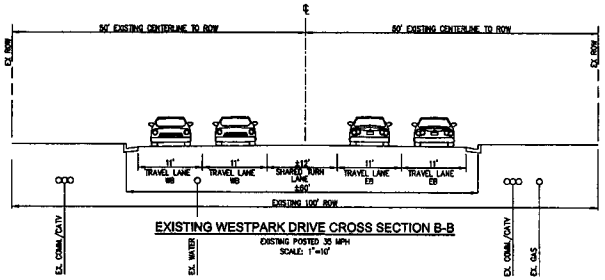
NOTE:
'ULTIMATE' ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



PROPOSED WESTPARK DRIVE CROSS SECTION B-B

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
'PROPOSED' ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.



EXISTING WESTPARK DRIVE CROSS SECTION B-B

EXISTING POSTED 35 MPH
SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NAD 83

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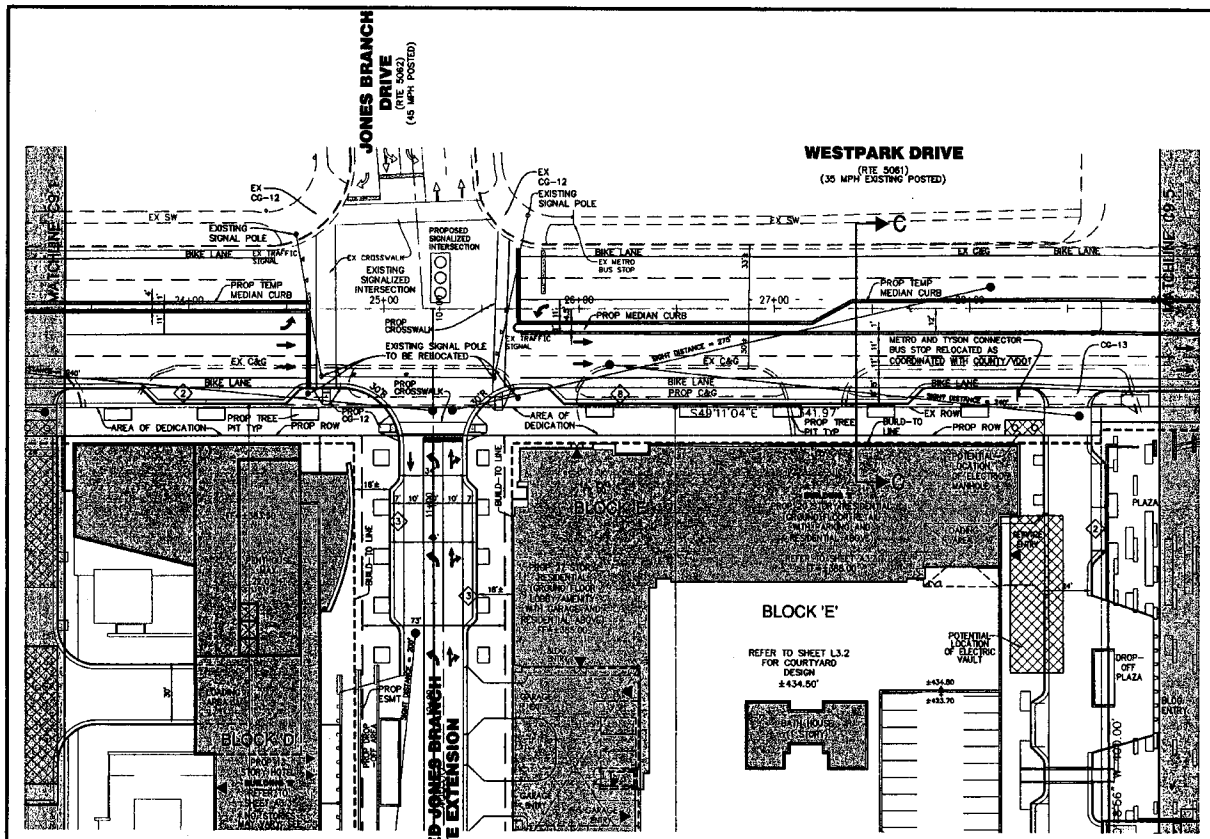
LANDSCAPE ARCHITECT

ROADWAY STRIPING AND MARKING PLAN
(SHEET 2 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
05/24/12	PER COUNTY COMMENTS
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.1



WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)

100' ROW

EXISTING POSTED SPEED = 35 MPH

PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'B,C,D&E' FRONTAGE = ±18,920s.f.

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 – L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.

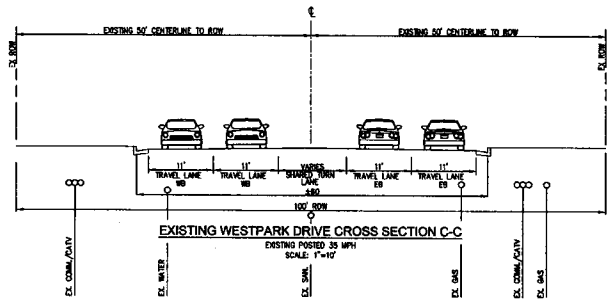
LEGEND:

EXISTING LANE DIRECTION

PROPOSED LANE DIRECTION

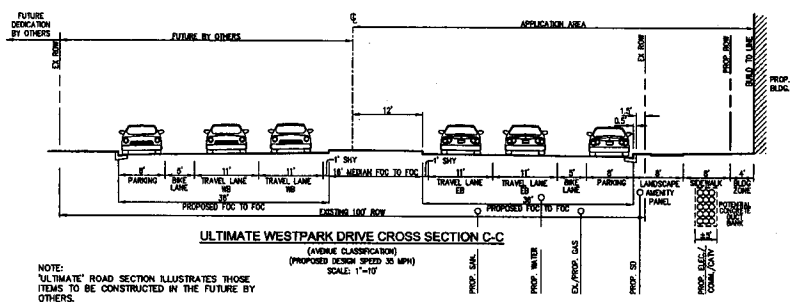
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



EXISTING WESTPARK DRIVE CROSS SECTION C-C

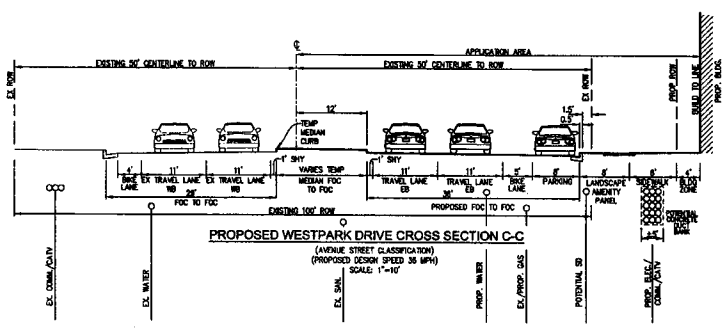
EXISTING POSTED 35 MPH
SCALE: 1"=10'



ULTIMATE WESTPARK DRIVE CROSS SECTION C-C

(AVENUE CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
"ULTIMATE" ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



PROPOSED WESTPARK DRIVE CROSS SECTION C-C

(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'

NOTE:
"PROPOSED" ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.

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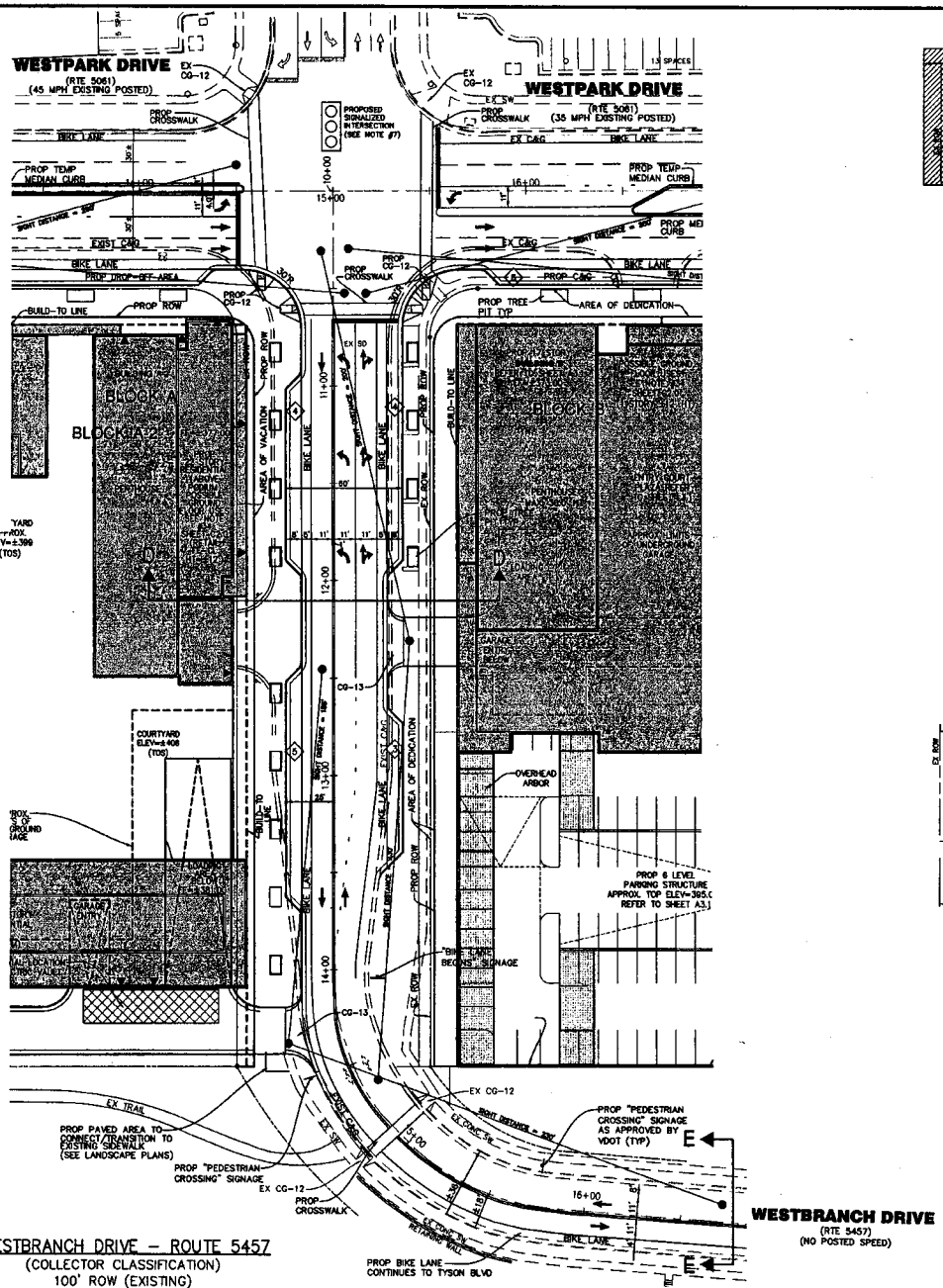
ROADWAY STRIPING AND MARKING PLAN
(SHEET 3 OF 6)
ARBOR ROW

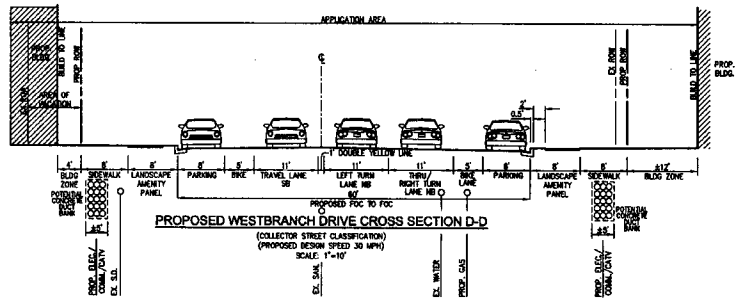
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

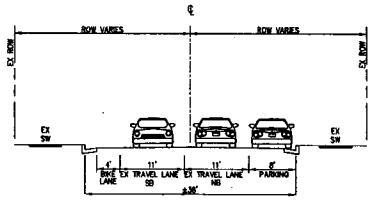
SCALE H:1"=50'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.2



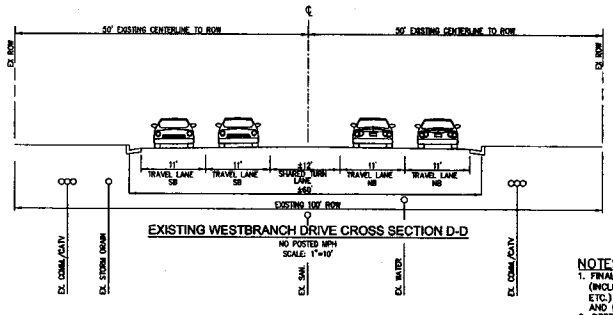
WESTBRANCH DRIVE – ROUTE 5457
(COLLECTOR CLASSIFICATION)
100' ROW (EXISTING)
NO POSTED SPEED
PROPOSED DESIGN SPEED = 30 MHP



PROPOSED WESTBRANCH DRIVE CROSS SECTION D-D
(COLLECTOR STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 30 MPH)
SCALE: 1"=10'



EXISTING WESTBRANCH DRIVE CROSS SECTION E-E
(WITH PROPOSED BIKE LANE)
PROPOSED DESIGN SPEED 30 MPH
SCALE: 1"=10'



EXISTING WESTBRANCH DRIVE CROSS SECTION D-D
NO POSTED MPH
SCALE: 1"=10'

NOTES:
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
7. SIGNAL CONTROL APPARATUS MAY REQUIRE EASEMENTS FROM ADJACENT PROPERTY OWNERS IF INSTALLATION OCCURS OUTSIDE OF VDOT ROW

LEGEND:
EXISTING LANE DIRECTION
PROPOSED LANE DIRECTION

WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. VACATION:
BLOCK 'A' FRONTAGE = ±3,428s.f.

WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'B' FRONTAGE = ±872s.f.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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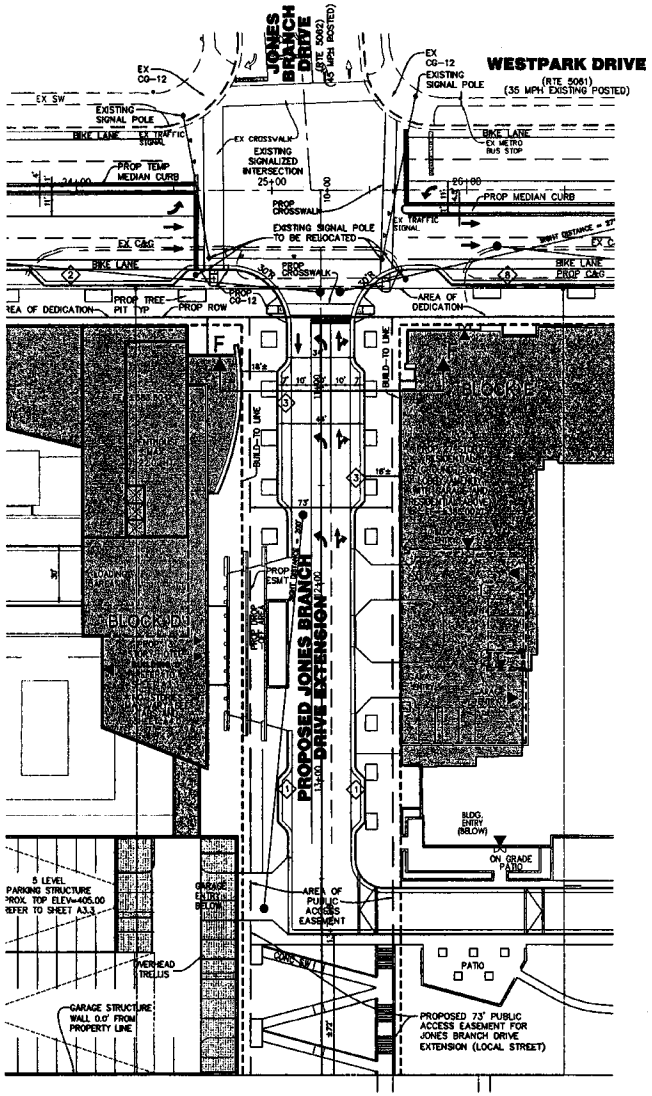
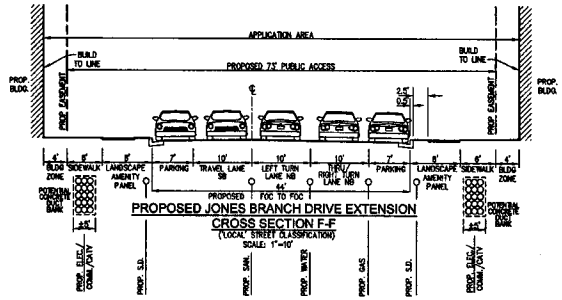
ROADWAY STRIPING AND MARKING PLAN (SHEET 4 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
04/20/12	REVISE ROW TABS
06/25/12	PER COUNTY COMMENTS
07/02/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.3



JONES BRANCH DRIVE EXTENSION
(LOCAL CLASSIFICATION)
PROPOSED PUBLIC ACCESS EASEMENT 73'
PROPOSED DESIGN SPEED = 30 MPH



PROPOSED JONES BRANCH DRIVE EXTENSION
CROSS SECTION F-F
(LOCAL STREET CLASSIFICATION)
SCALE: 1"=10'

NOTES:
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.

LEGEND:
<:>** EXISTING LANE DIRECTION
→ PROPOSED LANE DIRECTION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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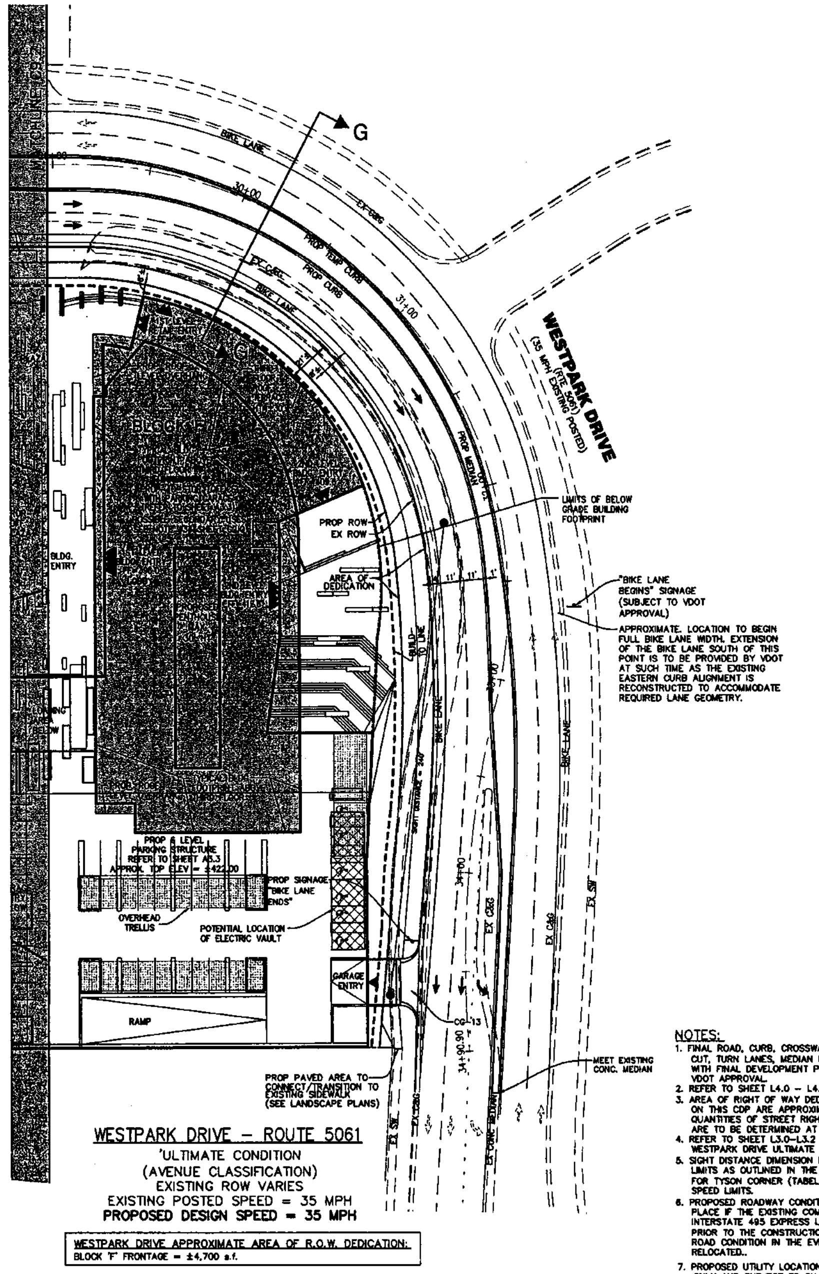
ROADWAY STRIPING AND MARKING PLAN (SHEET 5 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
06/24/12	PER COUNTY COMMENTS
04/26/12	REVISE ROW TABS
05/29/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.4



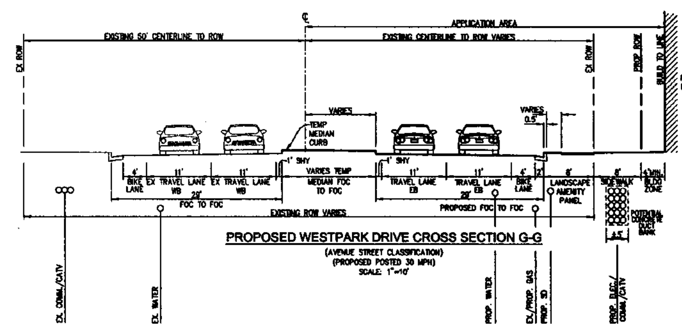
WESTPARK DRIVE – ROUTE 5061

'ULTIMATE CONDITION
(AVENUE CLASSIFICATION)
EXISTING ROW VARIES
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

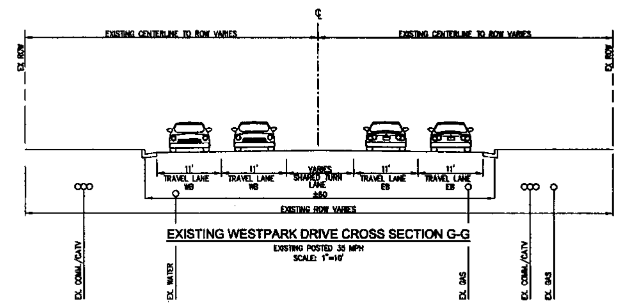
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'F' FRONTAGE = ±4,700 s.f.

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L4.0 – L4.1 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS CDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L3.0–L3.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE VDOT TRANSPORTATION DESIGN STANDARDS FOR TYSON CORNER (TABEL 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
6. PROPOSED ROADWAY CONDITIONS REPRESENTED HEREON ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET ASSOCIATED WITH THE INTERSTATE 495 EXPRESS LANE IMPROVEMENTS HAS BEEN RELOCATED PRIOR TO THE CONSTRUCTION OF BLOCK 'F'. SEE SHEET C8.1 FOR INTERIM ROAD CONDITION IN THE EVENT THE REFERED CABINET HAS NOT BEEN RELOCATED..
7. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FDP AND FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
8. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.



PROPOSED WESTPARK DRIVE CROSS SECTION G-G
(AVENUE STREET CLASSIFICATION)
(PROPOSED POSTED 30 MPH)
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION G-G
EXISTING POSTED 35 MPH
SCALE: 1"=10'

LEGEND:

EXISTING LANE DIRECTION
PROPOSED LANE DIRECTION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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ROADWAY STRIPING AND MARKING PLAN
(SHEET 6 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

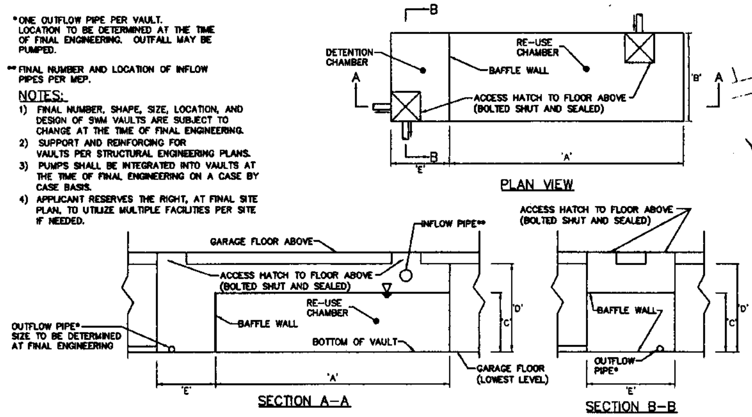
SCALE H:1"=30'
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C9.5

*ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

**FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP.

NOTES:

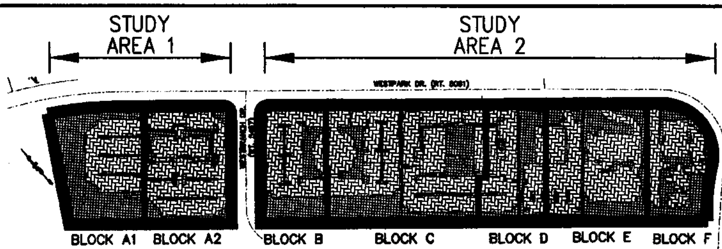
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.
4) APPLICANT RESERVES THE RIGHT, AT FINAL SITE PLAN, TO UTILIZE MULTIPLE FACILITIES PER SITE IF NEEDED.



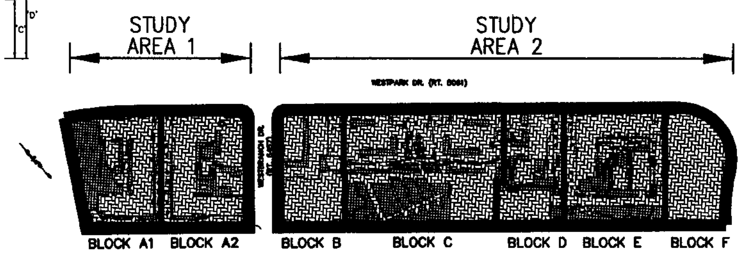
SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	RE-USE DEPTH (FT) C	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK A1	13,229	56	24	10	12	4	13,440
BLOCK A2	13,577	58	24	10	12	4	13,920
BLOCK B	10,295	62	18	10	12	4	11,160
BLOCK C	24,368	68	36	10	12	4	24,480
BLOCK D	9,847	56	18	10	12	4	10,080
BLOCK E	15,615	41	17	24	26	4	16,728

1 C10.0 CONCEPTUAL FACILITY DETAIL
NOT TO SCALE



2 C10.0 EXISTING IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'



3 C10.0 PRELIMINARY PROPOSED IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'

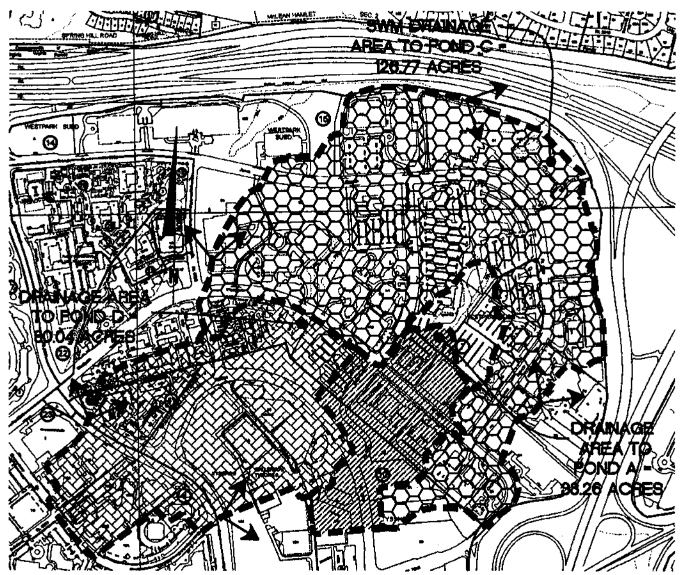
IMPERVIOUS AREA =
PERVIOUS AREA =

Area 1	
Area =	5.388 Ac
Ex. Impervious %	55%
Ex. C-Factor =	0.63
Prop. Impervious %	72%
Prop. C-Factor =	0.73

Area 2	
Area =	13.926 AC
Ex. Impervious %	62%
Ex. C-Factor =	0.67
Prop. Impervious %	78%
Prop. C-Factor =	0.77

4 C10.0 BMP MAP
SCALE: 1"=500'

PER PLAN #6377-PI-01, POND C WAS DESIGNED TO TREAT A DRAINAGE AREA OF 167.81 ACRES, WITH A C-FACTOR OF 0.80.



5 C10.0 SWM MAP
SCALE: 1"=500'

SWM NARRATIVE:

GENERAL INFO:

THE SUBJECT SITES OF THIS APPLICATION, THE FREDERICK, ESSEX, CAMPBELL, SCOTT, GRAYSON, FRANKLIN, AND AMT BUILDINGS ARE LOCATED ON FFX. CO. TAX MAP PARCELS #0294((7))-0010, 0294((7))-0009, 0294((7))-0003, 0294((7))-0002, 0294((7))-0001, AND 0294((7))-0005A, RESPECTIVELY. SEE VICINITY MAPS ON SHEET C10.7. THESE SITES COMPRISE THE PROPOSED BLOCKS ASSOCIATED WITH THIS APPLICATION: BLOCKS A1, A2, B, C, D, E, AND F. BLOCKS A1 AND A2 MAKE UP STUDY AREA 1. BLOCKS B-F MAKE UP STUDY AREA 2. SWM DETENTION FOR THESE BLOCKS IS CURRENTLY PROVIDED FOR BY EXISTING PONDS "A", "B", "C", AND "D". PONDS "A", "B", AND "D" ARE USED FOR THE SOLE PURPOSE OF DETENTION AND RETENTION. POND "A" IS COUNTY OWNED AND SITUATED BETWEEN THE DICKENSON, GLOUCESTER, AND BRUNSWICK & CULPEPER BUILDINGS. POND "B" IS COUNTY OWNED AND LOCATED NORTHEAST OF POND "A" BETWEEN THE GLOUCESTER, BRUNSWICK & CULPEPER, LANCASTER, AND NORTHHAMPTON BUILDINGS. POND "D" IS OWNED BY AVALON CRESCENT ASSOCIATION AND LOCATED SOUTH OF WESTPARK DR. (RT. 5061) BETWEEN AVALON CRESCENT AND THE FREDERICK BUILDING, WITHIN AVALON CRESCENT'S PROPERTY LINES. POND "C" WAS REDESIGNED IN 1994 AS PART OF REZONING CASE NO. RZ-88-D-005 TO SUPPLY BMP (WATER QUALITY) TREATMENT FOR THE ENTIRE 167.81 ACRE WESTPARK AREA, AS WELL AS DETENTION FOR AREAS WHERE DETENTION IS NOT PROVIDED BY PONDS "A", "B", OR "D". SEE SWM MAP ON THIS SHEET. HOWEVER, ADDITIONAL STORMWATER MANAGEMENT SHALL BE PROVIDED, AS DESCRIBED BELOW.

LEED COMPLIANCE:

THE LEED REQUIREMENT THAT IS APPLICABLE TO THE SUBJECT APPLICATON IS CREDIT SS 6.1. ITS REQUIREMENT IS TO REDUCE THE POST-DEVELOPED 1-YR AND 2-YR, 24-HOUR DESIGN STORMS' TOTAL VOLUME OF RUNOFF TO LESS THAN OR EQUAL TO 75% OF THE PRE-DEVELOPED 1-YR AND 2-YR, 24-HOUR DESIGN STORMS. FOR THE LEED CALCULATIONS, THE LEED BOUNDARY IS MOST LIKELY ANTICIPATED TO BE DEFINED AS THE LIMITS OF THE BUILDING AND GARAGE FOOTPRINTS FOR EACH BLOCK. HOWEVER, THE COMPUTATIONS SHOWN ON SHEETS C10.1-C10.6.1 USE THE SITE BOUNDARY AS THE LEED BOUNDARY BECAUSE THE LEED BOUNDARY HAS YET TO BE FORMALLY DEFINED. THE LEED COMPLIANCE COMPUTATIONS AND RESULTING REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE FOR BLOCKS A1, A2, B, C, D, E, AND F ARE SHOWN ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY.

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT) COMPLIANCE:

PER THE COMPREHENSIVE PLAN, THE GOAL OF SWM IN TYSONS CORNER IS TO CONTROL/CAPTURE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE. DUE TO THE UNIQUENESS OF EACH DEVELOPMENT BLOCK, NARRATIVES EXPLAINING HOW THIS WILL BE ACHIEVED FOR EACH BLOCK HAVE BEEN PROVIDED WITHIN THIS PLAN. SEE NARRATIVES FOR BLOCKS A1, A2, B, C, D, E, AND F ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY.

PFM DETENTION COMPLIANCE:

PER THE FAIRFAX COUNTY PUBIC FACILITIES MANUAL (PFM), THE PEAK RELEASE RATES FOR THE POST-DEVELOPED 2-YEAR AND 10-YEAR STORMS SHALL BE REDUCED TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES FOR THOSE SAME STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED MAINLY THROUGH THE DETENTION OF THE RE-USE VOLUMES NOTED ABOVE, AND THROUGH ADDITIONAL DETENTION IN THE VAULT DOWNSTREAM OF THE RE-USE PORTION OF THE VAULT. AT THE TIME OF FINAL ENGINEERING, THE STORMWATER VAULT SHALL BE ROUTED TO COMPUTE AND CONFIRM THAT THE POST-DEVELOPED PEAK FLOW RATES ARE LESS THAN THE EXISTING FLOW RATES. HOWEVER, IN ADDITION, THE COMPUTATIONS ON SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, AND C10.6 SHOW THAT THE SIZE OF THE VAULTS OR OTHER SWM FACILITY WILL PROVIDE ENOUGH STORAGE TO HOLD ALL OF THE 2-YR, 2-HR STORM, AND THE MAJORITY OF THE 10-YR, 2-HR STORM SUCH THAT THE RELEASE RATES WILL BE UNDER THE ALLOWABLE. FOR BLOCKS A1, A2, B, C, D, E, AND F, ALLOWABLE RELEASE RATES AND DETENTION COMPUTATIONS, SEE SHEETS C10.1, C10.2, C10.3, C10.4, C10.5, C10.6, AND C10.6.1, RESPECTIVELY. ADDITIONAL COMPUTATIONS FOR DETENTION WILL BE PROVIDED AT FINAL SITE PLAN IF THE EXISTING PONDS ARE USED TO SATISFY THIS REQUIREMENT.

STORMWATER CONTROLS:

THE PROPOSED STORMWATER MANAGEMENT DETENTION CONTROLS FOR THE SUBJECT APPLICATION WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF LOW IMPACT DEVELOPMENT PRACTICES, THE STORING OF STORMWATER IN VAULTS TO BE RE-USED, AND DETAINING STORMWATER IN VAULTS TO SHAVE THE PEAK RELEASE RATE FOR THE GIVEN POST-DEVELOPED STORM EVENT. POTENTIAL STORMWATER RE-USES INCLUDE LANDSCAPE IRRIGATION, GRAY WATER USES, ETC.

AS SHOWN ON THE CONCEPTUAL SWM PLANS (SHEETS C10.1-C10.6.1), THIS APPLICATION ANTICIPATES A UTILIZATION OF VAULTS WITHIN EACH PROPOSED BLOCK, WITH THE EXCEPTION OF BLOCKS E AND F WHERE INFILTRATION IS BEING PROPOSED TO MEET THE RUNOFF REDUCTION VOLUME REQUIREMENTS. THESE VAULTS WILL HOLD A PORTION OF THE POST-DEVELOPED RUNOFF VOLUME FOR RE-USE. POST-DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED PARTIALLY THROUGH THE DETENTION OF THE PREVIOUSLY MENTIONED RE-USE VOLUME, AND THROUGH ADDITIONAL DETENTION IN THE VAULT DOWNSTREAM OF THE RE-USE STORAGE WITH AN ENGINEERED OUTFLOW CONTROL DEVICE, AS NEEDED.

THE VAULTS WILL PROVIDE BOTH RE-USE AND DETENTION IN SEPARATE CHAMBERS. STORMWATER WILL FIRST ENTER THE RE-USE CHAMBER, WHICH WILL HAVE NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING/MECHANICAL/IRRIGATION SYSTEMS FOR RE-USE. BY DESIGNING THE HEIGHT OF THE WALL THAT SEPARATES THE TWO CHAMBERS, THE RE-USE VOLUME CAN BE SET AT THE DESIRED VALUE TO ACHIEVE THE PREVIOUSLY MENTIONED REDUCTION IN VOLUME RUNOFF. WHEN THE RE-USE CHAMBER IS FULL DURING A LARGE STORM EVENT, STORMWATER WILL OVERFLOW INTO THE DETENTION CHAMBER. OUTFLOW FROM THE DETENTION CHAMBER WILL BE CONTROLLED BY AN ENGINEERED OUTLET STRUCTURE, SUCH AS A WEIR OR ORIFICE. THE OUTFALL FROM THE DETENTION CHAMBER MAY BE PUMPED IN ORDER TO CONNECT TO THE EXISTING STORM SEWER SYSTEM. SEE CONCEPTUAL SWM VAULT DETAIL ON THIS SHEET.

SEE SHEETS C10.1-C10.6.1 FOR THE PRELIMINARY INDIVIDUAL SWM COMPUTATIONS FOR EACH BLOCK. THE PROPOSED COMPUTATIONS AND STORAGE VOLUMES FOR STORMWATER RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. THE APPLICANT RESERVES THE RIGHT TO REVISE THE SWM DESIGN BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL ENGINEERING. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED SWM VAULTS AT THE TIME OF FINAL ENGINEERING.

BMP NARRATIVE:

EXISTING POND "C" IS LOCATED AT THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD. IT PROVIDES BMP (WATER QUALITY) FOR 167.81 ACRES OF THE WESTPARK WATERSHED PER PLAN #6377-PI-01. ALL OF THE SITES OF THE SUBJECT APPLICATION ARE INCLUDED WITHIN THIS WATERSHED. SEE BMP MAP ON THIS SHEET. POND "C" WAS DESIGNED FOR A 40% PHOSPHORUS REMOVAL EFFICIENCY ASSUMING THAT ALL SITES INCLUDED WITHIN THE 167.81 ACRE WATERSHED ARE DEVELOPED AND HAVE AN ASSUMED C-FACTOR OF 0.80. THIS IS DEMONSTRATED ON SHEET 6 OF FAIRFAX COUNTY PLAN, "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, & C" (PLAN #6377-PI-01). THEREFORE, SINCE THE PROPOSED RE-DEVELOPMENT OF THE SUBJECT SITES RESULTS IN A C-FACTOR LESS THAN OR EQUAL TO 0.80 WITH THE EXCEPTION OF BLOCK F, THE BMP REQUIREMENTS FOR ALL BLOCKS ARE SATISFIED BY POND "C" WITH THE EXCEPTION OF BLOCK F. SEE IMPERVIOUS AREA ANALYSIS ON THIS SHEET WHICH CONFIRMS THAT AREA 1 AND AREA 2 WILL HAVE A C-FACTOR OF LESS THAN 0.80. PER PFM 6-0401.2C, THE SUBJECT APPLICATION IS CURRENTLY AND ADEQUATELY SERVED BY AN OFFSITE BMP FACILITY AND THE PROJECTED PHOSPHOROUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS POLLUTION LOAD. THE PROPOSED LID MEASURES FOR BLOCK F WILL EXCEED THE BMP REQUIRED BY THE COUNTY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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LANDSCAPE ARCHITECT

SWM & BMP NARRATIVE
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.0

Cad file name : P:\7403 - West Group Properties\7403-07-001 (PLN) - Tyson West Park\Planning\Rezoning\Current-01-001 SWM BMP NARR.dwg

BLOCK A1 LEED COMPUTATIONS:

Existing Block A1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: EXISTING CONDITIONS BLOCK A1

Data: Drainage Area : 2.66 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	4	11

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)

1 YR STORM: 2.66 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 6,566 CU. FT.
2 YR STORM: 2.66 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 9,463 CU. FT.
10 YR STORM: 2.66 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 25,878 CU. FT.

Proposed Block A1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: ______
Subtitle: PROPOSED CONDITIONS BLOCK A1

Data: Drainage Area : 2.66 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	19

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)

1 YR STORM: 2.66 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 18,153 CU. FT.
2 YR STORM: 2.66 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 22,692 CU. FT.
10 YR STORM: 2.66 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 44,224 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
18,153 CU. FT. – 6,566 CU. FT. = 11,587 CU. FT.

2-YEAR STORM
22,692 CU. FT. – 9,463 CU. FT. = 13,229 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 2.66

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Type A	Type B	Type C	Type D
0	2.66	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

$ for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x (1.2 - (S/ (P + 0.8S)))) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC
Design Storm Rainfall Intensity (I) (in/hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
2.17	4.49	9.48

Proposed Flow Rates
**Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

$ for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

Equivalent C

1-yr	2-yr	10-yr
0.70	0.73	0.83

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x (1.2 - (S/ (P + 0.8S)))) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC
Design Storm Rainfall Intensity (I) (in/hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

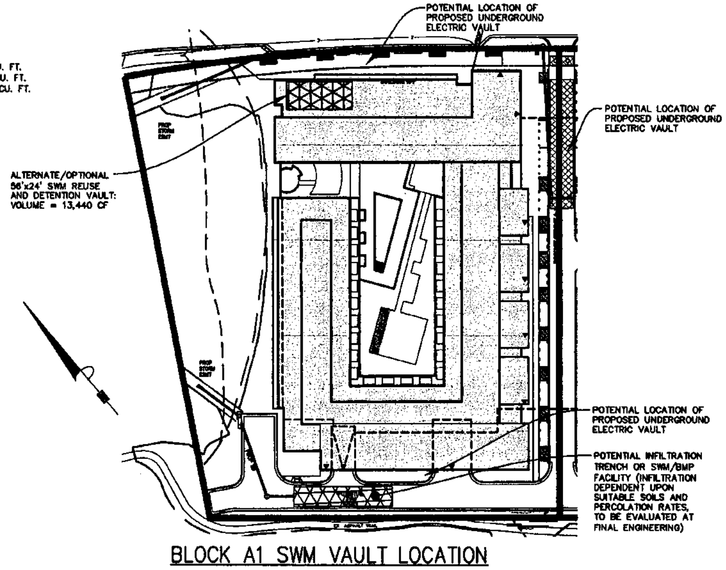
Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
6.09	10.58	16.05

ALLOWABLE RELEASE RATE

PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK A1 SWM VAULT LOCATION

SCALE: 1"=50'

BLOCK A1 SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK A1 HAS A PROPERTY AREA OF 2.66 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMABLE PAVEMENT.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN DRIVE AISLE BETWEEN THE BUILDING AND THE SOUTHERN PROPERTY LINE. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PRIVATE STREET BETWEEN BLOCKS A1 AND A2, AND IN THE PRIVATE STREET BETWEEN THE REAR OF THE BUILDING OF BLOCK A1 AND THE SOUTHERN PROPERTY LINE. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK A1'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS A1 AND A2, AND THE REAR DRIVE AISLE; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS AND STORMWATER PLANTERS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE 'LOW IMPACT DEVELOPMENT CONCEPT PLAN,' SHEET C10.6, FOR FURTHER DETAIL.

A CONSERVATION AREA IS LOCATED BETWEEN THE EASTERN PROPERTY LINE AND THE PROPOSED BUILDING ON BLOCK A1. THIS AREA IS WITHIN THE RPA SO NO CONSTRUCTION OR GRADING CAN TAKE PLACE WITHIN THIS ZONE.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

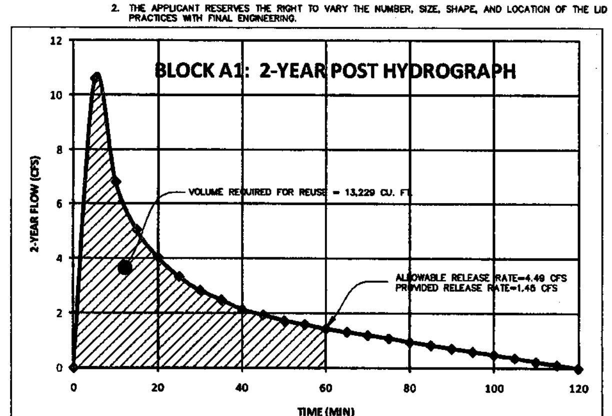
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK A1. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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8/29/12
LANDSCAPE ARCHITECT

BLOCK A1 SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
10/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H: AS SHOWN
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07-001
SHEET C10.1

BLOCK A2 LEED COMPUTATIONS:

Existing Block A2.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: EXISTING CONDITIONS BLOCK A2

Data: Drainage Area : 2.73 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	4	11

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.73 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 6,739 CU. FT.
2 YR STORM: 2.73 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 9,712 CU. FT.
10 YR STORM: 2.73 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 26,559 CU. FT.

Proposed Block A2.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 01-31-2011
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: PROPOSED CONDITIONS BLOCK A2

Data: Drainage Area : 2.73 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	20

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.73 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 18,631 CU. FT.
2 YR STORM: 2.73 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 23,289 CU. FT.
10 YR STORM: 2.73 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 45,388 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
18,631 CU. FT. – 6,739 CU. FT. = 11,892 CU. FT.

2-YEAR STORM
23,289 CU. FT. – 9,712 CU. FT. = 13,577 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

*Per Soils Map approximately 100% type B

Total Site Area (ac)	Amount of Site Area (Ac) Per Hydrologic Soil Group* Type A	Type B	Type C	Type D
2.73	0	2.73	0	0

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use	Type A	Type B	Type C	Type D
	57	73	82	86

Weighted CN for site: 73

$ for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)	1-yr	2-yr	10-yr
	2.7	3.2	5.5

Equivalent C	1-yr	2-yr	10-yr
	0.25	0.31	0.49

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC Design Storm Rainfall Intensity (I)	1-yr	2-yr	10-yr	
	3.27	5.45	7.27	in / hr

Existing Conditions Peak Flow Rates	1-yr	2-yr	10-yr	
	2.23	4.61	9.79	cfs

Proposed Flow Rates
Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use	Type A	Type B	Type C	Type D
	89	92	94	95

Weighted CN for site: 92

$ for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)	1-yr	2-yr	10-yr
	2.7	3.2	5.5

Equivalent C	1-yr	2-yr	10-yr
	0.70	0.73	0.83

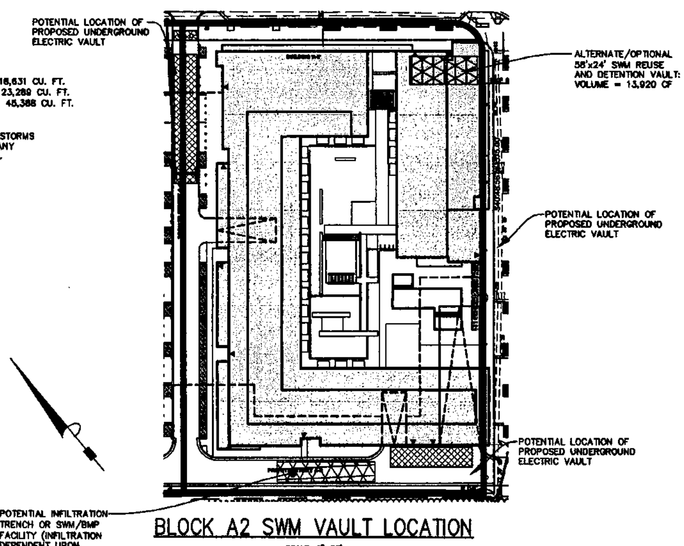
Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC Design Storm Rainfall Intensity (I)	1-yr	2-yr	10-yr	
	3.27	5.45	7.27	in / hr

Proposed Conditions Peak Flow Rates	1-yr	2-yr	10-yr	
	6.25	10.86	16.47	cfs

ALLOWABLE RELEASE RATE
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK A2 SWM VAULT LOCATION
SCALE: 1"=50'

BLOCK A2 SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK A2 HAS A PROPERTY AREA OF 2.73 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMEABLE PAVEMENT.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN DRIVE AISLE BETWEEN THE BUILDING AND THE SOUTHERN PROPERTY LINE. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061) AND WESTBRANCH DRIVE (RT. 5457), AND IN THE PRIVATE STREET BETWEEN BLOCKS A1 AND A2. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK A2'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS A1 AND A2, AND THE REAR DRIVE AISLE; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS AND STORMWATER PLANTERS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

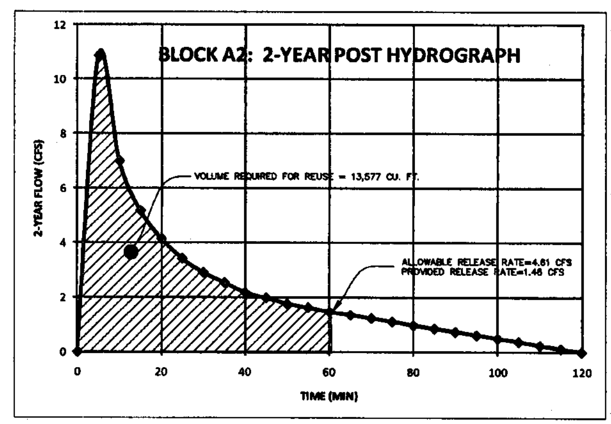
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK A2. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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MATTHEW J. TAUSCHER
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3/29/12
LANDSCAPE ARCHITECT

BLOCK A2 SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/28/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H:AS SHOWN
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07-001
SHEET C10.2

Existing Block B.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ___   Date: ___
Subtitle: EXISTING CONDITIONS BLOCK B

Data: Drainage Area : 2.07 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	9

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.07 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 5,110 CU. FT.
2 YR STORM: 2.07 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,364 CU. FT.
10 YR STORM: 2.07 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 20,138 CU. FT.

Proposed Block B.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ___   Date: ___
Subtitle: PROPOSED CONDITIONS BLOCK B

Data: Drainage Area : 2.07 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	8	15

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.07 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 14,127 CU. FT.
2 YR STORM: 2.07 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 17,659 CU. FT.
10 YR STORM: 2.07 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 34,415 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
14,127 CU. FT. - 5,110 CU. FT. = 9,017 CU. FT.

2-YEAR STORM
17,659 CU. FT. - 7,364 CU. FT. = 10,295 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

	Type A	Type B	Type C	Type D
Total Site Area (ac): 2.07 — Amount of Site Area (Ac) Per Hydrologic Soil Group*	0	2.07	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
$C = 1 - \{(S \times [1.2 - (S/(P + 0.8S))]) / P\}$
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (In)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC
Design Storm Rainfall Intensity (I) in/hr

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
1.69	3.50	7.37

Proposed Flow Rates
Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
$C = 1 - \{(S \times [1.2 - (S/(P + 0.8S))]) / P\}$
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (In)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC
Design Storm Rainfall Intensity (I) in/hr

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

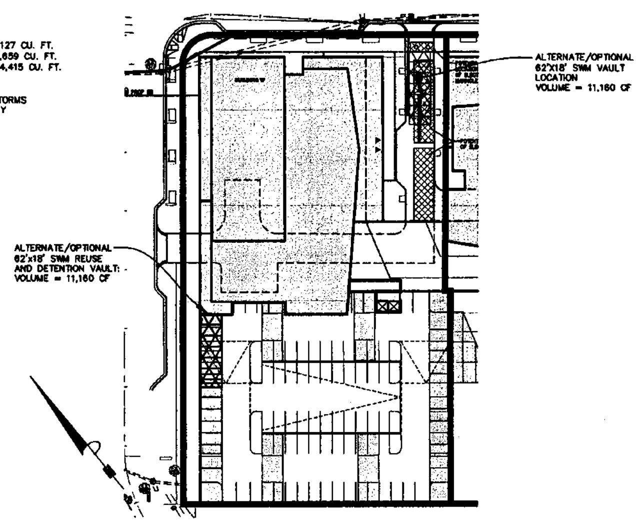
1-yr	2-yr	10-yr
0.70	0.73	0.83

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
4.74	8.24	12.49

ALLOWABLE RELEASE RATE
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK B SWM VAULT LOCATION
SCALE: 1"=60'

BLOCK B SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK B HAS A PROPERTY AREA OF 2.07 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, AND VEGETATED GREEN ROOF.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT. DUE TO THE SIZE OF THE BUILDING AND GARAGE THERE IS NOT ENOUGH GREEN/PERVIOUS SPACE AVAILABLE FOR THE INFILTRATION PRACTICE.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), AND WESTBRANCH DRIVE (RT. 5467), AND THE PRIVATE STREET BETWEEN BLOCKS B AND C. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS B AND C; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

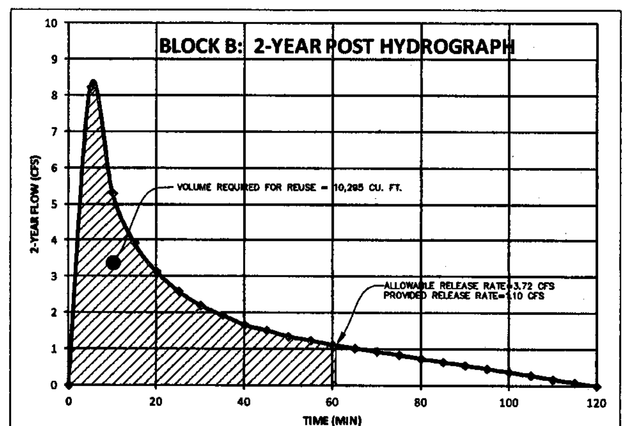
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK B. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000882
8/29/12
LANDSCAPE ARCHITECT

BLOCK B SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	APRIL 28, 2011
FILE No.	7403-07-001
SHEET	C10.3

BLOCK C LEED COMPUTATIONS:

Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ______
Subtitle: EXISTING CONDITIONS BLOCK C

Data: Drainage Area : 4.9 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	20

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 4.90 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 12,096 CU. FT.
2 YR STORM: 4.90 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 17,432 CU. FT.
10 YR STORM: 4.90 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 47,670 CU. FT.

Proposed Block C.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ______
Subtitle: PROPOSED CONDITIONS BLOCK C

Data: Drainage Area : 4.9 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	15	18	35

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 4.90 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 33,440 CU. FT.
2 YR STORM: 4.90 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 41,800 CU. FT.
10 YR STORM: 4.90 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 81,465 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
33,440 CU. FT. – 12,096 CU. FT. = 21,344 CU. FT.

2-YEAR STORM
41,800 CU. FT. – 17,432 CU. FT. = 24,368 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 4.90

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Type A	Type B	Type C	Type D
0	4.90	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC
Design Storm Rainfall Intensity (I) (in / hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
4.01	8.28	17.46

Proposed Flow Rates
Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC
Design Storm Rainfall Intensity (I) (in / hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

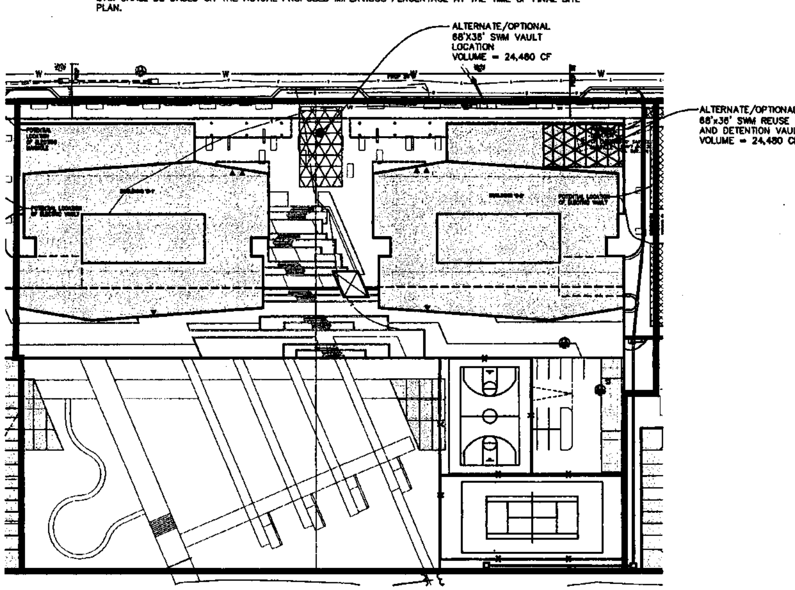
1-yr	2-yr	10-yr
0.70	0.73	0.83

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
11.22	19.49	29.57

ALLOWABLE RELEASE RATE
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK C SWM VAULT LOCATION
SCALE: 1"=60'

BLOCK C SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK C HAS A PROPERTY AREA OF 4.90 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, AND VEGETATED GREEN ROOF.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT AND THE MAJORITY OF PROPOSED GREEN SPACE IS ABOVE THE GARAGE IN THE FORM OF GREEN ROOF WHERE INFILTRATION DOES NOT FUNCTION.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PLAZA AREA BETWEEN THE TWO (2) BUILDINGS PROPOSED ON BLOCK C, AND THE PRIVATE STREET BETWEEN BLOCKS C AND D. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS C AND D; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK C. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

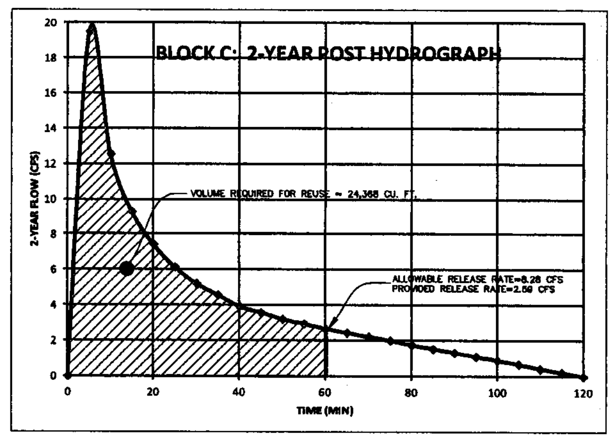
SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.

2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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MATTHEW J. TAUSCHER
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8/29/12
LANDSCAPE ARCHITECT

BLOCK C SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
10/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

SCALE: H: AS SHOWN
JOB No.
DATE: APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.4

Existing Block D.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ______
Subtitle: EXISTING CONDITIONS BLOCK D

Data: Drainage Area : 1.98 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	3	8

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 1.98 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 4,888 CU. FT.
2 YR STORM: 1.98 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,044 CU. FT.
10 YR STORM: 1.98 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 19,263 CU. FT.

Proposed Block D.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ______
Subtitle: PROPOSED CONDITIONS BLOCK D

Data: Drainage Area : 1.98 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	6	7	14

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 1.98 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 13,513 CU. FT.
2 YR STORM: 1.98 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 16,891 CU. FT.
10 YR STORM: 1.98 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 32,919 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
13,513 CU. FT. - 4,888 CU. FT. = 8,625 CU. FT.

2-YEAR STORM
16,891 CU. FT. - 7,044 CU. FT. = 9,847 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 1.98

Amount of Site Area (Ac) Per Hydrologic Soil Group*

Type A	Type B	Type C	Type D
0	1.98	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates

Land Use = Ex Conditions (0% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
57	73	82	86

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.85))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC — Design Storm Rainfall Intensity (I) (in / hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

1-yr	2-yr	10-yr
0.25	0.31	0.49

Existing Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
1.62	3.35	7.05

Proposed Flow Rates

** Land Use = Proposed Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	92	94	95

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.85))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)

1-yr	2-yr	10-yr
2.7	3.2	5.5

5 Minute TC — Design Storm Rainfall Intensity (I) (in / hr)

1-yr	2-yr	10-yr
3.27	5.45	7.27

Equivalent C

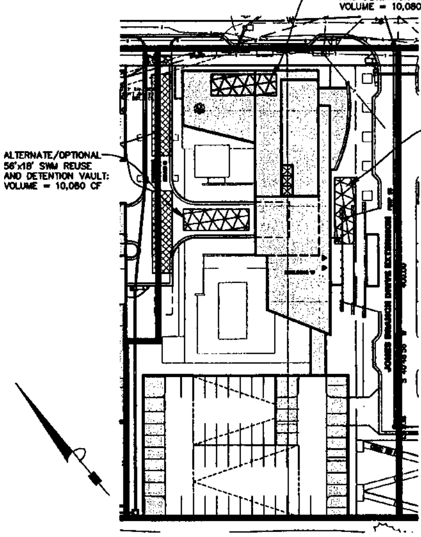
1-yr	2-yr	10-yr
0.70	0.73	0.83

Proposed Conditions Peak Flow Rates (cfs)

1-yr	2-yr	10-yr
4.53	7.86	11.95

ALLOWABLE RELEASE RATE
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK D SWM VAULT LOCATION
SCALE: 1"=60'

BLOCK D SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK D HAS A PROPERTY AREA OF 1.98 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND PERMEABLE PAVEMENT.

INFILTRATION IS NOT A FEASIBLE OPTION ON THIS SITE DUE TO THE URBAN NATURE OF THIS PROJECT. DUE TO THE SIZE OF THE BUILDING AND GARAGE THERE IS NOT ENOUGH GREEN/PERVIOUS SPACE AVAILABLE FOR THE INFILTRATION PRACTICE.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET BETWEEN BLOCKS C AND D. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT IS PROPOSED IN THE SIDEWALK ALONG BLOCK D'S FRONTAGE WITH WESTPARK DRIVE (RT. 5061) AND COULD BE USED IN THE DRIVE AISLE BETWEEN BLOCKS C AND D; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION IN THE DRIVE AISLES BUT IS PRACTICAL IN THE PROPOSED SIDEWALK LOCATION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, DRY SWALE, AND BIORETENTION.

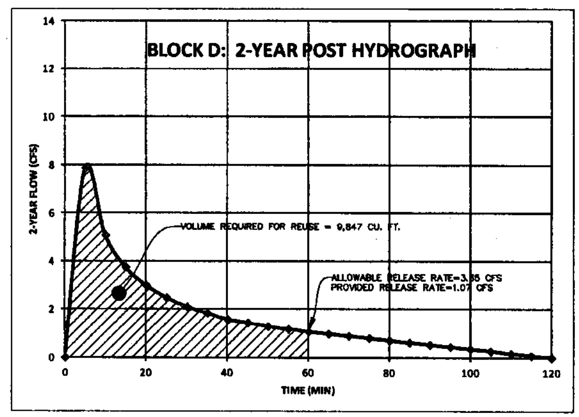
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK D. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL. AT THE TIME OF FDP, WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBCHER
Lic. No. 000632
8/29/12
LANDSCAPE ARCHITECT

BLOCK D SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS

DATE	DESCRIPTION
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

SCALE H: AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.5

Existing Block E.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ____
Subtitle: EXISTING CONDITIONS BLOCK E

Data: Drainage Area : 3.14 Acres
Runoff Curve Number : 73
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.27	0.23	0.13
Runoff (in)	0.68	0.98	2.68
Unit Peak Discharge (cfs/acre/in)	1.478	1.502	1.558
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	3	5	13

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 3.14 AC X 0.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 7,751 CU. FT.
2 YR STORM: 3.14 AC X 0.98 (IN) X 1FT/12IN X 43560 (SF/AC) = 11,171 CU. FT.
10 YR STORM: 3.14 AC X 2.68 (IN) X 1FT/12IN X 43560 (SF/AC) = 30,548 CU. FT.

Proposed Block E.PRN
GRAPHICAL PEAK DISCHARGE METHOD   Version 2.10

Project : WESTPARK REDEVELOPMENT   User: RSD   Date: 01-31-2011
County : FAIRFAX   State: VA   Checked: ____   Date: ____
Subtitle: PROPOSED CONDITIONS BLOCK E

Data: Drainage Area : 3.14 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.58
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	9	12	23

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 3.14 AC X 1.88 (IN) X 1FT/12IN X 43560 (SF/AC) = 21,429 CU. FT.
2 YR STORM: 3.14 AC X 2.35 (IN) X 1FT/12IN X 43560 (SF/AC) = 26,786 CU. FT.
10 YR STORM: 3.14 AC X 4.58 (IN) X 1FT/12IN X 43560 (SF/AC) = 52,204 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. THEREFORE ANY ADDITIONAL STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
21,429 CU. FT. - 7,751 CU. FT. = 13,678 CU. FT.

2-YEAR STORM
26,786 CU. FT. - 11,171 CU. FT. = 15,615 CU. FT.

RUNOFF FLOWRATE COMPUTATIONS:

Total Site Area (ac): 3.14

	Type A	Type B	Type C	Type D
Amount of Site Area (Ac) Per Hydrologic Soil Group*	0	3.14	0	0

*Per Soils Map approximately 100% type B

Baseline Flow Rates
Land Use = Ex Conditions (0% Imp)

	Type A	Type B	Type C	Type D
Curve Number (CN) For Soil Type Per Land Use	57	73	82	86

Weighted CN for site: 73

S for CN to C Calcs.: 3.70

Design Storm 24-hr Rainfall Depth (in)	1-yr	2-yr	10-yr
	2.7	3.2	5.5

Equivalent C	1-yr	2-yr	10-yr
	0.25	0.81	0.49

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC Design Storm Rainfall Intensity (I)	1-yr	2-yr	10-yr
in/hr	3.27	5.45	7.27

Existing Conditions Peak Flow Rates	1-yr	2-yr	10-yr
cfs	2.57	5.31	11.19

Proposed Flow Rates
Land Use = Proposed Conditions (85% Imp)

	Type A	Type B	Type C	Type D
Curve Number (CN) For Soil Type Per Land Use	89	92	94	95

Weighted CN for site: 92

S for CN to C Calcs.: 0.87

Design Storm 24-hr Rainfall Depth (in)	1-yr	2-yr	10-yr
	2.7	3.2	5.5

Equivalent C	1-yr	2-yr	10-yr
	0.70	0.73	0.83

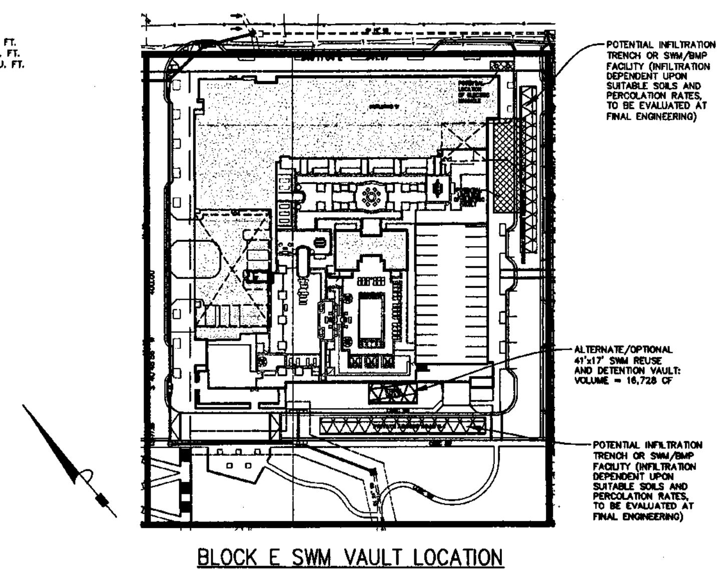
Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - [(S x [1.2 - (S/ (P + 0.8S))]) / P]
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

5 Minute TC Design Storm Rainfall Intensity (I)	1-yr	2-yr	10-yr
in/hr	3.27	5.45	7.27

Proposed Conditions Peak Flow Rates	1-yr	2-yr	10-yr
cfs	7.19	12.48	18.95

ALLOWABLE RELEASE RATE
PER LEED POST-DEVELOPED RELEASE RATE FOR THE 1 YEAR AND 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 10 YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

** NOTE: PROPOSED CONDITIONS, COMPUTATIONS, AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED IMPERVIOUS PERCENTAGE OF 85%. FINAL SWM DESIGN, VAULT SIZE, STORAGE CAPACITY, RE-USE QUANTITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK E SWM VAULT LOCATION
SCALE: 1"=50'

BLOCK E SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION REQUIREMENT):

THE PROPOSED BLOCK E HAS A PROPERTY AREA OF 3.14 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL, SUCH AS BUILDING SYSTEMS, COOLING TOWER AND WATER RE-USE DEMANDS, AND BUILDING TENANT REQUIREMENTS, THAT IS AVAILABLE TO BOWMAN AT THE TIME OF CDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FDP SUBMISSION. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: INFILTRATION (PENDING SOIL ANALYSIS RESULTS), RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND BIORETENTION.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. THE PREFERRED LOCATION FOR THE INFILTRATION FACILITIES WOULD BE IN THE REAR OF THE PROPERTY IN THE GREEN SPACE BETWEEN THE BUILDING AND THE PRIVATE CONNECTOR STREET AND THE GREEN SPACE BETWEEN THE CONNECTOR STREET AND THE PROPOSED WALKING TRAIL. HOWEVER, THE SUITABILITY OF THE SITE SOILS TO PROVIDE INFILTRATION IS STILL UNDER INVESTIGATION AT THIS TIME.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE ANYWHERE FROM 1" TO 1.4" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET SURROUNDING THE BUILDING. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS AND MANAGED TURF COVER OUTSIDE OF THE BUILDING FOOTPRINT.

BIORETENTION COULD BE USED AS A VIABLE OPTION AT THE REAR OF THE SITE IN THE MANAGED TURF AREA. THIS APPEARS TO BE THE IDEAL LOCATION IF INFILTRATION RESULTS DO NOT MEET THE MINIMUM INFILTRATION RATE OF 0.52 INCHES PER HOUR.

PERMEABLE PAVEMENT IS A POTENTIAL PRACTICE THAT COULD BE USED IN THE DRIVE AISLE SURROUNDING THE BUILDING; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES TO BE UTILIZED INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND LID BASIN TYPES 'A' AND 'B'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.8, FOR FURTHER DETAIL.

DUE TO THE URBAN NATURE OF THIS SITE, THE BUILDING LAYOUT, AMOUNT OF SOIL TO BE DISTURBED, AND AVAILABLE GREEN SPACE, THE FOLLOWING RUNOFF REDUCTION PRACTICES ARE NOT FEASIBLE OPTIONS: VEGETATED FILTER STRIPS, EXTENDED DETENTION POND, CONSERVATION AREA, GRASS CHANNEL, AND DRY SWALE.

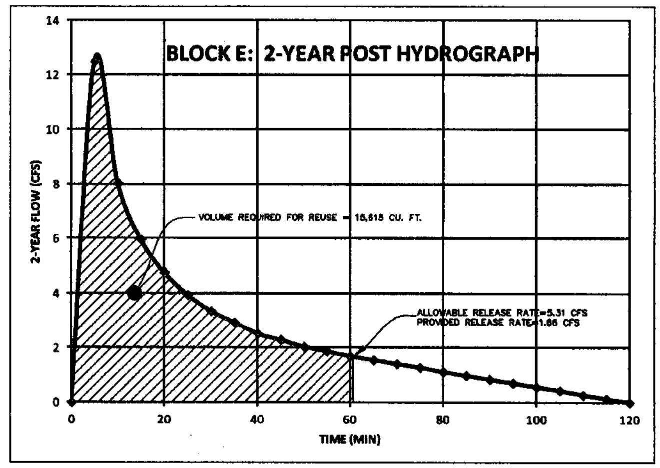
ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK E. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

SUMMARY:

TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST INCH OF RAINFALL WILL BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. WHERE IT HAS BEEN DEMONSTRATED TO NOT BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES WILL BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL AT THE TIME OF FDP. WHEN THE PREVIOUSLY MENTIONED PROJECT DESIGN DETAILS ARE KNOW, THIS NARRATIVE AND ASSOCIATED COMPUTATIONS WILL BE AMENDED ACCORDINGLY.

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



SWM NOTE:
BY MEETING THE REQUIRED VOLUME REUSE FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK ATTENUATION HAS AUTOMATICALLY BEEN MEET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

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8/29/12
LANDSCAPE ARCHITECT

BLOCK E SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
10/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H: AS SHOWN
JOB No.
DATE: APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.6

GENERAL INFORMATION:

THE SUBJECT SITE OF THIS APPLICATION IS THE AMT PROPERTY AND IS LOCATED ON TAX MAP PARCEL 029-4-07-0005A. THIS SITE COMPRISES THE PROPOSED BLOCK "F" AS NOTED IN THE RECENTLY FILED CDP APPLICATION FOR ARBOR ROW.

EXISTING CONDITIONS:

THE STORMWATER QUANTITY AND QUALITY (BMP) REQUIREMENTS FOR THE EXISTING SITE ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE AS SHOWN IN PLAN NO. 6377-PI-01.

PROPOSED CONDITIONS:

ADDITIONAL STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED ON SITE TO COMPLY WITH THE PFM REQUIREMENTS AND TYSONS CORNER URBAN CENTER (TCUC) STORMWATER GOALS ASSOCIATED WITH THIS APPLICATION.

GENERALLY, THESE ADDITIONAL MEASURES WILL BE ACHIEVED BY THE USE OF VEGETATED ROOF, VEGETATED SWALES, INFILTRATION, AND DETENTION MEASURES.

SWM REQUIREMENTS AND GOALS:

IN ADDITION TO THE STANDARD STORMWATER REQUIREMENTS IN THE COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR BOTH WATER QUANTITY AND WATER QUALITY (BMP), THERE ARE TWO STORMWATER MANAGEMENT GOALS INCLUDED IN THE AREA'S COMPREHENSIVE PLAN. GENERALLY, THESE GOALS ARE THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL AND ACHIEVING THE LEED CREDITS SS 6.1 AND 6.2 WHICH ARE DESCRIBED IN GREATER DETAIL BELOW.

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER PFM REQUIREMENTS AND TYSONS COMPREHENSIVE PLAN GOALS SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS TO THE MINIMUM EXTENT DEPICTED IN THIS APPLICATON THROUGH A COMBINATION OF LID MEASURES, HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGE DUE TO POTENTIAL CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES. THIS APPLICATION DEPICTS THE USE OF VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE. THESE VEGETATED SWALES MAY BE ENTIRELY OR PARTLY REPLACED WITH URBAN BIORETENTION IF IT IS DETERMINED TO BE MORE APPROPRIATE DURING THE PREPARATION OF THE PROJECT SITE PLAN. THE TERM VEGETATED SWALES IS USED IN THE COUNTY'S PFM, HOWEVER, THEY ARE ESSENTIALLY THE SAME THING AS DRY SWALES AS SPECIFIED BY THE VIRGINIA DCR. THE SWALES WILL BE CONSTRUCTED USING THE MATERIAL SPECIFICATIONS FROM THE COUNTY PFM AND/OR DCR, HOWEVER, OTHER DESIGN AND CONSTRUCTION DETAILS SUCH AS FREEBOARD MAY VARY FROM THESE STANDARDS AS APPROVED BY THE COUNTY DPWES DUE TO THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLCATION WITHOUT THE NEED FOR A WAIVER FROM THE COUNTY. URBAN BIORETENTION, IF USED, WILL COMPLY WITH THE DCR DESIGN AND CONSTRUCTION SPECIFICATIONS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENT:

IN ACCORDANCE WITH THE STANDARD COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

AS PREVIOUSLY MENTIONED, THE STORMWATER QUANTITY CONTROL FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE.

THE PROPOSED CONDITIONS WILL RESULT IN A NOMINAL INCREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION AND THEREFORE ADDITIONAL DETENTION WILL BE PROVIDED IN THE INFILTRATION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503.

STANDARD BMP NARRATIVE:

REQUIREMENT:

THE EXISTING DEVELOPMENT'S WATER QUALITY REQUIREMENTS ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" DISCUSSED IN THE GENERAL INFORMATION SUMMARY ABOVE. THIS POND IS DESIGNED TO PROVIDE 40% PHOSPHOROUS REMOVAL FOR ITS DRAINAGE AREA WHICH INCLUDES OUR SITE, PARCEL F. THIS IS DOCUMENTED IN FAIRFAX COUNTY PLAN "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, &C" (PLAN NO. 6377-PI-01).

COMPLIANCE:

THE REGIONAL POND IS DESIGNED ASSUMING THAT THE POST DEVELOPMENT "C" FACTOR FOR ALL PROPERTIES WITHIN ITS DRAINAGE AREA WOULD BE 0.60 AT ULTIMATE DEVLOPMENT. THE DEVELOPMENT BEING PROPOSED WITH THIS APPLICATION HAS AN APPROXIMATE PROPOSED DEVELOPED "C" FACTOR OF 0.82 (DISREGARDING THE EFFECT OF THE INFILTRATION). THEREFORE, ADDITONAL BMP IS REQUIRED.

BY PROVIDING A PARTIAL GREEN ROOF, VEGETATED SWALES AND AN INFILTRATION FACILITY WITH THE PROPOSED DEVELOPMENT WE WILL BE PROVIDING ADDITIONAL BMP MEASURES BEYOND WHAT IS REQUIRED.

COMPREHENSIVE PLAN NARRATIVE:

A. *QUANTITY (VOLUME) REDUCTION GOAL:*

THERE ARE TWO RECOMMENDED STORMWATER PARAMETERS IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN THAT PERTAIN TO CONTROLLING THE VOLUME OF STORMWATER RUNOFF RELEASED FROM THE SITE AS FOLLOWS:

1. THE COMPREHENSIVE PLAN RECOMMENDS COMPLYING WITH LEED CREDIT SS 6.1 WHICH REQUIRES THAT THE POST DEVELOPMENT VOLUME OF RUNOFF BE AT LEAST 25% LESS THAN THE EXISTING RUNOFF VOLUME FOR A 2-YEAR 24 HOUR STORM.
2. THE COMPREHENSIVE PLAN RECOMMENDS RETAINING ON SITE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.

COMPLIANCE:

THIS PROJECT PROPOSES TO REDUCE RUNOFF VOLUME THROUGH THE USE OF VEGETATED ROOF ON THE OFFICE BUILDING, VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE AND INFILTRATION AS DESCRIBED BELOW:

1. **VEGETATED (GREEN) ROOF** - . A PORTION OF THE OFFICE BUILDING ROOF IS BEING PROPOSED AS A GREEN ROOF WHICH WILL REDUCE THE OVERALL RUNOFF VOLUME FROM THE SITE.
2. **VEGETATED SWALES** – VEGETATED SWALES (AKA DRY SWALES) ARE PROPOSED FOR THE WESTPARK DRIVE STREETSCAPE AMENITY PANEL AND WILL CONSIST OF A SYSTEM OF SHALLOW SWALES DESIGNED TO TREAT STORMWATER RUNOFF. THE VEGETATED SWALES WILL BE INTERSPERSED WITH STREET TREES. THE VEGETATED SWALES WILL COLLECT WATER FROM MUCH OF THE NARROW STRIP OF LAND THAT LIES BETWEEN THE PROPOSED BUILDING/PARKING GARAGE WALL AND THE STREET AS WELL AS THE RUNOFF FROM THE EAST ENTRANCE PLAZA. ACCORDING TO THE RECENT FAIRFAX COUNTY GUIDANCE FOR DESIGNING STORMWATER FACILITIES TO COMPLY WITH THE TYSONS STORMWATER GOALS, DRY SWALES CAN REDUCE THE VOLUME OF STORMWATER RUNOFF BY UP TO 100%.
3. **RAINWATER HARVESTING** – RAINWATER FROM THE OFFICE BUILDING ROOF WILL BE DIRECTED TO A CISTERN. SOME OF THIS COLLECTED RAINWATER RUNOFF WILL BE USED FOR ON-SITE IRRIGATION. THE UNUSED BALANCE OF THE RAINWATER IN THE CISTERN WILL BE DIRECTED TO THE INFILTRATION FACILITY DISCUSSED BELOW.
4. **INFILTRATION** - MOST OF THE SITE'S RUNOFF WILL BE DIRECTED TOWARDS THE INFILTRATION FACILITY (SEE PLAN ON SHEET P.502). THESE AREAS INCLUDE THE RUNOFF FROM THE ROOFS AND MUCH OF THE WESTERN PLAZA. THE VOLUME OF RUNOFF REDUCTION FOR A 2-YEAR STORM REQUIRED BY LEED AS WELL AS THE RUNOFF FROM A 1" RAIN EVENT FROM THE INFILTRATION AREA'S DRAINAGE AREA WILL BE RETAINED ON SITE AND INFILTRATED THROUGH A PERCOLATION TRENCH.
THE RESULTS ARE SUMMARIZED BELOW.

COMPLIANCE SUMMARY

REQUIRED VOLUME REDUCTION FOR THE 2-YEAR STORM ROUTED TO INFILTRATION TO SATISFY LEED CREDIT 6.1	9,032 CF
NET RUNOFF VOLUME FROM A 1" RAIN EVENT (AFTER RUNOFF REDUCTION) ROUTED TO INFILTRATION TO SATISFY 1" RETENTION	5,364 CF
RUNOFF INFILTRATION VOLUME TO COMPLY WITH COMPREHENSIVE PLAN GOALS	9,032 CF
ESTIMATED RUNOFF INFILTRATION VOLUME (TO BE INFILTRATED WITHIN 3 DAYS PER NOVA BMP HANDBOOK, DESIGN RATE OF 0.52"/HR)	9,032 CF

THE INFILTRATION VOLUME PROVIDED IS APPROXIMATELY 9,036 CF WHICH EXCEEDS THE REQUIRED VOLUME TO MEET THE COMPREHENSIVE PLAN GOALS. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1" RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4" OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1" OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

B. *PEAK REDUCTION GOAL:*

TO COMPLY WITH THE LEED CREDIT SS 6.1, AS RECOMMENDED BY THE COMPREHENSIVE PLAN, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM A 2-YEAR STORM EVENT MUST BE AT LEAST 25% LESS THAN THE EXISTING PEAK RATE.

COMPLIANCE:

FOR THIS PROJECT, THIS GOAL WILL BE ACHIEVED BY DETAINING RUNOFF IN A COMBINED UNDERGROUND PERCOLATION TRENCH AND DETENTION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503 AND ASSOCIATED COMPUTATIONS ON THIS SHEET.

AMT DRAINAGE AREA SUMMARY

	ENTIRE SITE		LEED BOUNDARY	
Pre-Development:				
Area (Acres)	1.84		1.73	
Existing Condition Imperviousness (%)	59		62	
Hydrologic Soil Group *	B		B	
Runoff Curve Number (CN)	83		84	
Post-Development:	Acres	%	Acres	%
Area Of Vegetated Roof (Some of Third Floor Terrace)	0.06	3.3	0.06	3.5
Area of Landscaped Areas	0.10	5.4	0.07	4.0
Remaining Areas	1.68	91.3	1.60	92.5
Total	1.84	100.0	1.73	100.0
CN Factors				
Green Roof (Extensive)	70		70	
Landscaped Areas	61		61	
Remaining Surfaces	98		98	
Weighted Average	96		96	
On-site Drainage Area That Is Treated By Off-site Vegetated Swale **	0.22	12	0	0

* HSG B soil is based on 1990 Fairfax County soil map. The 2011 County soil map lists the soil as number 95 - Urban Land which lacks a specific HSG. Use of the HSG B is conservative for these SWM computations.

** The vegetated swales will consist of a depressed streetscape area located in the Westpark Drive landscape amenity panel modified to treat stormwater runoff. Vegetated swales provide runoff reduction according to the recent County guidance on designing stormwater management for development in the Tysons Corner Urban Center area. The runoff reduction provided by the vegetated swales in the streetscape is accounted for in the runoff volume computations for the

PEAK RUNOFF RATE COMPUTATIONS

	ENTIRE SITE (To comply with PFM)	LEED BOUNDARY (To comply with Comp. Plan)
Pre-Development:		
Site Area (Ac)	1.84	1.73
Avg. Site Runoff CN	83	84
Time of Concentration	5 Min.	5 Min.
Q_2 (cfs)	4.99	4.90
Q_{10} (cfs)	10.20	N/A
Post-Development:		
Avg. Site Runoff CN	95	96
Time of Concentration	5 Min.	5 Min.
Site Area (Ac)	1.84	1.73
Q_2 (cfs) Before Infiltration and detention	7.54	7.24
Q_2 (cfs) Allowable	4.99	3.68
Q_{10} (cfs) Before Infiltration and detention	12.71	N/A
Q_{10} (cfs) Allowable	10.20	N/A

The peak flow Q values computed using Hydraflow software and the NRCS TR-55 method and a 24-Hr Storm

An underground detention facility combined with the percolation trench will be used to reduce post-development runoff below the allowable runoff peak rates.

NOTES

1. LOCATIONS AND LIMITS OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
2. STORMWATER BMP'S TO BE PRIVATELY MAINTAINED.

LEGEND

- LEED BOUNDARY
- VEGETATED SWALE
- AREA CONTROLLED BY PERCOLATION TRENCH
- AREA CONTROLLED BY VEGETATED SWALE

OVERLAND RELIEF NARRATIVE

THE WEST PLAZA WILL DRAIN TO THE PRIVATE INTERIOR STREET AND FROM THERE TO WESTPARK DRIVE. THE EAST PLAZA AND NARROW STRIP BETWEEN THE PARKING GARAGE AND BUILDING AND THE SIDEWALK WILL DRAIN TOWARDS WESTPARK DRIVE. THE BUILDING WILL NOT FLOOD IN A 100-YEAR STORM AND OVERLAND RELIEF IS PROVIDED.

LEED STORMWATER QUANTITY CREDIT COMPUTATION!

Note: See SWM Limits map for 1.73 Ac. LEED boundary.

Using Graphical Peak Discharge Method
NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY FAIRFAX COUNTY.

Project: AMT WHP 2/2/2012

Existing Conditions

Data: Drainage Area: 1.73 Acres
Runoff Curve Number: 84
S=1000/CN - 10 = 1.90
Time of Concentration: 0.1 Hours
Rainfall Type: II
Pond and Swamp Area: None

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (In.)	2.7	3.2	5.2
Runoff (In.)	1.27	1.66	3.45

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 1.73 AC X 1.27 IN X 1FT/12IN X 43560 = 7,996 CF
2 YR STORM: 1.73 AC X 1.66 IN X 1FT/12IN X 43560 = 10,565 CF

Project: AMT WHP 2/2/2012

Proposed Conditions

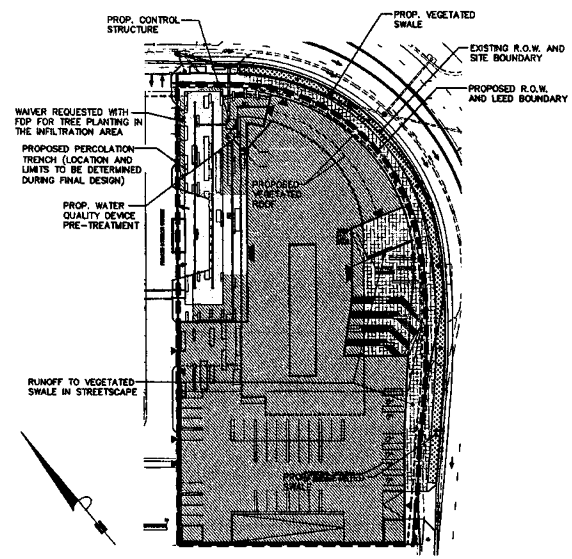
Data: Drainage Area: 1.73 Acres
Runoff Curve Number: 96
S=1000/CN - 10 = 0.47
Time of Concentration: 0.1 Hours
Rainfall Type: II
Pond and Swamp Area: None

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (In.)	2.7	3.2	5.2
Runoff (In.)	2.21	2.70	4.68

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 1.73 AC X 2.21 IN X 1FT/12IN X 43560 = 13,876 CF
2 YR STORM: 1.73 AC X 2.70 IN X 1FT/12IN X 43560 = 16,955 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, FOR SITES THAT HAVE GREATER THAN 50% IMPERVIOUS COVER IN THE EXISTING CONDITION, THE POST-DEVELOPED STORMWATER RUNOFF VOLUME FOR THE 2 YEAR STORM CANNOT EXCEED THE EXISTING CONDITIONS VOLUME LESS 25%.

2-YEAR STORM REQUIRED VOLUME REDUCTION:
16,955 CF LESS 75% OF 10,565 CF = 9,032 CF



BLOCK F SWM VAULT LOCATION

SCALE: 1"=60'

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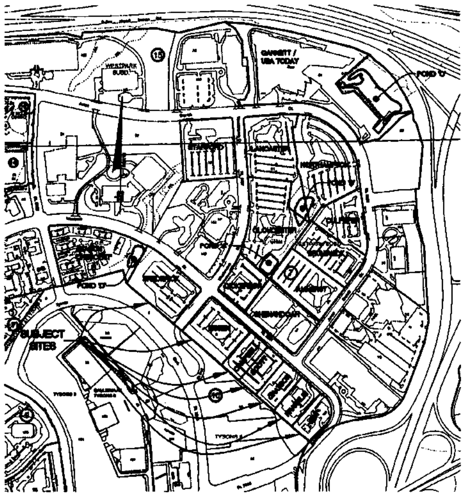
8/29/12
LANDSCAPE ARCHITECT

BLOCK F SWM COMPUTATIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

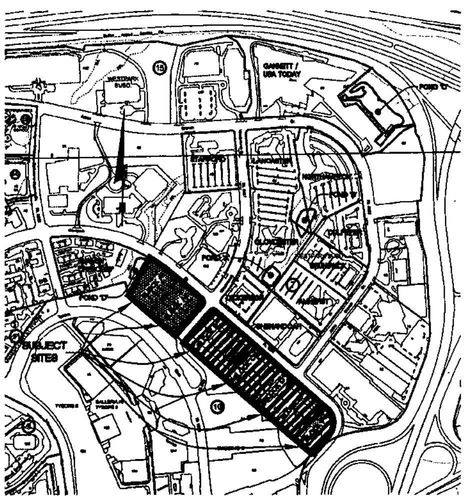
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H: AS SHOWN
JOB No.
DATE: APRIL 28, 2011
FILE No. 7403-07-001
SHEET C10.6.1



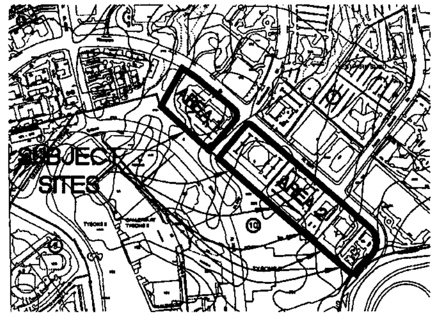
1 C10.7 EX VICINITY MAP
SCALE: 1"=500'

3 C10.7 OUTFALL MAP
SCALE: 1"=1,000'



2 C10.7 PROP VICINITY MAP
SCALE: 1"=500'

AREA 1
AREA 2



4 C10.7 SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITES ARE LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITES INCLUDE THE FREDERICK, ESSEX, CAMPBELL, SCOTT, GRAYSON, FRANKLIN, AND AMT BUILDINGS WHICH ARE LOCATED ON FFX. CO. TAX MAP PARCELS #0294((7))-0010, 0294((7))-0009, 0294((7))-0003, 0294((7))-0002, 0294((7))-0001, 0294((7))-005A, RESPECTIVELY. SEE VICINITY MAPS ON THIS SHEET. ALL SUBJECT SITES HAVE EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. ALL SITES ARE FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH AND ALL SITES ARE WOODED ALONG THEIR SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THESE PARCELS IS APPROXIMATELY 19.32 ACRES. THE EXISTING SITES PROPOSES NEW PROPERTY LINES TO CREATE BLOCKS A1, A2, B, C, D, E, AND F. SEE VICINITY MAP ON THIS SHEET.

OUTFALL DESCRIPTION:

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT, AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR A DETAILED DESCRIPTION OF THE STORM OUTFALLS FROM THE SUBJECT SITES TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS. AREA 1 IS MADE UP OF BLOCKS A1 AND A2. AREA 2 IS MADE UP OF BLOCKS B, C, D, E, AND F.

BLOCK A1 (WESTERN HALF OF FREDERICK SITE) – REACH A TO REACH D TO REACH E TO POINT 'X'.

BLOCK A2 (EASTERN HALF OF FREDERICK SITE) – APPROXIMATELY 40% (WESTERN PORTION) OF THE SITE'S STORM WATER IS PART OF THE REACH A FLOW PATH AND APPROXIMATELY 60% (EASTERN PORTION) OF THE SITE'S STORM WATER IS PART OF REACH A. THE WESTERN PORTION OF THE SITE TRAVELS TO REACH A TO REACH D TO REACH E TO POINT 'X'. THE EASTERN PORTION OF THE SITE TRAVELS TO REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK B (WESTERN HALF OF ESSEX SITE) – REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK C (EASTERN HALF OF ESSEX SITE, CAMPBELL SITE, AND WESTERN HALF OF SCOTT SITE) – REACH B TO REACH D TO REACH E TO POINT 'X'.

BLOCK D (EASTERN HALF OF SCOTT SITE AND GRAYSON SITE) – REACH C TO REACH E TO POINT 'X'.

BLOCK E (FRANKLIN SITE) – REACH C TO REACH E TO POINT 'X'.

BLOCK F (AMT SITE) – REACH C TO REACH E TO POINT 'X'.

REACH DESCRIPTIONS:

REACH A– THE STORM WATER FLOW PATH OF REACH A TRAVELS FROM POND "D" TO REACH D. WATER LEAVES POND "D" THROUGH A 48" DIAMETER PIPE AND FLOWS NORTHEAST TO A WOODED AND HEAVILY VEGETATED NATURAL OPEN CHANNEL WHERE WATER CONTINUES NORTHEAST AND ENTERS INTO AN UNDERGROUND 54" PIPE. WATER THEN FLOWS NORTHEAST WITHIN THE UNDERGROUND STORM SEWER SYSTEM FOR APPROXIMATELY 500 FEET AND DAYLIGHTS SOUTHWEST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND JONES BRANCH DR. (RT. 5062) ON THE STAFFORD SITE. WATER THEN ENTERS THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM WHICH RUNS EAST, PARALLEL TO JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH B AND TOGETHER FORM REACH D.

REACH B– THE STORM WATER FLOW PATH OF REACH B TRAVELS FROM THE SUBJECT SITES TO POND "A". STORM WATER EXITS POND "A" AND FLOWS NORTHEAST TO POND "B" VIA AN OPEN CHANNEL. FROM POND "B" WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER SYSTEM UNDER JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH A AND TOGETHER FORM REACH D. STORM WATER FROM THE SITES ENTER UNDERGROUND STORM SEWER SYSTEMS UNDER WESTBRANCH DR. (RT. 5457), WESTPARK DR. (RT. 5061), AND AN UNDERGROUND STORM SEWER SYSTEM FOUND ON THE CAMPBELL SITE. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEMS OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061) CONVERGE TOGETHER ON THE ESSEX SITE AT A LOCATION SOUTHEAST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061). FROM THIS POINT, WATER FLOWS IN A SUBSURFACE 42" PIPE NORTHEAST UNDER WESTPARK DR. (RT. 5061) AND CONTINUES UNDER THE DICKENSON SITE UNTIL IT OUTFALLS INTO POND "A". ADDITIONALLY, STORM WATER LEAVES THE CAMPBELL SITE IN AN UNDERGROUND STORM SEWER SYSTEM LOCATED WITHIN THE CAMPBELL SITE. WATER IN THIS SYSTEM FLOWS NORTHWEST, CROSSES UNDER WESTPARK DR. (RT. 5061), AND CONTINUES NORTHWEST UNDER THE SHENANDOAH SITE UNTIL IT OUTFALLS INTO POND "A". PRELIMINARY ANALYSIS OF THE EXISTING DOWNSTREAM PIPE SYSTEM INTO POND "A" HAS BEEN COMPUTED AND HIS INCLUDED AS SHEET C10.7.2. THE COMPUTATIONS SHOW THAT THE Qcap IS GREATER THAN THE Qinflow IN ALL EXISTING PIPES DOWNSTREAM OF OUR IMPROVEMENTS. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH C– THE STORM WATER FLOW PATH OF REACH C TRAVELS FROM THE SUBJECT SITES TO POND "C" AND REACH E. STORM WATER FROM THE SITES ENTER TWO (2) UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE SCOTT, GRAYSON, FRANKLIN, AND AMT SITES. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE SCOTT SITE FLOWS EAST, UNDER WESTPARK DR. (RT. 5061), AND INTERSECTS WITH THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE GRAYSON, FRANKLIN, AND AMT SITES FLOWS NORTHEAST ALONG THE APPROXIMATE PROPERTY BORDER OF THE RESPECTIVE SITES. ONCE THE SYSTEM REACHES WESTPARK DR. (RT. 5061) IT THEN TRAVELS NORTN WHERE IT INTERSECTS WITH THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). AT THIS POINT, THE TWO (2) UNDERGROUND STORM SEWER SYSTEMS LEAVING THE SUBJECT SITES CONVERGE AND FLOW INTO THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). ONCE IN THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM, WATER FLOWS NORTHEAST FOR APPROXIMATELY 1100 FEET UNTIL THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". FROM POND "C" WATER OUTFALLS INTO REACH E. SEE ATTACHED STORM DRAINAGE COMPUTATIONS INCLUDED AS SHEET C10.7.1 FROM FFX COUNTY PLAN #6028-SP-018-2 WHICH SHOW THAT THE DOWNSTREAM DRAINAGE PIPE SYSTEM IS MORE THAN ADEQUATE TO ACCOMMODATE THE WATER LEAVING THE PROPOSED SITES. THE SYSTEM WAS ORIGINALLY DESIGNED TO ACCOMMODATE THE BUILD OUT OF THE WATER SHED AND OUR IMPROVEMENTS DO NOT INCREASE THE C-FACTOR OF THIS WATER SHED BEYOND THAT OF THE BUILD OUT C-FACTOR USED FOR THESE COMPUTATIONS. THE COMPUTATIONS SHOW THAT THE Qcap IS APPROXIMATELY 60% GREATER THAN THE Qinflow. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH D– THE STORM WATER FLOW PATH OF REACH D BEGINS WHERE REACHES A AND B CONVERGE AND ENDS WHEN WATER TRAVELS TO POND "C" AND THEN ENTERS REACH E. REACHES A AND B COMBINE AT THE NORTHERN MOST END OF THE NORTHAMPTON SITE PROPERTY LINE, JUST SOUTH OF JONES BRANCH DR. (RT. 5062). FROM THIS POINT, WATER FLOWS NORTH UNDER JONES BRANCH DR. (5062) IN AN UNDERGROUND STORM SEWER SYSTEM. ONCE NORTH OF JONES BRANCH DR. (RT. 5062) THE STORM SEWER SYSTEM TURNS NORTHEAST DIRECTLY TOWARDS POND "C" WHERE IT OUTFALLS. IN POND "C" REACHES C AND D COMBINE TO FORM REACH E.

REACH E– THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I-495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X– THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 750 ACRES, AND ENCOMPASSES THE SUBJECT SITES. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I-495.

STORMWATER LEAVES THE SUBJECT SITES VIA EXISTING CLOSED CONDUIT SYSTEMS, TRAVELS TO VARIOUS PONDS, THEN OUTFALLS INTO SCOTT'S RUN STREAM AT POINT 'X'. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 750 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST.

PFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR EACH SUBJECT SITE TO BE INCLUDED IN EACH SITE'S INDIVIDUAL SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF EACH SITE'S OUTFALL. THE DOWNSTREAM EXTENT OF ANALYSIS SHALL MOST LIKELY BE DETERMINED BY PFM SECTION 6-0203.2A, WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE, PER PFM SECTION 6-0203.3B(1).

SUMMARY:

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM SEWER OUTFALLS HAVE BEEN SUFFICIENTLY DESCRIBED PER THE REZONING CHECKLIST. ADDITIONALLY, AT THE TIME OF FINAL SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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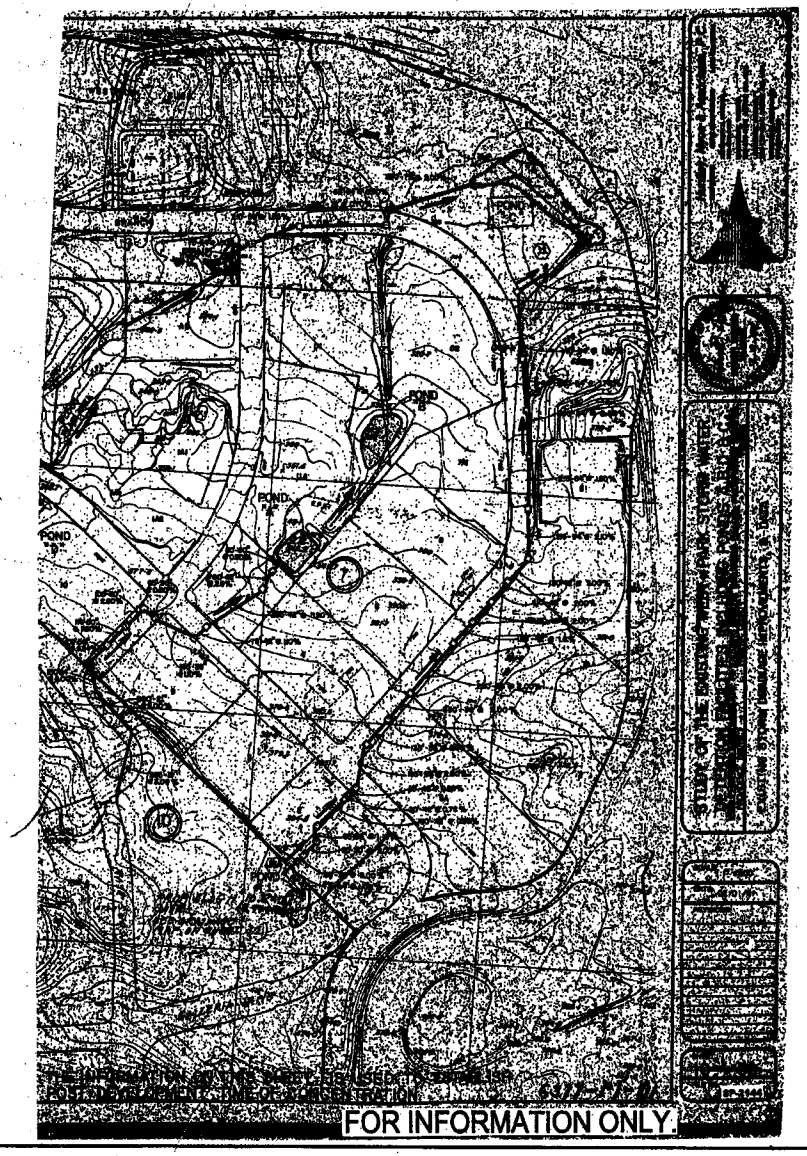
8/29/12
LANDSCAPE ARCHITECT

ADEQUATE OUTFALL
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:AS SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.7



STORM DRAINAGE COMPUTATIONS

FROM STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I INHR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU FPS
Pond 61,51B	51A	10.50	10.50						5.99	5.99						
51A	51	0.00	10.50		0.00		5	7.27	0.00	5.99	18					
ots2	51	0.54	0.54	0.95	0.45	0.45	5	7.27	3.26	3.26						
60	51	0.87	0.87	0.90	0.54	0.54	5	7.27	3.90	3.90						
51	C	0.00	11.71	0.00	0.00	0.99	5	7.27	0.00	16.15	30	2.00%		0.013	67.39	10.31
C	D	0.30	12.01	0.95	0.28	1.24	5	7.27	1.66	16.00	36	1.70%		0.013	86.55	8.66
D	E	0.61	12.62	0.95	0.43	1.67	5	7.27	3.16	21.16	42	0.95%		0.013	74.58	8.77
E	F	0.81	13.43	0.95	0.43	2.11	5	7.27	3.16	24.32	42	0.95%		0.013	95.41	6.34
F	G	0.00	13.03	0.00	0.00	2.11	5	7.27	0.00	24.32	48	1.00%		0.013	143.89	8.49
G	6	3.90	16.93	0.83	3.16	5.26	5	7.27	22.95	47.23	42	0.95%		0.013	100.97	10.31
6	7	1.58	18.10	0.85	1.16	6.41	5	7.27	8.51	55.57	36	2.14%		0.013	110.57	15.74
7	8	0.13	18.31	0.95	0.11	6.52	5	7.27	0.80	56.38	36	2.30%		0.013	119.57	16.72
8	8A	0.34	18.64	0.95	0.32	6.80	5	7.27	2.04	58.42	36	2.75%		0.013	128.77	17.87
8A	9	1.69	20.23	0.89	1.42	8.21	5	7.27	10.28	68.70	36	3.75%		0.013	138.77	18.49
9	10	0.98	21.22	0.94	0.83	9.05	5	7.27	5.99	72.69	36	3.70%		0.013	139.83	18.87
10	11	0.72	21.94	0.92	0.58	9.62	5	7.27	4.19	76.78	36	3.90%		0.013	142.94	19.38
11	12	0.73	22.67	0.89	0.49	9.79	5	7.27	2.92	79.70	36	4.17%		0.013	146.15	19.66
12	20	1.98	24.65	0.72	1.43	11.16	5	7.27	10.38	90.08	42	2.62%		0.013	182.79	17.41
20	ots13,(B)	1.17	25.82	0.78	0.91	12.04	5	7.27	6.46	96.53	42	2.82%		0.013	182.79	17.86
ots13, (B)	15	1.13	26.95	0.80	0.90	12.94	5	7.27	6.67	103.10	42	3.01%		0.013	174.46	18.91
15	15A	2.02	28.97	0.72	1.45	14.77	5	7.27	10.24	113.34	42	4.02%		0.013	201.86	21.71
15A	14	0.46	29.53	0.72	0.32	15.09	5	7.27	2.36	115.70	42	3.00%		0.013	174.30	19.49
14	13	0.00	29.53	0.00	0.00	15.09	5	7.27	0.00	115.70	54	2.00%		0.013	284.19	17.17
13	16, (ots22)	3.99	33.52	0.87	2.41	17.50	5	7.27	17.49	133.19	54	2.00%		0.013	284.19	17.70
16, (ots22)	17	1.60	35.12	0.73	1.17	18.66	5	7.27	8.49	144.67	54	2.00%		0.013	273.39	17.53
17	18	1.90	37.02	0.81	1.54	20.20	5	7.27	11.19	155.86	54	2.00%		0.013	281.46	18.21
18	19	1.19	38.21	0.80	0.96	21.16	5	7.27	6.92	162.78	54	1.94%		0.013	265.65	17.60
19	20	3.18	41.39	0.82	2.58	23.74	5	7.27	18.76	181.56	54	2.00%		0.013	278.39	18.69
20	21	2.05	43.41	0.83	1.70	26.44	5	7.27	12.37	193.93	60	2.46%		0.013	406.36	20.61
21	22	2.00	46.41	0.84	1.68	27.13	5	7.27	12.21	206.15	72	1.53%		0.013	522.67	17.53

Information of the existing storm outfall storm pipe is obtained from available site plan as built information and Fairfax County Storm Sewer Inventory. The system was originally designed to accommodate the total build out of the shed. These computations show the system to be more than adequate.

Dewberry

Dewberry & Davis LLC
8484 WESTPARK DRIVE, SUITE 900
MCLEAN, VA 22102
PHONE: 703.881.8400
FAX: 703.905.1460

TYSONS II
BUILDING "H"
ROUGH GRADING PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
C. Scott Walker
Lic. No. 046827
4-1-11
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description

REVISIONS

DRAWN BY: VC
APPROVED BY: VCC
CHECKED BY: DGM
DATE: JULY, 2005

TITLE

OUTFALL ANALYSIS

PROJECT NO. 6028-SP-018
(6028-SP-018)

SHEET NO. 32A OF 83
~~15B~~ OF ~~39~~
SP-21B2

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COMMONWEALTH OF VIRGINIA
MATTHEW J. PARKER
Lic. No. 000525
3/31/12
LANDSCAPE ARCHITECT

ADEQUATE OUTFALL
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

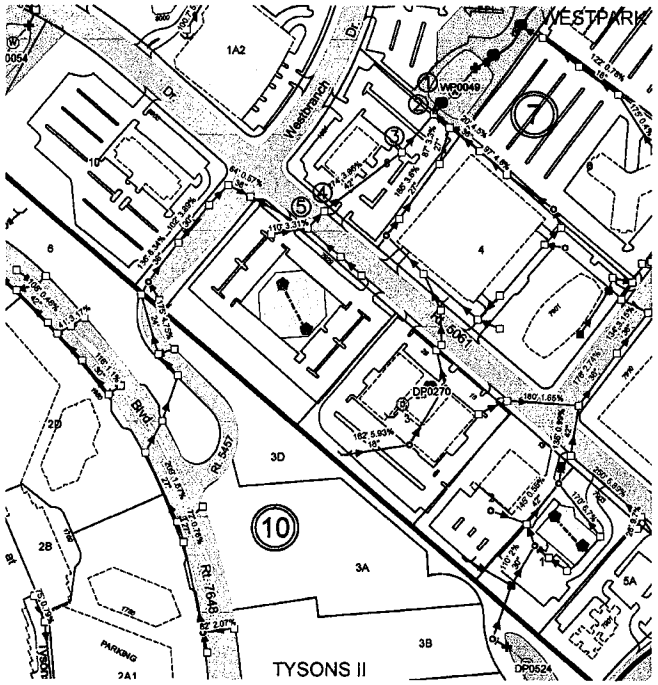
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/13/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	N.A.S SHOWN
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C10.7.1

PROVIDED FOR INFORMATION ONLY! FROM FFX PLAN #6028-SP-018-2

REACH B EXISTING PIPE COMPUTATIONS

FROM POINT (1)	TO POINT (2)	AREA DRAIN "A" (ACRES) INCRE-MENT (3)	AREA DRAIN "A" (ACRES) ACCUM-ULATED (3)	RUN-OFF COEF. C (4)	CA INCRE-MENT (5)	CA ACCUM-ULATED (6)	INLET TIME MIN-UTES (7)	RAIN FALL IN. / HR. (8)	RUN-OFF Q C.F.S. (9)	INVERT ELEVATIONS LOWER END (10)	INVERT ELEVATIONS UPPER END (11)	LENGTH FT. (12)	n	ACTUAL SLOPE % (13)	MIN. SLOPE %	DIA. IN. (14)	CAPA-CITY C.F.S. (15)	FULL FLOW VEL. F.P.S.	ACTUAL VEL. F.P.S. (16)
5	4	20.62	20.62	0.69	14.43	14.43	5.00	7.27	104.94	-	-	73	0.013	1.10	1.09	42	185.62	16.87	12.80
4	3	0.31	21.23	0.85	0.26	14.70	5.10	7.27	106.88	-	-	274	0.013	3.98	1.13	42	200.21	20.91	21.20
3	2	1.06	22.28	0.75	0.79	15.49	5.31	7.27	112.58	-	-	110	0.013	3.62	1.26	42	196.79	19.62	20.40
2	1	1.36	23.63	0.82	4.12	19.61	5.40	7.27	142.55	-	-	27	0.013	0.56	0.30	60	193.15	9.84	10.70
-	2	5.70	5.70	0.60	3.42	3.42	5.00	7.27	24.88	-	-	110	0.013	1.00	0.14	36	88.70	9.44	8.80



1 / C10.7B REACH B OUTFALL MAP

NOT TO SCALE

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LANDSCAPE ARCHITECT

ADEQUATE OUTFALL
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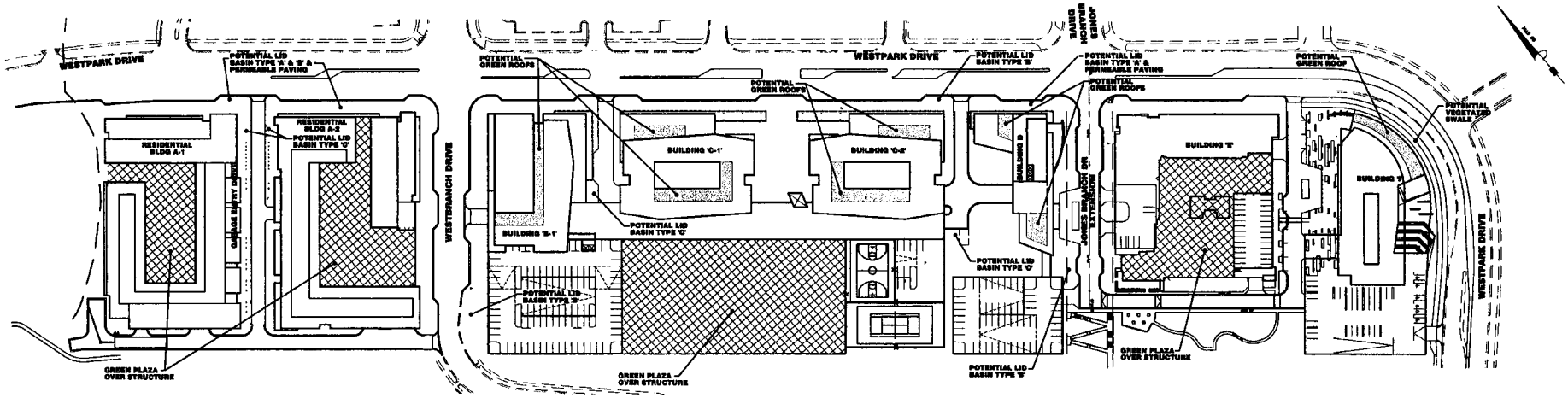
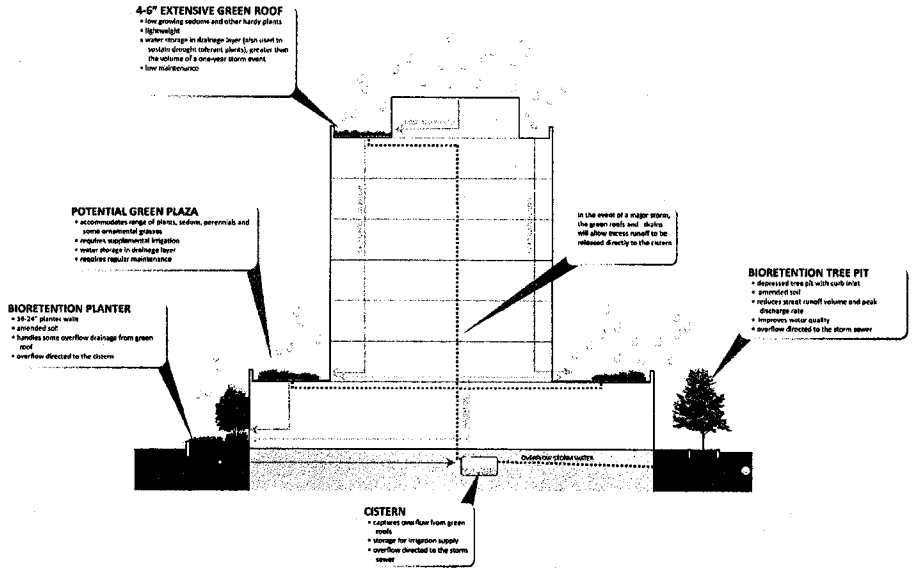
DATE	DESCRIPTION

SCALE H:AS SHOWN
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET C10.7.2



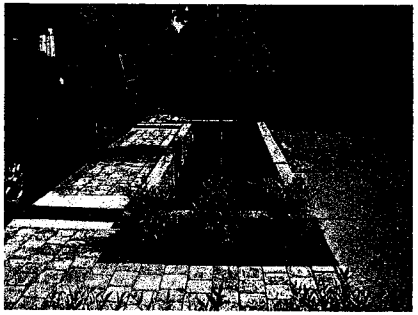
1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN

NTS

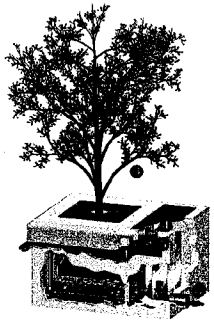


CONCEPTUAL BUILDING DIAGRAM FOR L.I.D TECHNIQUES

BASIN TYPE 'B'



BASIN TYPE 'A' & PERMEABLE PAVERS



BASIN TYPE 'C'

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

NOTE:

1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL L.I.D. METHODS OF RAINWATER REUSE IN ACKNOWLEDGEMENT OF THE TYSON URBAN CENTER COMPREHENSIVE PLAN GUIDELINES FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC L.I.D FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN.
2. REFER TO SHEET L5.2 FOR ADDITIONAL SUSTAINABILITY DESIGN INFORMATION.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
No.000832
LANDSCAPE ARCHITECT

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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LOW IMPACT DEVELOPMENT
CONCEPT PLAN
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
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DATE	DESCRIPTION

SCALE H: 1" = 80'

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET C10.8

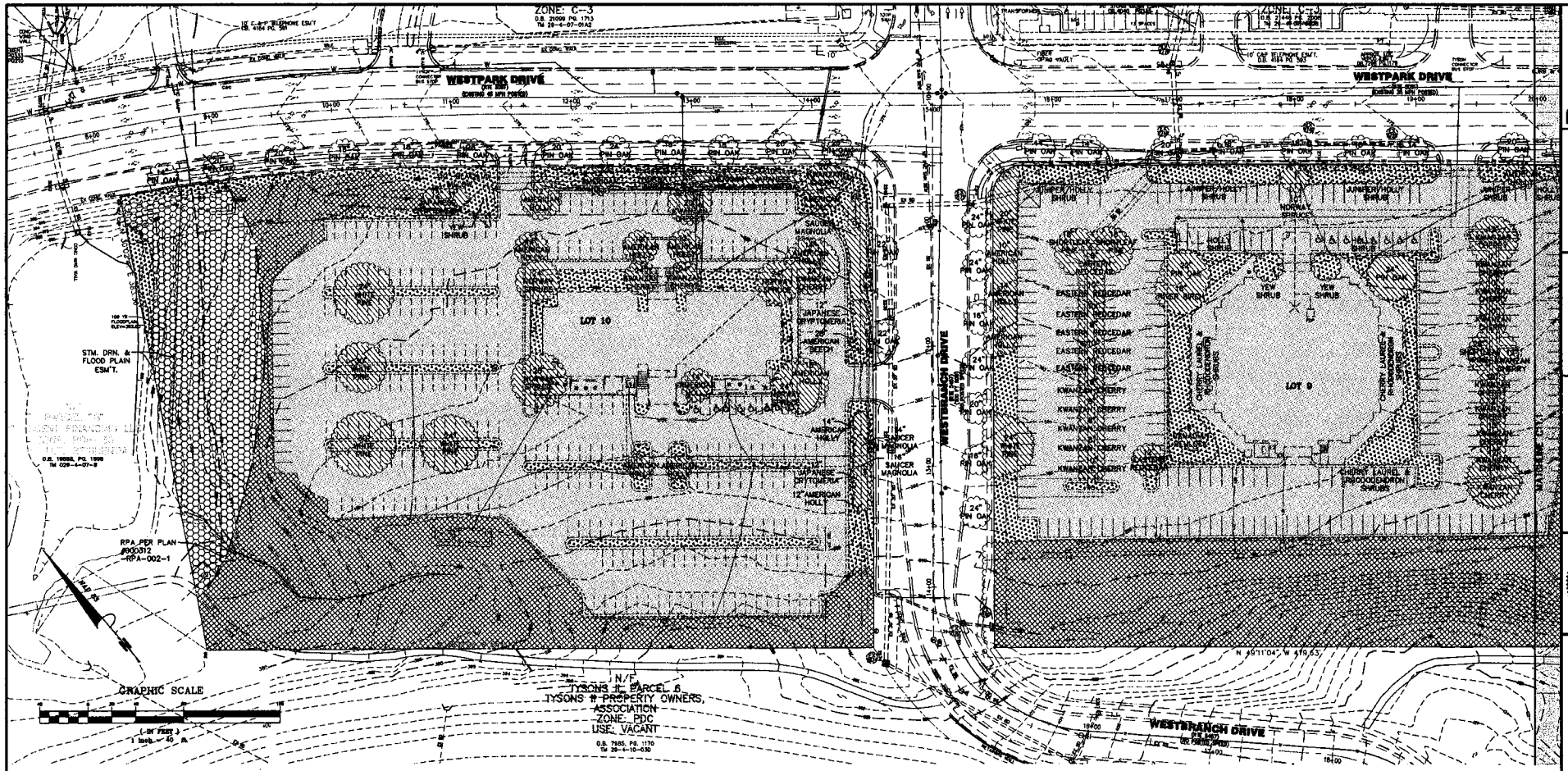

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	7.29 AC.
B	Percentage of gross site area covered by existing tree canopy =	38%
C	Percentage of 10-year canopy required for site (see Table 12.4) = (Per Comprehensive Plan Goal = 10%)	10% (1.93 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =	38% (.73 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	28% (.55 AC.)
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Pre-servation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.2 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

NOTE: A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED AS SHOWN ON ATTACHED REQUEST LETTER, SHEET C2.0.

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 5.3867 AC.

EXISTING TREE CANOPY = 95,791 S.F. OR 2.20 AC. (.52 AC. OR 22,610 S.F. LANDSCAPE TREE CANOPY + 1.13 AC. OR 49,414 S.F. EARLY SUCCESSIONAL FOREST + .55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)

LOT 10 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK LOCUST, BLACK CHERRY, WHITE PINE, RED OAK, RED MAPLE, BLACK WALNUT	EARLY	FAIR	1.1344 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.7343 AC.
	BOTTOM-LAND FOREST	*TULIP POPLAR, BLACK CHERRY, AMERICAN ELM, BLACK LOCUST, WHITE PINE, RED MAPLE, AILANTHUS, CATALPA	EARLY	FAIR	.55 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.52 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.45 AC.

LOT 9 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK LOCUST, BLACK CHERRY, WHITE PINE, BLACK WALNUT, RED MAPLE	EARLY	FAIR	1.0708 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.4806 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.46 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.41 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 4.4012 AC.

EXISTING TREE CANOPY = 66,502 S.F. OR 1.53 AC. (.46 AC. OR 19,945 S.F. LANDSCAPE TREE CANOPY + 1.07 AC. OR 46,557 S.F. FOREST)

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8/23/12
LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP (SHEET 1 OF 2) ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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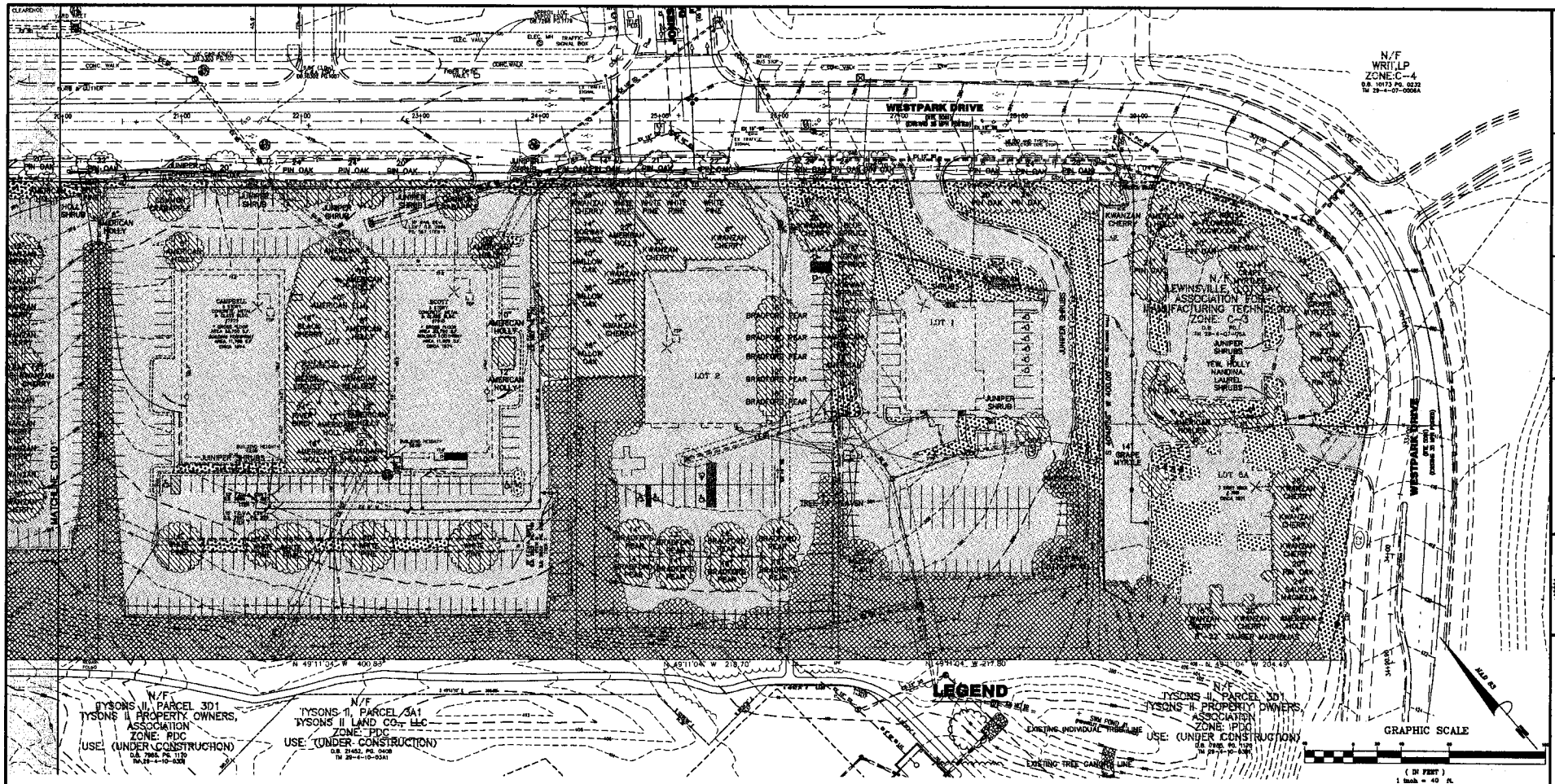
DATE	DESCRIPTION
SCALE	H: 1" = 40'
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	C11.0



LOT 3 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK CHERRY, SASSAFRAS, OSAGE ORANGE, WHITE OAK, WHITE PINE, BLACK LOCUST, RED MAPLE	EARLY	FAIR	.52 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.3703 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.7304 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.08 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 3.6807 AC.

EXISTING TREE CANOPY = 54,635 S.F. OR 1.25 AC.
(.73 AC. OR 31,889 S.F. LANDSCAPE TREE CANOPY +
.52 AC. OR 22,746 S.F. FOREST)

LOT 2 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE ORANGE, BLACK LOCUST, BLACK CHERRY, RED MAPLE, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.4342 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.9541 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.5967 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.0233 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 2.0083 AC.

EXISTING TREE CANOPY = 44,922 S.F. OR 1.03 AC.
(.59 AC. OR 25,996 S.F. LANDSCAPE TREE CANOPY +
.43 AC. OR 18,926 S.F. FOREST)

LOT 1 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*OSAGE ORANGE, BLACK LOCUST, BLACK CHERRY, NORWAY SPRUCE, PIN OAK, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.45 AC.
	DEVELOPED LAND	N/A	N/A	N/A	1.00 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.14 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.41 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 2.00 AC.

EXISTING TREE CANOPY = 25,620 S.F. OR .59 AC.
(.14 AC. OR 5,973 S.F. LANDSCAPE TREE CANOPY +
.45 AC. OR 19,647 S.F. FOREST)

LOT 5A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*BLACK LOCUST, RED MAPLE, BLACK CHERRY, TULIP POPLAR, SHORTLEAF PINE	EARLY	FAIR TO POOR	.14 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.74 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.55 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.40 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 1.83 AC.

EXISTING TREE CANOPY = 30,121 S.F. OR .69 AC.
(.55 AC. OR 23,973 S.F. LANDSCAPE TREE CANOPY +
.14 AC. OR 6,148 S.F. FOREST)

*OVERALL COVER TYPE

*OVERALL COVER INCLUDES LOTS 1, 2, 3, 5A, 9, & 10

KEY	COVER TYPE	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	3.75 AC.
	DEVELOPED LAND	10.26 AC.
	BOTTOMLAND FOREST	0.55 AC.
	LANDSCAPE TREE CANOPY	2.99 AC.
	MISCELLANEOUS (SHRUB AND GROUND COVER)	1.77 AC.

TOTAL SITE AREA = ±19.32 AC.

EXISTING TREE CANOPY = 317,591 S.F. OR 7.29 AC.
(2.99 AC. OR 130,356 S.F. LANDSCAPE TREE CANOPY +
3.75 AC. OR 163,438 S.F. EARLY SUCCESSIONAL FOREST +
.55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)

EXISTING VEGETATION MAP (SHEET 2 OF 2) ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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8/29/11
LANDSCAPE ARCHITECT

PLAN STATUS	
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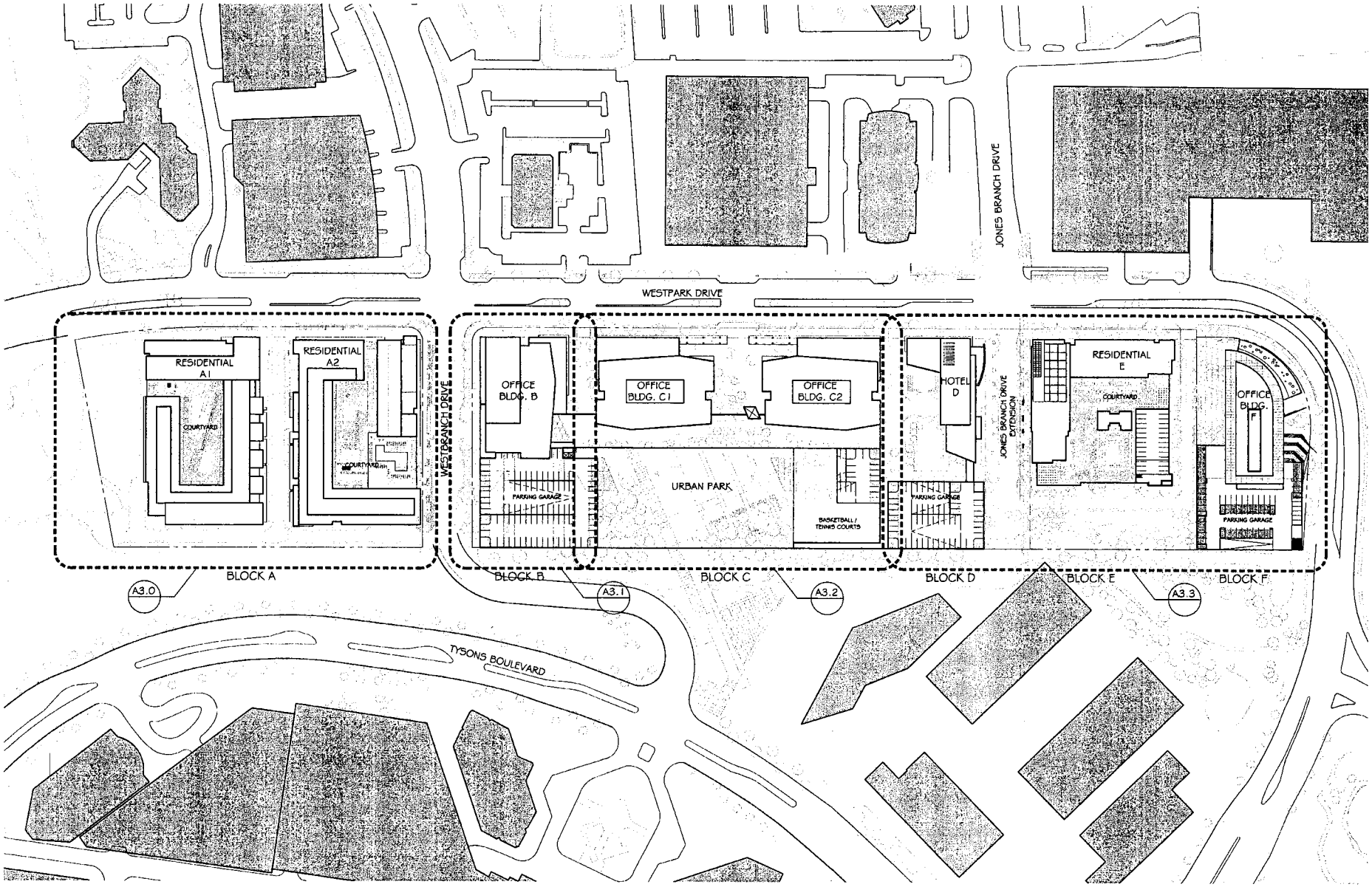

01 OVERALL ROOF PLAN - BLOCKS A THROUGH F

SCALE: 1" = 80'-0"

Architectural plans, elevations, illustrations, materials, building heights etc are conceptual and are subject to revision with Final Development Plan and Final Site Plan applications.

** See Civil/ Landscape drawings for proposed site information*

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KEY PLAN (BLOCKS A - F)

ARBOR ROW

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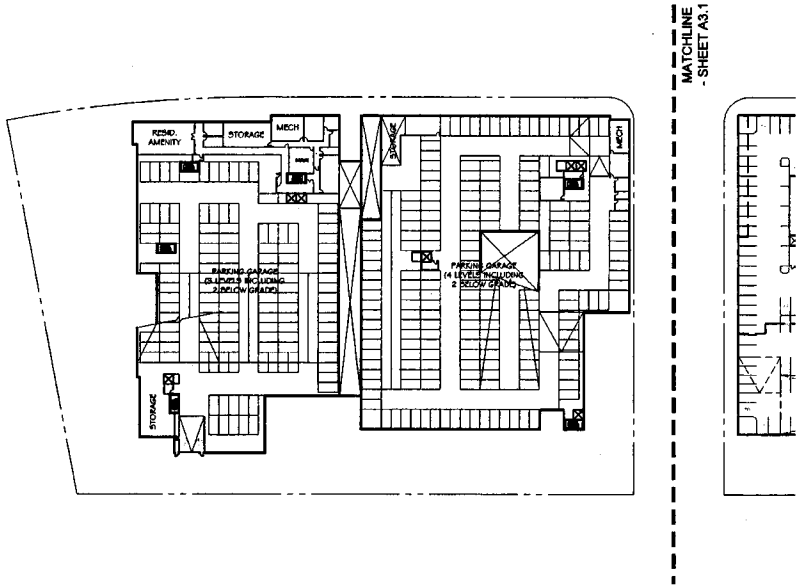
SCALE H:

JOB No.

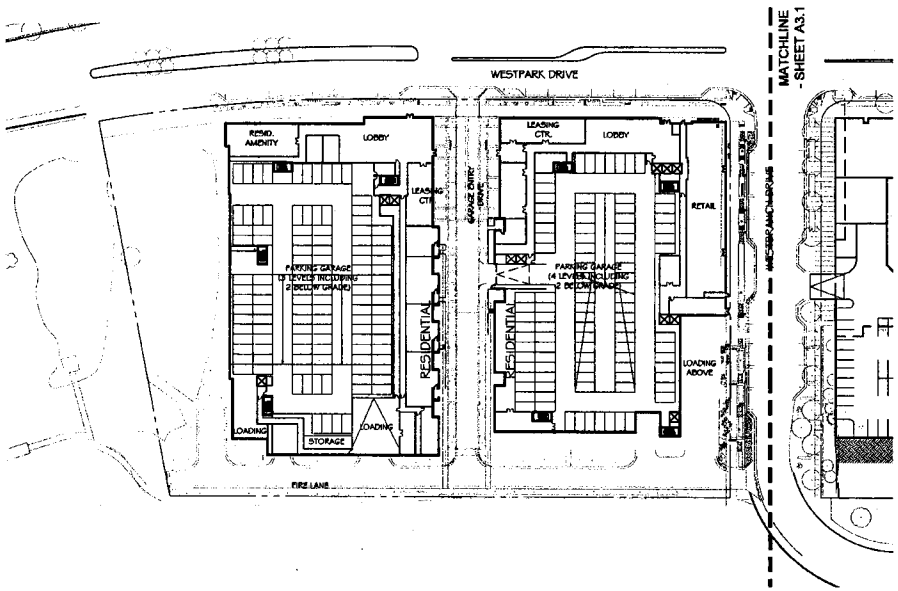
DATE : APRIL 26, 2011

FILE No. 7403-07-001

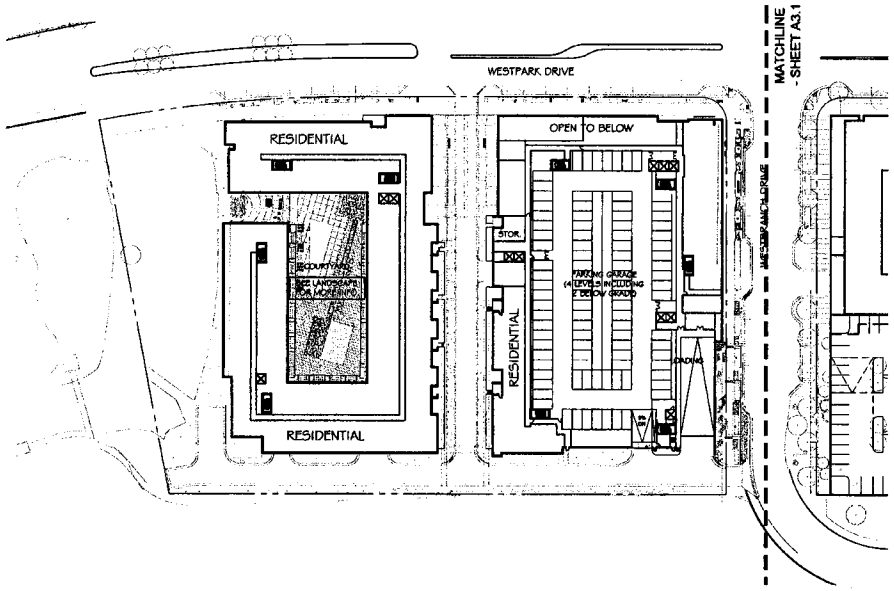
SHEET A1.0



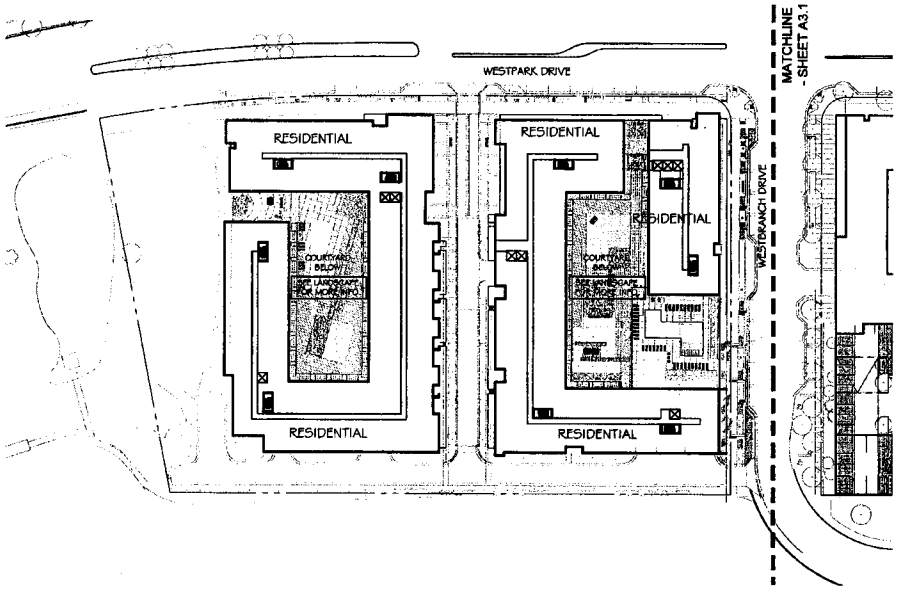
01 LEVEL B1 PLAN
SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN
SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

*Additional full or partial below grade parking level may be possible per final parking count. See FDP for more information.

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* See CMR Landscape drawings for proposed site information

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BLOCK A PLANS
ARBOR ROW
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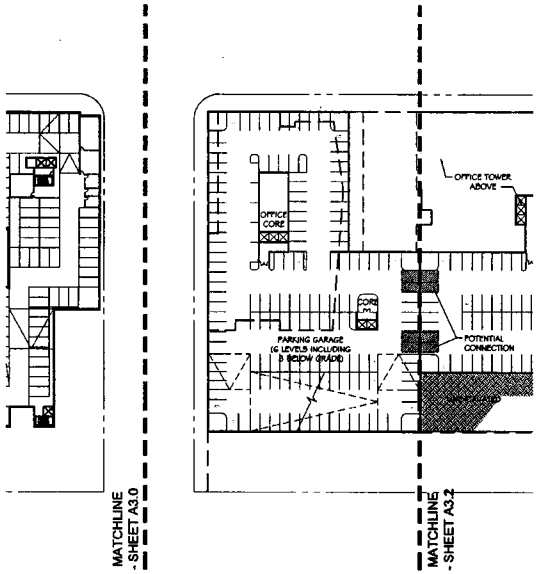
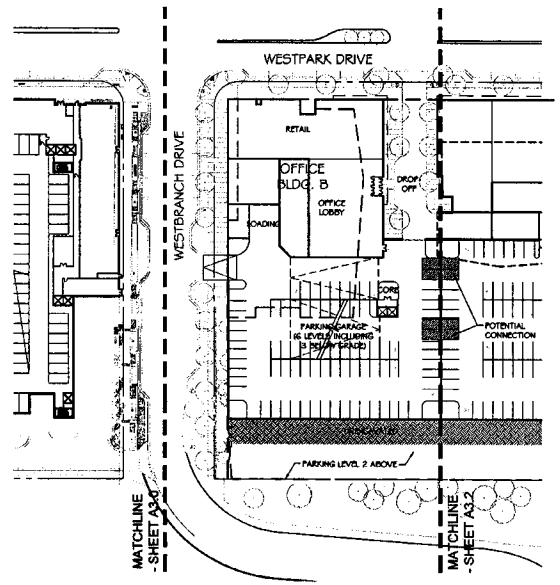
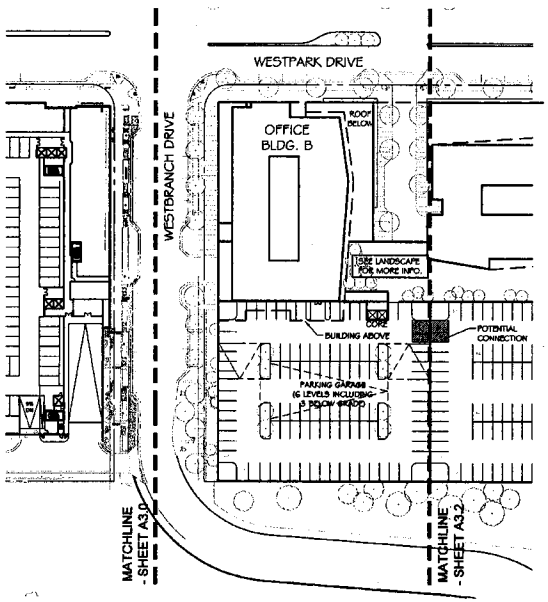
FILE No. 7403-07-001
SHEET A3.0



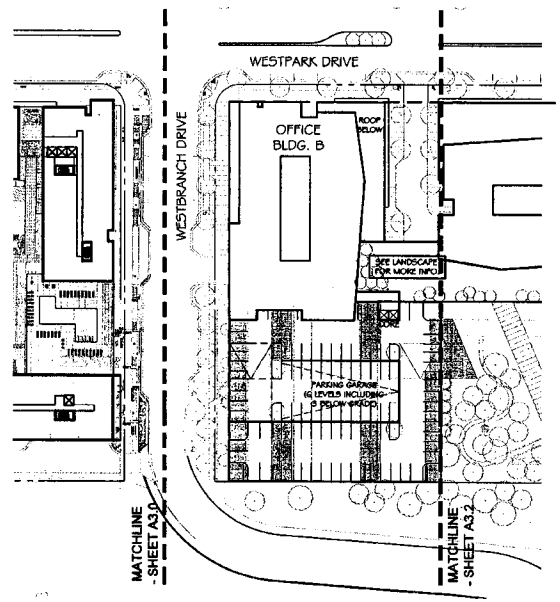
01 LEVEL B1 PLAN (LEVEL B2/B3 SIMILAR)
SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN (GARAGE LEVEL3)
SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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** See Civil/Landscape drawings for proposed site information*

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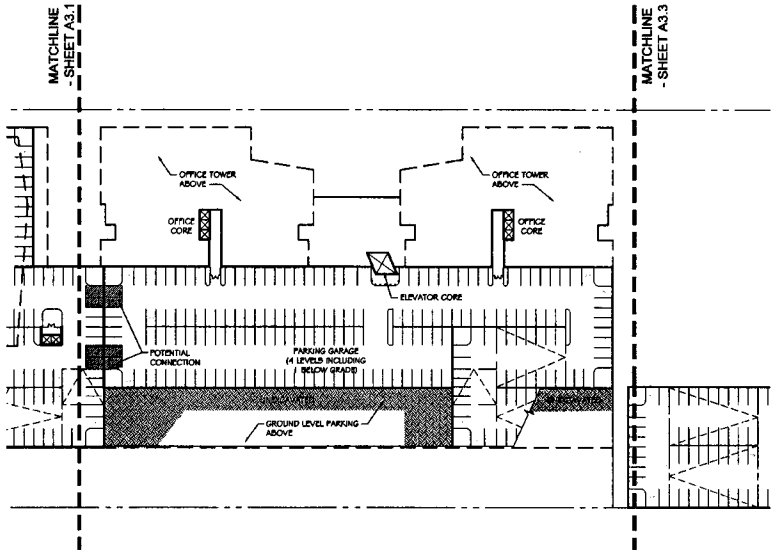
BLOCK B PLANS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

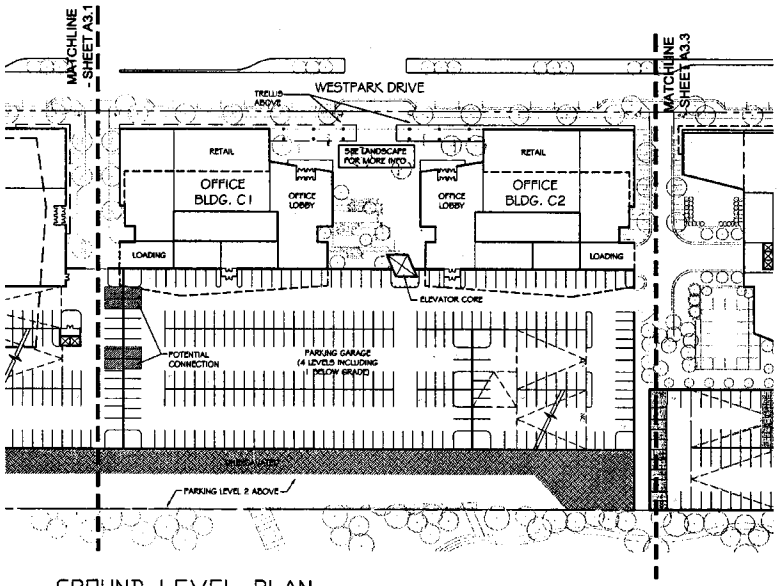
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

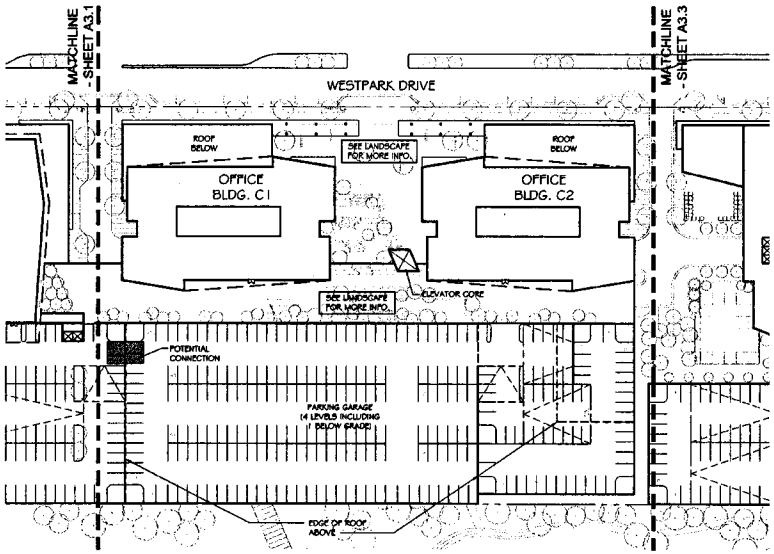
SCALE H:
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET A3.1



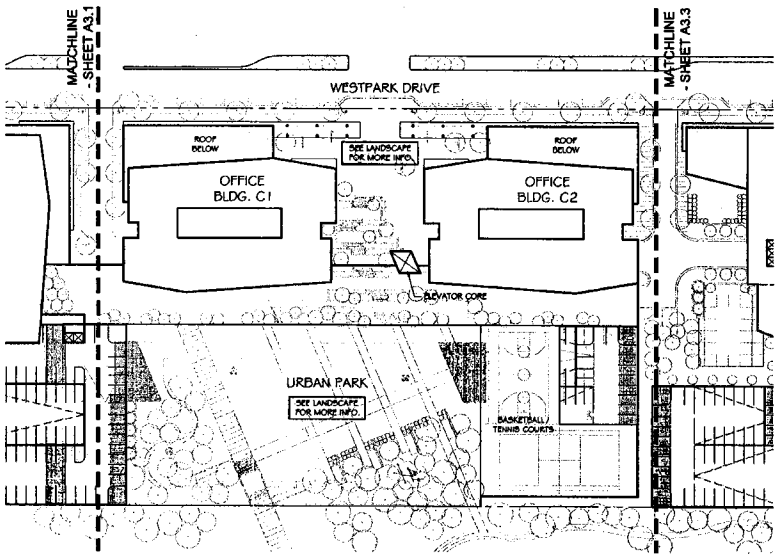
01 LEVEL B1 PLAN
SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN (GARAGE LEVEL3)
SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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** See Civil/ Landscape drawings for proposed site information*

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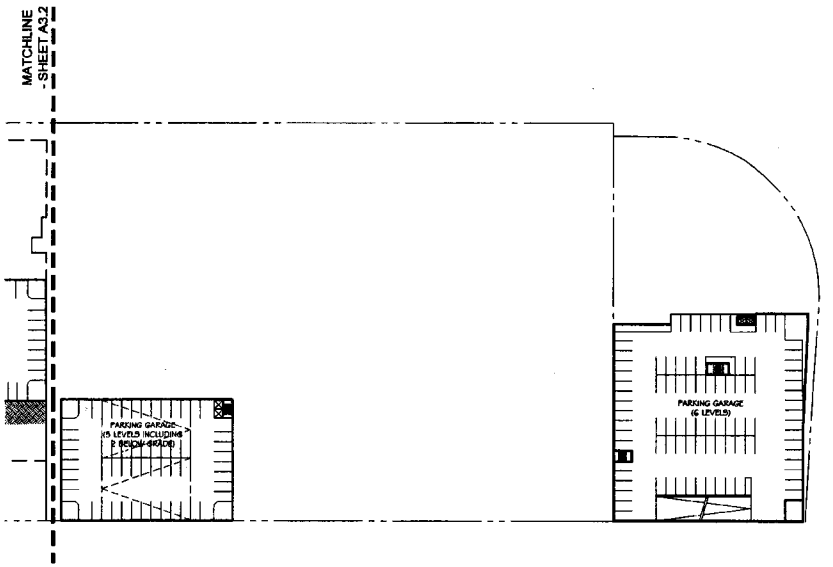
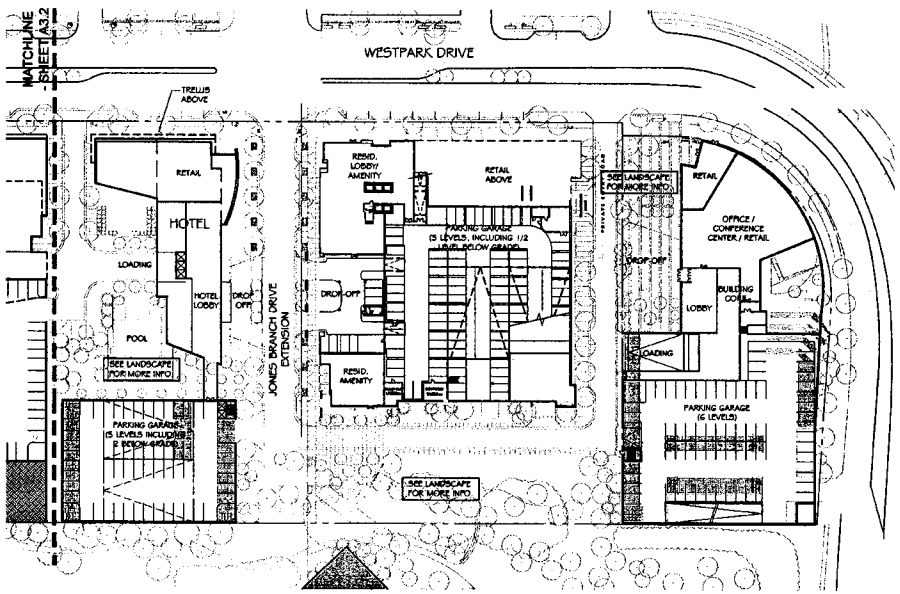
BLOCK C PLANS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

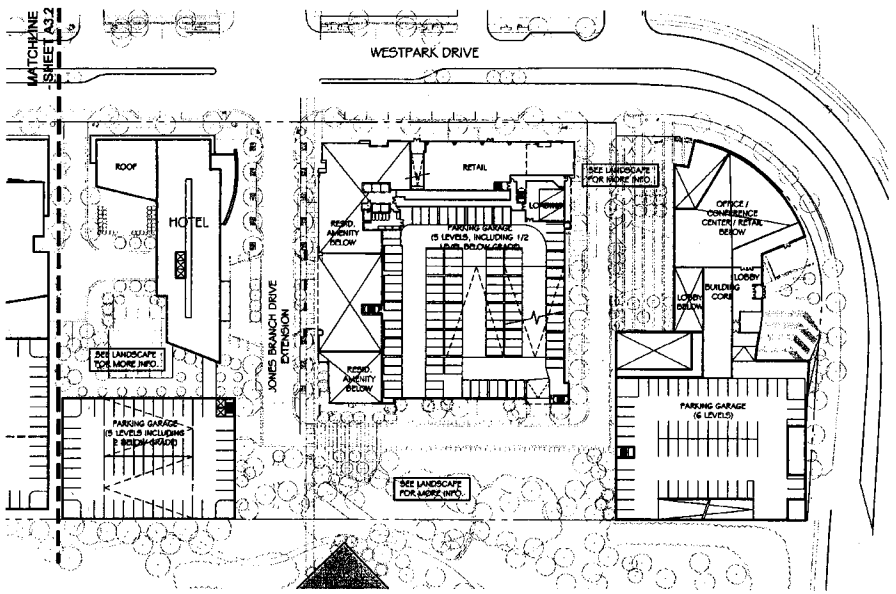
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	A3.2



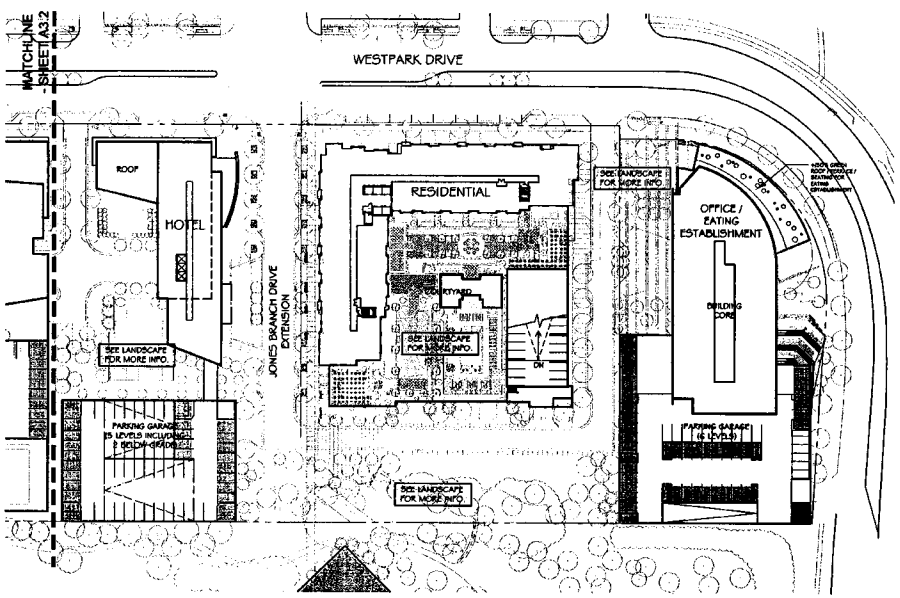
01 LEVEL B1 PLAN
SCALE: 1" = 60'-0"



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



03 SECOND LEVEL PLAN
SCALE: 1" = 60'-0"



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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** See Civil/ Landscape drawings for proposed site information*

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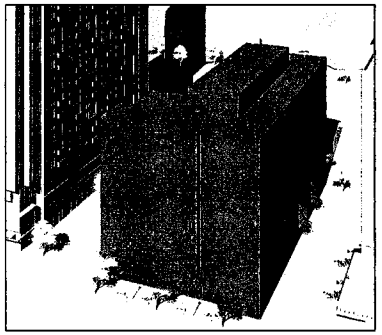
BLOCKS D, E, & F PLANS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

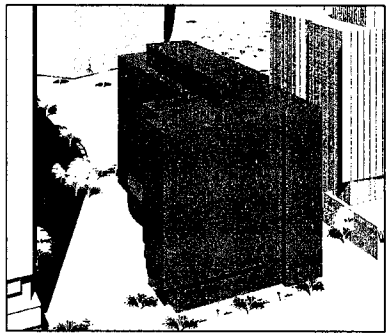
PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07-001
SHEET A3.3

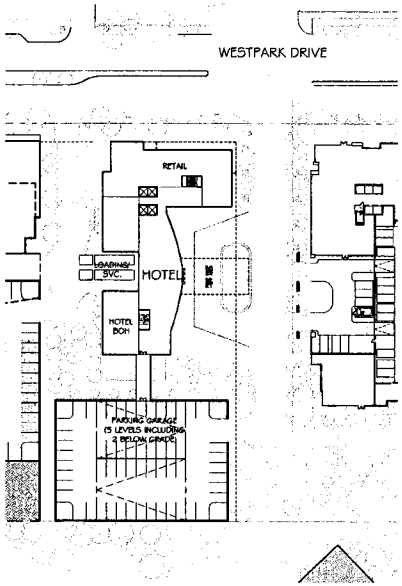
TWO ALTERNATIVE HOTEL LAY-OUTS AND
ALTERNATIVE HEIGHTS PROPOSED AS SHOWN ON
SHEETS A3.4 AND A4.0.

BUILDING HEIGHT : 119'-0"
NUMBER OF FLOORS: 10

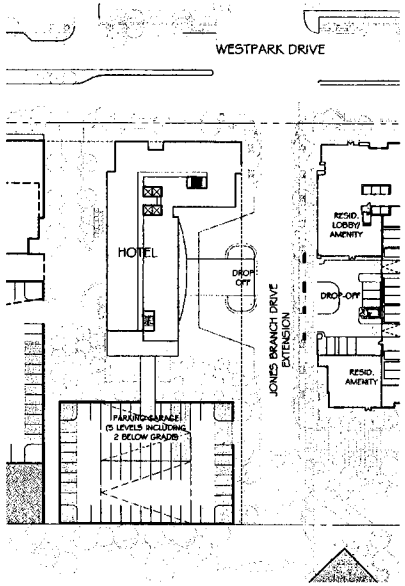




ALTERNATE 1 - MASSING STUDY

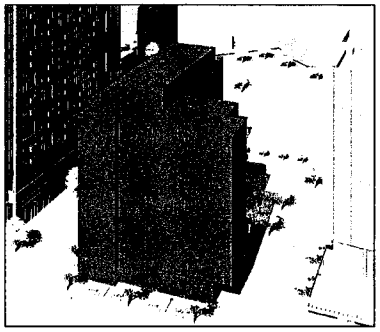


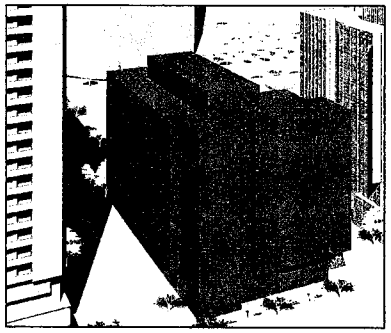
01 ALTERNATE 1 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



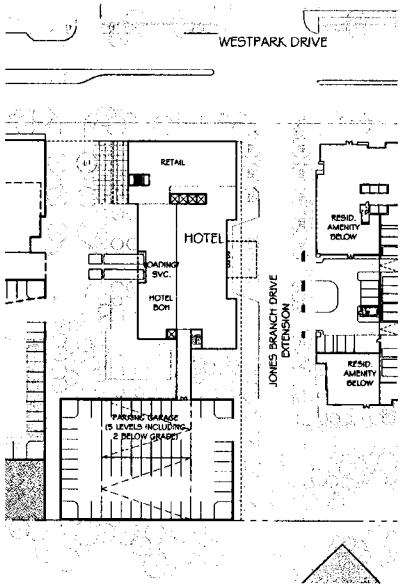
02 ALTERNATE 1 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

BUILDING HEIGHT : 119'-0"
NUMBER OF FLOORS: 10

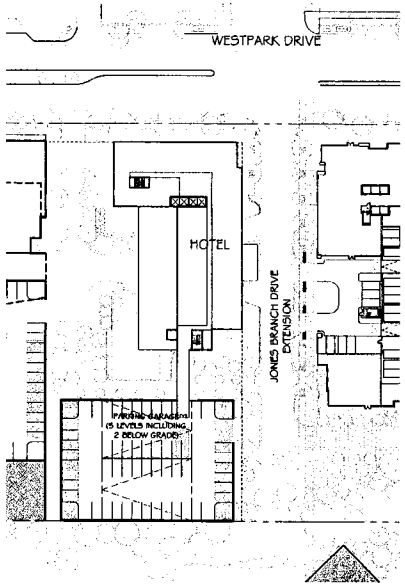




ALTERNATE 2 - MASSING STUDY



03 ALTERNATE 2 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



04 ALTERNATE 2 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

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BLOCK D ALTERNATE PLANS

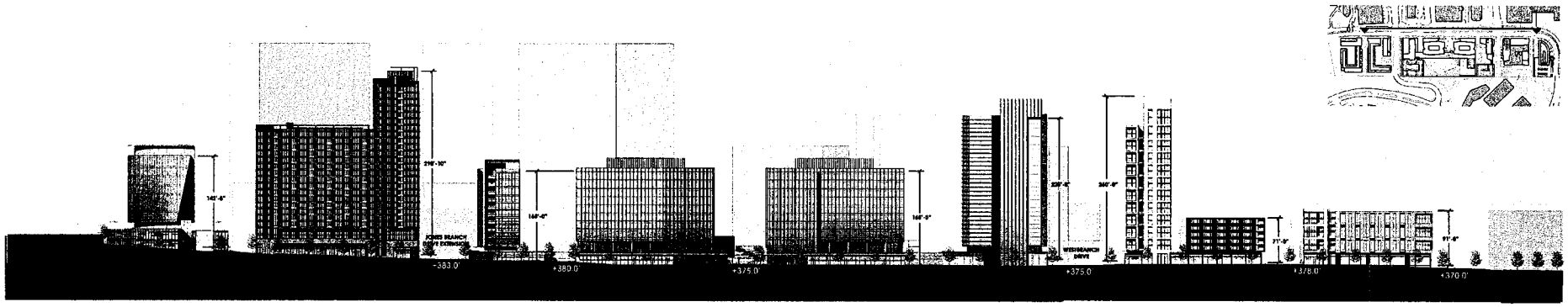
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/23/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS

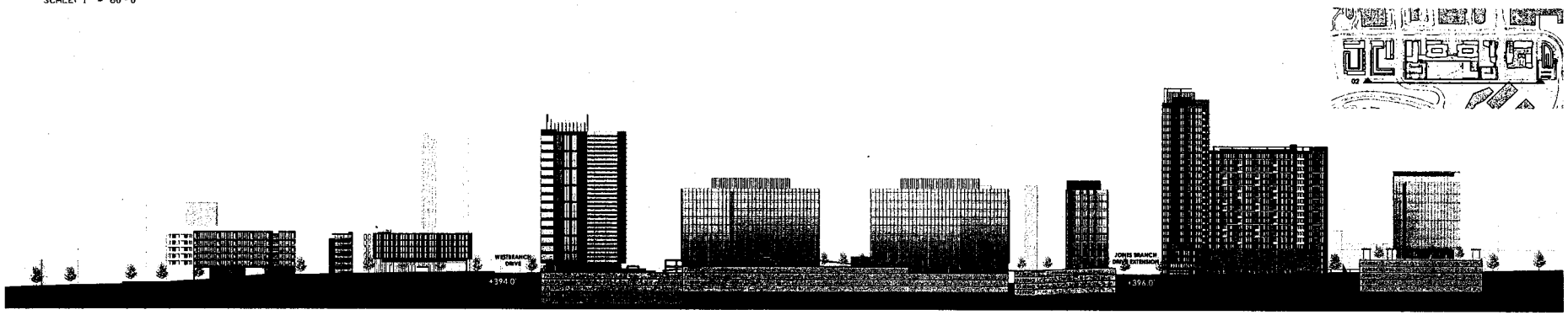
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07 001
SHEET A3.4



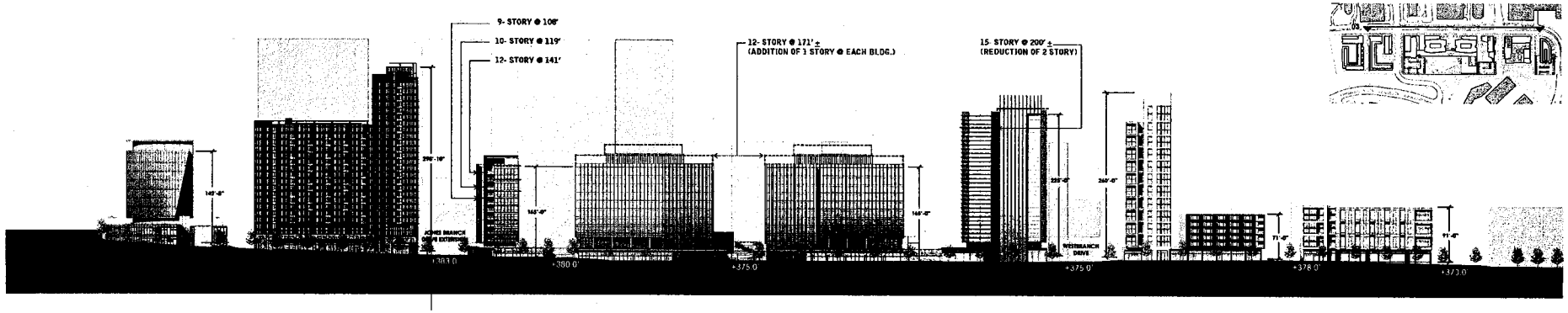
01 SITE SECTION - NORTH ALONG WESTPARK DRIVE

SCALE: 1" = 80'-0"



02 SITE SECTION - SOUTH

SCALE: 1" = 80'-0"



03 SITE SECTION - ALTERNATE/NORTH ALONG WESTPARK DRIVE

SCALE: 1" = 80'-0"

Site sections presented on this sheet are preliminary and are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.

-See FDP for Block A, E, and F for additional details.

- Proposed building height is shown on CDP sheets A4.0/4.1/4.2. Refer to C2.1/Table 1 for allowable building height ranges.

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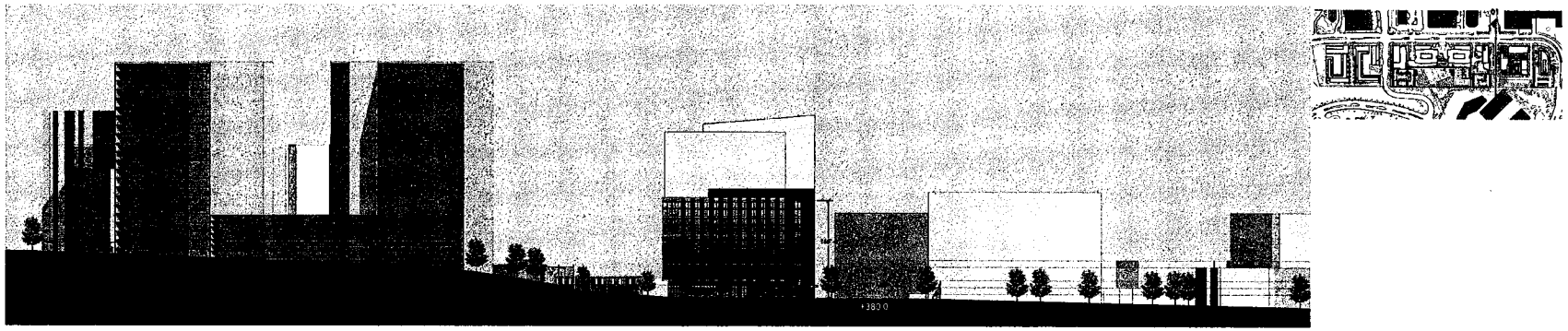
SITE SECTIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

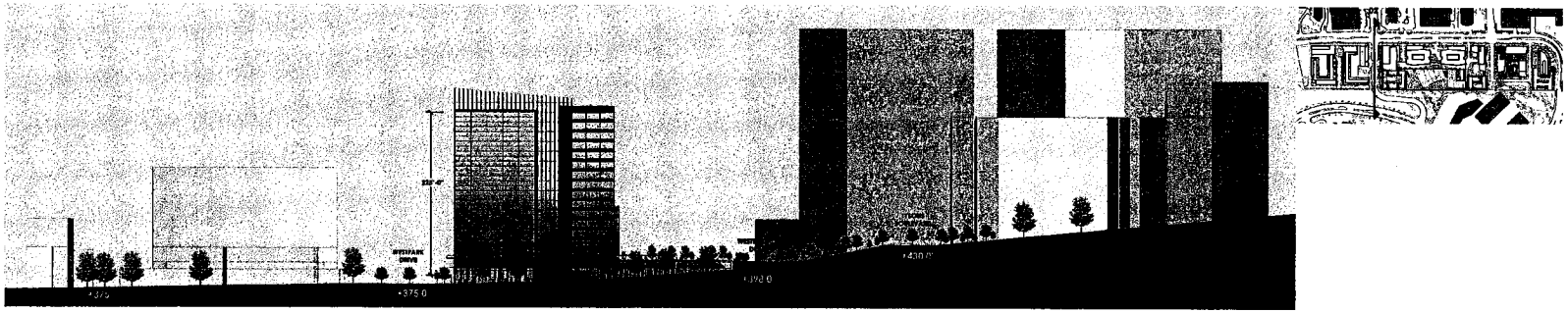
PLAN STATUS	
07/22/11	1st COUNTY COMMENTS
12/01/11	2nd COUNTY COMMENTS
02/24/12	3rd COUNTY COMMENTS
04/20/12	4th COUNTY COMMENTS
07/23/12	5th COUNTY COMMENTS
08/29/12	6th COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: --
JOB No.:
DATE: APRIL 26, 2011
FILE No: 7403-07-001
SHEET: A4.0



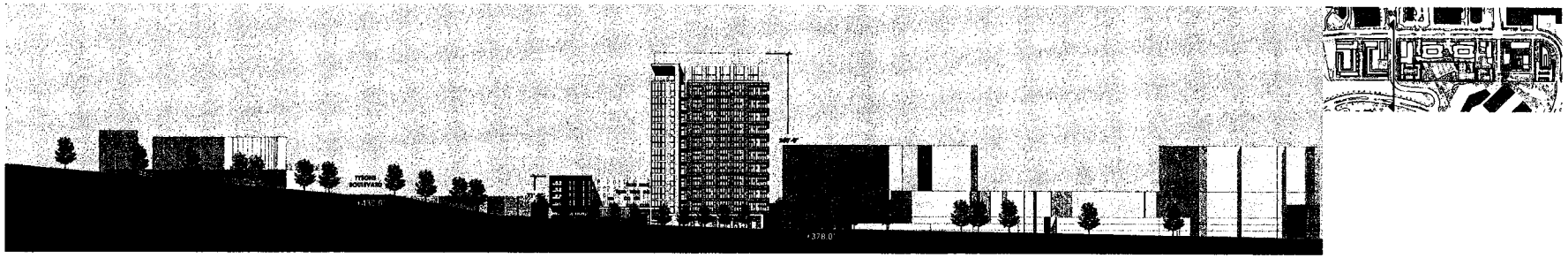
01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

SCALE: 1" = 80'-0"



02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

SCALE: 1" = 80'-0"



03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

SCALE: 1" = 80'-0"

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-See FDP for Block A, E, and F for additional details.

. Proposed building height is shown on CDP sheets A4.0/A4.1/A4.2.
. Refer to CZ.1/Table 1 for allowable building height ranges.

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SITE SECTIONS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

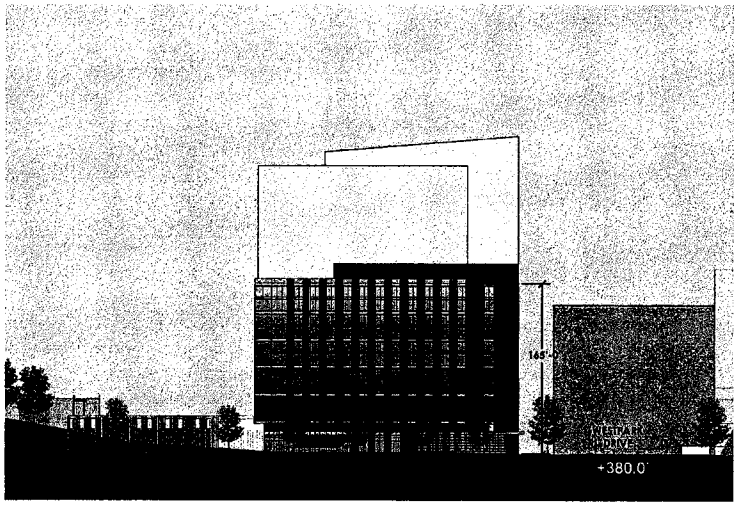
SCALE: H:

JOB No.

DATE: APRIL 26, 2011

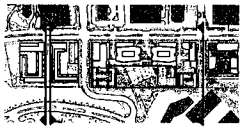
FILE No. 7403-07-001

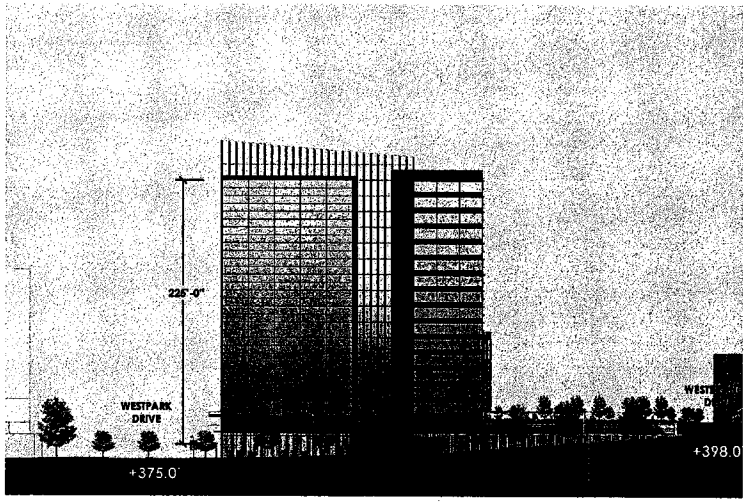
SHEET A4.1



01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

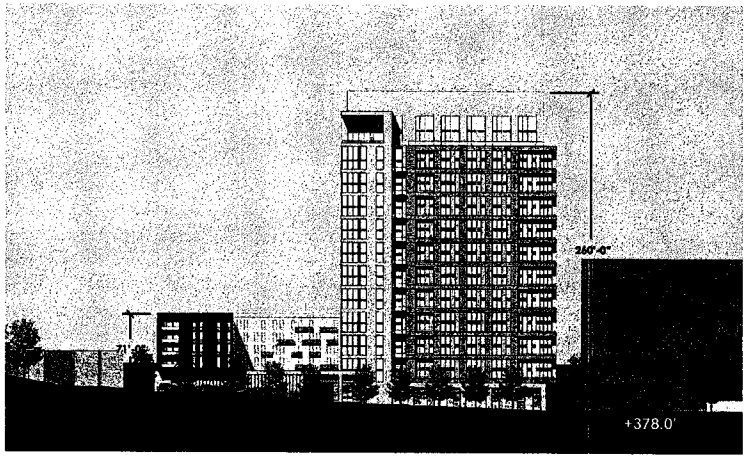
SCALE: 1" = 50'-0"





02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

SCALE: 1" = 50'-0"



03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

SCALE: 1" = 50'-0"

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-See FDP for Block A, E, and F for additional details.

. Proposed building height is shown on CDP sheets A4.0/A1.2.
. Refer to C2.1/Table 1 for allowable building height ranges.

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ENLARGED SITE SECTIONS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

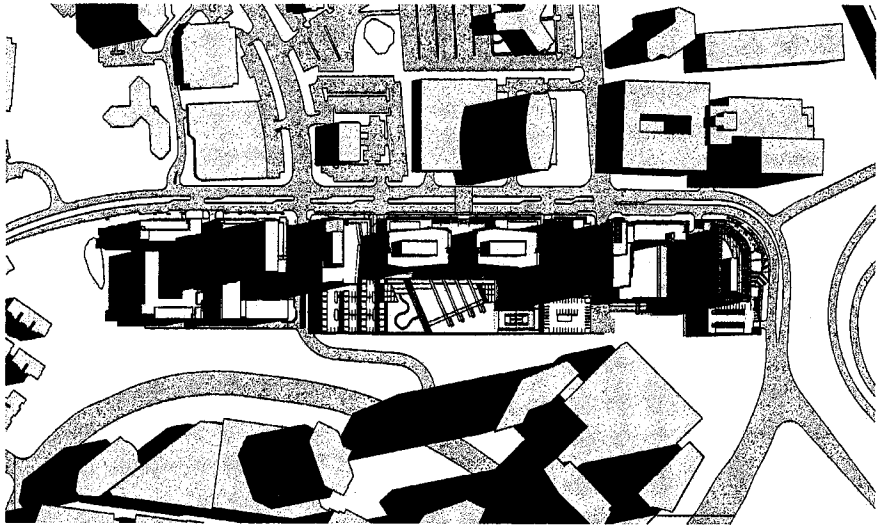
DATE	DESCRIPTION
SCALE	N

JOB No.

DATE: APRIL 26, 2011

FILE No. 7403-07-001

SHEET A4.2



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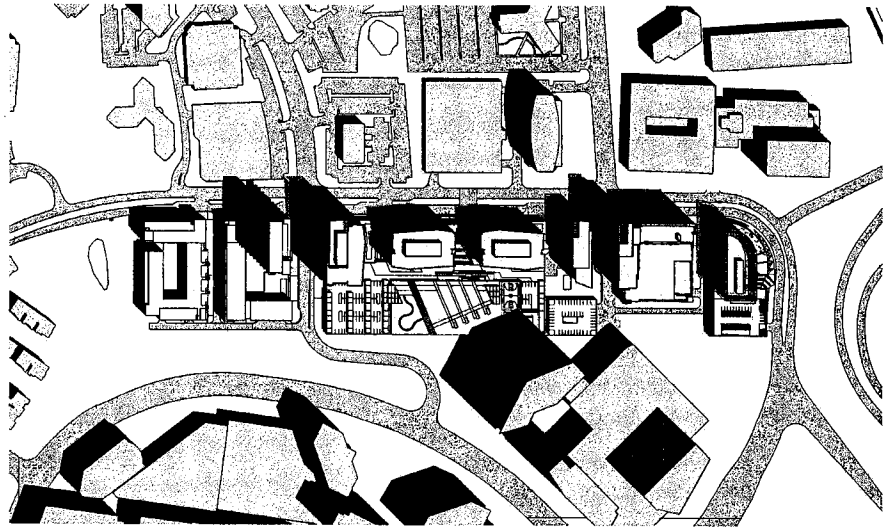

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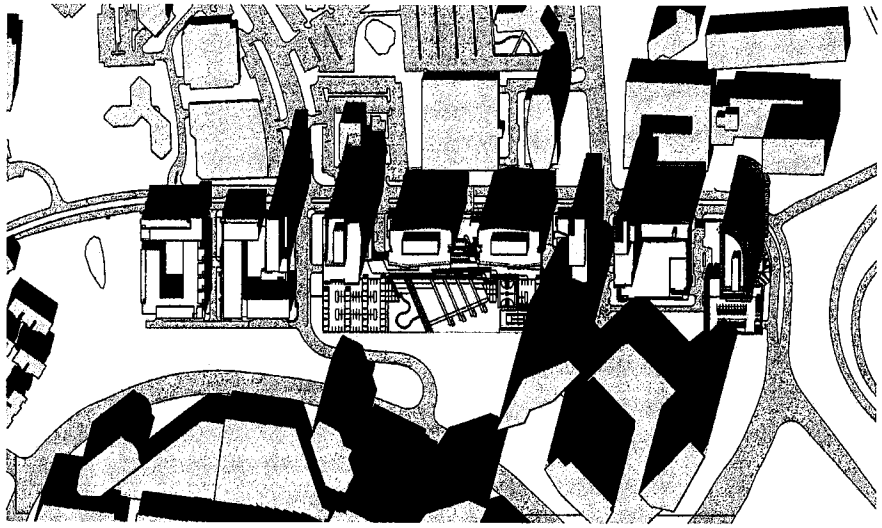

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MARCH / SEPTEMBER 21ST
SHADOW ANALYSIS

-See FDP for Block A, E, and F for additional details.

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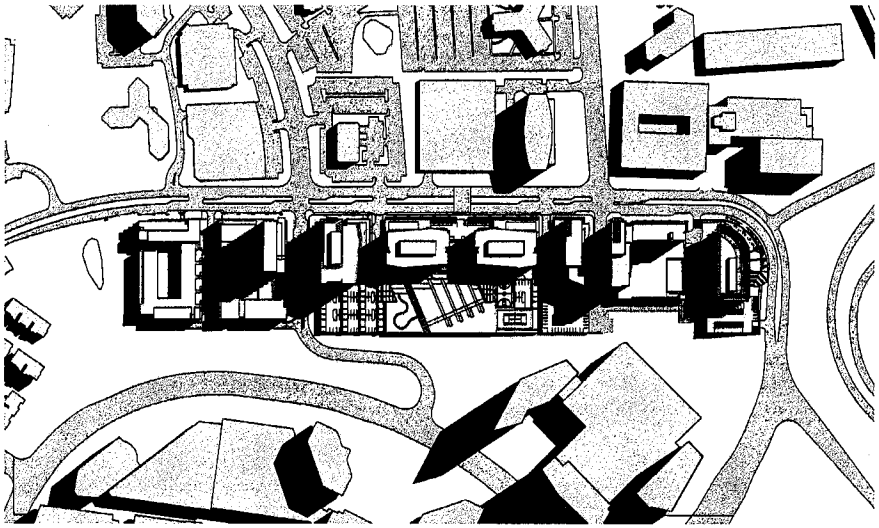
SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE: H:
JOB No.
DATE: APRIL 26, 2011
FILE No. 7403-07-001
SHEET A5.0



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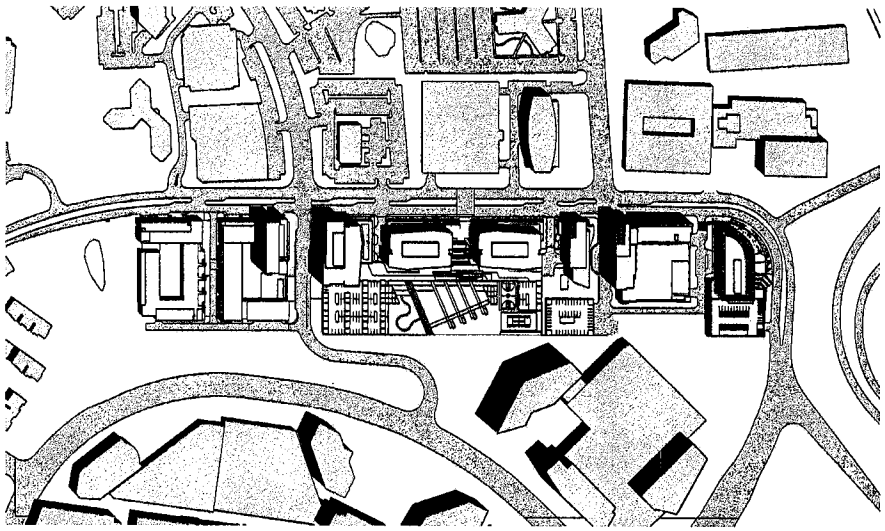

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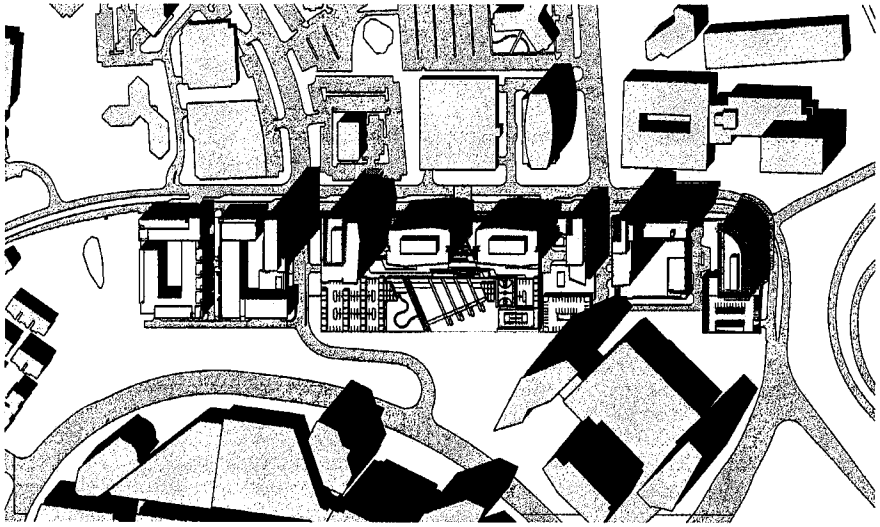

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JUNE 21ST
SHADOW ANALYSIS

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SHADOW ANALYSIS

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

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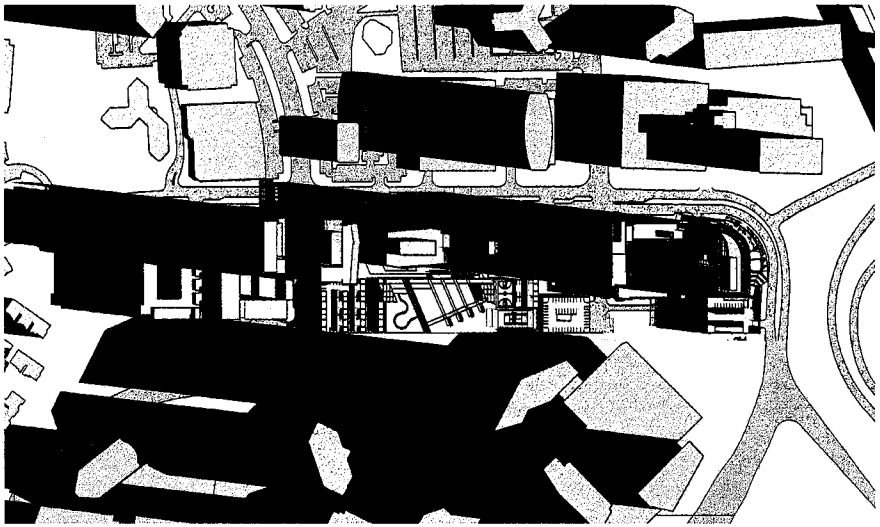
JOB No.
DATE : APRIL 26, 2011
FILE No. 7403-07-001
SHEET A5.1



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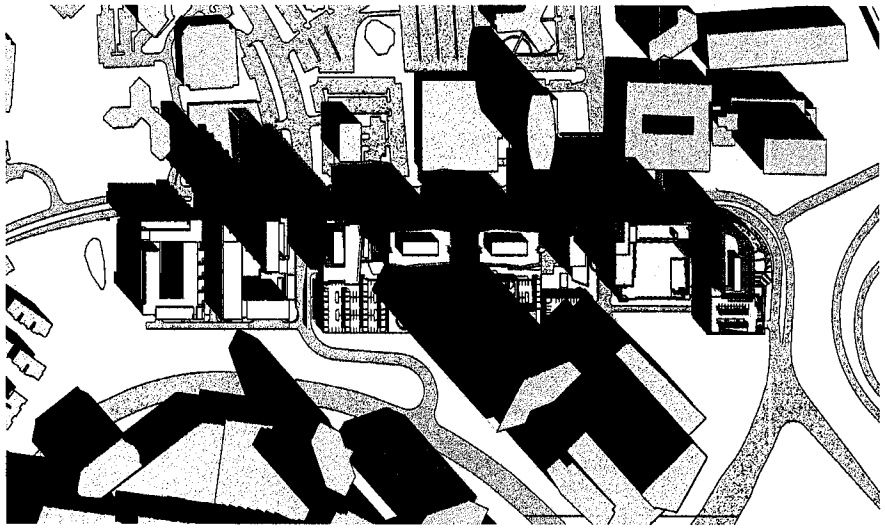

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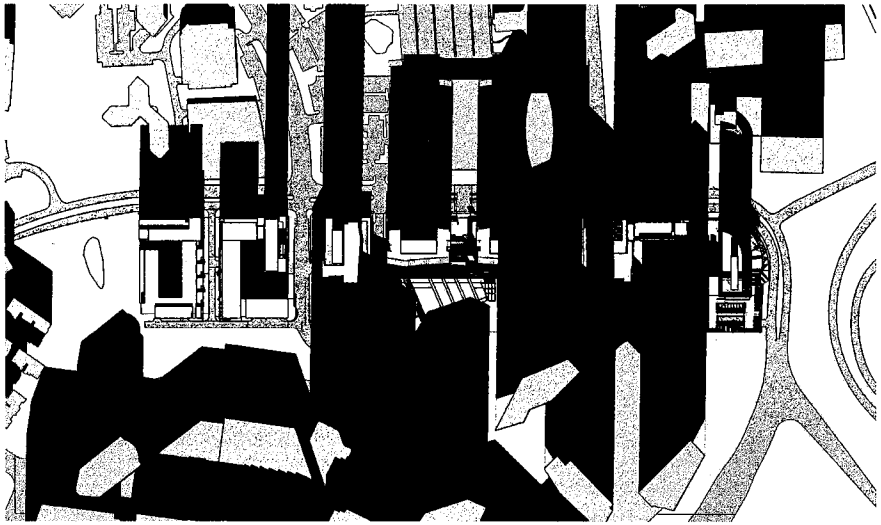

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DECEMBER 21ST
SHADOW ANALYSIS

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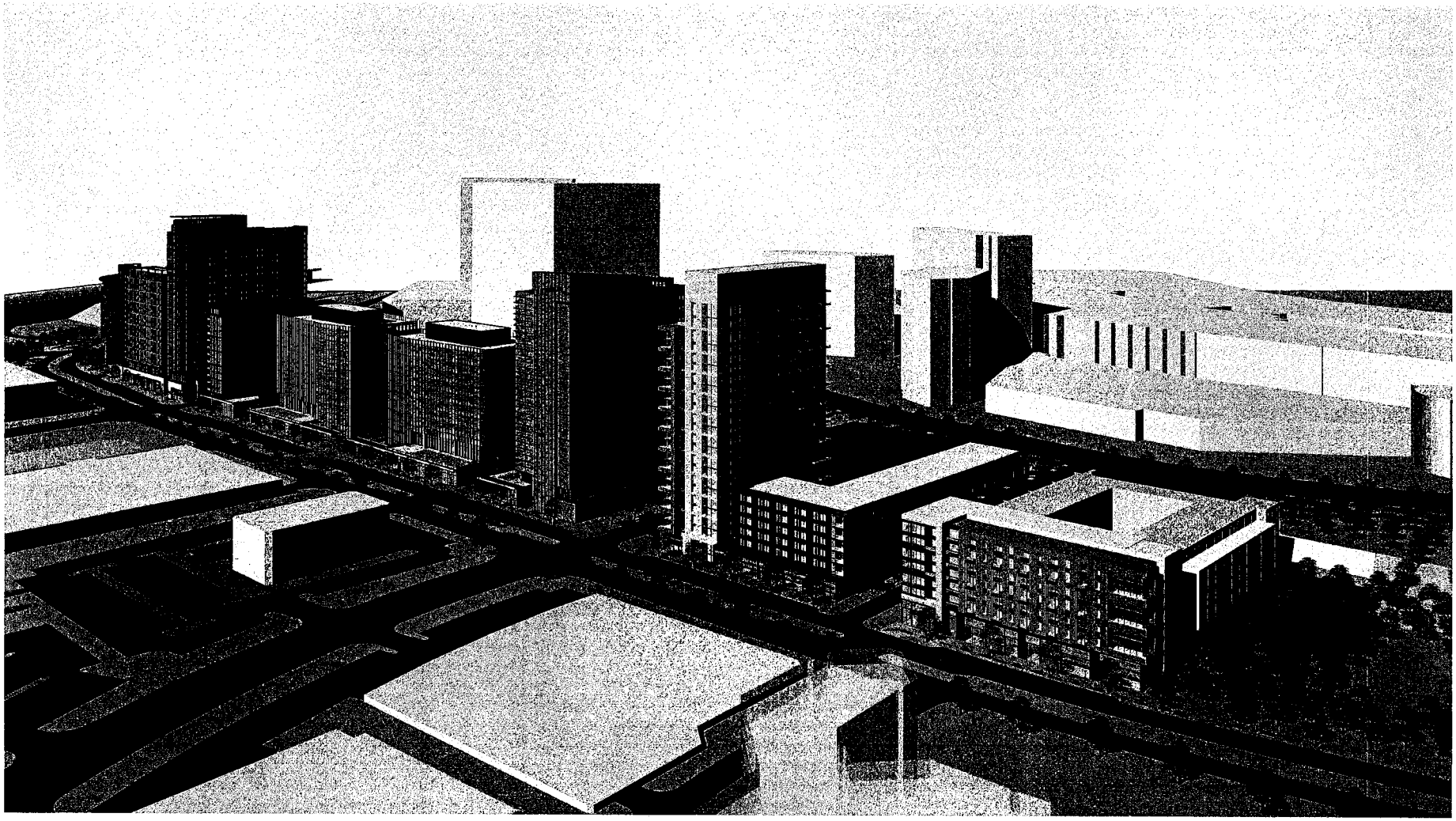
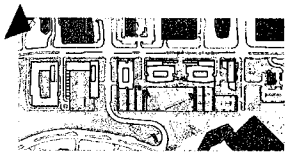
SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/22/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	N.
JOB No.	
DATE	APRIL 26, 2011
I.R.E. No.	7403-07-001
SHEET	A5.2





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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
03/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

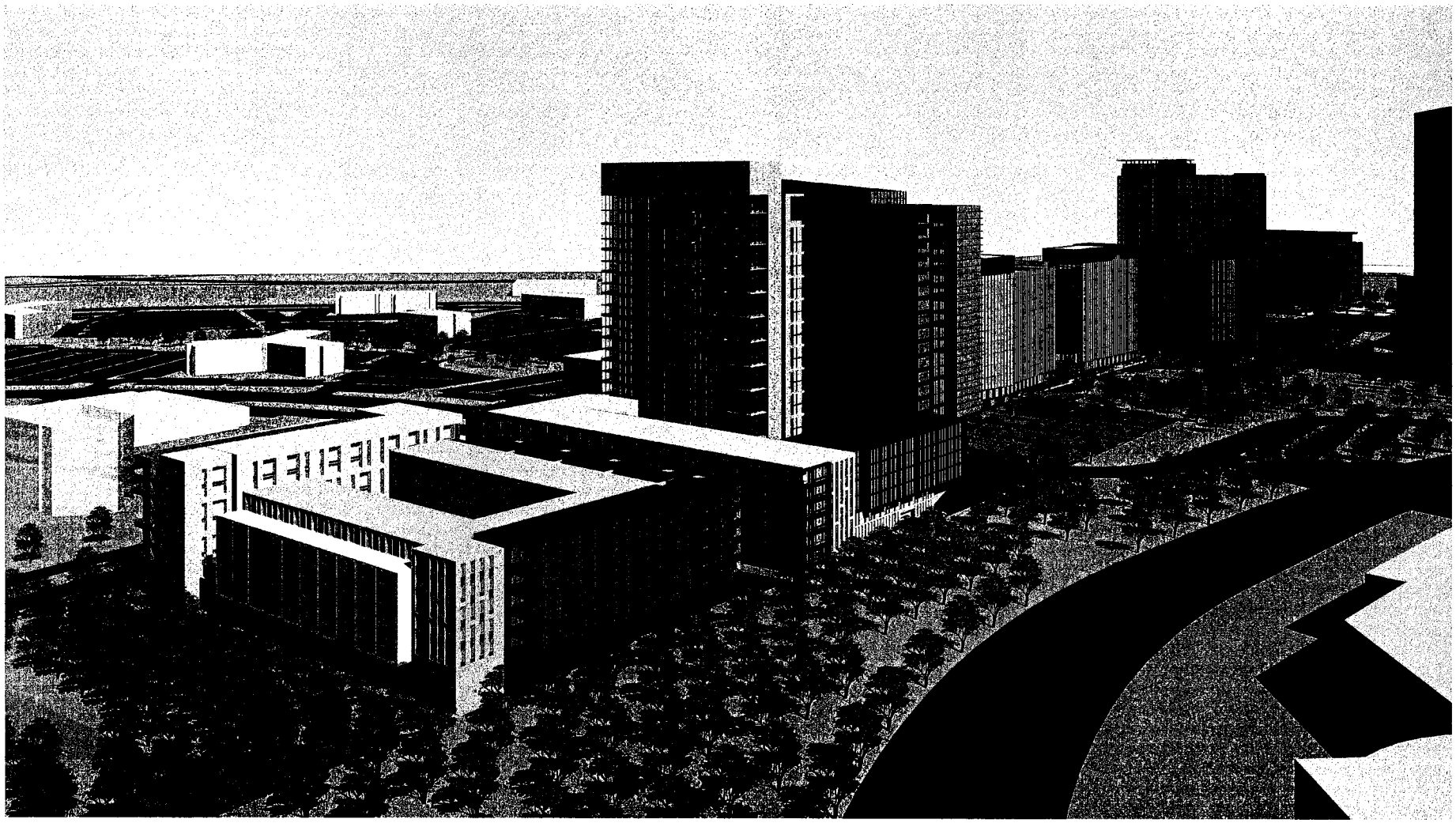
SCALE N/

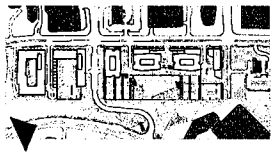
JOB No.

DATE : APRIL 28, 2011

FILE No. 7403-07-001

SHEET A6.0





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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/26/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

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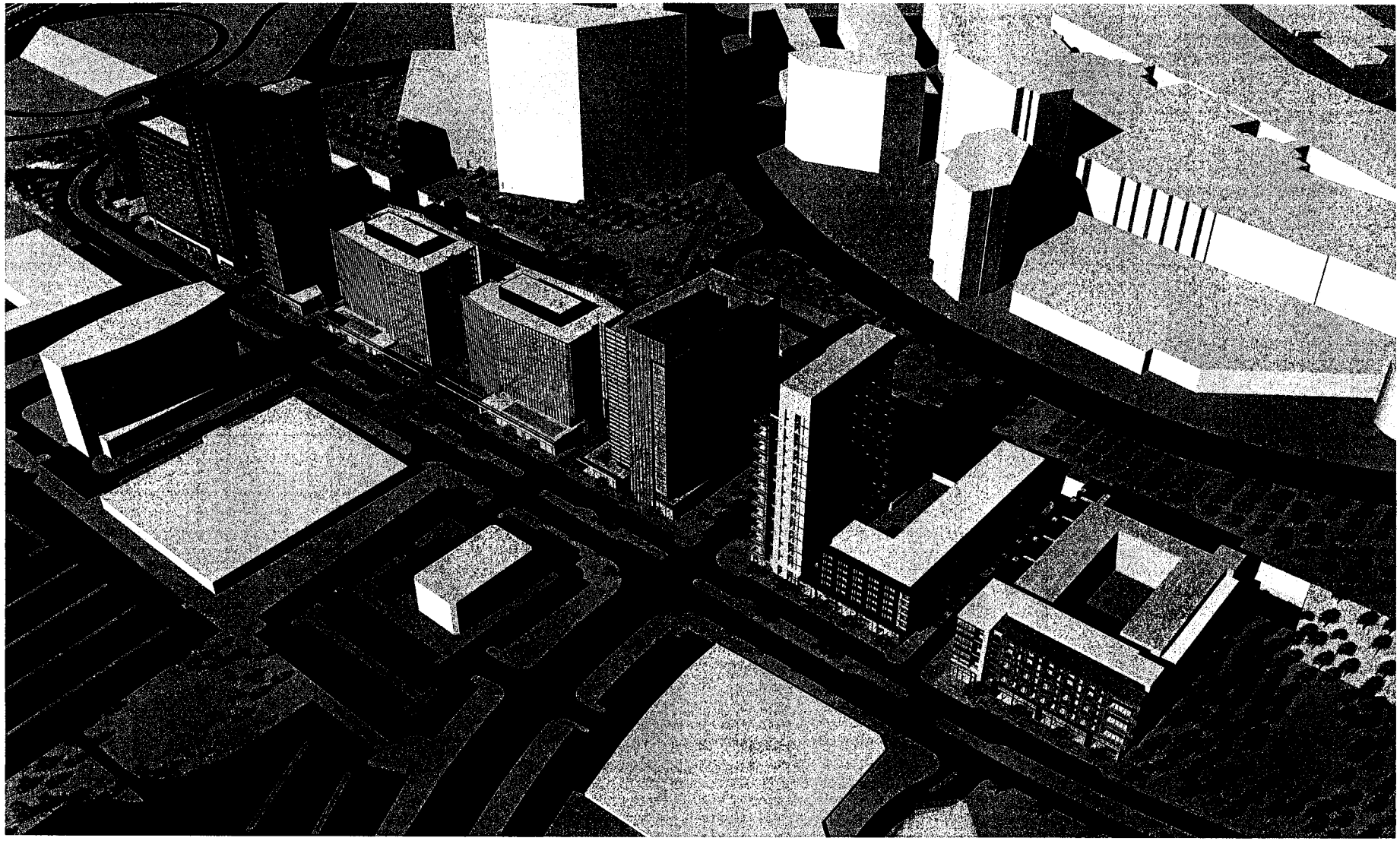

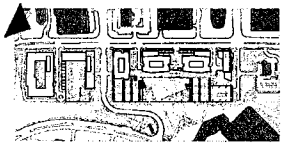

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PERSPECTIVES

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CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
7/02/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

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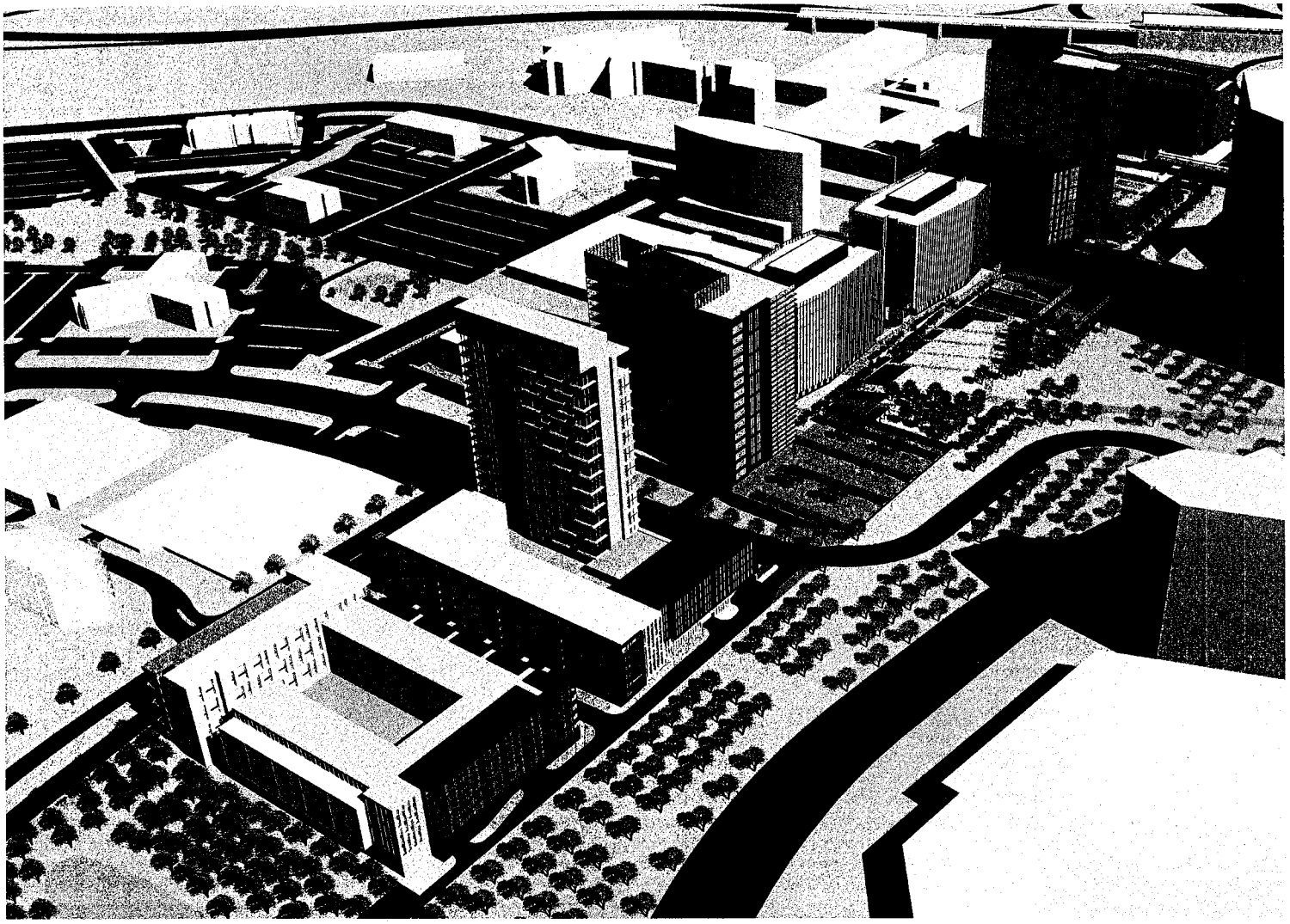
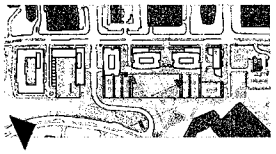
JOB No.
DATE : APRIL 28, 2011
FILE No. 7403-07-001
SHEET A6.2





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For Information Only

PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/01/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	-
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
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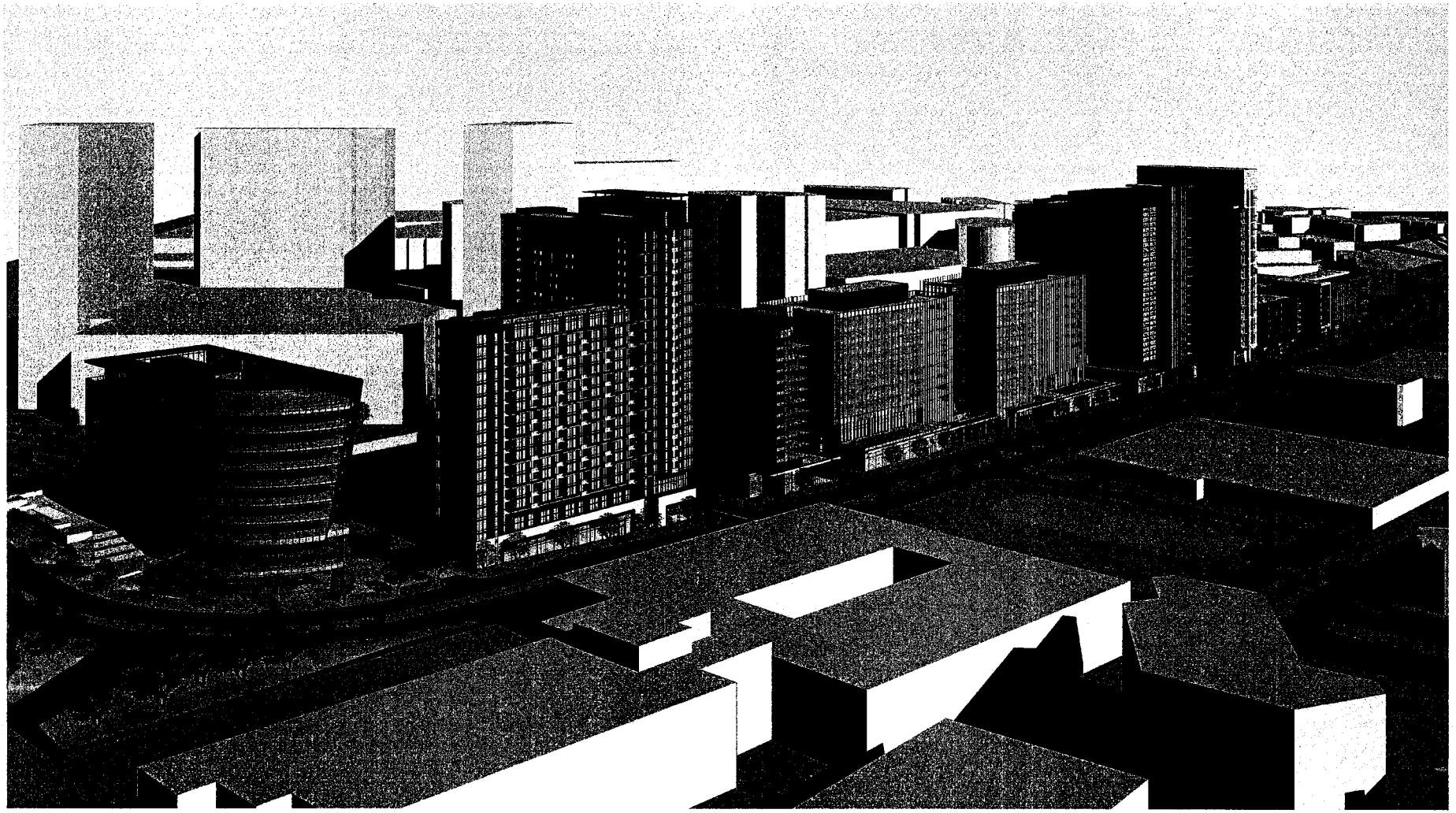

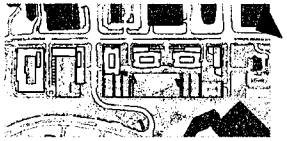

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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/02/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/23/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/20/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

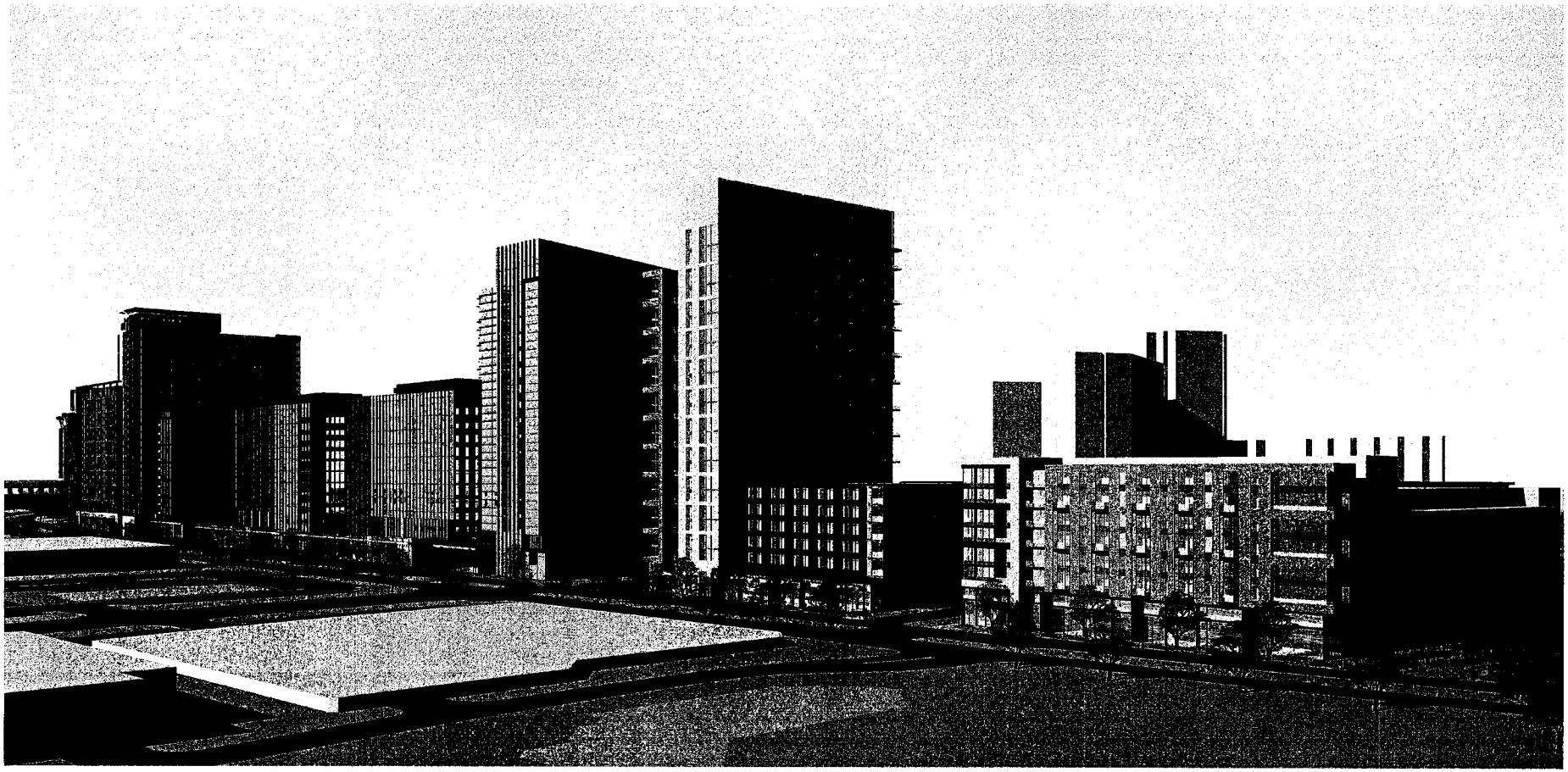
SCALE H:

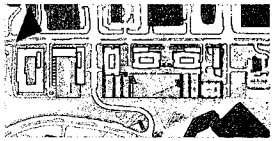
JOB No.

DATE : APRIL 28, 2011

FILE No. 7403-07-001

SHEET A6.4





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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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02/24/12	PER COUNTY COMMENTS
05/23/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

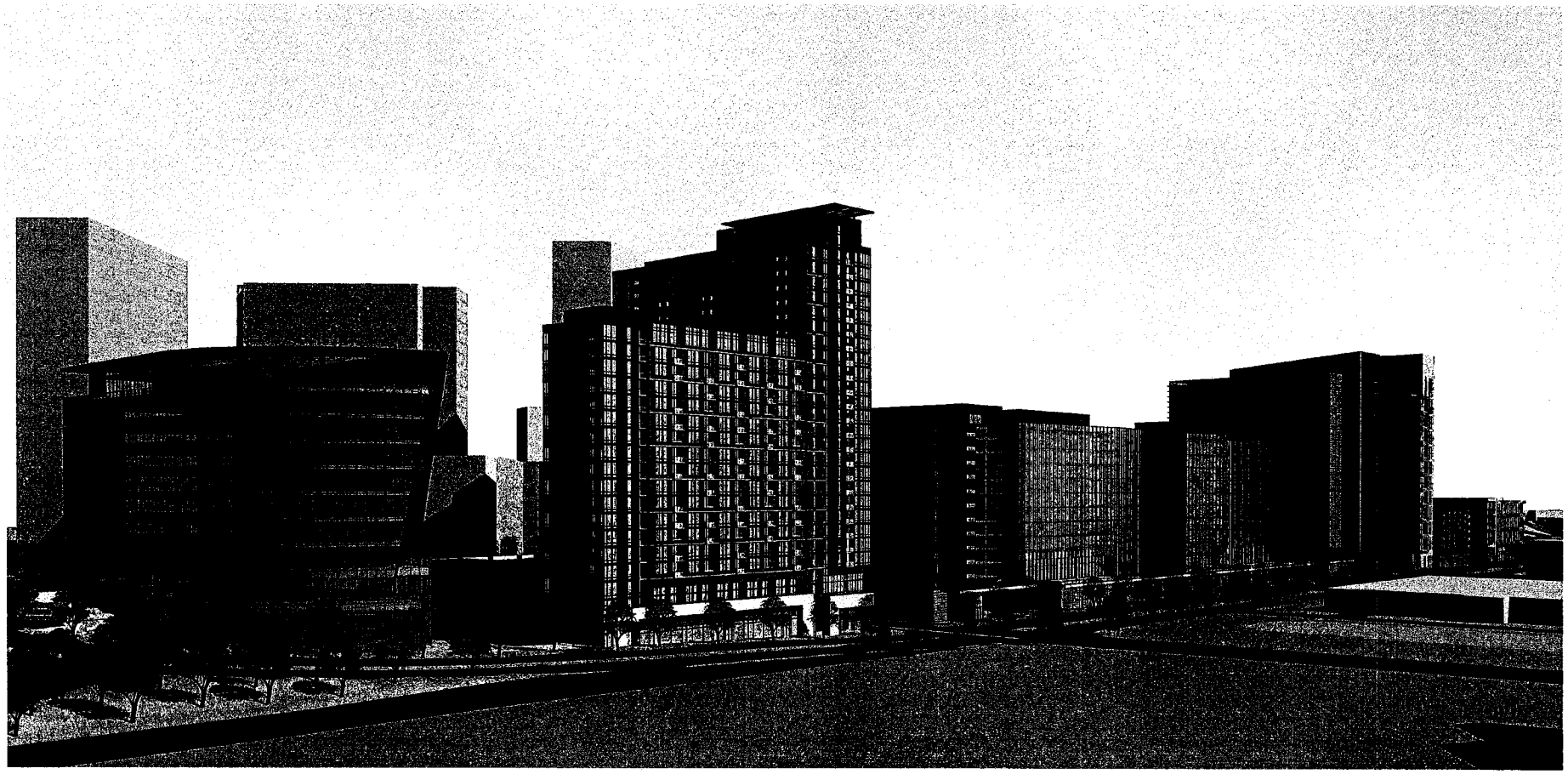
SCALE H:

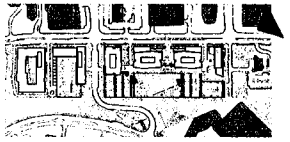
JOB No.

DATE : APRIL 28, 2011

FILE No. 7403-07-001

SHEET A6.5





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PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/20/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

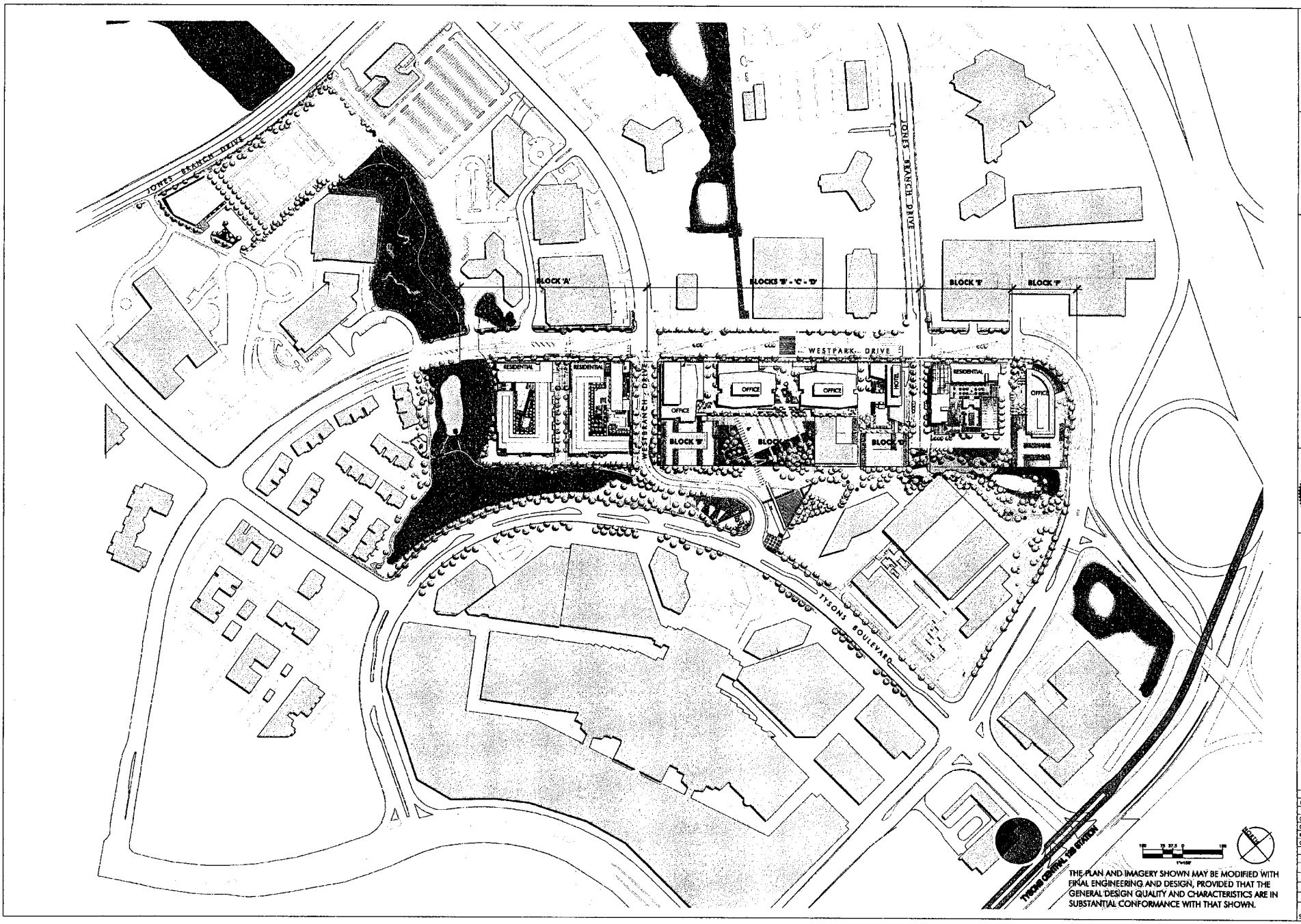
SCALE H:

JOB No.

DATE APRIL 25, 2011

FILE No. 7403-07-001

SHEET A6.6



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ILLUSTRATIVE LANDSCAPE PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

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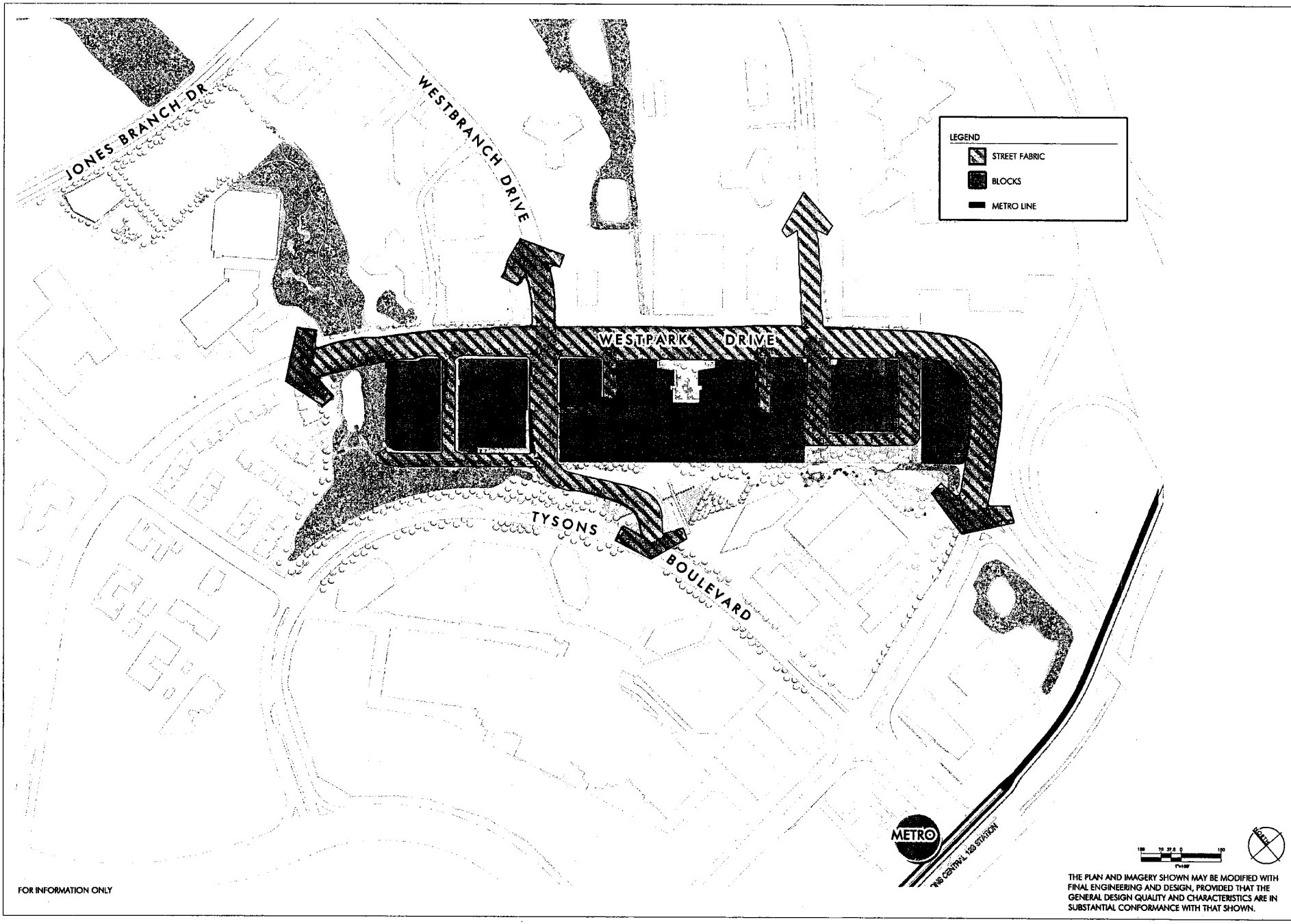

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URBAN FABRIC & BLOCKS DIAGRAM

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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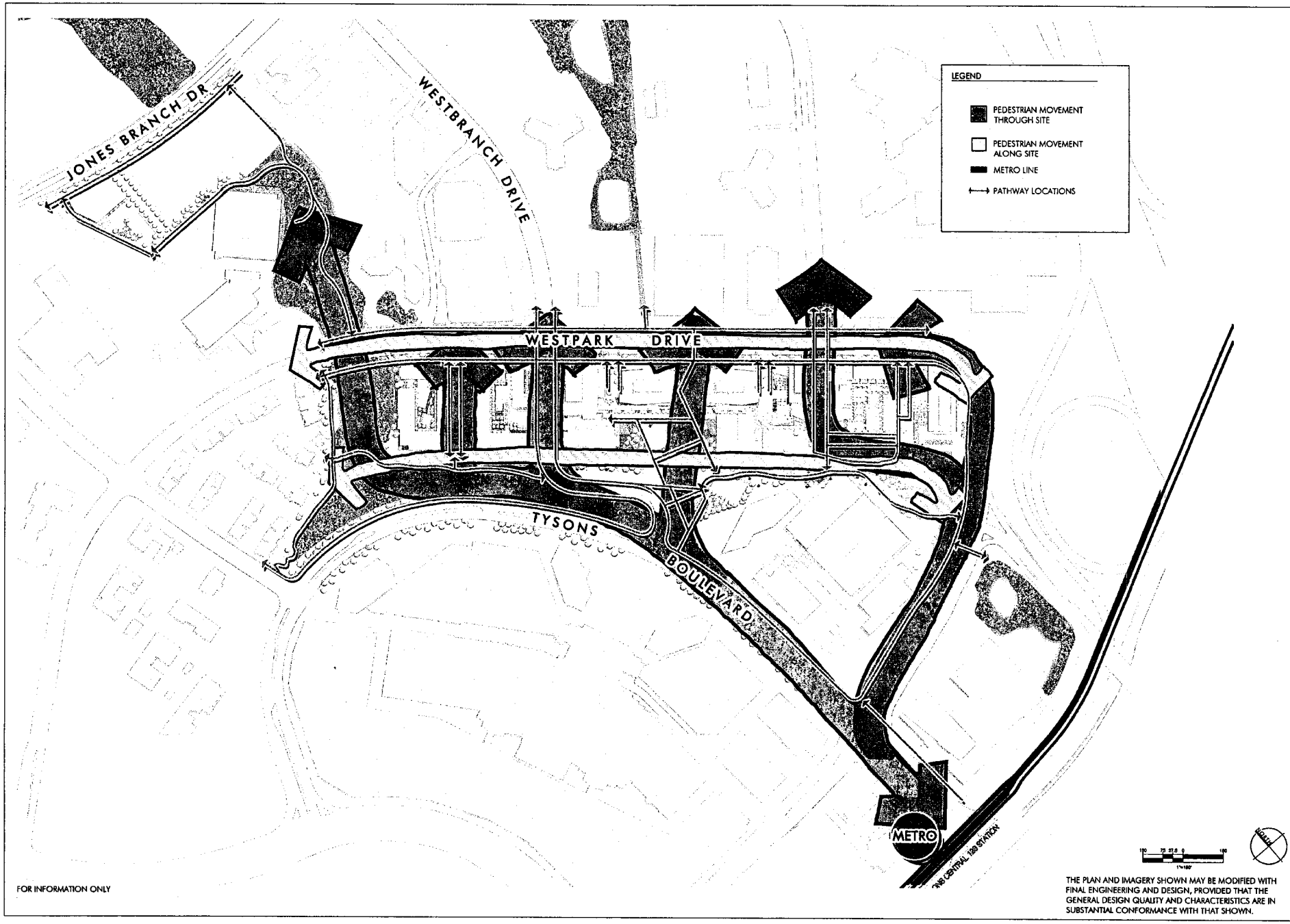

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PEDESTRIAN FLOW DIAGRAM
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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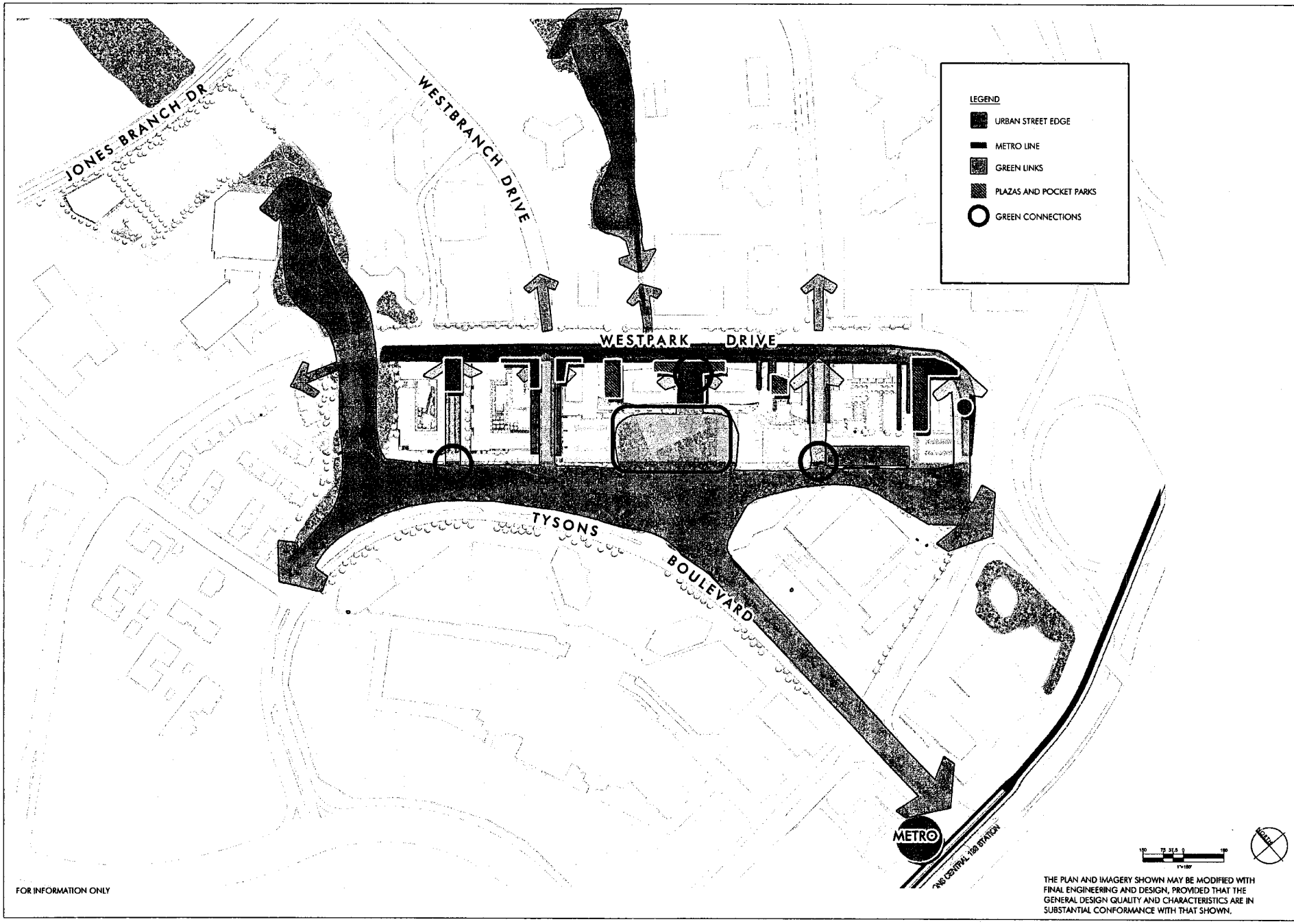

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OPEN SPACE CONNECTIONS DIAGRAM

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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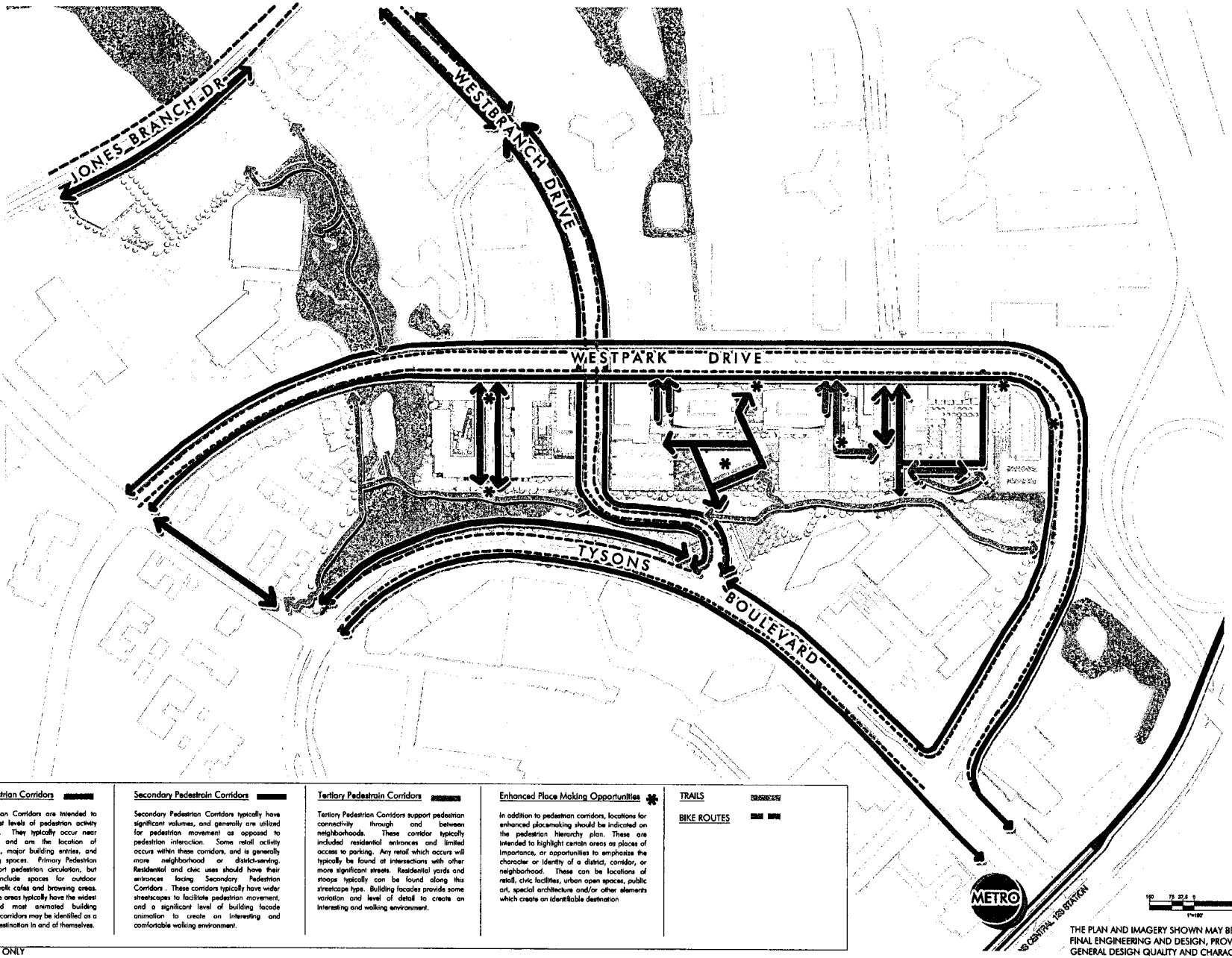

Primary Pedestrian Corridors

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

Secondary Pedestrain Corridors

Secondary Pedestrian Corridors typically have significant volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity occurs within these corridors, and is generally more neighborhood or district-serving. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors . These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

Tertiary Pedestrain Corridors

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridor typically included residential entrances and limited access to parking. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this streetscape type. Building facades provide some variation and level of detail to create an interesting and walking environment.

Enhanced Place Making Opportunities *

In addition to pedestrian corridors, locations for enhanced placemaking should be indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and/or other elements which create an identifiable destination

TRAILS

BIKE ROUTES

150 75 37.5 0 150

1"=150'

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PEDESTRIAN HIERARCHY PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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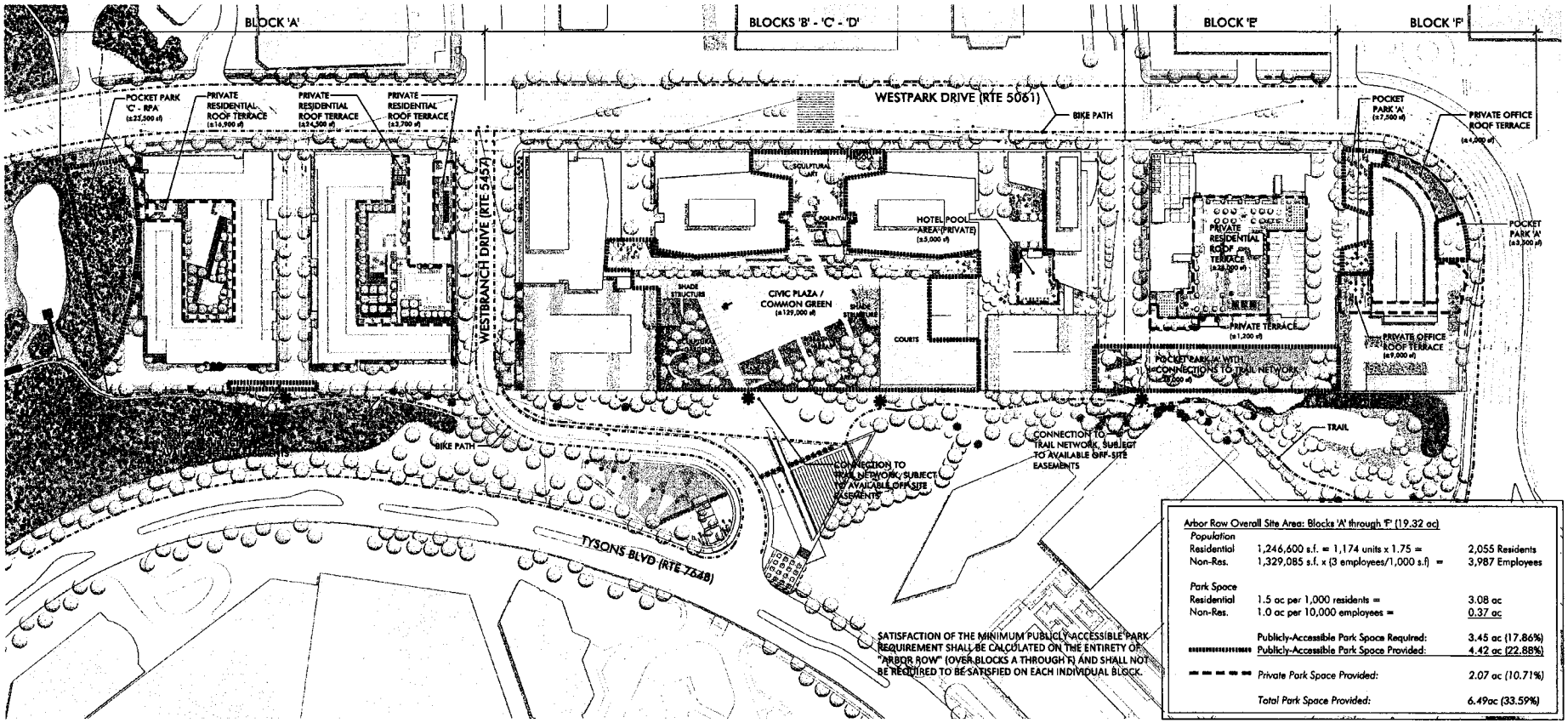


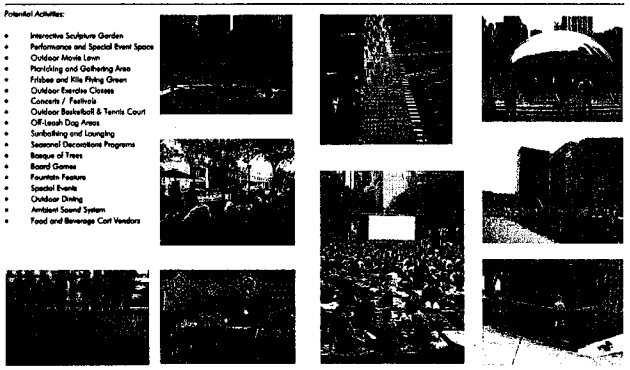
SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)		
Population		
Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (3 employees/1,000 s.f) =	3,987 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.37 ac
	Publicly-Accessible Park Space Required:	3.45 ac (17.86%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	*2.07 ac (10.71%)*
	Total Park Space Provided:	*6.49ac (33.59%)*

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering place including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking plazas for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

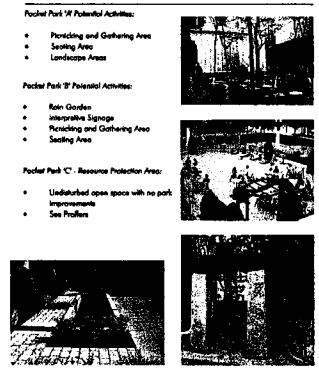
- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Profiles



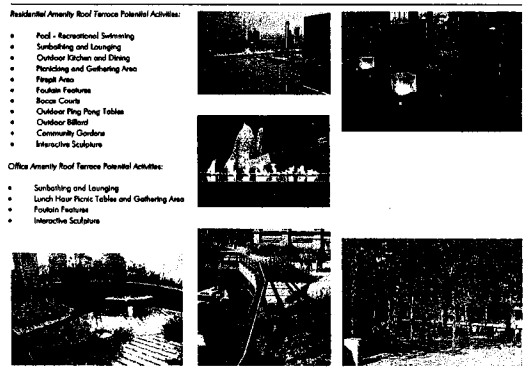
PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



INDIVIDUAL BLOCK TABULATIONS

Block 'A'	
Publicly-Accessible Park Space:	±24,500 sf (0.61 ac)
Private Open Space Provided:*	*±45,100 sf (1.04 ac)*
Blocks 'B' - 'C' - 'D'	
Publicly-Accessible Park Space:	±129,000 sf (2.96 ac)
Private Open Space Provided:*	*±5,000 sf (0.11 ac)*
Block 'E'	
Publicly-Accessible Park Space:	±28,000 sf (0.64 ac)
Private Open Space Provided:*	*±27,200 sf (0.62 ac)*
Block 'F'	
Publicly-Accessible Park Space:	±11,000 sf (0.25 ac)
Private Open Space Provided:*	*±13,000 sf (0.30 ac)*
Total Open Space Provided:*	*±282,800 sf (6.49ac)*
**For reference only.*	*(33.59%)*

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URBAN PARKS PLAN
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
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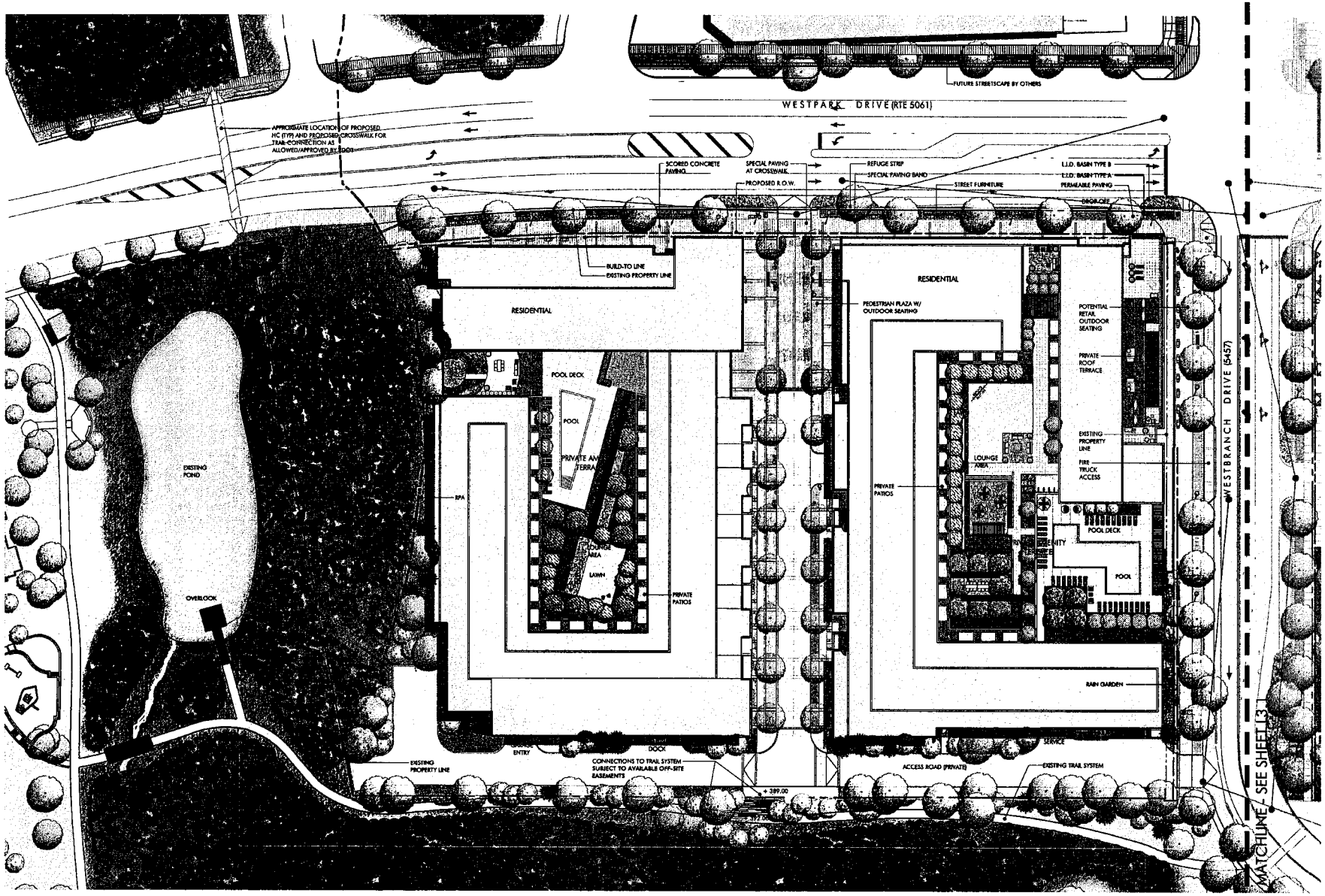

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1"=30'

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BLOCK 'A' ILLUSTRATIVE PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

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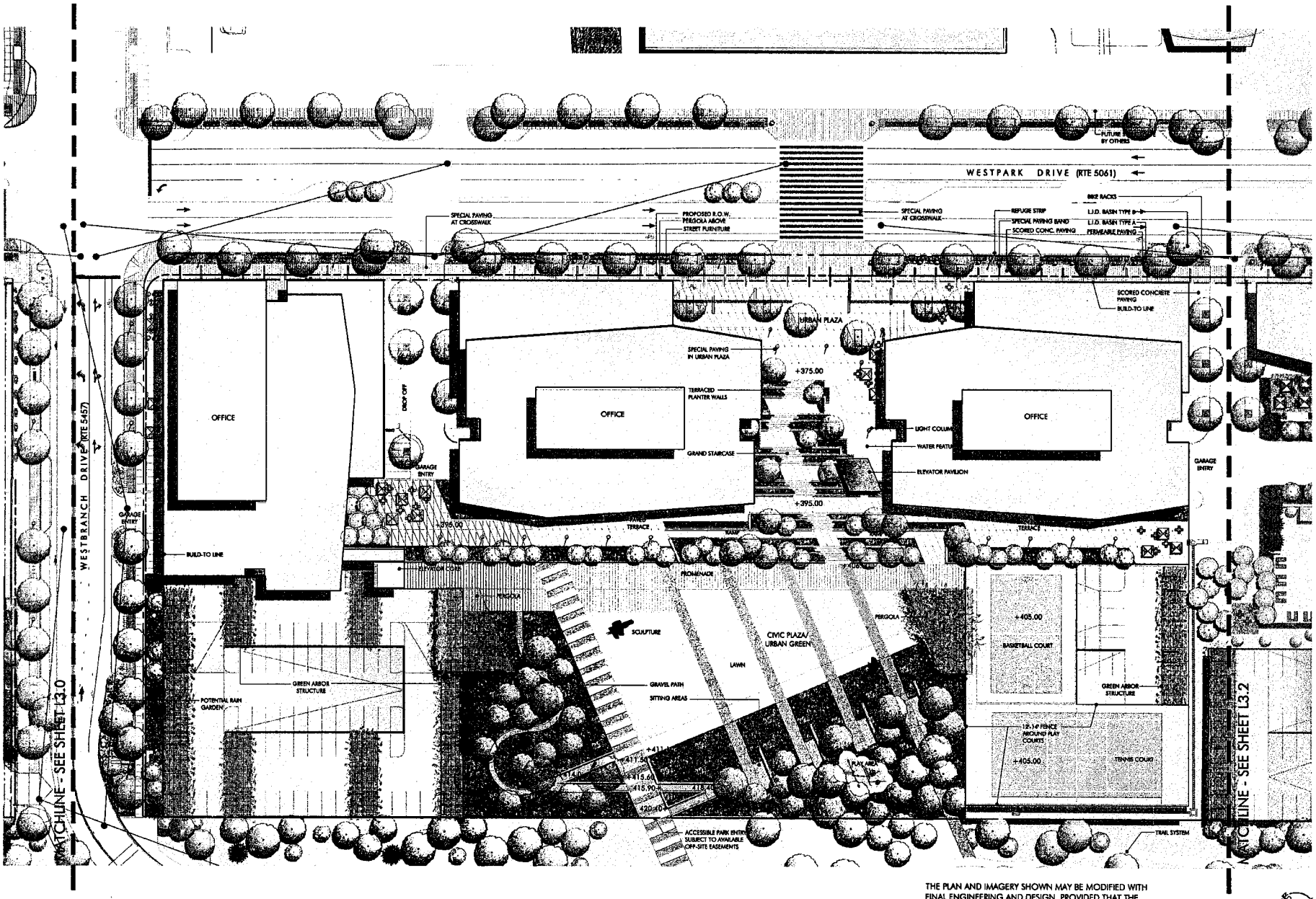

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BLOCK 'B' & 'C' ILLUSTRATIVE PLAN

ARBOR ROW

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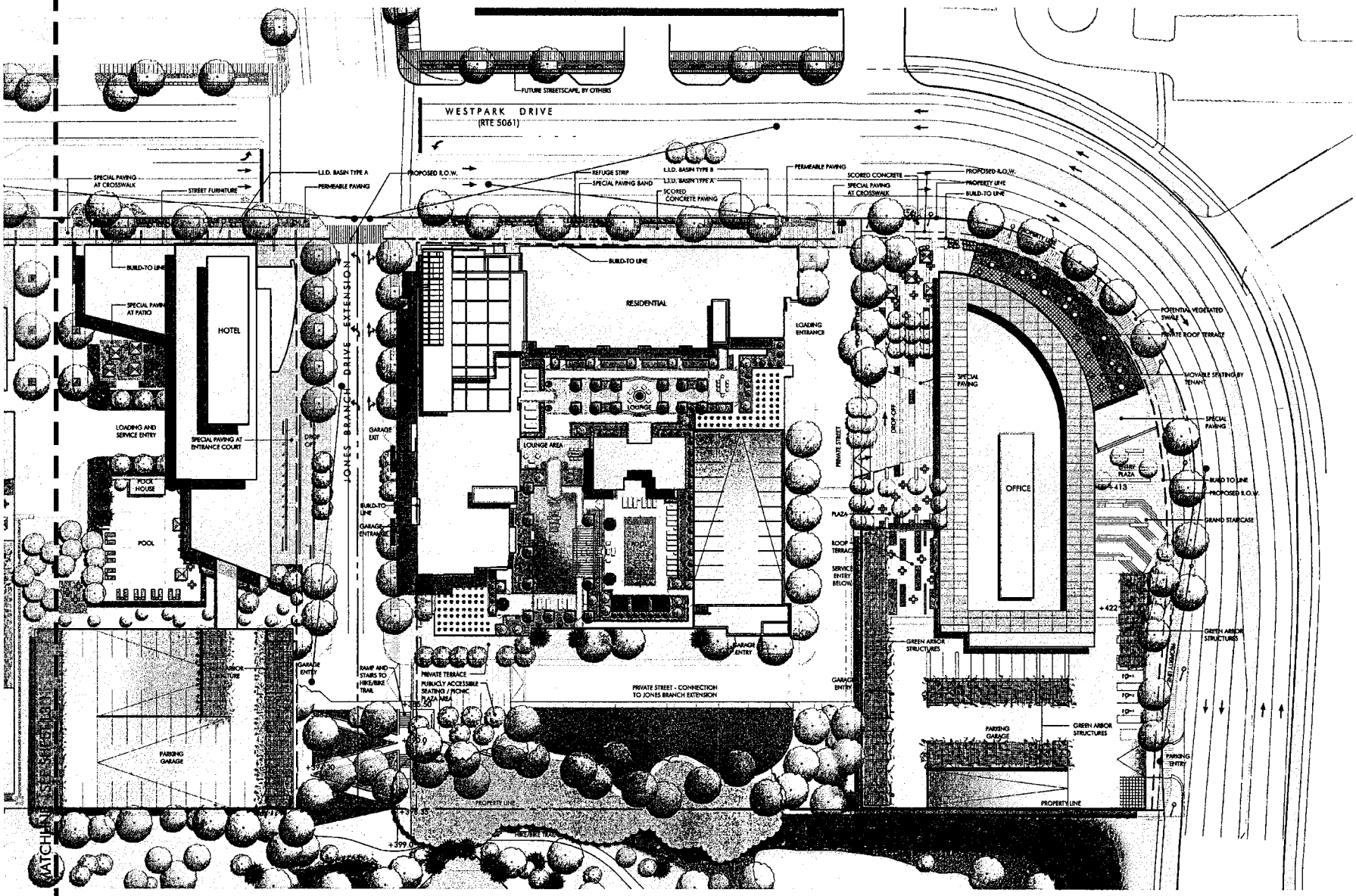

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BLOCK 'D', 'E' & 'F' ILLUSTRATIVE PLAN

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-FR-023

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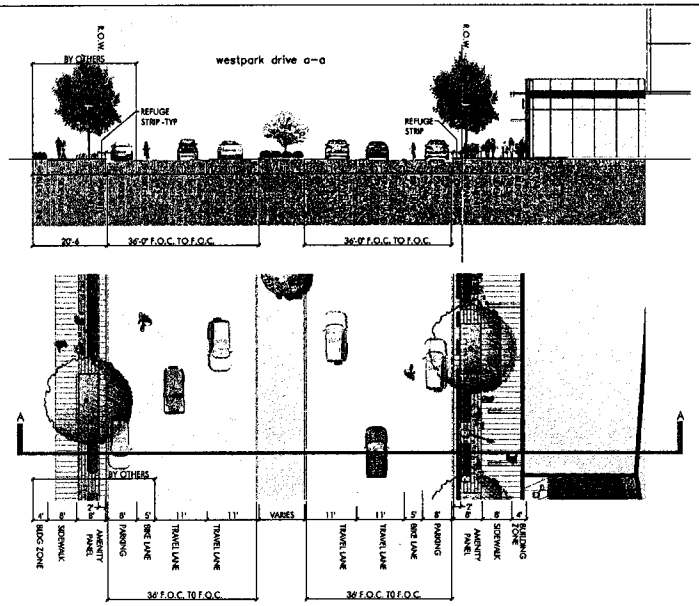
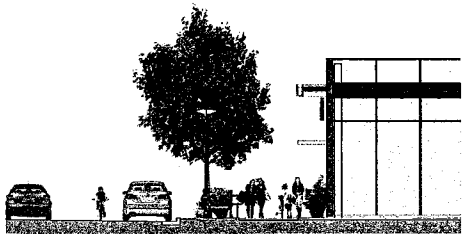
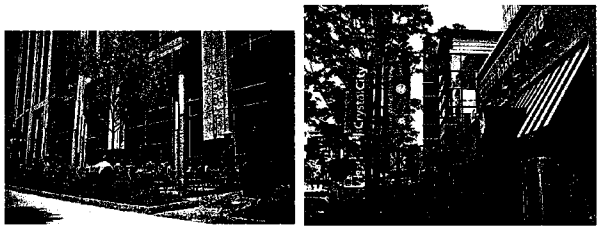
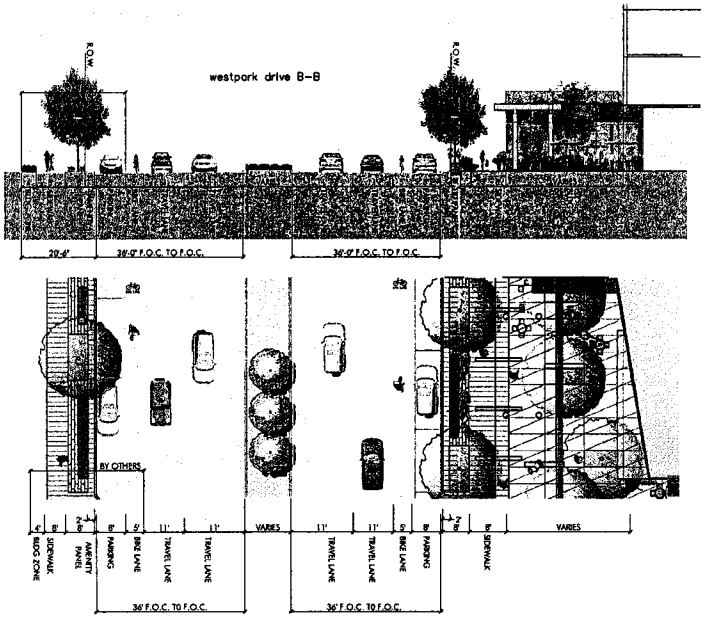


01 WESTPARK DRIVE (RTE 5061) - STREET SECTION A (AVENUE) - ULTIMATE

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

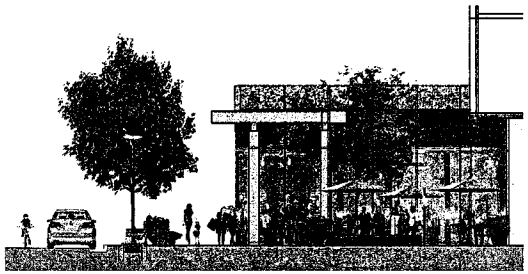


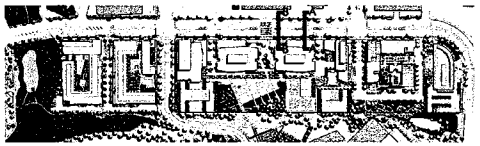




02 WESTPARK DRIVE (RTE 5061) - STREET SECTION B (AVENUE) - ULTIMATE

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





REFERENCE PLAN

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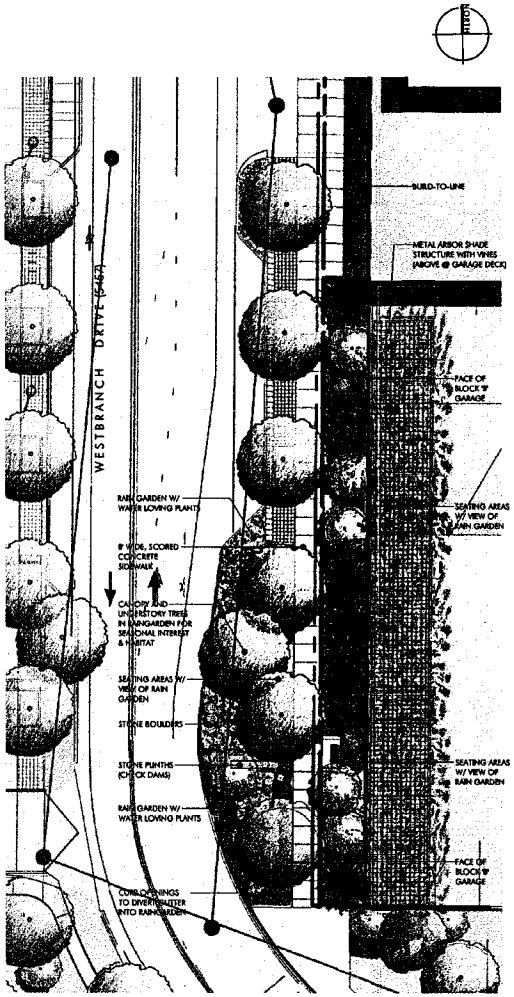

03 BLOCK 'B' RAIN GARDEN PARK - PLAN ENLARGEMENT

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

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TYPICAL STREET SECTIONS

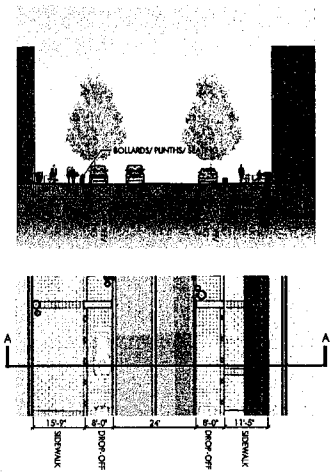
ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

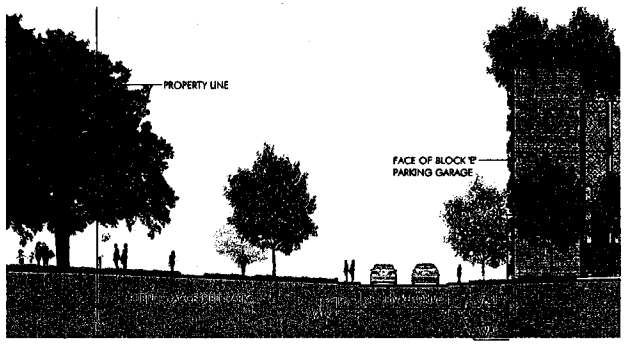
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.0



04 BLOCK 'A' - PRIVATE STREET
SCALE : 1/16" = 1'-0" SECTION A-A



05 BLOCK 'E' - PRIVATE STREET (CONNECTOR TO JONES BRANCH)
SCALE : 1/16" = 1'-0"

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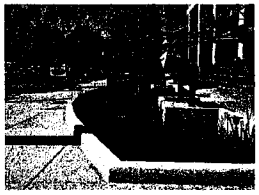

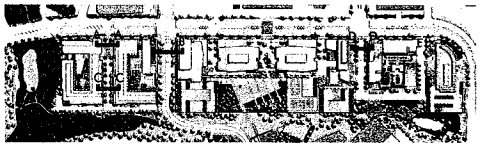

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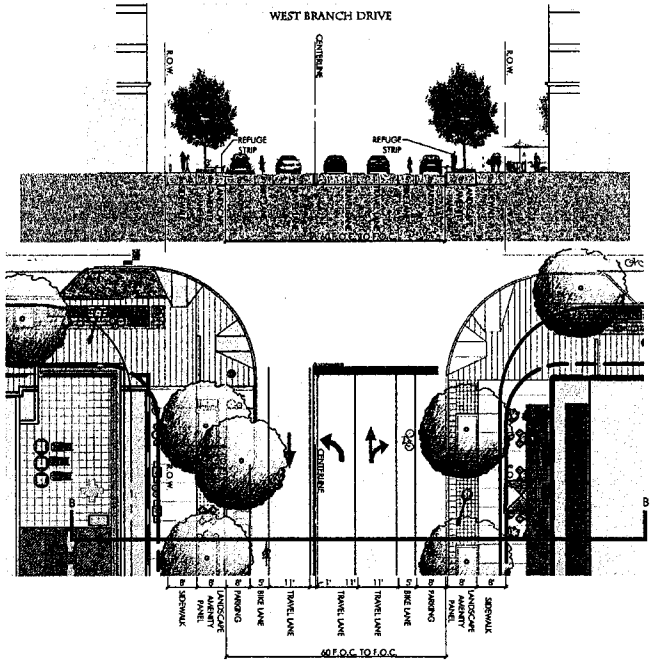
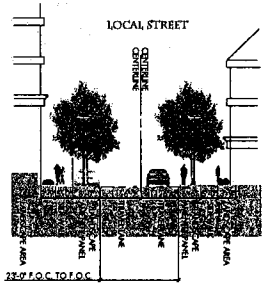
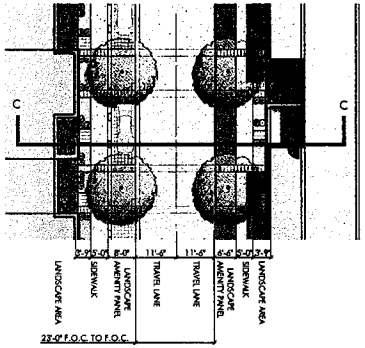
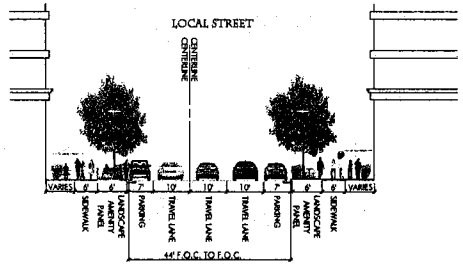


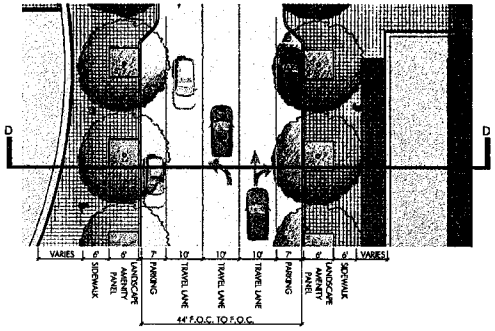
01 WEST BRANCH DRIVE (RTE 5457) - STREET SECTION (COLLECTOR)
SCALE : 1/16" = 1'-0" SECTION B-B





02 SERVICE STREET SECTION - TYPE 'A'
SCALE : 1/16" = 1'-0" SECTION C-C





03 LOCAL STREET SECTION - JONES BRANCH EXT.
SCALE : 1/16" = 1'-0" SECTION D-D

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TYPICAL STREET SECTIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.1

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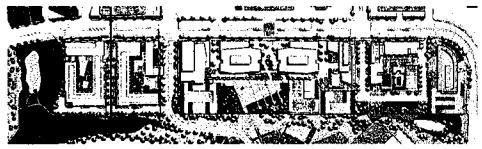
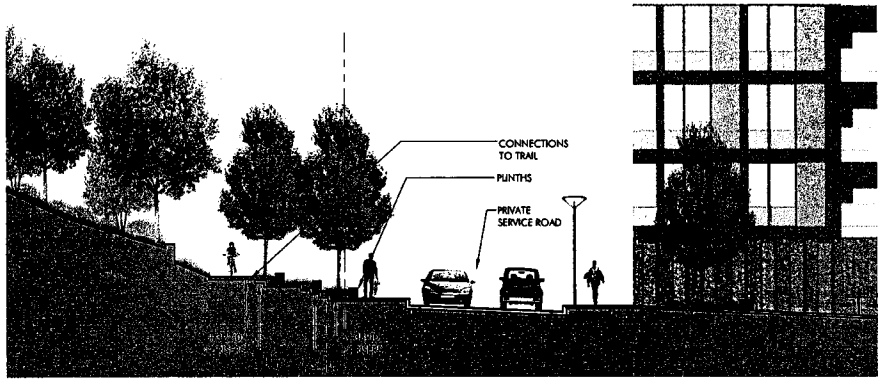
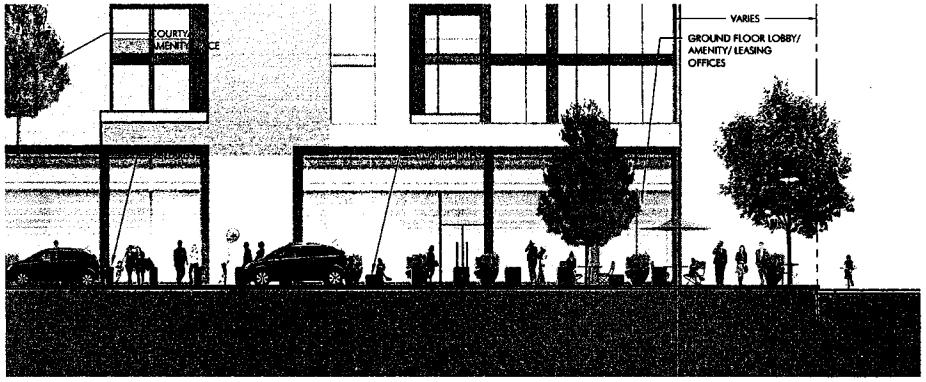


REFERENCE PLAN



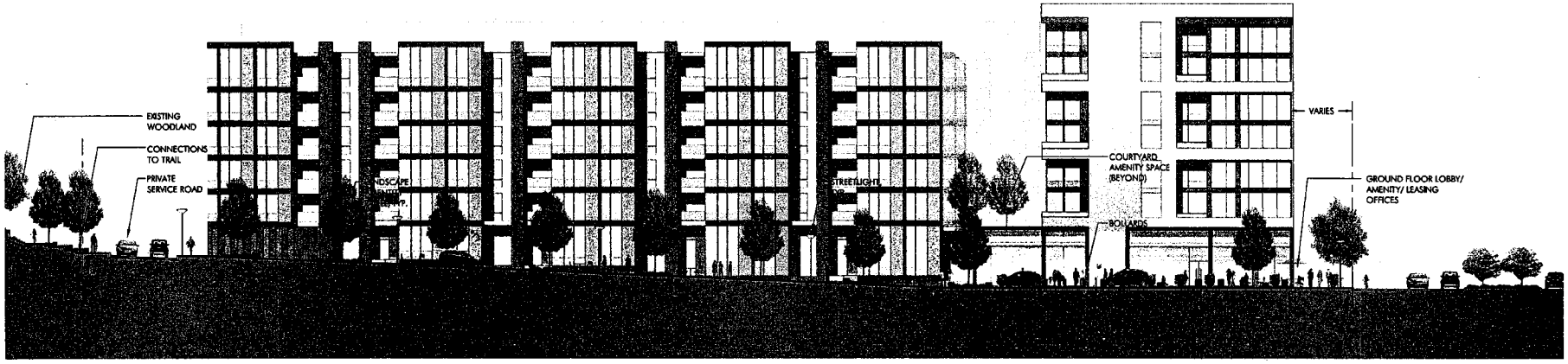
02 BLOCK A - CONNECTION TO TRAIL

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



03 BLOCK A - FLUSH PAVED LOBBY, AMENITY, AND LEASING OFFICE AREA

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



01 BLOCK A - RESIDENTIAL BUILDING SECTION ELEVATION

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

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SITE SECTION - BLOCK 'A'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

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07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1/16" = 1'-0"

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.2

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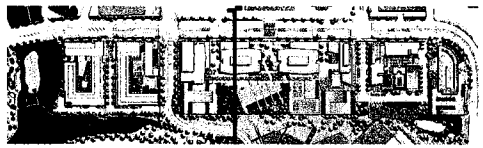
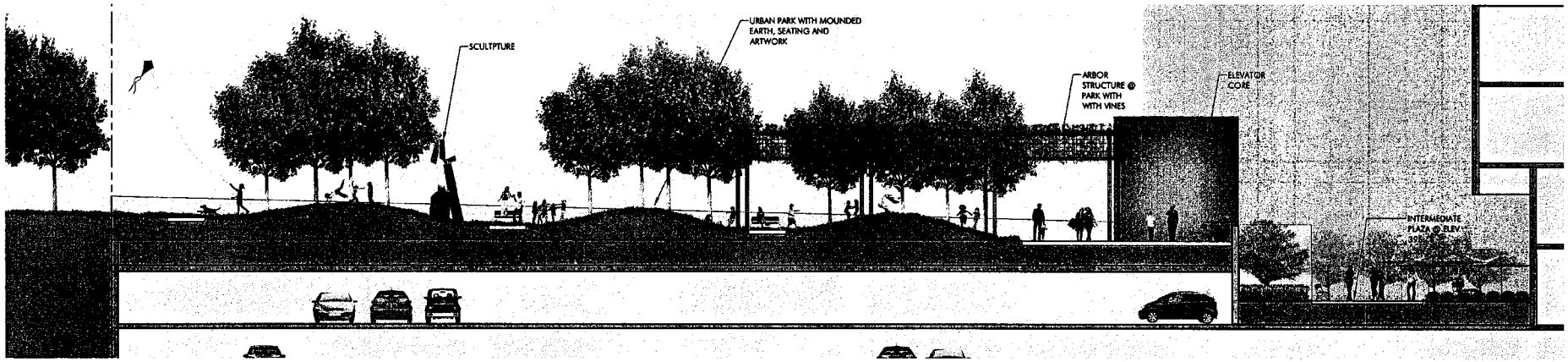
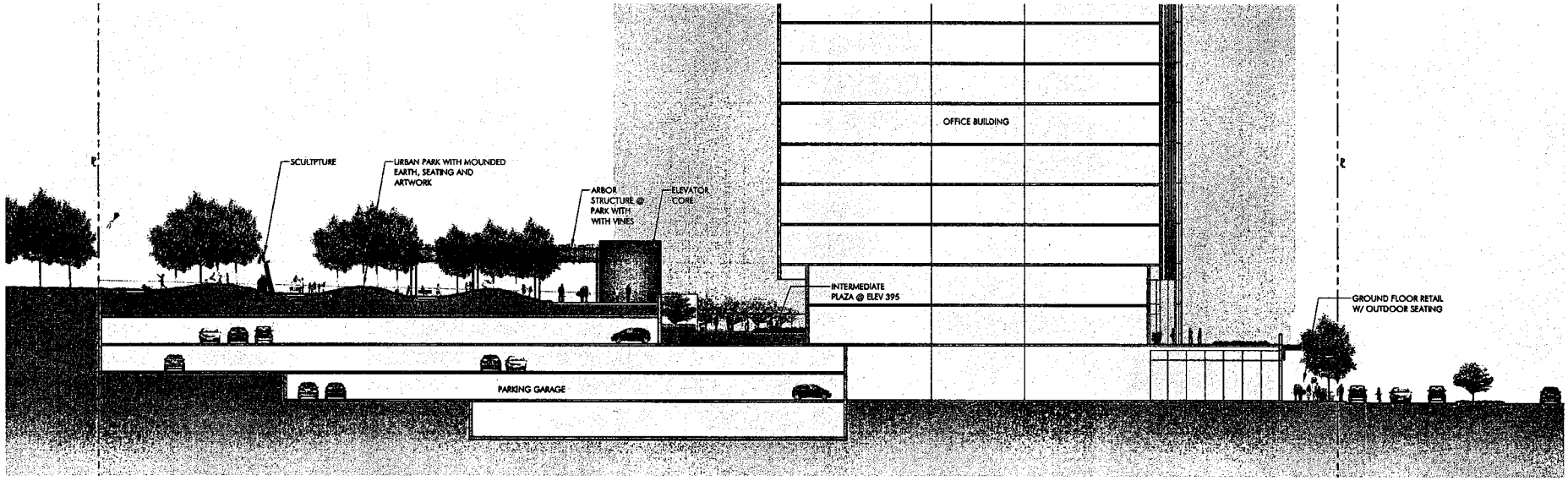


REFERENCE PLAN



02 BLOCK C - OFFICE SECTION ELEVATION (ENLARGEMENT)

SCALE : 1/8" = 1'-0"



01 BLOCK C - OFFICE SECTION ELEVATION

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

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SITE SECTION - BLOCK 'C'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
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07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1/16" = 1'-0"

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.3

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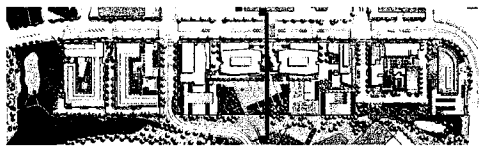
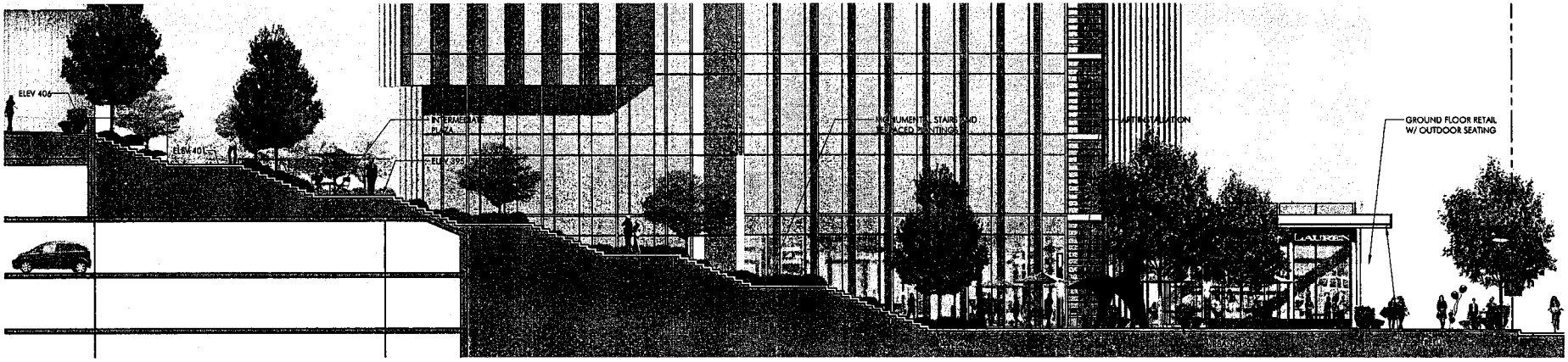
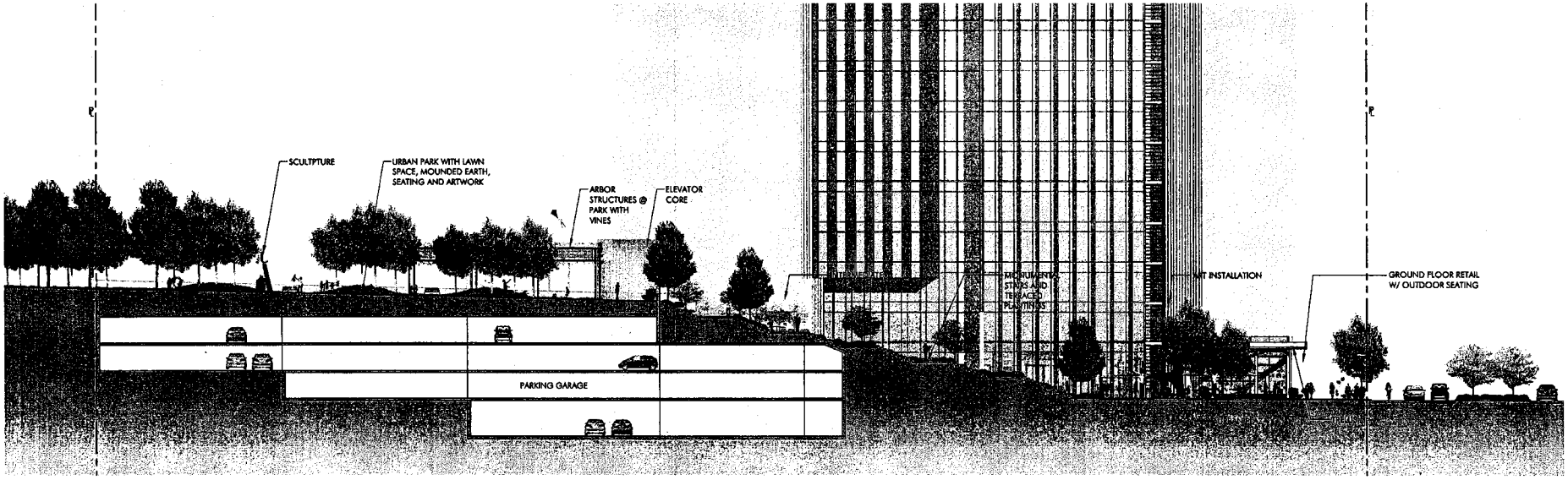


REFERENCE PLAN



02 BLOCK C - GRAND STAIRCASE SECTION ELEVATION (ENLARGEMENT)

SCALE : 1/8" = 1'-0"



01 BLOCK C - GRAND STAIRCASE SECTION ELEVATION

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

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SITE SECTION - BLOCK 'C'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
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DATE	DESCRIPTION

SCALE H: 1/16" = 1'-0"

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.4

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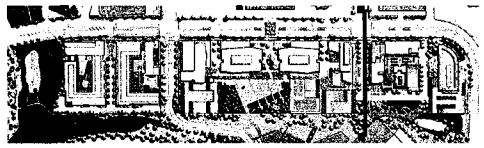

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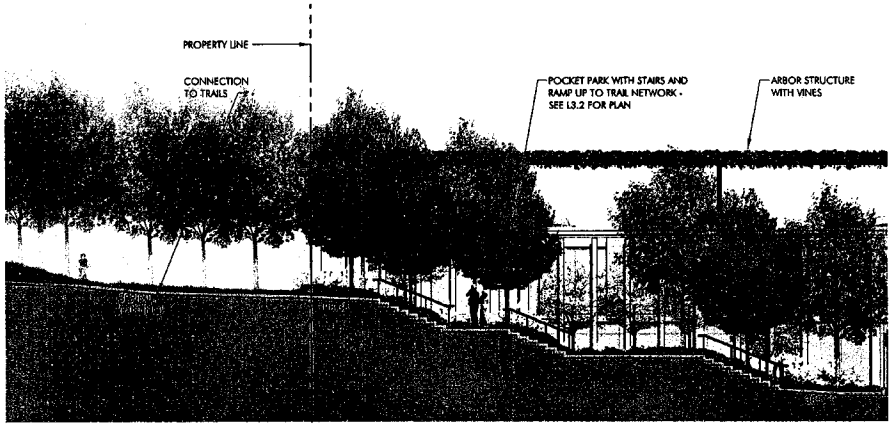
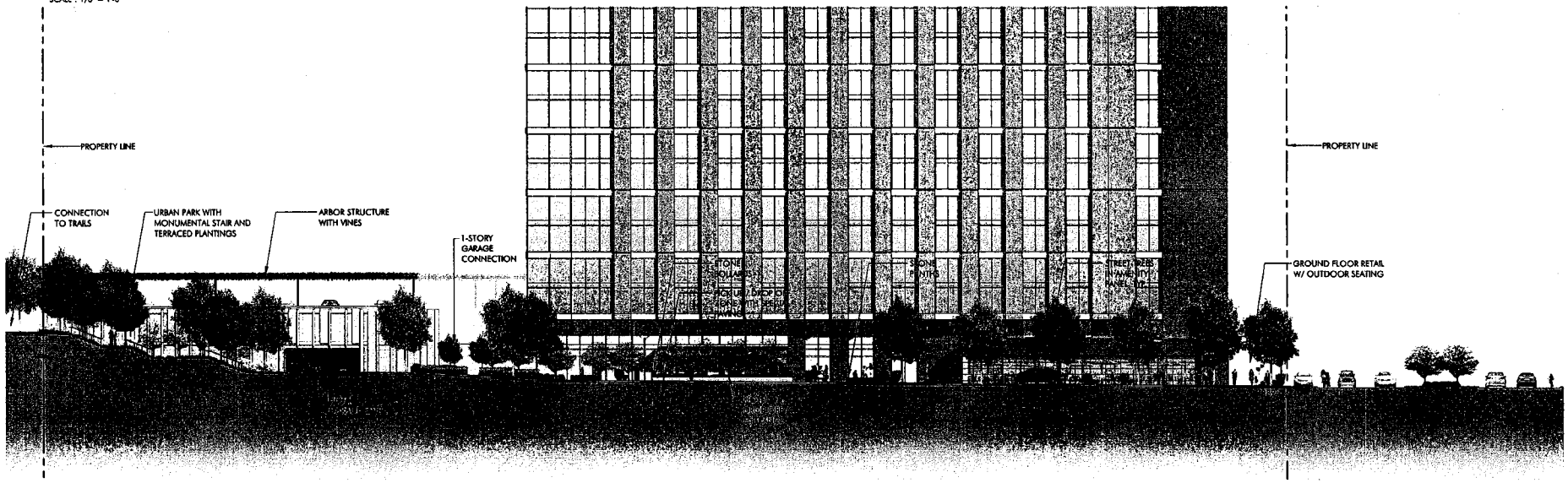


02 BLOCK D - HOTEL SECTION ELEVATION (ENLARGEMENTS)

SCALE : 1/8" = 1'-0"



01 BLOCK D - HOTEL SECTION ELEVATION

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

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SITE SECTION - BLOCK 'D'
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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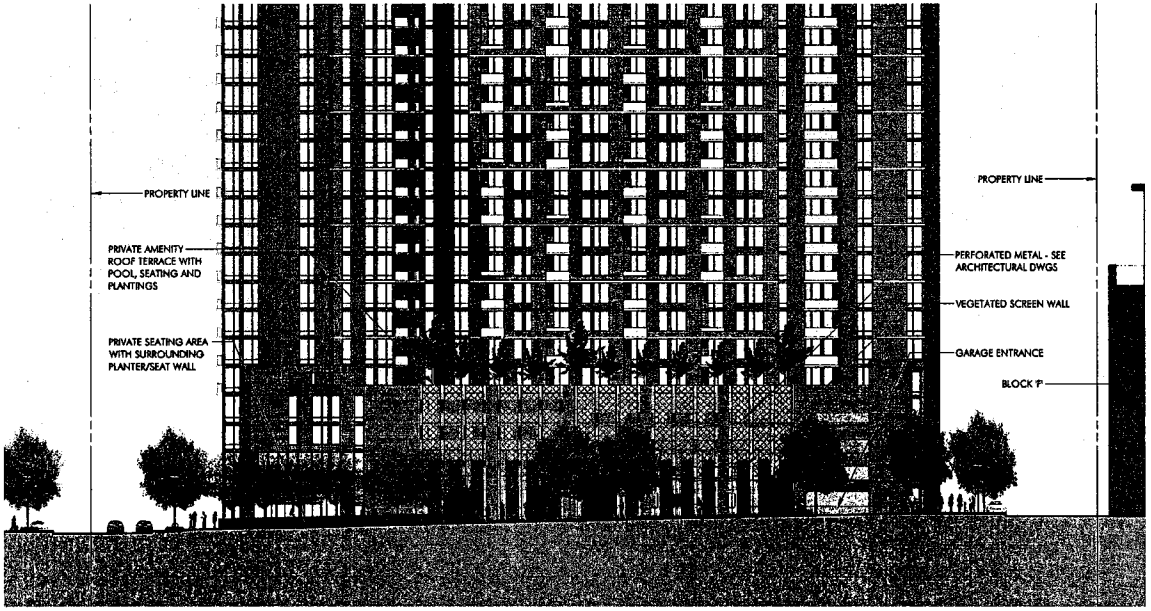
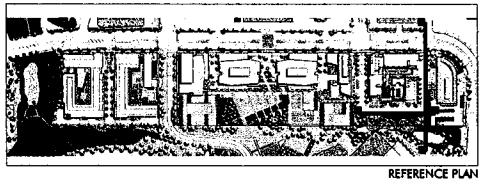
DATE	DESCRIPTION
SCALE	H: 1/16" = 1'-0"
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.5



02 BLOCK E - SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



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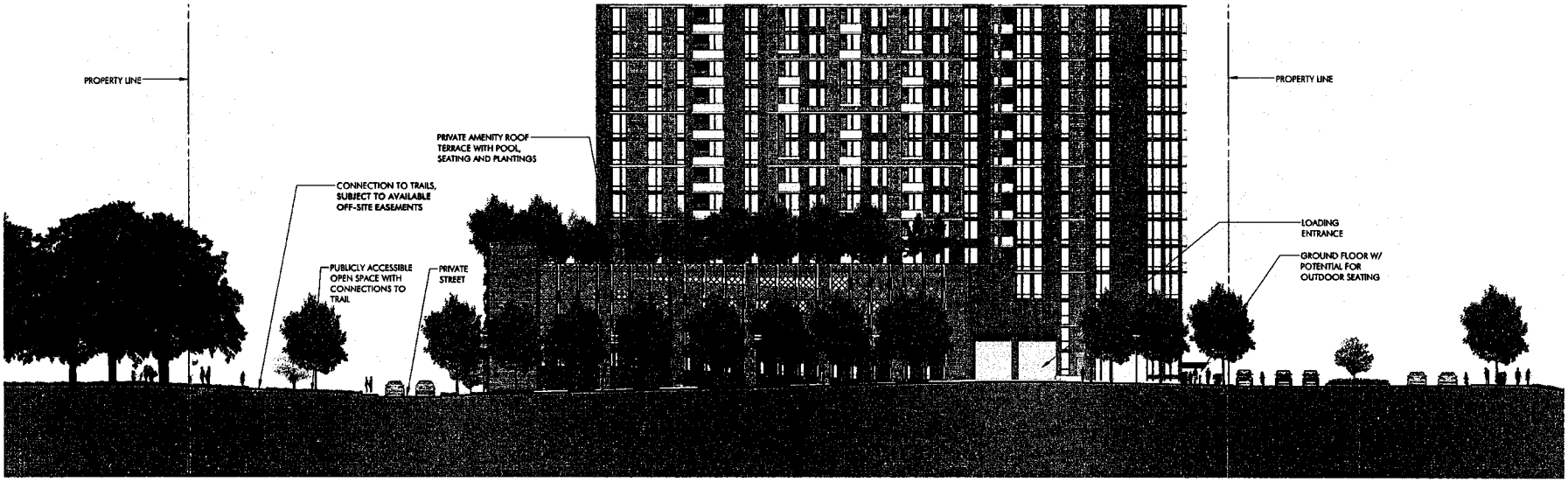

01 BLOCK E - EAST ELEVATION

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

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SITE SECTION - BLOCK 'E'

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1/16" = 1'-0"
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L4.6

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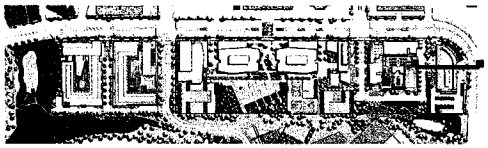
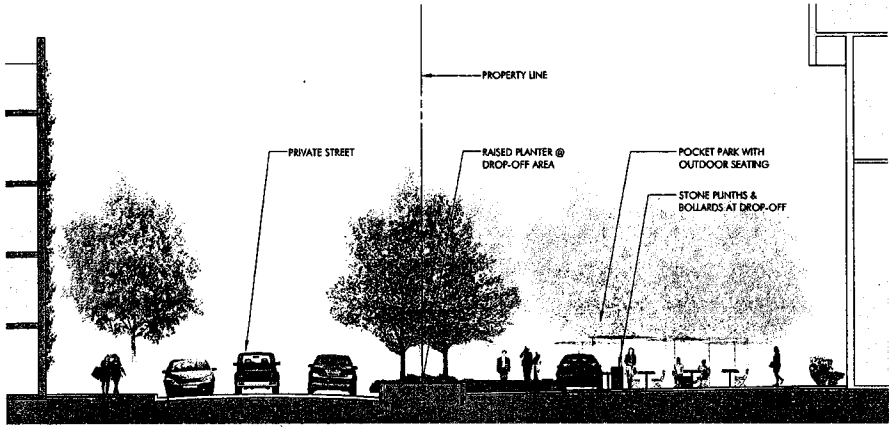
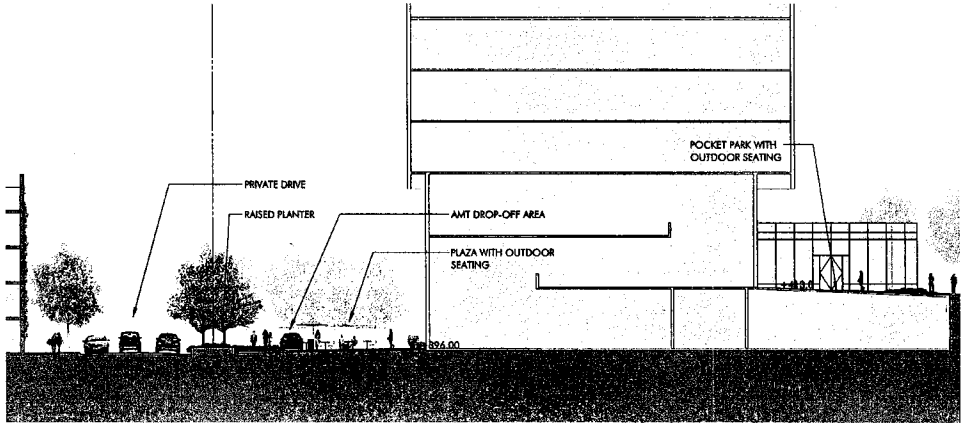


REFERENCE PLAN



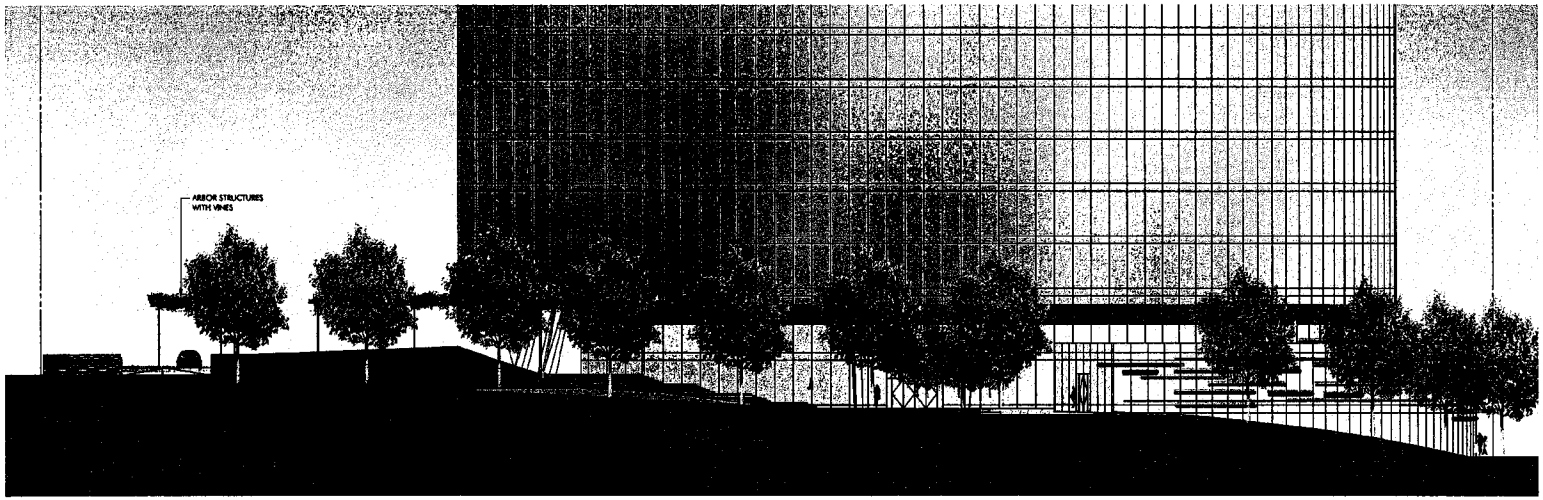
02 BLOCK E & F - PRIVATE STREET SECTION

SCALE : 1/8" = 1'-0"



03 BLOCK F - AMT BUILDING SECTION ELEVATION

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



01 BLOCK F - EAST ELEVATION

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

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SITE SECTION - BLOCK "F"

ARBOR ROW

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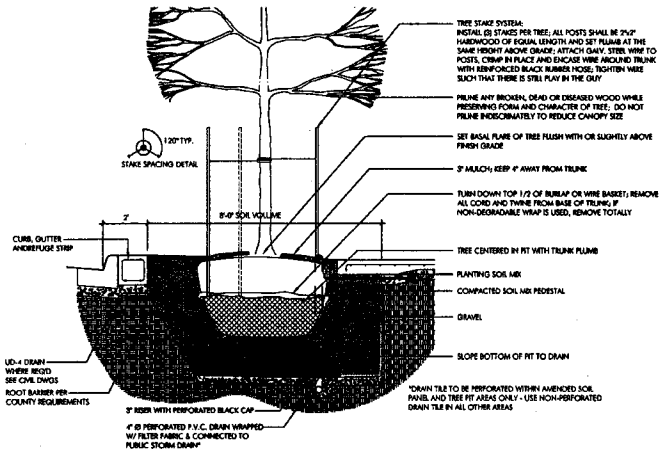
JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.7



01 TREE PLANTING DETAIL - TYPICAL STREET TREE

SCALE : 1/2"=1'-0"

ARBOR ROW OVERALL CDP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT^2	TREE CANOPY SUB-TOTAL FT^2	REMARKS
	Category I Deciduous Trees							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	8	3" col.	B&B	75	600	single leader
	Category II DeciduousTrees							
AG	Acer ginnala	Amur Maple	40	3" col.	B&B	125	5,000	multistem - 3 stems minimum; full branching
AL	Amelanchier lavis	Allegheny Serviceberry	57	2" col.	B&B	100	5,700	multistem - 3 stems minimum; full branching
CB	Carpinus betulus	Hornbeam	20	3" col.	B&B	125	2,500	single leader
MS	Magnolia stellata	Star Magnolia	43	2" col.	B&B	100	4,300	multistem - 3 stems minimum; full branching
	Category III DeciduousTrees							
BN	Betula nigra	River Birch	20	3" col.	B&B	175	3,500	multistem - 3 stems minimum; full branching
GT	Gleditsia triacanthos inermis	Honeylocust, thornless	20	3" col.	B&B	176	3,500	single leader; full branching
NS	Nyssa sylvatica	Black Gum, Tupelo	9	3" col.	B&B	175	1,575	single leader; full branching; symmetrical
	Category IV DeciduousTrees							
AR	Acer rubrum	Red Maple	38	3" col.	B&B	250	9,500	single leader; full branching; symmetrical
PA	Platanus X acerifolia 'Bloodgood'	Bloodgood London Planetree	46	3" col.	B&B	250	11,500	single leader; full branching; symmetrical
QN	Quercus nuttall	Nuttall Oak	29	3" col.	B&B	250	7,250	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	73	3" col.	B&B	250	18,250	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	42	3" col.	B&B	250	10,500	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	27	8'-10ht.	B&B	50	1,350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING : 83,675 sf

EXISTING SITE AREA : 841,285 sf

TOTAL AREA OF R.O.W. DEDICATION : 33,430 sf

ADJUSTED GROSS SITE AREA : 807,855 sf

10% COVERAGE REQUIREMENT = 89,796 sf

04 PRELIMINARY TREE PLANTING LIST AND CANOPY COVERAGE

SCALE : NTS

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.

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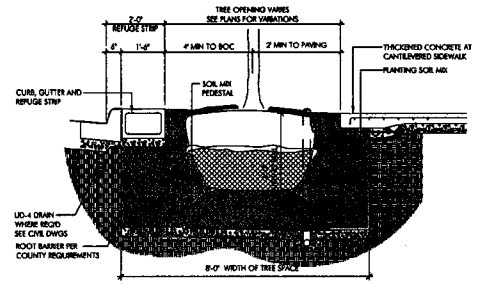
Arbor Row - Parking Garage Preliminary Landscape Calculation

Block	Garage Parking Area (SF)	Required 5% Coverage (1)	Arbor Coverage Provided (1)	% Coverage Provided (1)
A	0	0	0	0
B	35,800	1,790	8,500	27%
C	7,900	895	1,700	22%
D	21,300	1,065	5,000	23%
E	6,800	*Waiver - see CDP C2.0		0
F	23,500	1,175	5,000	21%

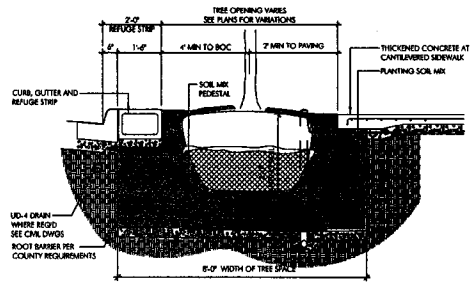
Notes :

(1) Landscape coverage required and provided is subject to change based on final layout of surface area of parking garages, but in no case shall provided coverage be less than the required 5%. Final required and provided coverage calculation shall be determined with final site and landscape plan submission.



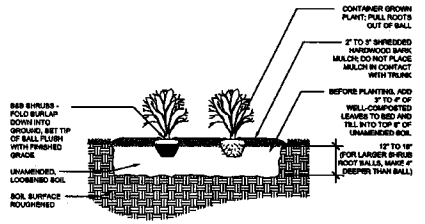
02 WESTPARK DRIVE - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE

SCALE : 1/2"=1'-0"



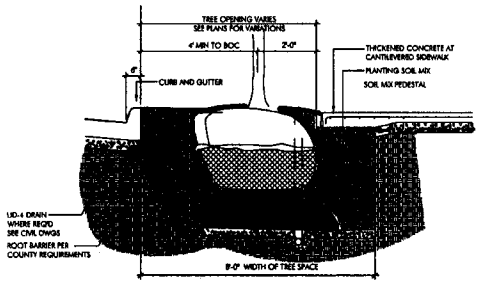
05 WESTPARK BRANCH - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE

SCALE : 1/2"=1'-0"



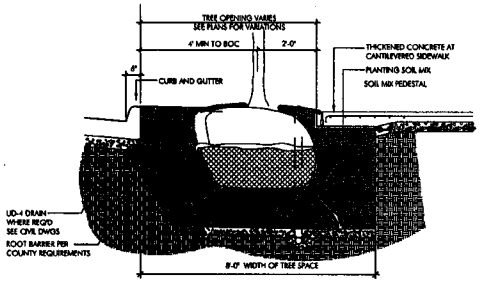
07 SHRUB PLANTING DETAIL

SCALE : 1/2"=1'-0"



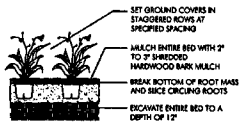
03 JONES BRANCH DRIVE - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE

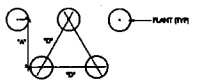
SCALE : 1/2"=1'-0"



06 PRIVATE STREET - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE

SCALE : 1/2"=1'-0"





PLANT SPACING "B"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

08 GROUNDCOVER / PERENNIAL PLT DETAIL

SCALE : 1/2"=1'-0"

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LANDSCAPE ARCHITECT

TYPICAL DETAILS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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DATE	DESCRIPTION

SCALE H: VARIES

JOB No.

DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L4.8

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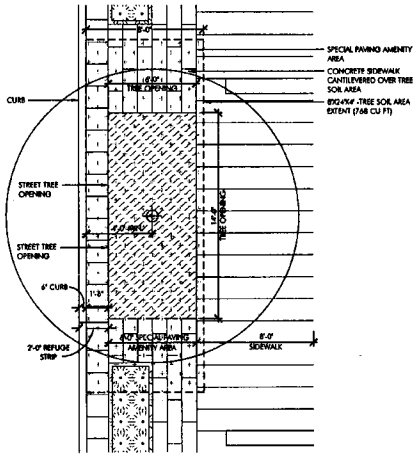
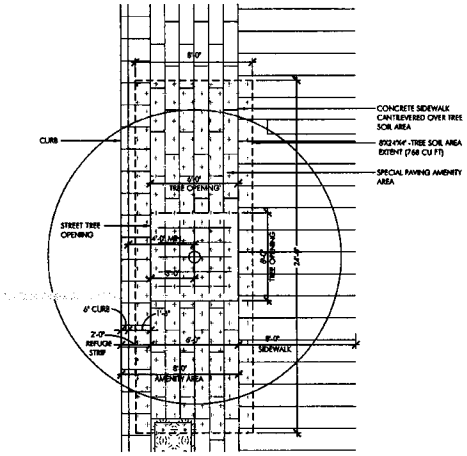
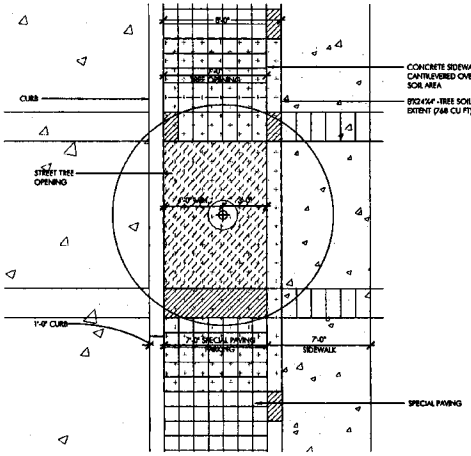


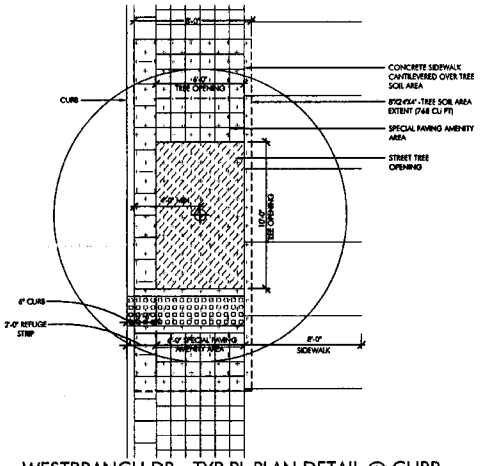
01 WESTPARK DR - TYP PL PLAN DETAIL @ REFUGE STRIP
SCALE : 1/2"=1'-0"



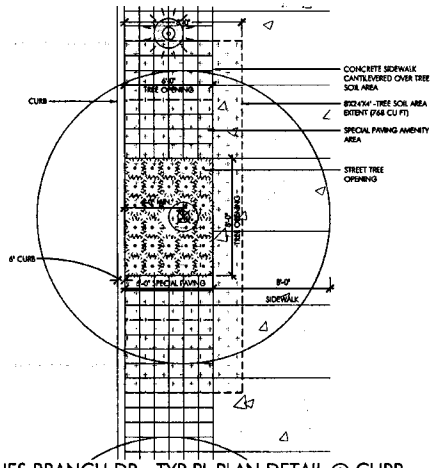
02 WESTPARK DR - TYP PL PLAN DTL @ REFUGE STRIP W/ GRATE
SCALE : 1/2"=1'-0"



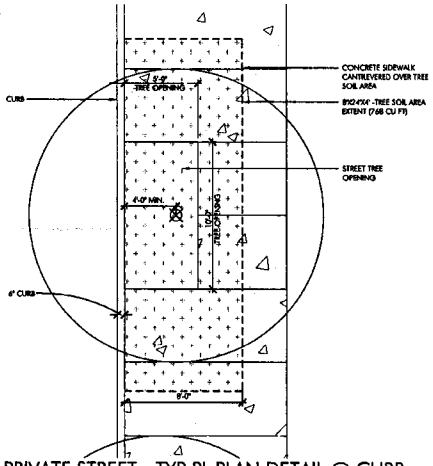
03 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB
SCALE : 1/2"=1'-0"



04 WESTBRANCH DR - TYP PL PLAN DETAIL @ CURB
SCALE : 1/2"=1'-0"



05 JONES BRANCH DR - TYP PL PLAN DETAIL @ CURB
SCALE : 1/2"=1'-0"



06 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB
SCALE : 1/2"=1'-0"

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PLANTING DETAILS AND SCHEDULE

ARBOR ROW

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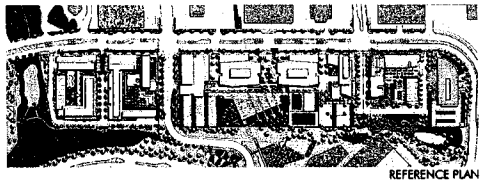

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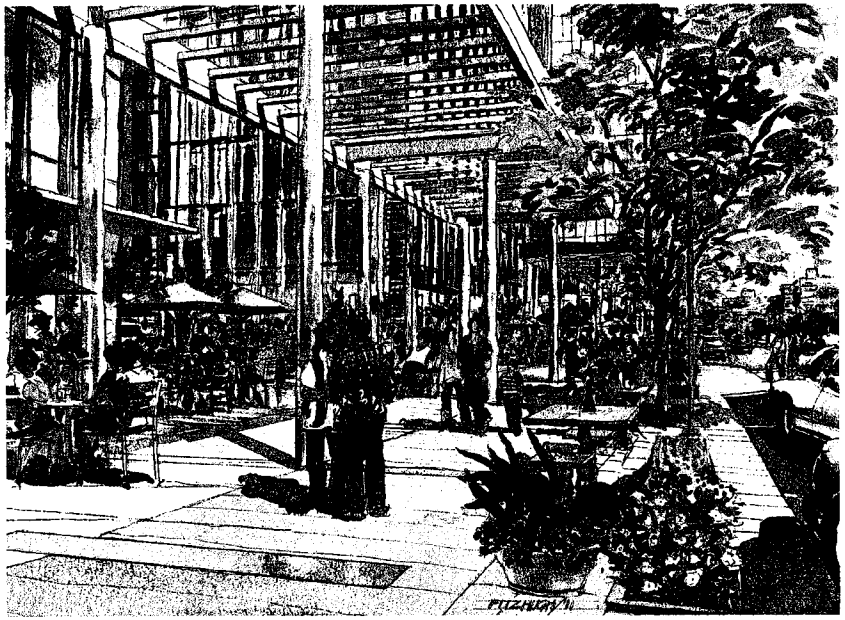

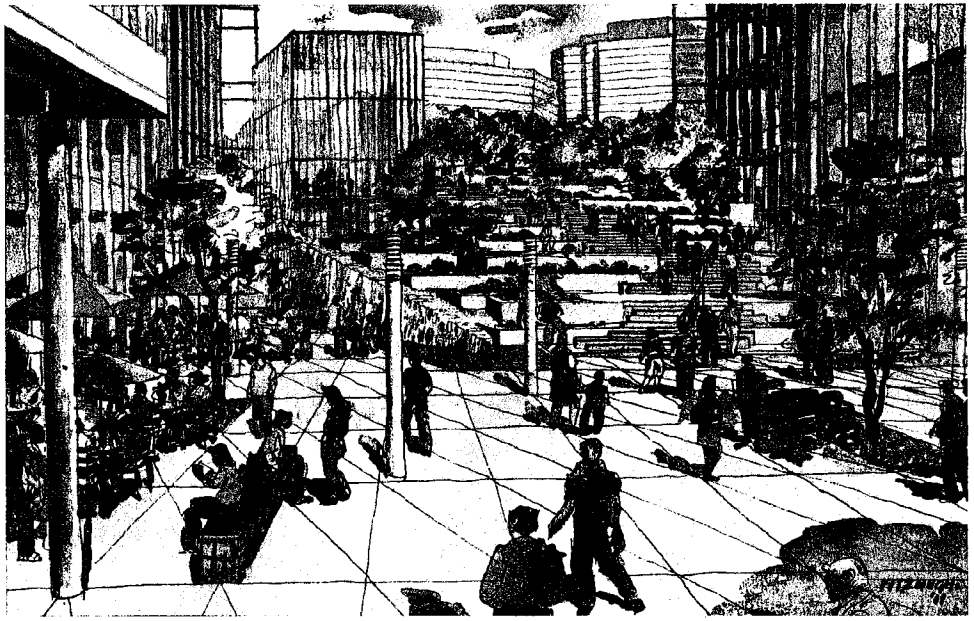

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8/29/12
LANDSCAPE ARCHITECT

STREETSCAPE PERSPECTIVES

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

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SCALE H: NTS

JOB No.

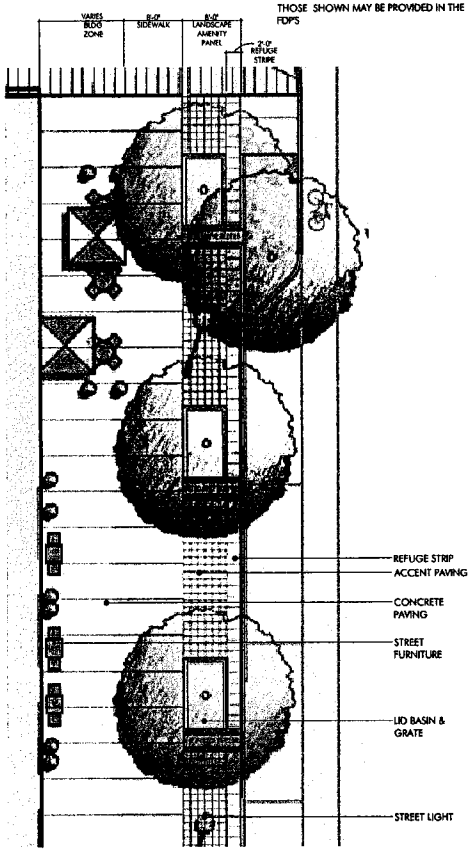
DATE : APRIL 26, 2011

FILE No. 7403-07-001

SHEET L5.0

NOTE :

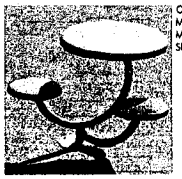
STREETSCAPE ELEMENTS SHOWN INDICATE THE GENERAL QUALITY AND CHARACTER OF MATERIALS EXPECTED, BUT ALTERNATIVES THAT ARE GENERALLY CONSISTENT WITH THOSE SHOWN MAY BE PROVIDED IN THE FDPS



01 WEST BRANCH DRIVE - ENLARGED PLAN

SCALE : 1/8" = 1'-0"

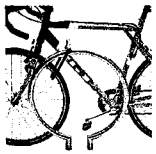
FURNITURE - TABLES AND CHAIRS



OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"

OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

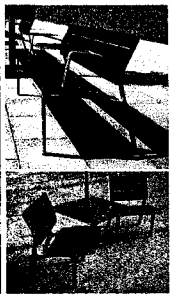
BIKE RACKS



OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

BENCHES



OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 1/2" x 33 1/2" x 80"

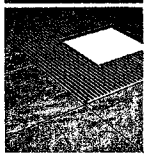
OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length

OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO
ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO
ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

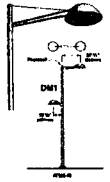
METAL TREE GRATE

OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"



OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

STREET LIGHTS - PER TYSON'S URBAN DESIGN GUIDLINES



OPT 1
MAKE: SELUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY TENANT

TBD BY TENANT

TBD BY TENANT

VEHICULAR BOLLARDS

OPT 1
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD
LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"

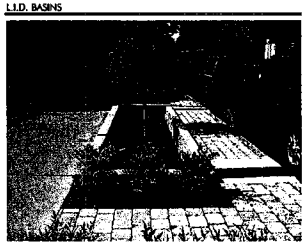
OPT 2
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 1/2"

TRASH RECEPICLES

OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon

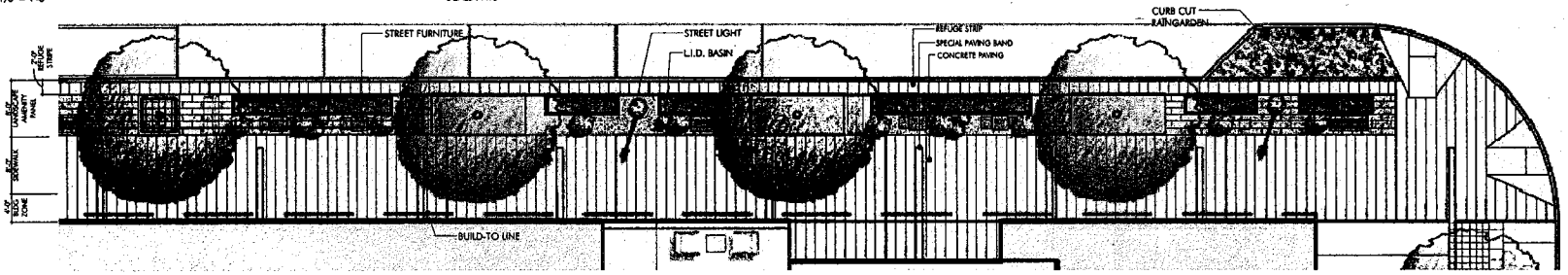
OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS



03 SITE FURNISHING EXHIBITS

SCALE : NTS



02 WESTPARK DRIVE - ENLARGED PLAN

SCALE : 1/8" = 1'-0"

FOR INFORMATION ONLY

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DLJ Real Estate Capital Partners

COMMONWEALTH OF VIRGINIA
MATTHEW J. THURSCHOW
Lic. No. 0406032
8/27/12
LANDSCAPE ARCHITECT

STREETSCAPE ELEMENTS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
07/22/11	PER COUNTY COMMENTS
12/07/11	PER COUNTY COMMENTS
02/24/12	PER COUNTY COMMENTS
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

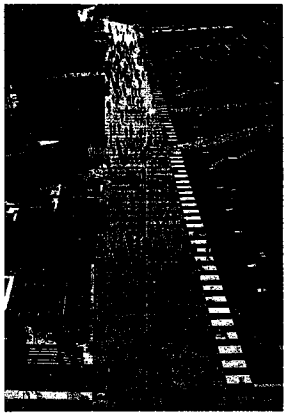
SCALE H: 1/8"=1'-0"

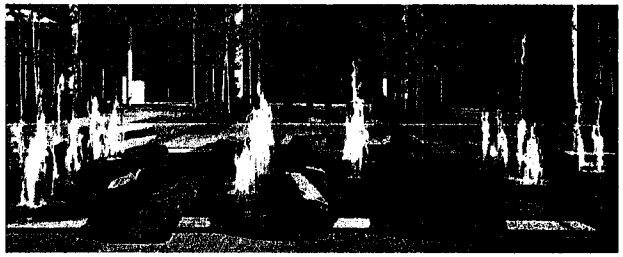
JOB No.

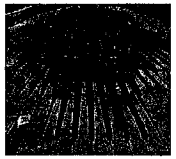
DATE : APRIL 26, 2011

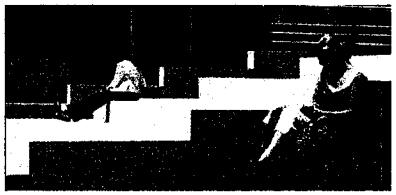
FILE No. 7403-07-001

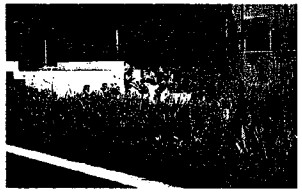
SHEET L5.1

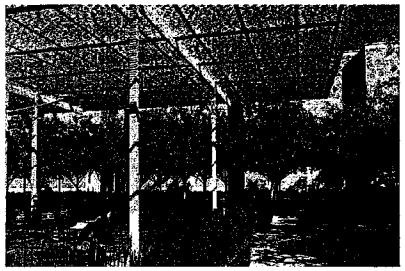


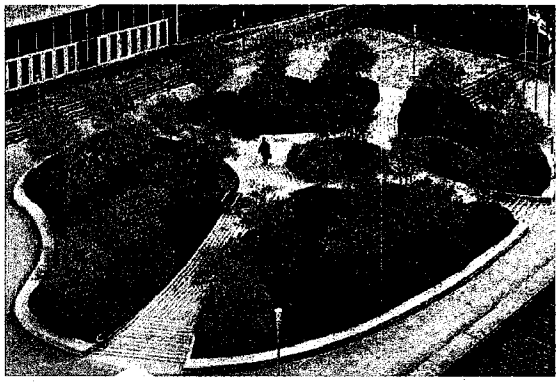


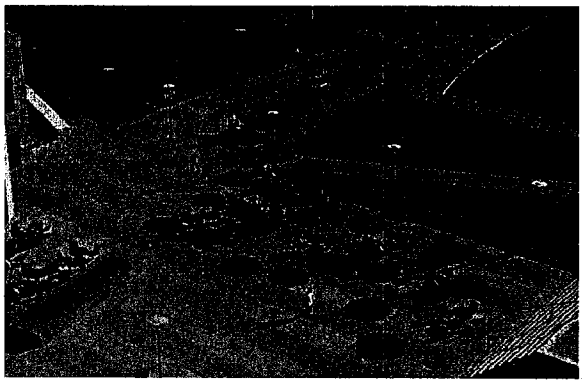












THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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COMMONWEALTH OF VIRGINIA
MATTHEW J. PARKER
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8/29/12
LANDSCAPE ARCHITECT

CONCEPT IMAGERY

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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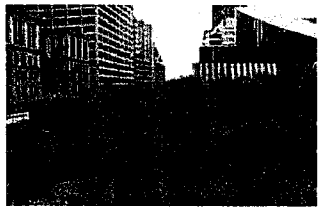
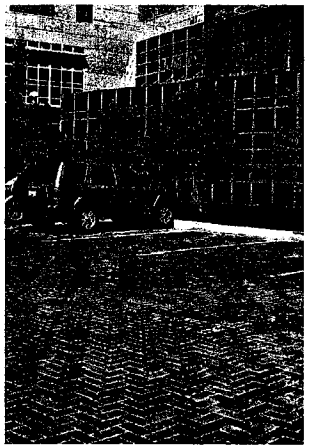
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: NTS
JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L5.2

SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D BASINS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE





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SUSTAINABILITY STRATEGIES
ARBOR ROW
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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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JOB No.	
DATE :	APRIL 26, 2011
FILE No.	7403-07-001
SHEET	L5.3

ARBOR ROW - BLOCK A

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-1
(CONCURRENT RZ/CDP 2011-PR-023)

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C2.0	GENERAL NOTES AND CORRESPONDANCE
C2.1	TABULATIONS AND WAIVERS
C3.0	CONTEXT PLAN AND VICINITY MAP
C4.0	OVERALL DEVELOPMENT PLAN
C5.0	EXISTING CONDITIONS PLAN
C6.0	FINAL DEVELOPMENT PLAN
C6.1	PHASING EXHIBIT
C7.0	WESTPARK DRIVE ROADWAY STRIPING AND CROSS SECTIONS
C7.1	WESTBRANCH DRIVE ROADWAY STRIPING AND CROSS SECTIONS
C7.2	FIRE VEHICULAR ACCESS EXHIBIT
C8.0	ADEQUATE OUTFALL AND SWM CHECKLIST
C8.0.1	ADEQUATE OUTFALL AND SWM CHECKLIST
C8.1	SWM & BMP NARRATIVE
C8.2	SWM & BMP NARRATIVE
C9.0	CONCEPTUAL SWM PLAN
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C9.2	BLOCK A-1 SWM COMPUTATIONS
C9.3	BLOCK A-2 SWM COMPUTATIONS
C9.4	BLOCK A-2 SWM COMPUTATIONS
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A-103	LEVEL 1 FLOOR PLAN
A-104	LEVEL 2 FLOOR PLAN
A-105	ROOF PLAN
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A-202	NORTH SOUTH SECTIONS
A-301	SITE PERSPECTIVES
A-302	SITE PERSPECTIVES
A-303	SITE PERSPECTIVES
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A-402	BUILDING ELEVATIONS
A-403	BUILDING ELEVATIONS
A-404	ENLARGED BUILDING ELEVATIONS

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L0.02	REFERENCE LANDSCAPE PLAN
L0.03	ILLUSTRATIVE PLAN
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L1.03	LANDSCAPE PLAN - ROOF TERRACES
L2.01	SITE SECTIONS - BLOCK 'A'
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L3.01	PLANTING DETAILS AND SCHEDULE
L5.01	STREETSCAPE ELEMENTS
L5.02	SUSTAINABILITY STRATEGIES
49	TOTAL SHEETS

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703.556.3777

CO- APPLICANT/CONTRACT PURCHASER:
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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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8/27/12
LANDSCAPE ARCHITECT

AUGUST 29, 2012
JULY 23, 2012
JUNE 25, 2012
APRIL 20, 2012
DECEMBER 7, 2011
SHEET C1.0

NOTES:

THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	ACREAGE
029-4-((7))-0010	Frederick 8003 Westpark LLC	21145/0050	5.39 AC
029-4 (Westbranch Drive ROW)	Board of Supervisors Fairfax County Virginia		0.08 AC

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S/CO-APPLICANT'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

1. THE TOTAL APPLICATION AREA IS APPROXIMATELY 5.47 ACRES (INCLUDES ALL OF LOT 10 AND THE AREA OF WESTBRANCH DRIVE VACATION), CURRENTLY ZONED C-3 (OFFICE), AND CONSTITUTES "BLOCK A" OF THE PROPOSED ARBOR ROW DEVELOPMENT.
2. THE SUBJECT PROPERTY IS PART OF CONCURRENT REZONING APPLICATION RZ/CDP 2011-PR-023 WITH A PROPOSED ZONING CATEGORY OF PTC, AND IS INCLUDED AS PART OF PENDING APPLICATION PCA-88-D-005-7.
3. THE SUBJECT PROPERTY LIES WITHIN "SUBAREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUBDISTRICT" OF THE TYSONS CORNER URBAN CENTER PLAN." THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S/CO-APPLICANT'S STATEMENT OF JUSTIFICATION.
4. THE TOPOGRAPHIC INFORMATION ASSOCIATED WITH LOT 10 IS AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING IN 2011.
5. THE BOUNDARY INFORMATION ASSOCIATED WITH LOT 10 IS FROM A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP COMPLETED IN APRIL 2010.
6. THERE IS ONE EXISTING OFFICE BUILDING OF APPROXIMATELY 74,548 S.F. TOTAL GROSS FLOOR AREA AND ASSOCIATED SURFACE PARKING LOTS ON THE SUBJECT PROPERTY.
7. THE COUNTY TRAILS MAP IDENTIFIES NO PLANNED TRAILS ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.
8. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.
9. A PORTION OF THE LOT 10 APPLICATION AREA LIES WITHIN A RESOURCE PROTECTION AREA (RPA) (PER APPROVED PLAN #000312-RPA-002-1) WHICH ALSO INCLUDES AREA WITHIN A RECORDED FLOODPLAIN EASEMENT. AS SET FORTH IN THE PROFFERS, MINOR IMPROVEMENTS PROPOSED WITHIN THIS RPA WILL BE PROCESSED FOR APPROVAL THROUGH DPW&ES UNDER SEPARATE APPLICATION.
10. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
11. THERE ARE NO AREAS CONTAINING SCENIC ASSETS. THE RPA ON SITE MAY BE CONSIDERED A NATURAL FEATURE DESERVING OF PROTECTION OR PRESERVATION TO THE EXTENT POSSIBLE WITH ALLOWABLE IMPROVEMENTS AS SHOWN WITHIN THIS FDP.
12. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
13. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
14. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED/RELOCATED OR IMPROVED BY THE APPLICANT'S/CO-APPLICANT'S OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION/SURVEY AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.
15. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.
16. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF BOTH EXISTING OFF SITE SWM/BMP SURFACE PONDS AND ON-SITE UNDERGROUND FACILITY AS CONCEPTUALLY SHOWN ON THE FDP. APPLICANT'S/CO-APPLICANT'S RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. REFER TO 'SWM DEVIATION NARRATIVE' ON SHEET C-8.2
17. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
18. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS. IT IS ANTICIPATED AT THIS TIME THAT PROPOSED BUILDING A-2 WILL BE CONSTRUCTED FIRST, WITH ASSOCIATED FRONTAGE IMPROVEMENTS ETC., AND PROPOSED BUILDING A-1 WOULD BE CONSTRUCTED SOMETIME THEREAFTER.
19. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.
20. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
21. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102. OF THE ZONING ORDINANCE.
22. PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE (ROADWAY) SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE. THE APPLICANT/CO-APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE. PARKING PROVIDED WITHIN THE GARAGE STRUCTURE INCLUDES TANDEM AND VALET SPACES. THE NUMBER OF ABOVE GRADE STORIES WILL NOT INCREASE FOR PARKING STRUCTURES FROM THAT SHOWN ON THE FDP.
23. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S), WINDOWS, BALCONIES, AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE FDP
24. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR A PORTION OF WESTPARK DRIVE. APPLICANT/CO-APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
25. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN AS MAY BE APPROVED BY THE PLANNING COMMISSION.
26. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.
27. APPLICANT'S/CO-APPLICANT'S RESERVE THE RIGHT TO UTILIZE EXISTING SURFACE PARKING FOR INTERIM CONDITION IN AREAS RESERVED FOR FUTURE DEVELOPMENT, SEE PROFFERS.
28. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, OR JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING MODIFICATION OF THE FDP.
29. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS', (AS MAY BE DETERMINED AT FINAL SITE PLAN APPLICATION) IN ORDER TO CONFORM WITH THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR THE TYSON URBAN CENTER. APPROVAL OF SUCH EXCEPTIONS SHALL NOT REQUIRE AMENDMENT TO THE FDP.

NOTES (CONTINUED):

30. INDIVIDUAL BUILDING HEIGHTS AND NUMBER OF FLOORS/STORIES SHOWN ARE CONCEPTUAL AND MAY BE CHANGED PROVIDED THE PROPOSED MINIMUM MAXIMUM BUILDING HEIGHT IS NOT EXCEEDED, AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDP
31. PURSUANT TO SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON THE SHEET C-2.1 TABULATIONS, THE FOLLOWING ADDITIONAL USES SHALL BE PERMITTED WITHIN ARBOR ROW WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE and SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS and similar COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC and QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.

    DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FDP OR SE.

    PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".
32. 'PRIVATE ACCESS ROADS' SHOWN ON THE FDP SHALL NOT BE CONSIDERED "STREETS" AND, AS SHOWN, DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.
33. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.
34. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITHIN THE GARAGE.

RESOURCE PROTECTION AREA EXEMPTIONS:

THE REDEVELOPMENT ACTIVITIES ON BLOCK 'A' REQUIRE ALLOWABLE EXEMPTIONS FOR MINOR ENCROACHMENTS TO THE RPA (MAPPED ALONG THE OFFSITE POND "D") AS REQUIRED FOR FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, THE RELOCATION OF AN EXISTING ASPHALT TRAIL, AND CONSTRUCTION OF TWO STORM SEWER OUTFALLS. PROPOSED FRONTAGE IMPROVEMENTS ALONG WESTPARK DRIVE, WHICH INCLUDE TURN LANES, STORM DRAIN IMPROVEMENTS AND OTHER STREETSCAPE IMPROVEMENTS ALONG THE PUBLIC ROAD, ARE CONSIDERED EXEMPT FROM THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) UNDER SECTION 118-5-2(A). THE ASPHALT TRAIL RELOCATION IS ALSO CONSIDERED AN EXEMPTION WITHIN THE RPA UNDER SECTION 118-5-3(A) OF THE CBPO, PROVIDED THAT IT COMPLIES WITH ITEMS (1) THROUGH (8) OF THAT SUBSECTION, INCLUDING APPROVAL OF A WRITTEN REQUEST FOR THE EXEMPTION BY THE DIRECTOR OF DPWES. THE TWO STORM SEWER OUTFALLS THAT WILL CONVEY STORMWATER FROM WESTPARK DRIVE AND BLOCK 'A' TOWARDS THE OFFSITE POND "D" ARE CONSIDERED "WATER-DEPENDENT DEVELOPMENT", WHICH IS AN ALLOWED USE OR DEVELOPMENT WITHIN THE RPA UNDER SECTION 118-2-1(A) PROVIDED IT COMPLIES WITH THE PERFORMANCE CRITERIA IN ARTICLE 3, INCLUDING SUBMISSION AND APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT (WQIA). AT THE TIME OF SITE PLAN FOR BLOCK 'A-1', A WQIA WILL BE SUBMITTED IN ACCORDANCE WITH ARTICLE 4 OF THE CPBO FOR THE PROPOSED STORM SEWER OUTFALLS, AND WILL INCLUDE THE COMPONENTS LISTED IN SECTION 118-4-3(A) THROUGH (G) OF THE CBPO, INCLUDING A DESCRIPTION OF THEIR CONFORMANCE WITH APPLICABLE PERFORMANCE CRITERIA LISTED IN ARTICLE 3. THE WQIA WILL ALSO INCORPORATE THE WRITTEN REQUEST FOR APPROVAL OF THE RELOCATED TRAIL WITHIN THE RPA AS AN EXEMPTION UNDER SECTION 118-6-3(A) OF THE CBPO.

RESOURCE PROTECTION AREA NOTE:

THE LIMITS OF CLEARING AND GRADING SHOWN ALONG THE RPA BOUNDARY SHALL BE STRICTLY OBSERVED AND ENFORCED. AT THE TIME OF FINAL ENGINEERING/SITE PLAN, THE PHASE 1 AND 2 EROSION AND SEDIMENT (E&S) CONTROL PLANS AND ASSOCIATED E&S NARRATIVE SHALL REQUIRE THE INSTALLATION OF TREE PROTECTION FENCING WITH SIGNAGE AND SUPER SILT FENCE ALONG THE LIMITS OF CLEARING AND GRADING THAT ABUT THE RPA BOUNDARY. THE ONLY AUTHORIZED ENCROACHMENTS INTO THE RPA ARE THOSE DEPICTED ON THIS PLAN AND SET FORTH IN THE PROFFERS, SUBJECT TO APPROVAL OF A WATER QUALITY IMPACT ASSESSMENT AND THOSE ALLOWED BY, OR EXEMPT FROM, THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO), AS APPROVED BY DPWES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS TO ENSURE THAT THE BUILDING CONSTRUCTION DOES NOT ENCROACH INTO THE RPA. ANY UNAUTHORIZED ENCROACHMENT INTO, OR DISTURBANCE OF, THE RPA IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

COMMONWEALTH OF VIRGINIA
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GENERAL NOTES AND CORRESPONDANCE

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
04/20/12	REVISE PROP TABS
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: NO SCALE
JOB No.	
DATE :	December 7, 2011
FILE No.	7403-09-003
SHEET	C2.0

WAIVER / MODIFICATION REQUESTS AS APPROVED WITH RZ/CDP 2011-PR-023) FOR INFORMATION:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS
- WAIVER/MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS
- WAIVER OF ZONING ORDINANCE SECTION 6-505.2 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.
- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, AND HOME OCCUPATIONS
- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH THE PROPOSED SPORTS COURTS AND URBAN PLAZA AS INDICATED ON THE CDP.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION.
- MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.
- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING
- MODIFICATION/WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW :
  a. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
  b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.
  C. WITHIN BLOCK 'E'- WAIVER OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR THE EXPOSED PARTIAL UPPER LEVEL, AS THE ELEVATION OF THE DECK IS APPROXIMATELY TEN (10') FEET BELOW THE SURROUNDING COURTYARD AND IS SCREENED FROM VIEW OF ADJACENT PROPERTIES BY ARCHITECTURAL ELEMENTS.
- MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
  a. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
  b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
- WAIVER OF SECTION 17-201-(7) REQUIRING 'NO PARKING' SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.
- MODIFICATION OF SECTION 17-201-(4) TO PROVIDE INTERIM ROAD CONDITIONS ALONG THE WESTPARK DRIVE FRONTAGE OF BLOCK 'F' AS A RESULT OF THE CONSTRUCTION OF THE I-495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

PUBLIC FACILITIES MANUAL
- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
- WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT TIME OF SITE PLAN.
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
- WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED ON SHEET C-2.2
- MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.
- MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

P.F.M. SECTION 6-STORMWATER & B.M.P CODE REQUIREMENTS
- DEVIATIONS/MODIFICATION OF REQUIRED S.W.M. AND B.M.P. CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED HEREIN ON SHEET C8.2.

MISCELLANEOUS CODE REFERENCES
- MODIFICATION OF DPW&ES DOCUMENT 'TESTING GUIDELINES FOR INFILTRATION TESTING' (DATED JUNE 2010) (AS REFERENCED BY LTI 10-04) :
  - TO ALLOW PROPOSED PERCOLATION TRENCH WITH GRAVEL AND PIPE STORAGE UNDER PAVEMENT AND PLAZA HARDSCAPE.
  - TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 INCH/HOUR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS, TO ELIMINATE THE MINIMUM HORIZONTAL SETBACK FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT, AND TO ALLOW INSTALLATION OF INFILTRATION FACILITIES ON IN-SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RESULTS EXIST FOR THE IN-SITU FILL MATERIAL.

TABLE 1

Site Tabulation

Existing Zone: C-3 (Office District)	
Proposed Zone: PTC (Planned Tysons Corner Urban District (By RZ/CDP 2011-PR-023)	
Existing Site Area 234,733 Sq. Ft.	5.39 AC
Area of Right of Way Vacation (West Branch Drive) +/- 3,428 Sq. Ft.	0.08 AC
Total Area of FDP 238,161 Sq. Ft.	5.47 AC

Density Tabulation

Existing Site Area	234,733 Sq. Ft.	5.39 AC
Area of Right of Way Dedication (West Park Drive)	+/- 8,938 Sq. Ft.	0.2052 AC
Area of Right of Way Vacation/Abandonment (West Branch Drive)	+/- 3,428 Sq. Ft	0.08 AC
Total Area for Density Purposes	238,161 Sq. Ft. (1)	5.47 AC (1)
Proposed Gross Floor Area:	744,800 Sq. Ft (2)	
Floor Area Ratio	3.13 (3)	

(1) Includes square footage reserved from proposed dedication of Westpark Drive (as allowed per Z.O. Section 2-308-4) and area of proposed ROW Vacation within Westbranch Drive. Final area of dedication and vacation/abandonment to be determined with final site plan.

(2) GFA includes Superlative GFA for Public Facilities Contribution from Hanover Parcel (TM # 29-2-((15))-B2) and Bonus GFA for provision of WDU. Refer to Residential Density Tabulation Table 3

(3) FAR shown for Block A within this FDP application is demonstrated as a stand alone calculation. Refer to rezoning application RZ/CDP 2011-PR-023 for FAR calculation of entire base zoning application area (Includes Blocks A-F)

TABLE 3
(OVERALL ARBOR ROW RESIDENTIAL DENSITY TABULATION)

1,873,464 GFA AVAILABLE 'OVERALL' SITE AREA GFA PER COMP PLAN

- 1,309,013 GFA (PROPOSED OFFICE BLOCKS B-C, & F)
- 162,000 GFA (PROPOSED HOTEL BLOCK D)
- 56,672 GFA (PROPOSED RETAIL- BLOCKS A-F)

= 345,779 GFA AVAILABLE RESIDENTIAL GFA 'ON-SITE'

+ 518,283 GFA AVAILABLE FROM HANOVER SITE (345,522 SF@ 1.5 F.A.R)

= 864,062 GFA 'BASE' RESIDENTIAL AVAILABLE (345,779 SF + 518,283 SF)

+ 172,812 GFA WFDU BONUS (864,062 SF x 20%)

= 1,036,874 GFA TOTAL RESIDENTIAL AVAILABLE

+ 209,126 GFA REQUESTED FROM SUPERLATIVE CONTRIBUTION

= 1,246,000 GFA TOTAL RESIDENTIAL PROPOSED (BLOCKS A and E)

(1) Refer to Zoning Plan RZ/CDP 2011-PR-023 for overall Arbor Row Tabulations

TABLE 2
Development Tabulation - Table 2

Building	Allowable Building Height	Proposed Building Height(1)(2)(11) Min/Max	Penthouse Height (1)(2)	Maximum Proposed Stories/Floors (1)(9)	Use (3)	Proposed GFA by Use (4)	Proposed Maximum Building GFA (4)(12)	Multi-Family Dwelling Units (5)(8)	Required Parking 1/4 - 1/2 mile (Per 1000 GFA) (6) Min	Required Parking Max	Total Required Parking (6) Min	Total Required Parking Max	Parking Provided (6)	Parking Ratio Per Use	Loading Space Required
A1	175'-225'	70'-120'	N/A	6	Residential	279,405	279,405	267	1.1	1.7	294	454	347	1.3/ D.U.	
A2	175'-225'	70'-275'	N/A	6,22	Residential	457,395	465,395	427	1.1	1.7	470	726	555	1.3/ D.U.	
					Retail/Services (3)	8,000			0	6	0	18	40	(7)	
Total							744,800	(Up To) 694			764	1180	942		5

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed provided the allowable building height is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)

(2) Building Height includes penthouse and mechanical screens.

(3) Retail and/or Service use may include a variety of commercial type uses including but not limited to eating establishments and fast food restaurants (Refer to Note # 31 on sheet C 2.0). Areas designated for retail use may also be converted to up to ten (10) 'Live Work' units as determined with final site plan. In the event this conversion occurs, a maximum of 704 total dwelling units shall be permitted within Block A.

(4) The square footage for individual uses and buildings shown is conceptual. The Applicant reserves the right to transfer square footage between and within uses (residential or service/retail) and buildings provided the allowable overall FAR is not exceeded.

(5) Number of dwelling units/bedroom types may be changed and will be determined at the time of final site plan.

(6) Parking required and provided is estimated based on FDP documents. For reporting purposes herein, residential parking is based an approximate unit type mix of 65% 1 BRD and 35% 2 BRD (subject to change with Final Site Plan). Number of required parking spaces may be changed based on the final dwelling unit count, final bedroom mix, final specific building uses, and final GFA, which is to be determined at the time of final site plan. The Applicant reserves the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development.

(7) Per Section 6-509.B.(1) - the first 6,000 square feet of ground floor retail has been subtracted prior to retail parking calculation. Retail parking based on 6 Spaces per 1,000 SF (after the first 6,000 SF)

(8) The required number of WDUs will be determined at final site plan based on the total square footage of 'base' residential area constructed.

(9) Up to six (6) Stories inclusive of possible mezzanine.

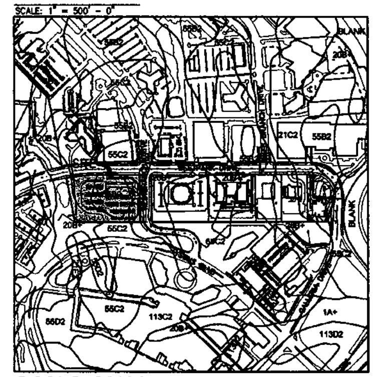
(10) Loading space reduction as approved by waiver granted with CDP.

(11) Min-Max heights refer to the allowable maximum height range.

(12) Proposed minimum GFA shall be fifty percent (50%) of proposed maximum GFA.

SOILS MAP

SCALE: 1" = 500' - 0"



SOILS CHART

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
208+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
21D2	MANOR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

COMMONWEALTH OF VIRGINIA
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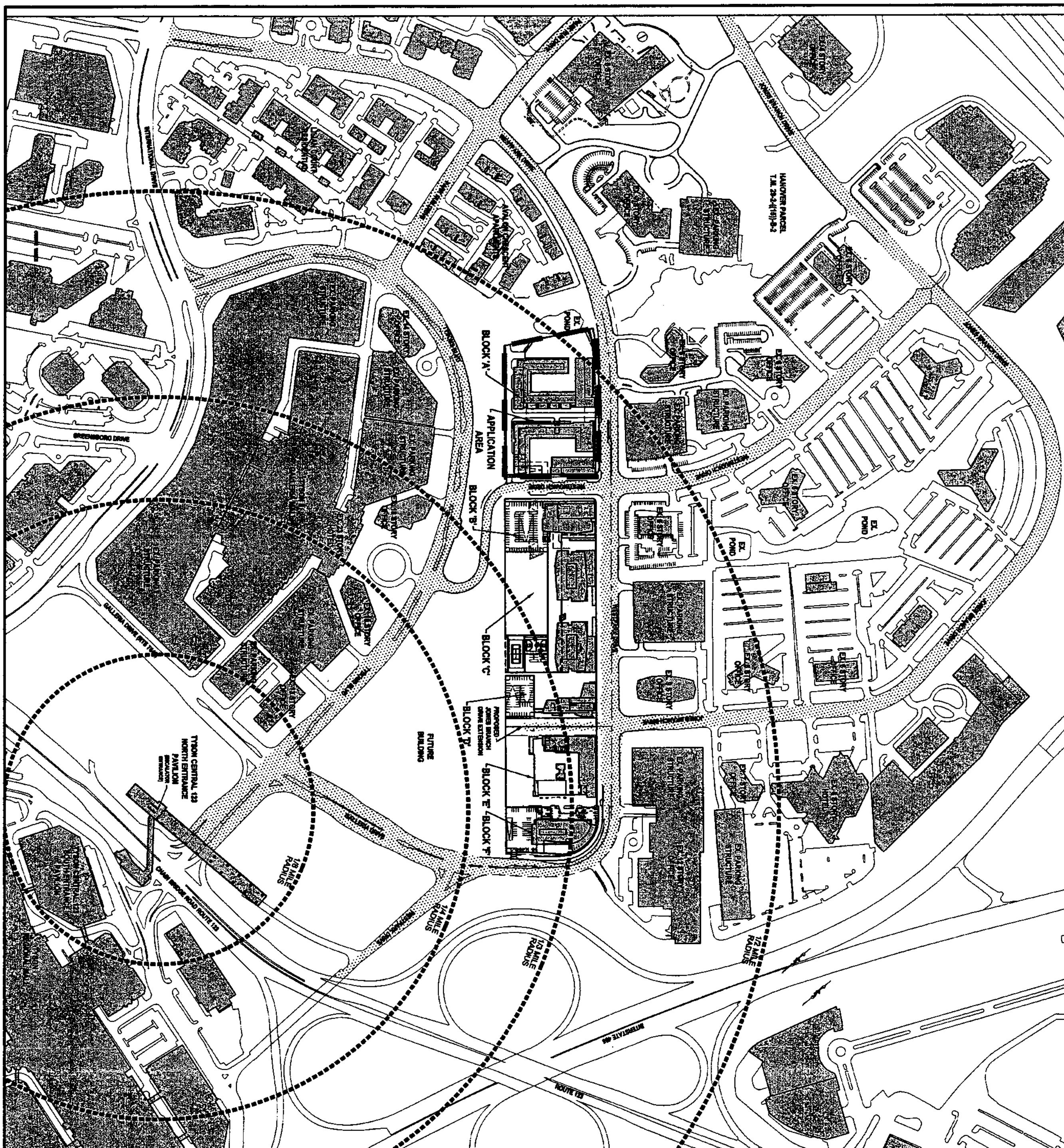
TABULATIONS AND WAIVERS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
04/20/12	REVISE PROP TABS
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: NO SCALE
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C2.1



LEGEND:

EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:
ARBOR ROW BLOCKS B–F ARE SHOWN FOR INFORMATION ONLY AS ASSOCIATED WITH OVERALL ARBOR ROW REZONING APPLICATION #RZ/CDP 2011-PR-023.

GRAPHIC SCALE

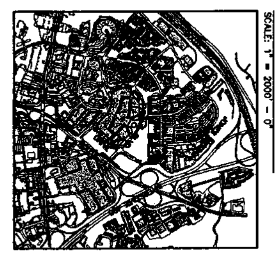
(IN FEET)
1 inch = 200 ft.

VA. STATE GRID, NAD 83 NORTH ZONE

COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
Lic. No. 000903
8/29/12

VICINITY MAP

SCALE: 1" = 2000' – 0"



PLAN STATUS	
08/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=200'
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C3.0

CONTEXT PLAN AND VICINITY MAP

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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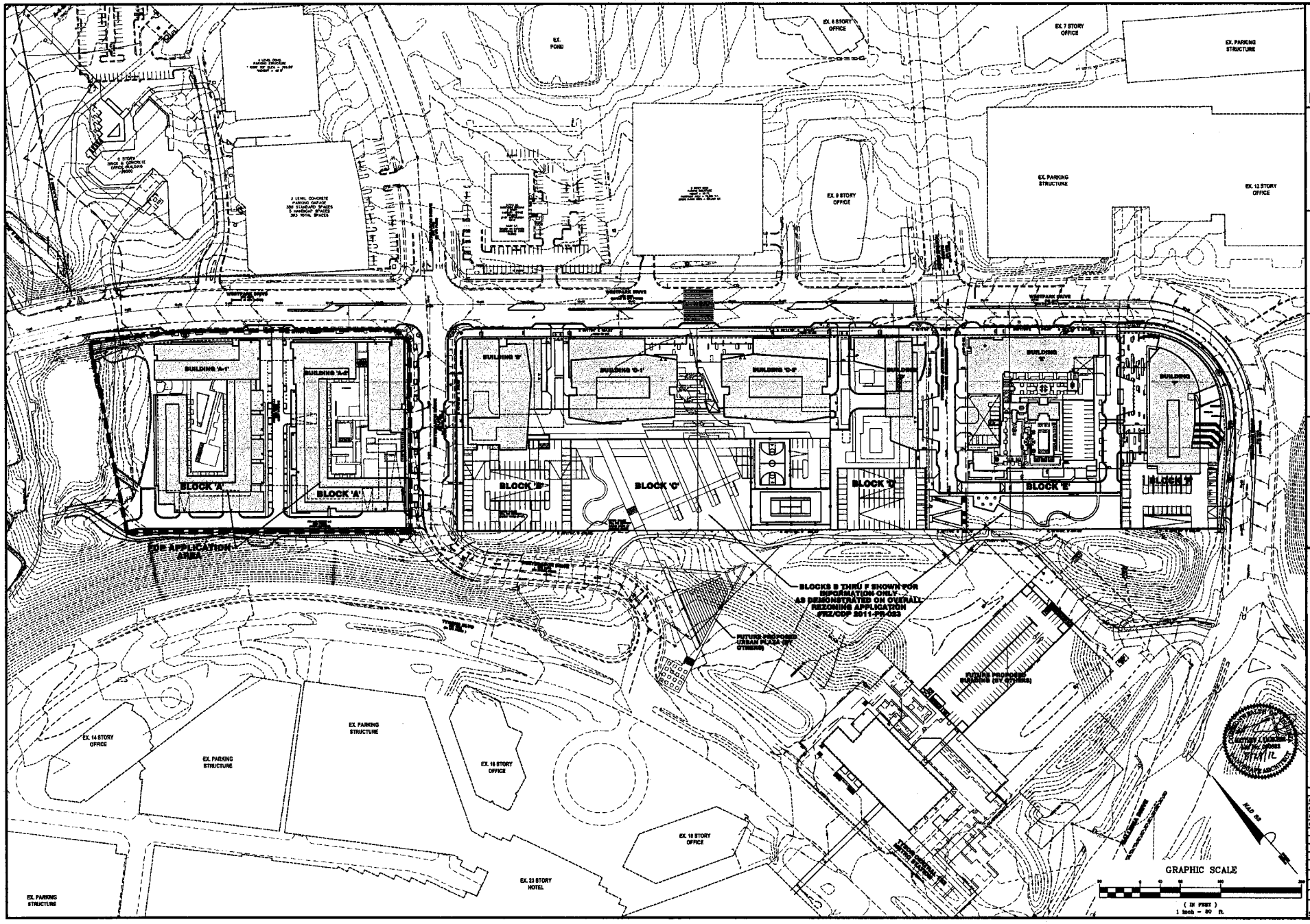

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OVERALL DEVELOPMENT PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
04/20/12	REVISE APP AREA
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

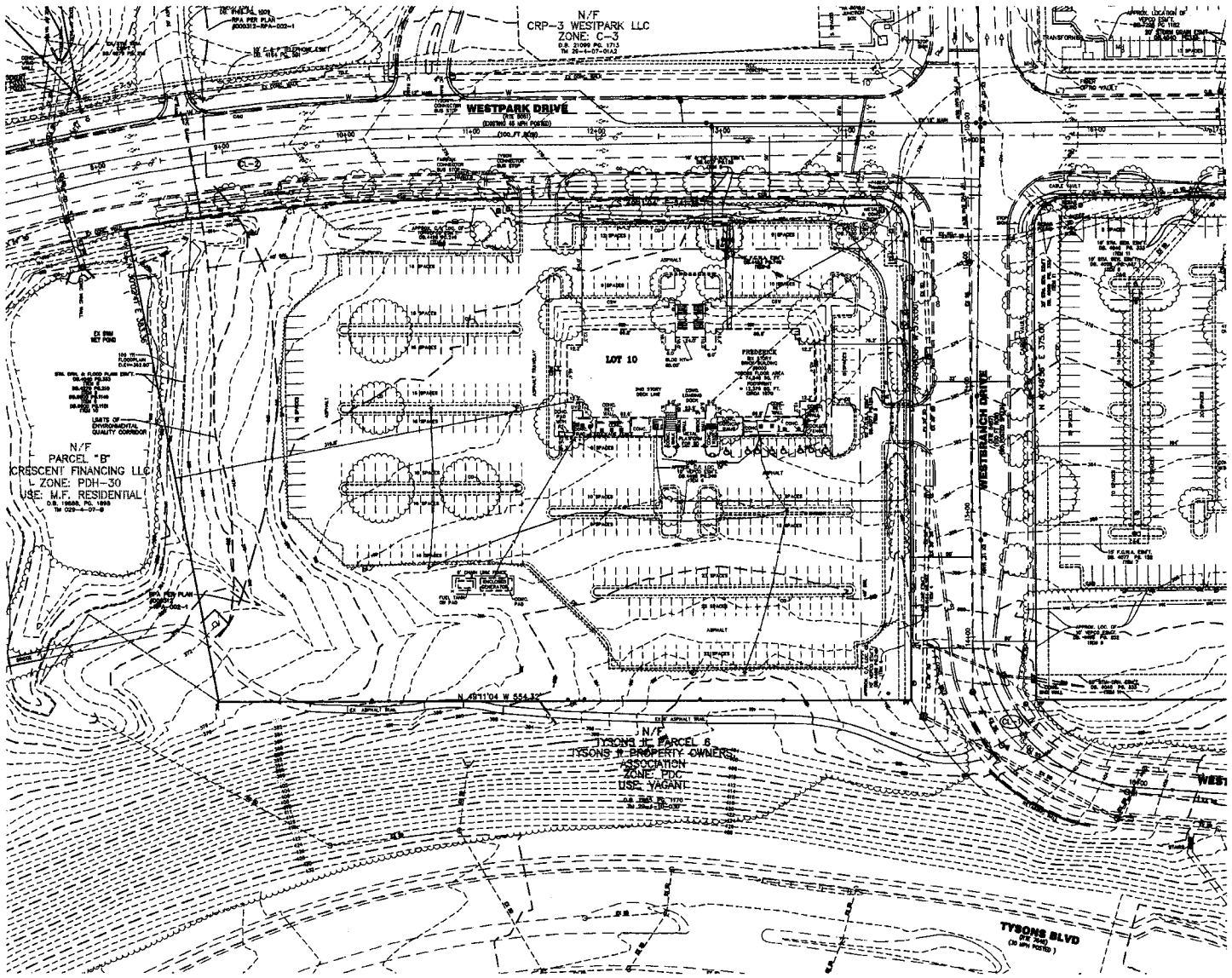
SCALE H: 1" = 80'

JOB No.

DATE : December 7, 2011

FILE No. 7403-09-003

SHEET C4.0



NOTE:
1. RPA SHOWN HERE ON AS APPROVED WITH PLAN #00312-RPA-002-1.
2. EXISTING CONDITIONS SHOWN HEREON AS OF APRIL 28, 2011.
3. EXISTING BUILDING TO BE DEMOUSHED.

EXISTING ROADWAY CENTERLINE DATA

		EXISTING CENTERLINE RADIUS
WESTBRANCH DRIVE	G-1	125'
WESTPARK DRIVE	G-2	1500'

CURVE TABLE: LOT 10

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1448.51'	361.51'	S 54°21'17" E	290.66'	12°57'00"	132.58'
C2	25.00'	39.27'	S 04°11'00" E	35.36'	90°00'00"	25.00'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

COMMONWEALTH OF VIRGINIA
MATTHEW A. TAUSCHER
Lic. No. 0205058
8/29/12
LANDSCAPE ARCHITECT

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EXISTING CONDITIONS PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

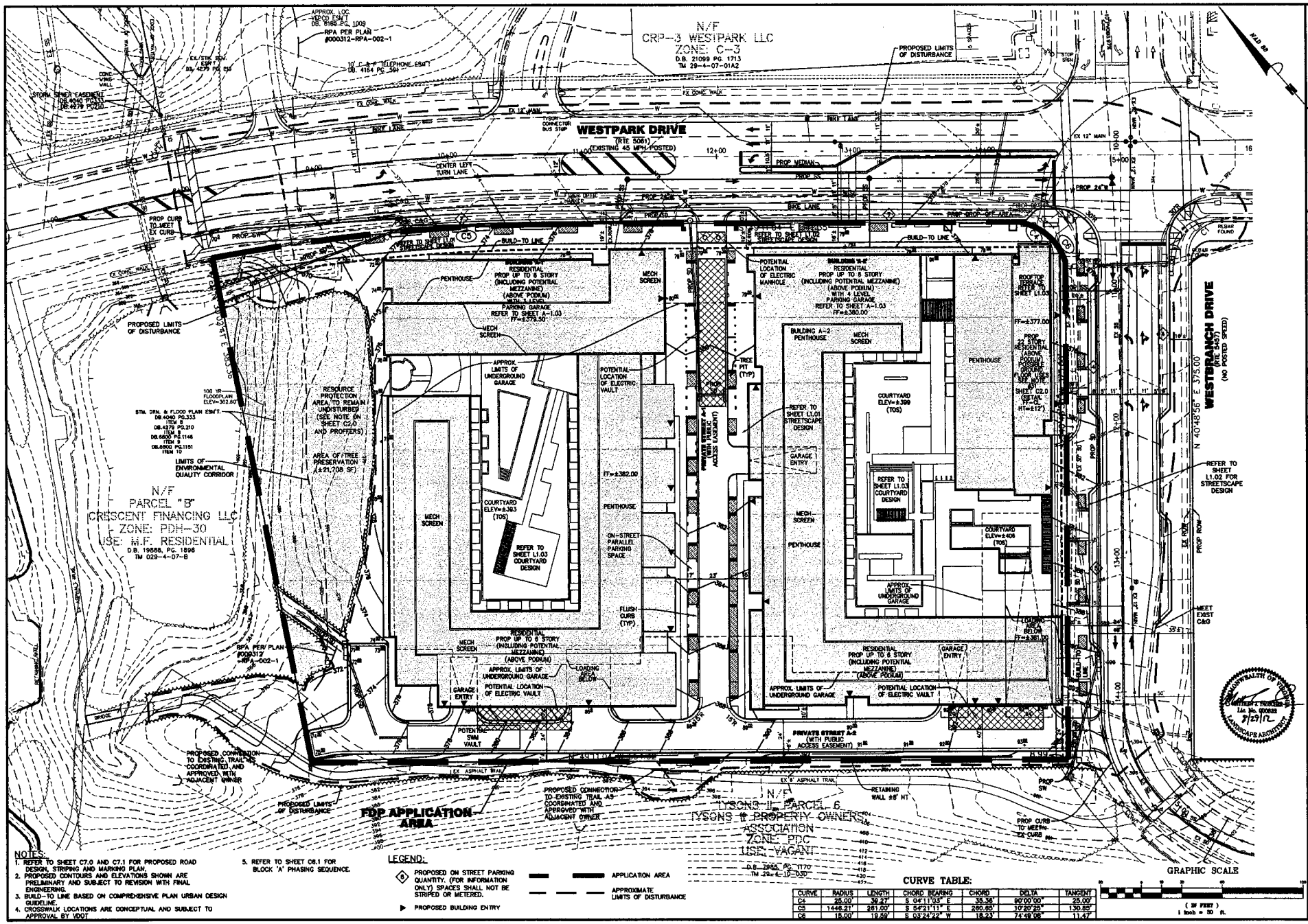
SCALE H: 1" = 40'

JOB No.

DATE : December 7, 2011

FILE No. 7403-09-000

SHEET C5.0



NOTES:

1. REFER TO SHEET C7.0 AND C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN.
2. PROPOSED CONTOURS AND ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINE.
4. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT
5. REFER TO SHEET C8.1 FOR BLOCK 'A' PHASING SEQUENCE.

LEGEND:

- (6) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- ▶ PROPOSED BUILDING ENTRY
- APPLICATION AREA
- APPROXIMATE LIMITS OF DISTURBANCE

CURVE TABLE:

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	25.00'	39.27'	S 04°11'03" E	35.36'	90°00'00"	25.00'
C5	1446.21'	261.00'	S 54°21'11" E	260.65'	10°20'25"	130.85'
C6	15.00'	19.59'	S 03°24'22" W	18.23'	74°49'06"	11.47'

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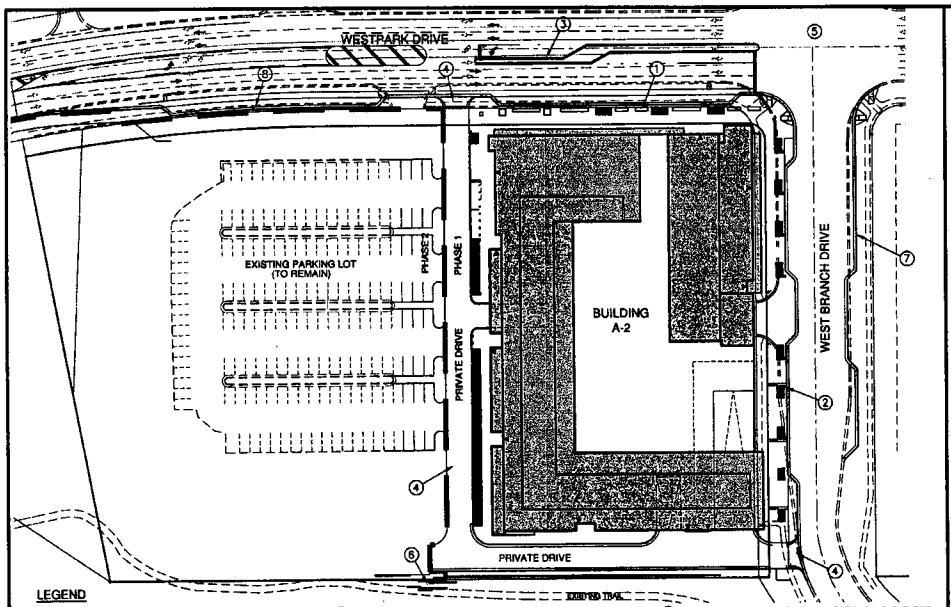
FINAL DEVELOPMENT PLAN
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
Christian J. Francisco
Lic. No. 1000888
3/27/12
LANDSCAPE ARCHITECT

PLAN STATUS	
04/20/12	REVISE APP AREA
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

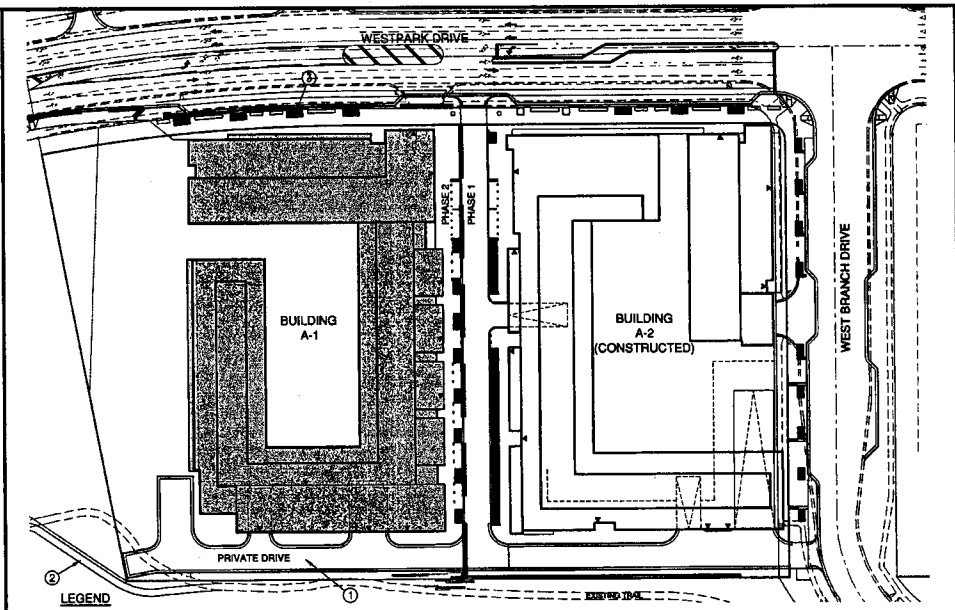
SCALE H: 1"=30'
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C6.0



LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE(ALONG BLDG FRONTAGE OF A-2)).
2. CONSTRUCT WESTBRANCH DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE).
3. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
5. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY PER PROFFER.
6. CONSTRUCT OFF SITE TRAIL CONNECTIONS AS SUBJECT TO AVAILABILITY OF OFFSITE EASEMENTS.
7. CONSTRUCT WESTBRANCH DRIVE EAST SIDE CURB, IF IMPROVEMENTS REQUIRED BY VDOT.
8. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (CURB AND UTILITIES ONLY).

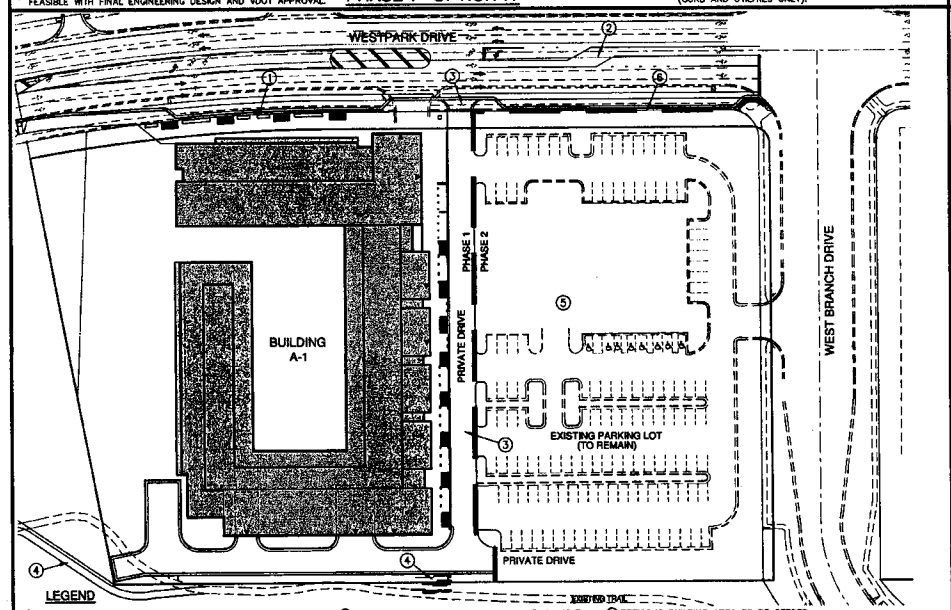
PHASE 1 - OPTION 'A'



LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFF SITE TRAIL CONNECTIONS AS SUBJECT TO AVAILABILITY OF OFFSITE EASEMENTS.
3. CONSTRUCT REMAINING WESTPARK DRIVE STREETSCAPE ALONG A-1.

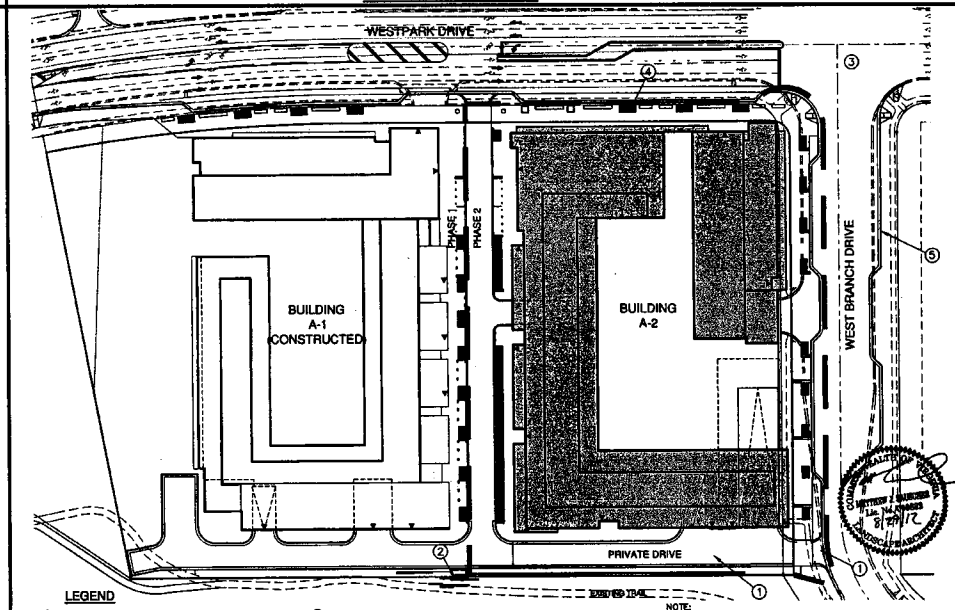
PHASE 2 - OPTION 'A'



LEGEND

1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETSCAPE(ALONG BLDG FRONTAGE OF A-1)).
2. CONSTRUCT WESTPARK DRIVE HALF MEDIAN (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL
3. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
4. CONSTRUCT OFF SITE TRAIL CONNECTIONS AS SUBJECT TO AVAILABILITY OF OFFSITE EASEMENTS.
5. PREVIOUS BUILDING AREA TO BE SEEDED SUBJECT TO DEVELOPMENT OF PHASE II TIMING.
6. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (CURB AND UTILITIES ONLY).

PHASE 1 - OPTION 'B'



LEGEND

1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE AISLE.
2. CONSTRUCT OFF SITE TRAIL CONNECTIONS AS SUBJECT TO AVAILABILITY OF OFFSITE EASEMENTS.
3. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF WARRANT STUDY.
4. CONSTRUCT REMAINING WESTPARK DRIVE STREETSCAPE.
5. CONSTRUCT WESTBRANCH DRIVE EAST SIDE CURB, IF IMPROVEMENTS REQUIRED BY VDOT.

LIMITS OF PROPOSED PHASE IMPROVEMENTS

NOTE:
1. DEVELOPMENT PHASING OF BLOCK "A" MAY BE CHANGED BASED ON MARKET CONDITIONS AT THE TIME OF FINAL SITE PLAN.
2. EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING WILL BE DETERMINED WITH FINAL SITE PLAN.
3. EXISTING PARKING LOT MAY BE UTILIZED IN INTERIM CONDITION BASED ON BUILDING DEVELOPMENT PHASING.

PHASE 2 - OPTION 'B'

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PHASING EXHIBIT

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
4/20/12	REV PER COMMENTS
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=50'

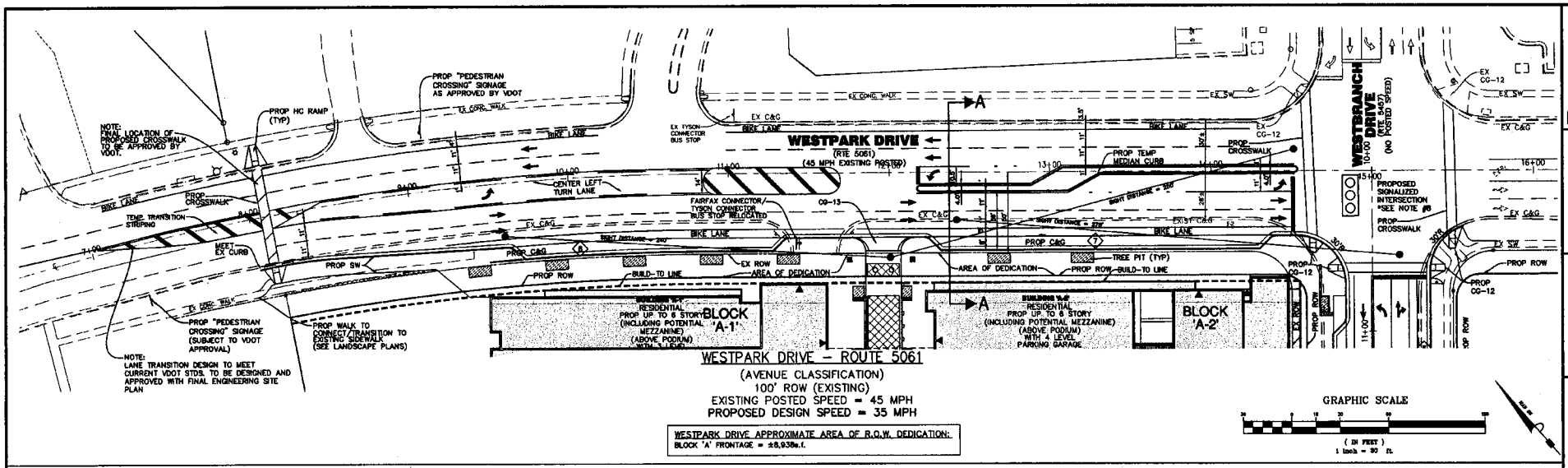
JOB No.

DATE : December 7, 2011

FILE No. 7403-09-003

SHEET C6.1

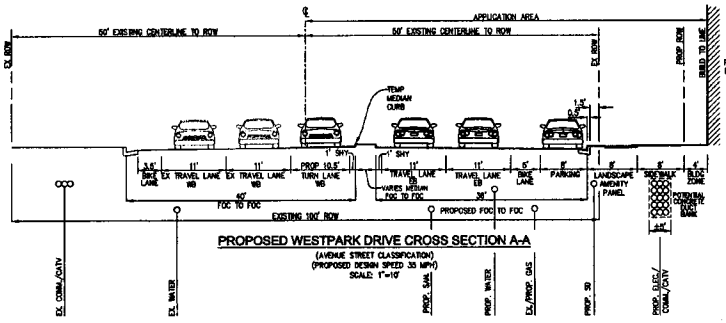
Cad file name : P:\7403 - West Group Properties\7403-09-003 (PLN) - Tyson West Park Frederick Site McLean VA\Planning\Rezoning\FDP Frederick-01-001 FDP (6.1) PHASING PLAN.dwg



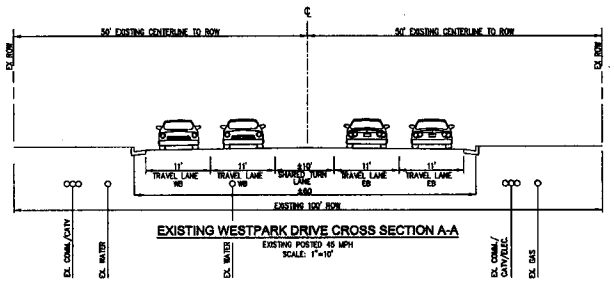
WESTPARK DRIVE – ROUTE 5061

(AVENUE CLASSIFICATION)
100' ROW (EXISTING)
EXISTING POSTED SPEED = 45 MPH
PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'A' FRONTAGE = ±8,938s.f.



PROPOSED WESTPARK DRIVE CROSS SECTION A-A
(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION A-A
EXISTING POSTED 45 MPH
SCALE: 1"=10'

LEGEND:
- EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01–L1.02 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS FDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. SIGNAL CONTROL APPARATUS MAY REQUIRE EASEMENTS FROM ADJACENT PROPERTY OWNERS IF INSTALLATION OCCURS OUTSIDE OF VDOT ROW
9. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.

COMMONWEALTH OF VIRGINIA
Lic. No. 080888
9/28/12
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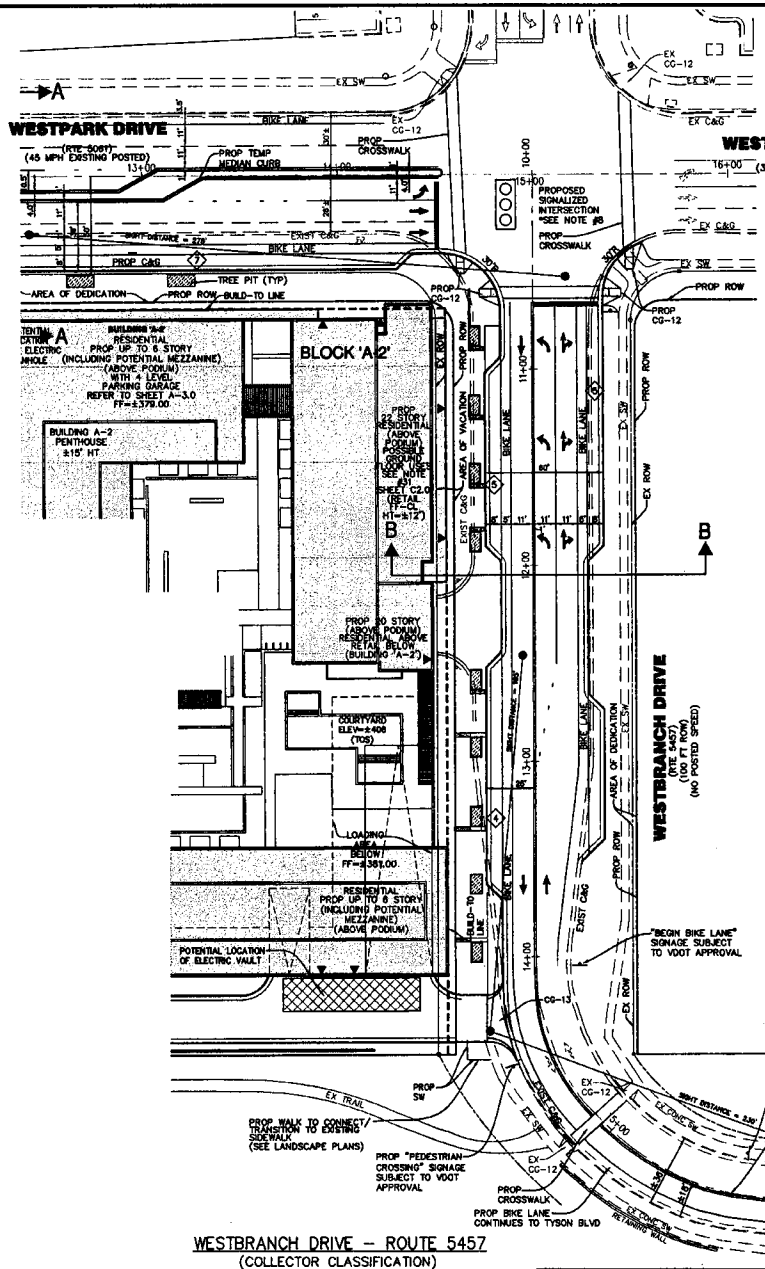
WESTPARK DRIVE ROADWAY STRIPING AND CROSS SECTIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

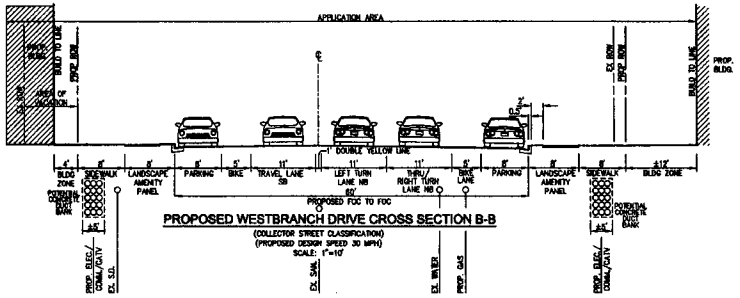
PLAN STATUS	
06/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	December 7, 2011
FILE No.	7403-09-003
SHEET	C7.0



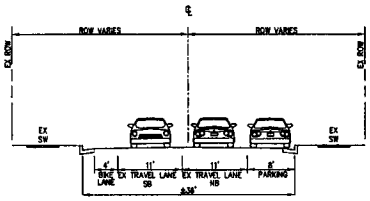
WESTBRANCH DRIVE – ROUTE 5457
(COLLECTOR CLASSIFICATION)
100' ROW (EXISTING)
NO POSTED SPEED
PROPOSED DESIGN SPEED = 30 MPH

WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. VACATION:
BLOCK 'A' FRONTAGE = ±3,428s.f.

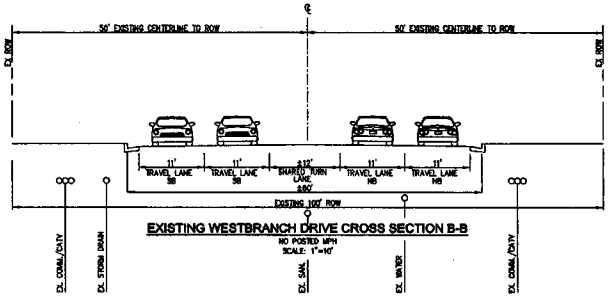
WESTBRANCH DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCK 'B' FRONTAGE = ±672s.f.



PROPOSED WESTBRANCH DRIVE CROSS SECTION B-B
(COLLECTOR STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 30 MPH)
SCALE: 1"=10'



EXISTING WESTBRANCH DRIVE CROSS SECTION E-E
(WITH PROPOSED BIKE LANE)
PROPOSED POSTED 35 MPH
SCALE: 1"=10'



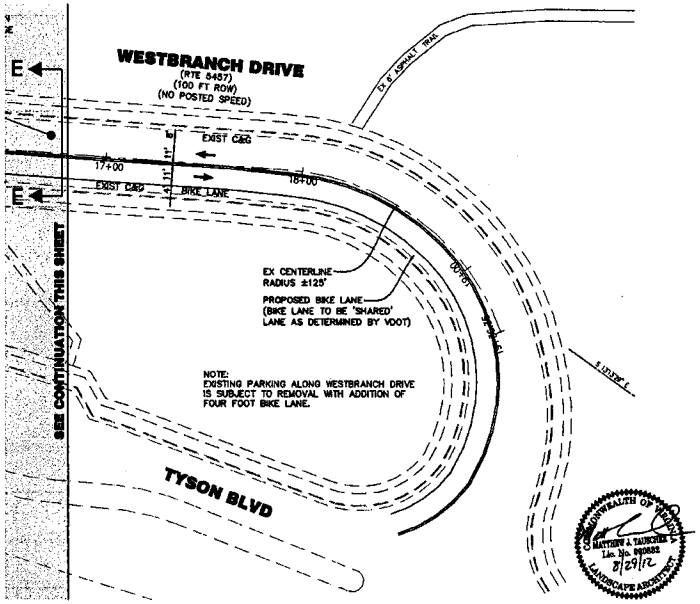
EXISTING WESTBRANCH DRIVE CROSS SECTION B-B
NO POSTED MPH
SCALE: 1"=10'

LEGEND:

- EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01–L1.02 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION/VACATION SHOWN ON THIS FDP ARE APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OR VACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. SIGNAL CONTROL APPARATUS MAY REQUIRE EASEMENTS FROM ADJACENT PROPERTY OWNERS IF INSTALLATION OCCURS OUTSIDE OF VDOT ROW



NOTE:
EXISTING PARKING ALONG WESTBRANCH DRIVE IS SUBJECT TO REMOVAL WITH ADDITION OF FOUR FOOT BIKE LANE.

WESTBRANCH DRIVE – BIKE LANE EXTENSION EXHIBIT
SCALE: 1"=50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 090055
LANDSCAPE ARCHITECT
8/29/12

WESTBRANCH DRIVE ROADWAY STRIPING AND CROSS SECTIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
04/20/12	REVISE ROW TWIS
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: 1:AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C7.1

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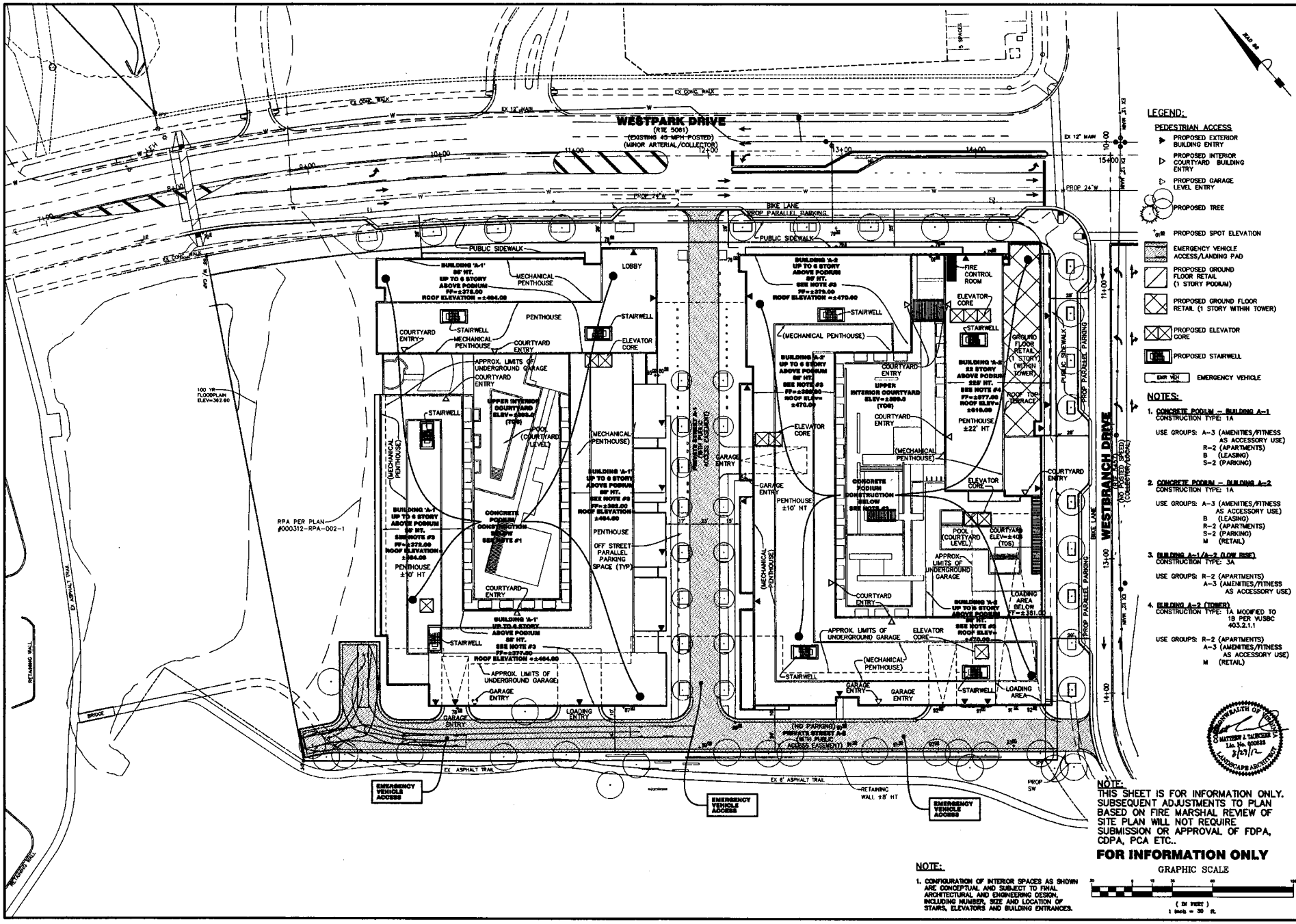

LEGEND:

PEDESTRIAN ACCESS

- PROPOSED EXTERIOR BUILDING ENTRY
- PROPOSED INTERIOR COURTYARD BUILDING ENTRY
- PROPOSED GARAGE LEVEL ENTRY
- PROPOSED TREE
- PROPOSED SPOT ELEVATION
- EMERGENCY VEHICLE ACCESS/LANDING PAD
- PROPOSED GROUND FLOOR RETAIL (1 STORY PODIUM)
- PROPOSED GROUND FLOOR RETAIL (1 STORY WITHIN TOWER)
- PROPOSED ELEVATOR CORE
- PROPOSED STAIRWELL
- EMR VEH — EMERGENCY VEHICLE

NOTES:

1. CONCRETE PODIUM – BUILDING A-1
   CONSTRUCTION TYPE: 1A
   USE GROUPS: A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
   R-2 (APARTMENTS)
   B (LEASING)
   S-2 (PARKING)
2. CONCRETE PODIUM – BUILDING A-2
   CONSTRUCTION TYPE: 1A
   USE GROUPS: A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
   B (LEASING)
   R-2 (APARTMENTS)
   S-2 (PARKING)
   M (RETAIL)
3. BUILDING A-1/A-2 (LOW RISE)
   CONSTRUCTION TYPE: 3A
   USE GROUPS: R-2 (APARTMENTS)
   A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
4. BUILDING A-2 (TOWER)
   CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER VUSBC 403.2.1.1
   USE GROUPS: R-2 (APARTMENTS)
   A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
   M (RETAIL)

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000625
3/29/12
LANDSCAPE ARCHITECT

NOTE:
THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..

FOR INFORMATION ONLY

NOTE:

1. CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN, INCLUDING NUMBER, SIZE AND LOCATION OF STAIRS, ELEVATORS AND BUILDING ENTRANCES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 30 ft.

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FIRE VEHICULAR ACCESS EXHIBIT

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

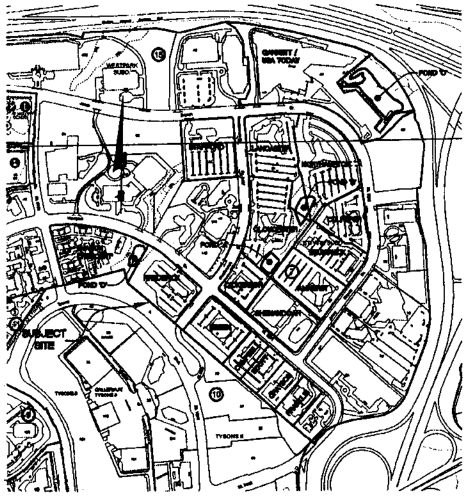
SCALE H: 1"=30'

JOB No.

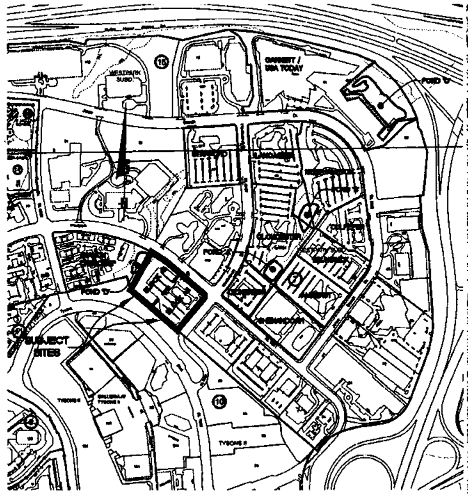
DATE : December 7, 2011

FILE No. 7403-09-003

SHEET C7.2



1 C8.0 EX VICINITY MAP
SCALE: 1"=500'



2 C8.0 PROP VICINITY MAP
SCALE: 1"=500'

3 C8.0 OUTFALL MAP
SCALE: 1"=1,000'

4 C8.0 SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C9.0.

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
A1 SWM VAULT	1.67	–	1.67	1,058	10,360	N/A
A2 SWM VAULT	1.96	–	1.96	736	7,360	N/A
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C8.0. Pond inlet and outlet pipe systems are shown on Sheet C9.0.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C9.0. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C8.1.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C8.0.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C8.0.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C5.0.

☑ 11. A submission waiver is requested for UNDERGROUND DETENTION FOR RESIDENTIAL PROJECT.

☒ 12. Stormwater management is not required because N/A.

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITE IS LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE FREDERICK BUILDING WHICH IS LOCATED ON FFX. CO. TAX MAP PARCEL #029-4-((7))-0010. SEE VICINITY MAP ON THIS SHEET. THE SUBJECT SITE HAS EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. THE SITE IS FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 5.38 ACRES. THE EXISTING SITE PROPOSES NEW PROPERTY LINES TO CREATE BLOCKS A1 & A2. SEE VICINITY MAP ON THIS SHEET.

OUTFALL DESCRIPTION:

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT, AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR A DETAILED DESCRIPTION OF THE STORM OUTFALLS FROM THE SUBJECT SITES TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS. THE SITE IS MADE UP OF BLOCKS A1 AND A2.

BLOCK A1 (WESTERN HALF OF FREDERICK SITE) – REACH A TO REACH D TO REACH E TO POINT 'X'.

BLOCK A2 (EASTERN HALF OF FREDERICK SITE) – APPROXIMATELY 40% (WESTERN PORTION) OF THE SITE'S STORM WATER IS PART OF THE REACH A FLOW PATH AND GOES FROM REACH A TO D TO E TO POINT X. APPROXIMATELY 60% (EASTERN PORTION) OF THE SITE'S STORM WATER IS PART OF REACH B FLOW PATH AND GOES FROM REACH B TO D TO E TO POINT X.

REACH DESCRIPTIONS:

REACH A– THE STORM WATER FLOW PATH OF REACH A TRAVELS FROM POND "D" TO REACH D. WATER LEAVES POND "D" THROUGH A 48" DIAMETER PIPE AND FLOWS NORTHEAST TO A WOODED AND HEAVILY VEGETATED NATURAL OPEN CHANNEL WHERE WATER CONTINUES NORTHEAST AND ENTERS INTO AN UNDERGROUND 54" PIPE. WATER THEN FLOWS NORTHEAST WITHIN THE UNDERGROUND STORM SEWER SYSTEM FOR APPROXIMATELY 500 FEET AND DAYLIGHTS SOUTHWEST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND JONES BRANCH DR. (RT. 5062) ON THE STAFFORD SITE. WATER THEN ENTERS THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM WHICH RUNS EAST, PARALLEL TO JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH B AND TOGETHER FORM REACH D.

REACH B– THE STORM WATER FLOW PATH OF REACH B TRAVELS FROM THE SUBJECT SITE TO POND "A". STORM WATER EXITS POND "A" AND FLOWS NORTHEAST TO POND "B" VIA AN OPEN CHANNEL. FROM POND "B" WATER ENTERS AN UNDERGROUND STORM SEWER SYSTEM AND FLOWS NORTH INTO A STORM SEWER SYSTEM UNDER JONES BRANCH DR. (RT. 5062) WHERE IT THEN INTERSECTS WITH REACH A AND TOGETHER FORM REACH D. STORM WATER FROM THE SITE ENTERS UNDERGROUND STORM SEWER SYSTEMS UNDER WESTBRANCH DR. (RT. 5457), WESTPARK DR. (RT. 5061), AND AN UNDERGROUND STORM SEWER SYSTEM FOUND ON THE CAMPBELL SITE. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEMS OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061) CONVERGE TOGETHER ON THE ESSEX SITE AT A LOCATION SOUTHEAST OF THE INTERSECTION OF WESTBRANCH DR. (RT. 5457) AND WESTPARK DR. (RT. 5061). FROM THIS POINT, WATER FLOWS IN A SUBSURFACE 42" PIPE NORTHEAST UNDER WESTPARK DR. (RT. 5061) AND CONTINUES UNDER THE DICKENSON SITE UNTIL IT OUTFALLS INTO POND "A". ADDITIONALLY, STORM WATER LEAVES THE CAMPBELL SITE IN AN UNDERGROUND STORM SEWER SYSTEM LOCATED WITHIN THE CAMPBELL SITE. WATER IN THIS SYSTEM FLOWS NORTHWEST, CROSSES UNDER WESTPARK DR. (RT. 5061), AND CONTINUES NORTHWEST UNDER THE SHENANDOAH SITE UNTIL IT OUTFALLS INTO POND "A". PRELIMINARY ANALYSIS OF THE EXISTING DOWNSTREAM PIPE SYSTEM INTO POND "A" HAS BEEN COMPUTED AND HIS INCLUDED AS SHEET C8.0.1. THE COMPUTATIONS SHOW THAT THE Qoop IS GREATER THAN THE Qinflow IN ALL EXISTING PIPES DOWNSTREAM OF OUR IMPROVEMENTS. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH D– THE STORM WATER FLOW PATH OF REACH D BEGINS WHERE REACHES A AND B CONVERGE AND ENDS WHEN WATER TRAVELS TO POND "C" AND THEN ENTERS REACH E. REACHES A AND B COMBINE AT THE NORTHERN MOST END OF THE NORTHAMPTON SITE PROPERTY LINE, JUST SOUTH OF JONES BRANCH DR. (RT. 5062). FROM THIS POINT, WATER FLOWS NORTH UNDER JONES BRANCH DR. (RT. 5062) IN AN UNDERGROUND STORM SEWER SYSTEM. ONCE NORTH OF JONES BRANCH DR. (RT. 5062) THE STORM SEWER SYSTEM TURNS NORTHEAST DIRECTLY TOWARDS POND "C" WHERE IT OUTFALLS. IN POND "C" REACHES C AND D COMBINE TO FORM REACH E.

REACH E– THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I-495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X– THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 750 ACRES, AND ENCOMPASSES THE SUBJECT SITES. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I-495.

STORMWATER LEAVES THE SUBJECT SITES VIA EXISTING CLOSED CONDUIT SYSTEMS, TRAVELS TO VARIOUS PONDS, THEN OUTFALLS INTO SCOTT'S RUN STREAM AT POINT 'X'. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 750 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST.

PFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR EACH SUBJECT SITE TO BE INCLUDED IN EACH SITE'S INDIVIDUAL SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF EACH SITE'S OUTFALL. THE DOWNSTREAM EXTENT OF ANALYSIS SHALL MOST LIKELY BE DETERMINED BY PFM SECTION 6-0203.2A, WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE, PER PFM SECTION 6-0203.3B(1).

SUMMARY:

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM SEWER OUTFALLS HAVE BEEN SUFFICIENTLY DESCRIBED PER THE REZONING CHECKLIST. ADDITIONALLY, AT THE TIME OF FINAL SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

COMMONWEALTH OF VIRGINIA – MATTHEW J. TAUSCHER – Lic. No. 000533 – 7/23/12 – LANDSCAPE ARCHITECT

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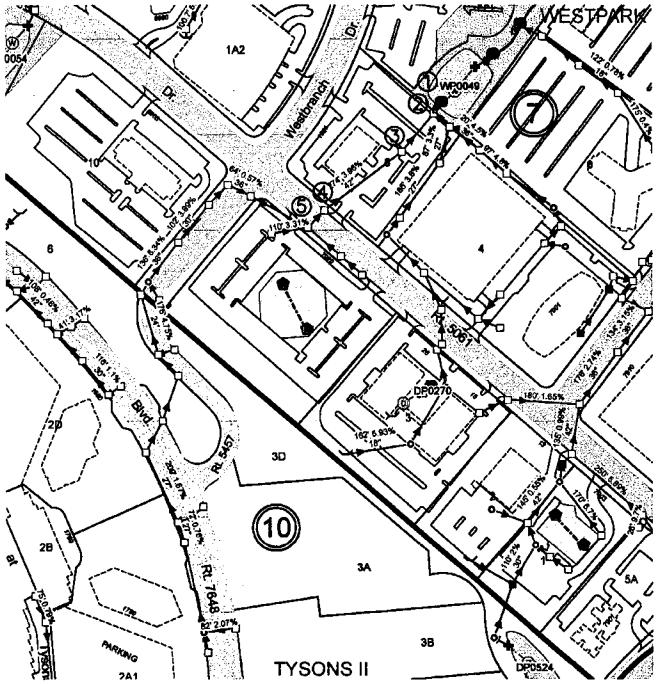
ADEQUATE OUTFALL AND SWM CHECKLIST
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	December 7, 2011
FILE No.	7403-09-003
SHEET	C8.0

REACH B EXISTING PIPE COMPUTATIONS

FROM POINT	TO POINT	AREA DRAIN "A" (ACRES)		RUN-OFF COEF.	CA		INLET TIME	RAIN FALL	RUN-OFF Q	INVERT ELEVATIONS		LENGTH	n	ACTUAL SLOPE	MIN. SLOPE	DIA.	CAPA-CITY	FULL FLOW VEL.	ACTUAL VEL.
		INCRE-MENT	ACCUM-ULATED	C	INCRE-MENT	ACCUM-ULATED	MIN-UTES	IN. / HR.	C.F.S.	LOWER END	UPPER END	FT.		%	%	IN.	C.F.S.	F.P.S.	F.P.S.
(1)	(2)	(3)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)		(13)		(14)	(15)	(16)	(16)
5	4	20.22	20.22	0.60	14.43	14.43	5.00	7.27	104.94	-	-	73	0.013	1.10	1.00	42	108.52	10.97	12.00
4	3	0.31	21.23	0.85	0.26	14.70	5.10	7.27	106.86	-	-	274	0.013	3.96	1.13	42	200.21	20.61	21.20
3	2	1.06	22.29	0.75	0.79	15.49	5.31	7.27	112.58	-	-	119	0.013	3.52	1.25	42	186.76	19.62	20.40
2	1	1.36	23.65	0.52	4.12	19.61	5.40	7.27	142.56	-	-	27	0.013	0.65	0.30	60	193.16	8.84	10.70
-	2	5.70	5.70	0.60	3.42	3.42	5.00	7.27	24.86	-	-	110	0.015	1.00	0.14	36	96.70	8.44	8.60



1 C8.0.1 REACH B OUTFALL MAP

NOT TO SCALE

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ADEQUATE OUTFALL AND SWM CHECKLIST
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-022-I

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN

JOB No.

DATE : December 7, 2011

FILE No. 7403-09-003

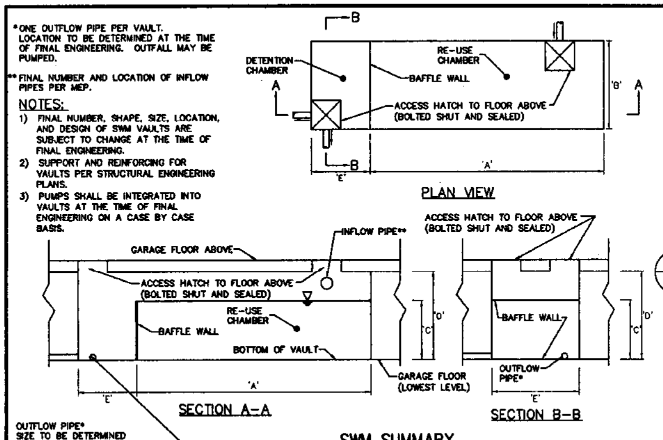
SHEET C8.0.1

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBENEK
Lic. No. 000893
8/29/12
LANDSCAPE ARCHITECT

*ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

**FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP.

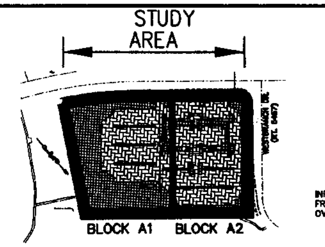
NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.



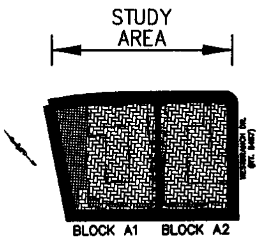
SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	RE-USE DEPTH (FT) C	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK A1	153	5	5	10	12	4	250
BLOCK A2	355	7	7	10	12	4	490

1 / C8.1 FACILITY DETAIL
NOT TO SCALE



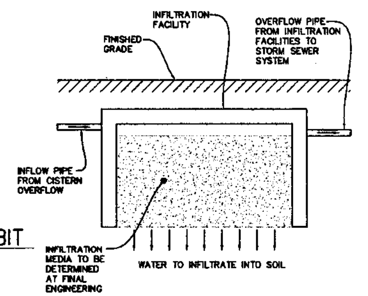
2 / C8.1 EX IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'



3 / C8.1 PRELIMINARY PROPOSED IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'

IMPERVIOUS AREA =
PERVIOUS AREA =

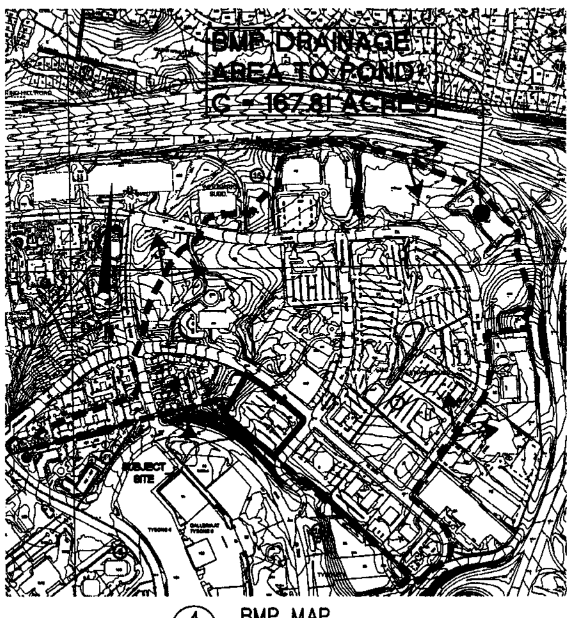
Study Area	
Area =	5.388 Ac
Ex. Impervious %	59%
Ex. C-Factor =	0.63
Prop. Impervious %	78%
Prop. C-Factor =	0.77



THE APPLICANT RESERVES THE RIGHT TO ALTER INFILTRATION TRENCH DESIGN, STYLE, VOID MEDIA, SIZE, ETC. AT THE TIME OF FINAL ENGINEERING.

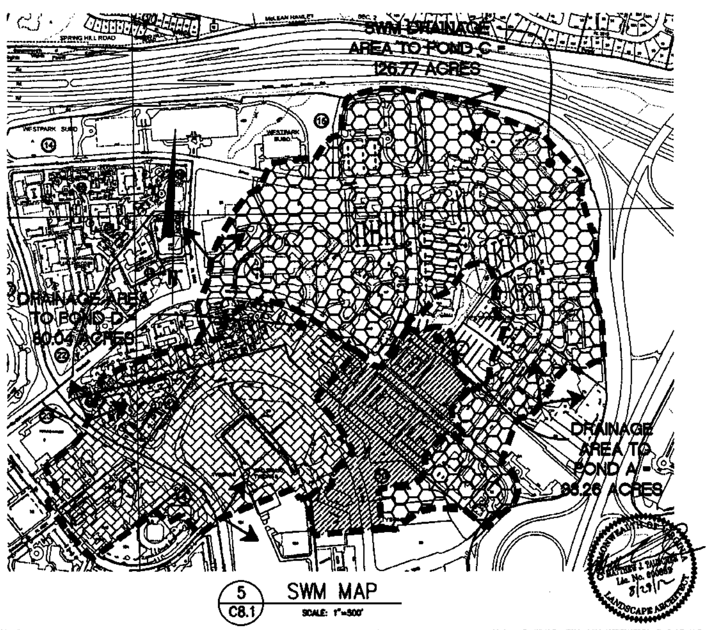
6 / C8.1 TYP. INFILTRATION DETAIL
NOT TO SCALE

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



4 / C8.1 BMP MAP
SCALE: 1"=800'

PER PLAN #6377-PI-01, POND C WAS DESIGNED TO TREAT A DRAINAGE AREA OF 167.81 ACRES, WITH A C-FACTOR OF 0.80.



5 / C8.1 SWM MAP
SCALE: 1"=500'

STORMWATER MANAGEMENT NARRATIVE:

GENERAL INFO:
THE SUBJECT SITE OF THIS APPLICATION, ALSO KNOW AS THE FREDERICK SITE, IS LOCATED ON FAIRFAX COUNTY TAX MAP PARCEL #029-4-((7))-0010. THIS SITE COMPRISES THE PROPOSED "A" BLOCK (BLOCKS A-1 AND A-2) AS NOTED IN THE CDP APPLICATION, CDP PLAN# RZ/CDP 2011-PR-023.
STORMWATER (SWM) DETENTION FOR THE SUBJECT SITE IS CURRENTLY PROVIDED FOR BY EXISTING PONDS "A" AND "D". PONDS "A" AND "D" ARE USED FOR THE SOLE PURPOSE OF DETENTION AND RETENTION. POND "A" IS COUNTY OWNED AND SITUATED BETWEEN THE DICKENSON, GLOUCESTER, AND BRUNSWICK & CULPEPER BUILDINGS. POND "D" IS OWNED BY AVALON CRESCENT ASSOCIATION AND LOCATED SOUTH OF WESTPARK DR. (RT. 5061) BETWEEN AVALON CRESCENT AND THE FREDERICK BUILDING, WITHIN AVALON CRESCENT'S PROPERTY LINES. SEE SWM MAP ON THIS SHEET. HOWEVER, ALTHOUGH STORMWATER REQUIREMENTS FOR THE SUBJECT SITE ARE CURRENTLY SATISFIED VIA OFFSITE EXISTING SWM FACILITIES, ADDITIONAL STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE FOR THE SUBJECT APPLICATION, AS DESCRIBED IN FURTHER DETAIL BELOW.

SWM CONTROL FOR THE SUBJECT APPLICATION SHALL BE ACHIEVED THROUGH A COMBINATION OF METHODS INCLUDING STORAGE OF STORMWATER IN CISTERNS FOR RE-USE, TREE BOX PLANTERS, CURB EXTENSIONS, GREEN ROOFS, INFILTRATION, AND MINIMIZING IMPERVIOUS AREAS. PER THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN, THERE ARE THREE SEPARATE CRITERIA/GOALS FOR STORMWATER CONTROL, WHICH INCLUDE 1" RAINFALL CAPTURE/RE-USE COMPLIANCE, LEED COMPLIANCE, AND PFM DETENTION COMPLIANCE. THE SWM COMPUTATIONS AND ANALYSES FOR EACH GOAL ARE DISCUSSED BELOW:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION COMPLIANCE):
THE PROPOSED BLOCKS A-1 AND A-2 HAVE PROPERTY AREAS OF 3.06 AND 2.33 ACRES, RESPECTIVELY, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL THAT IS AVAILABLE TO BOWMAN AT THE TIME OF FDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: INFILTRATION, RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND A CONSERVATION AREA. PRELIMINARY IRRIGATION DEMANDS WERE CALCULATED FOR BLOCKS A-1 AND A-2 WHICH RESULTED IN AN AVERAGE DAILY DRAWDOWN OF 228 GALLONS AND 531 GALLONS, RESPECTIVELY.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. INFILTRATION TESTING HAS NOT BEEN COMPLETED, BUT IT IS ANTICIPATED THAT THE SOIL IS SUITABLE FOR THE PRACTICE. THE PREFERRED LOCATIONS FOR THE INFILTRATION FACILITY WOULD BE IN THE REAR OF THE PROPERTY UNDER THE PRIVATE CONNECTOR STREET. FOR DESIGN PURPOSES WE HAVE UTILIZED A MINIMUM INFILTRATION RATE OF 0.54 IN/HR. THE INFILTRATION FACILITY FOR BLOCK A-1 WAS PRELIMINARILY SIZED TO PROVIDE 13,500 CUBIC FEET OF STORAGE AND PROVIDE A RUNOFF REDUCTION VOLUME OF 6,056 CUBIC FEET. THE DRAINAGE AREA TO THE INFILTRATION FACILITY IS 2.05 ACRES WITH A C-VALUE OF 0.73. SIZING OF THE PRACTICE HAS TAKEN INTO ACCOUNT OVERFLOW FROM THE RAINWATER HARVESTING CISTERN THAT CAPTURES THE 1.50 ACRES OF THE BUILDING AND GARAGE FOOTPRINT. THE INFILTRATION FACILITY FOR BLOCK A-2 WAS PRELIMINARILY SIZED TO PROVIDE 19,440 CUBIC FEET OF STORAGE AND PROVIDE A RUNOFF REDUCTION VOLUME OF 6,496 CUBIC FEET. THE DRAINAGE AREA TO THE INFILTRATION FACILITY IS 2.21 ACRES WITH A C-VALUE OF 0.88. SIZING OF THE PRACTICE HAS TAKEN INTO ACCOUNT OVERFLOW FROM THE RAINWATER HARVESTING CISTERN THAT CAPTURES THE 1.80 ACRES OF THE BUILDING AND GARAGE FOOTPRINT. SEE COMPUTATIONS ON SHEETS C9.2 AND C9.3.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE 1" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINTS. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERNS VIA UNDERDRAINS WITHIN THE BUILDINGS. THE RAINWATER HARVESTING CISTERNS FOR BLOCKS A-1 AND A-2 HAVE BEEN SIZED TO HOLD APPROXIMATELY 1,140 GALLONS (153 CF), AND 2,655 GALLONS (355 CF), RESPECTIVELY, WHICH IS APPROXIMATELY 5 DAYS WORTH OF IRRIGATION WATER DEMAND (228 GALLONS PER DAY FOR BLOCK A-1 AND 531 GALLONS PER DAY FOR BLOCK A-2). ONCE THE CISTERN VOLUMES HAVE REACHED CAPACITY, THE OVERFLOW RELIEF WILL GO TO THE INFILTRATION FACILITIES. FOR BLOCK A-1, ROOF RAINWATER HARVESTING WILL GENERATE APPROXIMATELY 5,162 CUBIC FEET OF RUNOFF AND PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 259 CUBIC FEET WITH THE REMAINING CREDIT OF 5,175 CUBIC FEET OVERFLOWING TO THE INFILTRATION FACILITY. FOR BLOCK A-2, ROOF RAINWATER HARVESTING WILL GENERATE APPROXIMATELY 6,190 CUBIC FEET OF RUNOFF AND PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 592 CUBIC FEET WITH THE REMAINING CREDIT OF 5,924 CUBIC FEET OVERFLOWING TO THE INFILTRATION FACILITY.

VEGETATED GREEN ROOF WILL BE UTILIZED TO CAPTURE AN AREA OF APPROXIMATELY 0.16 ACRES WITH A STORAGE VOLUME OF 7,057 CUBIC FEET FOR BLOCK A-1 AND AN AREA OF APPROXIMATELY 0.19 ACRES WITH A STORAGE VOLUME OF 9,670 CUBIC FEET FOR BLOCK A-2. THIS PRACTICE WILL BE LINKED IN SERIES TO THE CISTERNS VIA UNDERDRAINS WITHIN THE BUILDINGS. THIS PRACTICE WILL PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 545 CUBIC FEET FOR BLOCK A-1 AND 638 CUBIC FEET FOR BLOCK A-2.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), AND THE PRIVATE STREET BETWEEN AND BEHIND BLOCKS A-1 AND A-2. FOR BLOCKS A-1 AND A-2 THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS (0.32 AND 0.27 ACRES) AND MANAGED TURF COVER (0.09 AND 0.03 ACRES) OUTSIDE OF THE CISTERN AND INFILTRATION PRACTICE DRAINAGE AREAS WHICH RESULT IN RUNOFF VOLUMES OF 3,377 AND 888 CUBIC FEET, RESPECTIVELY. THIS PRACTICE WILL PROVIDE AN APPROXIMATE STORAGE VOLUME OF 3,071 CUBIC FEET AND A RUNOFF REDUCTION VOLUME CREDIT OF 3,071 CUBIC FEET FOR BLOCK A-1, AND AN APPROXIMATE STORAGE VOLUME OF 2,968 CUBIC FEET AND A RUNOFF REDUCTION VOLUME CREDIT OF 888 CUBIC FEET FOR BLOCK A-2.

A CONSERVATION AREA OF APPROXIMATELY 0.60 ACRES IS PROPOSED FOR BLOCK A-1. THIS CONSERVATION AREA WILL BE MOSTLY UNTOUCHED WITH THE PROPOSED IMPROVEMENTS AND IS WITHIN THE RPA ZONE. TWO STORMWATER OUTFALL PIPES ARE PROPOSED WITHIN THE RPA AND THE LAND DISTURBED BY THIS PRACTICE IS APPROXIMATELY 0.10 ACRES AND IS TREATED AS MANAGED TURF SHEETFLOW TO CONSERVATION AREA WITH A/B SOILS.

PERMEABLE PAVEMENT IS PROPOSED IN THE STREETSCAPE ALONG WESTPARK DRIVE FOR BOTH BLOCKS A-1 AND A-1. BLOCKS A-1 AND A-2 PERMEABLE PAVEMENT WILL BOTH COLLECT A DRAINAGE AREA OF 0.02 ACRES. BLOCK A-1 WILL COLLECT A RUNOFF VOLUME OF 69 CUBIC FEET AND PROVIDE A RUNOFF REDUCTION VOLUME OF 37 CUBIC. BLOCK A-2 WILL COLLECT A RUNOFF VOLUME OF 76 CUBIC FEET AND PROVIDE A RUNOFF REDUCTION VOLUME OF 43 CUBIC FEET. PERMEABLE PAVEMENT COULD BE USED IN THE DRIVE AISLE SURROUNDING THE BUILDINGS; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.
LOW IMPACT DEVELOPMENT (LID) TECHNIQUES INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND BASIN TYPES 'A', 'B', AND 'C'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE "LOW IMPACT DEVELOPMENT CONCEPT PLAN," SHEET C10.0, FOR FURTHER DETAIL.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCKS A-1 AND A-2 . THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

THROUGH THE VOLUMES PROVIDED BY THE RAINWATER HARVESTING CISTERN AND INFILTRATION FACILITIES, THESE PRACTICES WILL, TO THE MAXIMUM EXTENT POSSIBLE, MEET THE COMPREHENSIVE PLAN 1" RUNOFF RETENTION AND REUSE REQUIREMENTS.

LEED:
THE LEED REQUIREMENT THAT IS APPLICABLE TO THE SUBJECT APPLICATION IS CREDIT SS 6.1. ITS REQUIREMENT IS TO REDUCE THE POST-DEVELOPED 1-YR AND 2-YR, 24-HOUR STORMS' TOTAL VOLUME OF RUNOFF TO LESS THAN OR EQUAL TO 75% OF THE PRE-DEVELOPED 1-YR AND 2-YR, 24-HOUR DESIGN STORMS. FOR THE LEED CALCULATIONS FOR BLOCK A-1, THE LEED BOUNDARY HAS BEEN DEFINED AS THE LIMITS FROM THE EXISTING PROPERTY LINE ALONG WESTPARK DRIVE (RT. 5061), TO THE EXISTING WESTERN AND SOUTHERN PROPERTY LINES, AND TO THE CENTERLINE OF THE PROPOSED PRIVATE STREET BETWEEN BLOCKS A-1 AND A-2 FOR AN APPROXIMATE AREA OF 3.06 ACRES. FOR THE LEED CALCULATIONS FOR BLOCK A-2, THE LEED BOUNDARY HAS BEEN DEFINED AS THE LIMITS FROM THE EXISTING PROPERTY LINE ALONG WESTPARK DRIVE (RT. 5061), TO THE EXISTING SOUTHERN PROPERTY LINE, TO THE EXISTING PROPERTY LINE ALONG WESTBRANCH DRIVE (RT. 5457), AND TO THE CENTERLINE OF THE PROPOSED PRIVATE STREET BETWEEN BLOCKS A-1 AND A-2 FOR AN APPROXIMATE AREA OF 2.33 ACRES. BLOCK A-1'S AND A-2'S LEED BOUNDARIES ARE SHOWN ON SHEET C9.0. THE LEED COMPLIANCE COMPUTATIONS FOR BLOCK A-1 ARE ON SHEET C9.2. THE COMPUTATIONS RESULT IN THE REQUIRED STORAGE VOLUME THAT IS NEEDED FOR LEED COMPLIANCE. THE REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE IS 8,386 CUBIC FEET. THIS VOLUME IS MET THROUGH A COMBINATION OF THE CISTERN AND INFILTRATION FACILITIES (TOTAL OF 13,500 CF PROVIDED). THE LEED COMPLIANCE COMPUTATIONS FOR BLOCK A-2 ARE ON SHEET C9.4. THE COMPUTATIONS RESULT IN THE REQUIRED STORAGE VOLUME THAT IS NEEDED FOR LEED COMPLIANCE. THE REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE IS 5,181 CUBIC FEET. THIS VOLUME IS MET THROUGH A COMBINATION OF THE CISTERN AND INFILTRATION FACILITIES (TOTAL OF 19,440 CF PROVIDED).

(STORMWATER MANAGEMENT NARRATIVE CONTINUED ON SHEET C8.2)

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SWM & BMP NARRATIVE

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C8.1

cad file name : P:\7403 - West Group Properties\7403-09-003 (PLN) - Tyson West Park Frederick Site McLean VA\Planning\Rezoning\FDP Frederick-01-001 FDP (8.1) SWM BMP NARR.dwg

STORMWATER MANAGEMENT NARRATIVE (CONTINUED FROM SHEET 8.1)

PFM DETENTION COMPLIANCE:
PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), THE PEAK RELEASE RATES FOR THE POST-DEVELOPED 2-YEAR AND 10-YEAR STORMS SHALL BE REDUCED TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES FOR THOSE SAME STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED MAINLY THROUGH THE DETENTION OF THE RE-USE VOLUMES NOTED ABOVE, AND THROUGH ADDITIONAL DETENTION IN THE INFILTRATION FACILITIES. AT THE TIME OF FINAL ENGINEERING, THE CISTERN AND INFILTRATION FACILITIES SHALL BE ROUTED TO COMPUTE AND CONFIRM THAT THE POST-DEVELOPED PEAK FLOW RATES ARE LESS THAN THE EXISTING FLOW RATES. HOWEVER, IN ADDITION, THE COMPUTATIONS ON SHEETS C9.2 AND C9.4 SHOW THAT THE SIZE OF THE INFILTRATION FACILITIES AND CISTERN WILL PROVIDE ENOUGH STORAGE TO HOLD ALL OF THE 2-YR, 2-HR STORM, AND THE MAJORITY OF THE 10-YR, 2-HR STORM SUCH THAT THE RELEASE RATES WILL BE WELL UNDER THE ALLOWABLE. FOR BLOCK A-1 ALLOWABLE RELEASE RATE AND DETENTION COMPUTATIONS SEE SHEET C9.2. FOR BLOCK A-2 ALLOWABLE RELEASE RATE AND DETENTION COMPUTATIONS SEE SHEET C9.4. FOR BLOCK A-1 THE REQUIRED STORAGE TO SATISFY PFM DETENTION COMPLIANCE IS 2,821 CUBIC FEET. FOR BLOCK A-2 THE REQUIRED STORAGE TO SATISFY PFM DETENTION COMPLIANCE IS 2,373 CUBIC FEET. THE APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING PONDS SERVING THE SITE. TO MEET PFM DETENTION REQUIREMENTS. ADDITIONAL COMPUTATIONS WILL BE PROVIDED AT SITE PLAN FOR THESE FACILITIES IF UTILIZED.

STORMWATER CONTROLS:
THE CISTERNS WILL PROVIDE BOTH RE-USE AND RETENTION AND THE INFILTRATION FACILITIES WILL PROVIDE RETENTION. DEPENDING ON THE FINAL SELECTION OF METHOD OF WATER RE-USE, STORMWATER WILL FIRST ENTER INTO SOME STRUCTURAL BMP FACILITY FOR WATER QUALITY TREATMENT, EITHER A FILTER OR SEPARATOR OF SOME KIND, AND THEN INTO THE RE-USE CISTERN, WHICH WILL HAVE NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING / MECHANICAL / IRRIGATION SYSTEMS FOR RE-USE. ONCE THE CISTERN IS FULL, WATER WILL OVERFLOW BY A PIPE OUTLET TO THE INFILTRATION FACILITY TO BE STORED AND INFILTRATE INTO THE SOIL. WHEN THE INFILTRATION FACILITIES ARE FULL DURING A LARGE STORM EVENT, STORMWATER WILL OVERFLOW INTO AN OUTLET PIPE. THE OUTFALL FROM THE INFILTRATION FACILITIES WILL CONNECT TO THE STORM SEWER SYSTEM. SEE CONCEPTUAL CISTERN AND INFILTRATION DETAILS ON THIS SHEET.

SUMMARY:
THE GOAL OF THE 1" RUNOFF IS TO CAPTURE A TARGET RUNOFF REDUCTION VOLUME OF 7,821 CUBIC FEET FOR THE ENTIRE BLOCK A-1 SITE AND 8,352 CUBIC FEET FOR THE ENTIRE BLOCK A-2 SITE. THE RUNOFF REDUCTION VOLUME WHICH WAS ACHIEVED THROUGH THE PRACTICES LISTED ABOVE ARE 9,969 CUBIC FEET FOR BLOCK A-1 AND 8,857 CUBIC FEET FOR BLOCK A-2 WHICH EQUATES TO A MAXIMUM EXTENT PRACTICABLE RAINFALL DEPTH CAPTURED.
THE APPLICANT RESERVES THE RIGHT TO REVISE THE SWM DESIGN BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE NUMBER, SIZE AND LOCATION OF THE DEPICTED SWM VAULTS AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN.

BMP NARRATIVE:
EXISTING POND "C" IS LOCATED AT THE SOUTHWEST CORNER OF RTE #495 & DULLES AIRPORT ACCESS ROAD. IT PROVIDES BMP (WATER QUALITY) OF 167.81 ACRES OF WESTPARK WATERSHED PER PLAN #6377-PI-01. THE ENTIRE SITE OF THE SUBJECT APPLICATION IS INCLUDED WITHIN THIS WATERSHED. SEE BMP MAP ON SHEET 8.1. POND "C" WAS DESIGNED FOR A 40% PHOSPHORUS REMOVAL EFFICIENCY ASSUMING THAT ALL SITES INCLUDED WITHIN THE 167.81 ACRE WATERSHED ARE DEVELOPED AND HAVE AN ASSUMED C-FACTOR OF 0.80. THIS IS DEMONSTRATED ON SHEET 6 OF FAIRFAX COUNTY PLAN, "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D & C" (PLAN #6377-PI-01). THEREFORE, SINCE THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE RESULTS IN A C-FACTOR LESS THAN OR EQUAL TO 0.80, THE BMP REQUIREMENTS FOR ALL BLOCKS ARE SATISFIED BY POND "C". SEE IMPERVIOUS AREA ANALYSIS ON SHEET 8.1 WHICH CONFIRMS THAT THE SITE AREA WILL HAVE A C-FACTOR OF LESS THAN 0.80. PER PFM 6-0101.2c, THE SUBJECT APPLICATION IS CURRENTLY ADEQUATELY SERVED BY AN EXISTING OFFSITE BMP FACILITY AND THE PROJECTED PHOSPHOROUS RUNOFF POLLUTION LOAD AFTER DEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHOROUS POLLUTION LOAD. THIS SHOULD BE NOTED THAT ALL BMP FACILITIES PROPOSED BY THIS APPLICATION, INCLUDING TREE BOX FILTERS, INFILTRATION, WATER REUSE VAULTS, AND STRUCTURAL PRE-TREATMENT FILTERS OR SEPARATORS WILL PROVIDE ADDITIONAL WATER QUALITY BENEFITS BEYOND THOSE ALREADY PROVIDED BY THE OFFSITE POND.

Stormwater Management Design – PFM Deviation Narrative

In keeping with the Comprehensive Plan's policy and objectives of the 'Environmental Stewardship Guidelines' for stormwater management, and the acknowledgement that such goals will require a 'progressive approach' and 'innovative design techniques' for the redevelopment of land in the Tysons Corner Urban Center, the following deviations from the strict adherence to the Public Facilities Manual (PFM) will be necessary in order to implement such objectives:

- Deviation of PFM Section 6-1304.4I to allow utilization of infiltration rates less than 0.52 in / hr for field test rate of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff onsite.
- Deviation of PFM Section 6-1306.3F to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.
- Deviation of PFM Section 6-1307.2C to allow for installation of Bio-retention and infiltration facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.
- Deviation of PFM Section 6-1307.2E to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of bio-retention and infiltration systems in an urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.3B to allow for the maximum drainage areas to bio-retention filters utilized for retention of the first 1" of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.
- Deviation of PFM Section 6-1309.3C to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.

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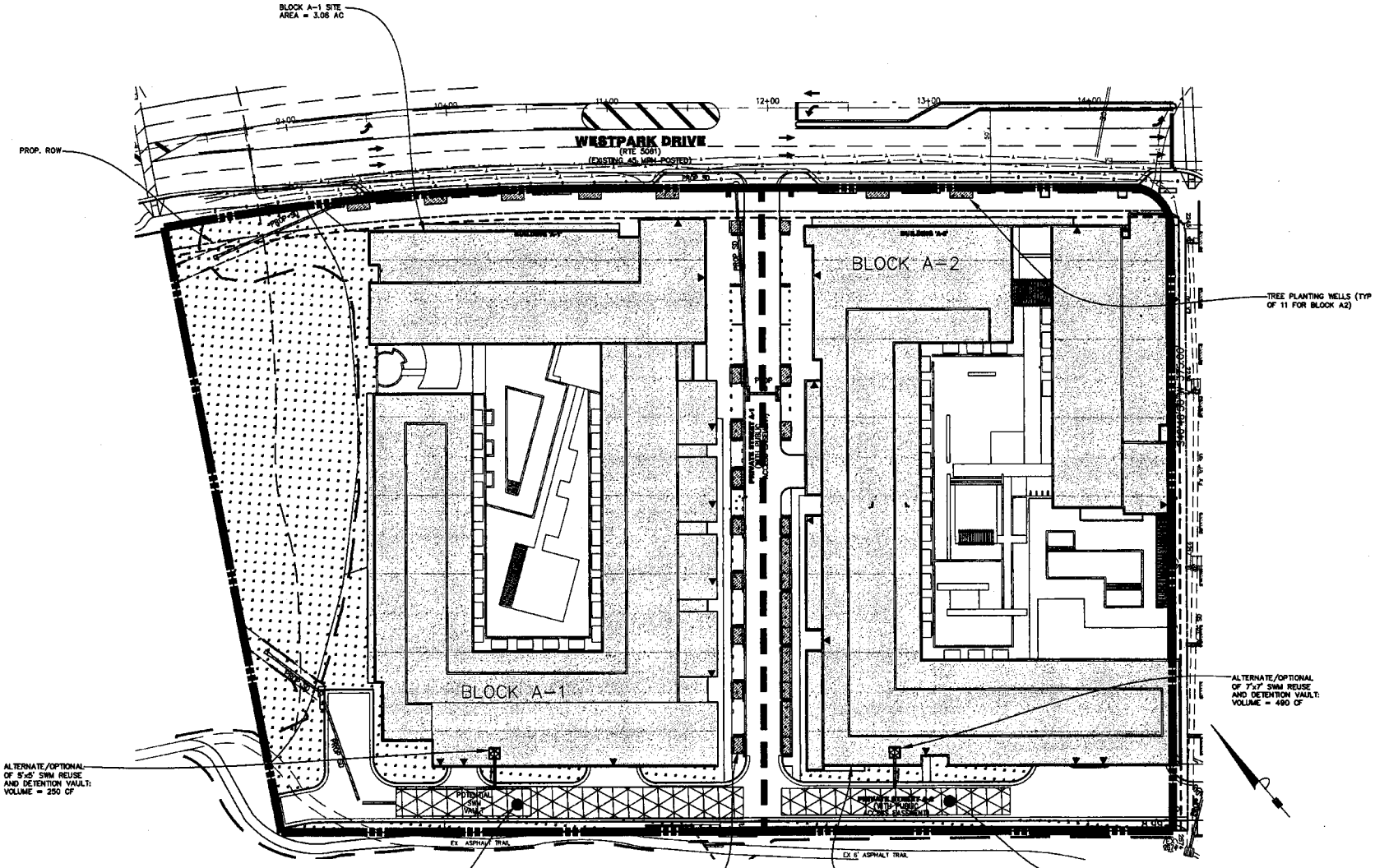
SWM & BMP NARRATIVE

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H: AS SHOWN
JOB No.
DATE: December 7, 2011
FILE No. 7403-09-003
SHEET C8.2



LEGEND

LEED BOUNDARY

PROPERTY LINE

PERVIOUS AREA

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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CONCEPTUAL SWM PLAN
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/29/12	PER COUNTY COMMENTS
07/24/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1" = 30'
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C9.0

BLOCK A-1 FIRST INCH OF RUNOFF COMPUTATIONS:

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A1

Description: All soils present are type B soils with a total area of 3.06 Acres (133,302.46 SF). DA A is to Tree Pits. DA B is to Cistern and Infiltration. DA C is undisturbed to Pond.

Post-Development Land Cover (data input cells highlighted in yellow)

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.09			0.09
Impervious Cover (acres)		0.32			0.32
				Total	0.41

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.18			0.18
Impervious Cover (acres)		1.86			1.86
				Total	2.05

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open		0.50			0.50
Managed Turf (acres)		0.10			0.10
Impervious Cover (acres)					0.00
				Total	0.60

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

* See the Instructions tab for a definition of each land cover type.

Land Cover Summary

Forest / Preserved Open Space (ac)	0.50
Weighted Rv (forest)	0.03
% Forest	16%
Managed Turf (acres)	0.37
Weighted Rv (turf)	0.20
% Managed Turf	12%
Impervious Cover (acres)	2.18
Rv (impervious)	0.95
% Impervious	72%
Total Site Area (acres)	3.06
Site Rv	0.71

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	11,120
Volume Not Converted to Runoff (cf)	3,237
1-inch Runoff Volume for entire site (cf)	7,883

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	7,883
Runoff Reduction Volume Achieved (cf)	10,404
Total Runoff Volume Retained (cf)	13,641
Total Area of Site Captured in a BMP (acres)	3.64

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%): 119% ** SUBJECT TO CHANGE AT FINAL DESIGN.

Rainfall Depth Retained Onsite (inch): 1.80 ** SUBJECT TO CHANGE AT FINAL DESIGN.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A1

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.09	0.00	0.00	0.09
Impervious Cover	0.00	0.32	0.00	0.00	0.32
				D.A Total (acres)	0.41

Rv (turf) 0.20 Rv (impervious) 0.95 Runoff from 1" Rainfall (cf) = 1,161 (data input cells highlighted)

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Each % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec		0.02	N/A	69	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	69	620	N/A	37	32	Disconnection to Stormwater Planter
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.97	N/A	3,345	Subtract 100% of provided storage vol.	100%	32	3,377	N/A	3,071	3,071	306	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.05 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		0.99	0.00										

Total Drainage Area Treated (acres): 0.99

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,108

See Site Data and Summary Tab for Site Results

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A1

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.18	0.00	0.00	0.18
Impervious Cover	0.00	1.86	0.00	0.00	1.86
				D.A Total (acres)	2.05

Rv (turf) 0.20 Rv (impervious) 0.95 Runoff from 1" Rainfall (cf) = 6,600 (data input cells highlighted)

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting		1.86	1.00	6,182	Estimate Runoff Reduction % Using Spreadsheet		6%	0	6,182	228	1,140	369	6,176	Infiltration Practice

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice		0.22	0.18	881	Subtract 100% of provided storage vol.	100%	6,175	6,056	N/A	13,500	6,056	0	
Vegetated Roof		0.18	N/A	845	Subtract 100% of provided storage vol.	100%	N/A	845	N/A	7,057	845	0	Rooftop Rainwater Harvesting
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.05 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		1.87	0.18										

Total Drainage Area Treated (acres): 2.05

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,900

See Site Data and Summary Tab for Site Results

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A1

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.50	0.00	0.00	0.50
Managed Turf	0.00	0.10	0.00	0.00	0.10
Impervious Cover	0.00	0.00	0.00	0.00	0.00
				D.A. Total (acres)	0.60

Rv (turf) 0.20 Rv (impervious) 0.95 Runoff from 1" Rainfall (cf) = 137 (data input cells highlighted)

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils			0.60	436	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	436	28023	N/A	436	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.05 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		0.00	0.60										

Total Drainage Area Treated (acres): 0.60

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 436

See Site Data and Summary Tab for Site Results

COMMONWEALTH OF VIRGINIA
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8/29/12
LANDSCAPE ARCHITECT

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BLOCK A-1 SWM COMPUTATIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C9.1

BLOCK A-1 LEED COMPUTATIONS:

NOTE:
SEE SHEET C9.0 FOR LIMITS OF 3.06 ACRES LEED BOUNDARY.

FDPXA1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 10-20-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS BLOCK A1

Data: Drainage Area : 3.06 Acres
Runoff Curve Number : 82
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.16	0.14	0.08
Used	0.16	0.14	0.10
Runoff (in)	1.15	1.54	3.53
Unit Peak Discharge (cfs/acre/in)	1.542	1.557	1.576
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	17

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 3.06 AC X 1.15 (IN) X 1FT/12IN X 43560 = 12,774 CU. FT.
2 YR STORM: 3.06 AC X 1.54 (IN) X 1FT/12IN X 43560 = 17,107 CU. FT.

FDPPA1.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 10-20-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK A1

Data: Drainage Area : 3.06 Acres
Runoff Curve Number : 87
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.11	0.09	0.05
Used	0.11	0.10	0.10
Runoff (in)	1.48	1.91	4.04
Unit Peak Discharge (cfs/acre/in)	1.572	1.578	1.576
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	9	20

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 3.06 AC X 1.48 (IN) X 1FT/12IN X 43560 = 16,440 CU. FT.
2 YR STORM: 3.06 AC X 1.91 (IN) X 1FT/12IN X 43560 = 21,216 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUMES. THEREFORE ANY STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
16,440 CU. FT. - (0.75 X 12,774 CU. FT.) = 6,860 CU. FT.

2-YEAR STORM
21,216 CU. FT. - (0.75 X 17,107 CU. FT.) = 8,386 CU. FT.

SUMMARY
THE 2-YEAR STORM EVENT CONTROLS, AND 8,386 CF OF STORAGE IS NEEDED TO SATISFY THE LEED REQUIREMENT.

BLOCK A-1 PFM COMPLIANCE:

ALLOWABLE RELEASE COMPUTATIONS (RATIONAL METHOD):

Q=CIA

1.) PRE-DEVELOPMENT RUNOFF
TOTAL SITE AREA = 3.06 AC
C = 0.54
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 9.01 CFS
Q10 = 12.01 CFS

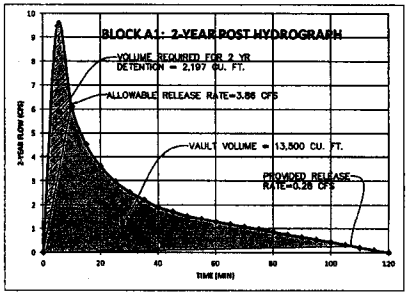
2.) POST-DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 2.05 AC
C = 0.85
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 9.50 CFS
Q10 = 12.67 CFS

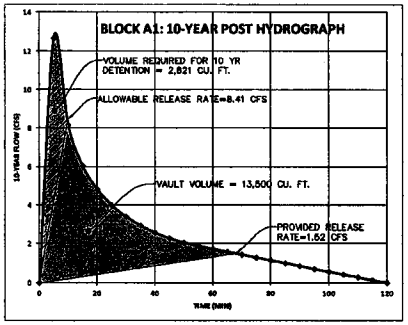
3.) POST-DEVELOPMENT ONSITE UNDETAINED
AREA = 1.01 AC
C = 0.49
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 2.70 CFS
Q10 = 3.60 CFS

4.) ALLOWABLE RELEASE RATE COMPUTATION
Q(ALLOWABLE) = [PRE-DEVELOPED RUNOFF] - [ONSITE UNDETAINED]
Q2(ALLOWABLE) = 9.01 CFS - 2.70 CFS = 6.31 CFS
Q10(ALLOWABLE) = 12.01 CFS - 3.60 CFS = 8.41 CFS

5.) SWM VAULT RELEASE RATE
Q2 PEAK OUT = 0.28 CFS
Q10 PEAK OUT = 1.52 CFS

THE RELEASE RATES FROM THE SWM/REUSE VAULT SHALL BE LOWER THAN THE ALLOWABLE RELEASE RATES FOR THE 2-YR AND 10-YR STORM EVENTS, AS SUCH THE PFM DETENTION REQUIREMENTS HAVE BEEN MET.





INFILTRATION SIZING COMPUTATIONS:

INFILTRATION TRENCH DESIGN

1. Given the infiltration rate, calculate the design infiltration rate:
$f_d = 0.5 * f$

$f =$ 0.54 in/hr
$f_d =$ 0.02 ft/hr

2. Calculate the maximum design depth depth for the infiltration trench:
$d_{max} = f_d * T_{max} / V_r$

$T_{max} =$ 48.00 hr
$V_r =$ 0.40
$d_{max} =$ 2.70 ft

3. Calculate the water quality volume requirements for the trench:
$VOL_{req} = Imp Area * first\ flush\ depth$

Drainage Area = 2.05 Ac
C-Value = 0.73
First Flush Depth = 1.00 in
$VOL_{req} =$ 6,323 cf

4. Calculate the minimum surface area for the bottom of the infiltration trench:
$SA_{min} = VOL_{req} / (d * Timax)$

$SA_{min} =$ 4,938 sf

Design Length = 250.00 ft
Design Width = 20.00 ft
Design SA = 5,000 sf

Design Depth = 2.70 ft
Design Depth is Less than Max

5. Compare provided volume to required volume:
Required Volume = VOL_{req}/V_r
Provided Volume = Design Length * Design Width * Design Depth

Required Volume = 13,323 ft³
Provided Volume = 13,500 ft³
Design Volume is Sufficient

BLOCK A-1 OVERALL SWM SUMMARY:

	REQUIRED STORAGE
LEED:	8,386 CF
1" RUNOFF:	5,162 CF
PFM:	2,821 CF

CONTROLS SWM VAULT STORAGE REQUIREMENT

TO ENSURE THAT THE STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WITHIN 48 HOURS OF A PREVIOUS STORM, THE VAULT HAS BEEN SIZED AS FOLLOWS:

MAX VOLUME FOR REUSE (LEED) = 7,380 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 0 CF (WATER TOWER DEMAND)
VOLUME FOR 10-YEAR STORM DETENTION (PFM) = 2,816 CF

8,386 - 0 + 2,821 = 11,201 => 11,250 CF OF STORAGE NEEDED

FINAL BLOCK A-1 STORAGE REQUIREMENT = 11,201 CF
STORAGE PROVIDED THROUGH INFILTRATION: 13,500 CF

COMMONWEALTH OF VIRGINIA
MATTHEW J. TADROSS
Lic. No. 0404068
8/29/12
LANDSCAPE ARCHITECT

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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BLOCK A-1 SWM COMPUTATIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C9.2

INFILTRATION SIZING COMPUTATIONS:

INFILTRATION TRENCH DESIGN

1. Given the infiltration rate, calculate the design infiltration rate:

$f_d = 0.5 * f$

f =	0.64	in/hr
f_d =	0.02	ft/hr

2. Calculate the maximum design depth for the infiltration trench:

$d_{max} = f_d * T_{max} / V_r$

T_{max} =	48.00	hr
V_r =	0.40	
d_{max} =	2.70	ft

3. Calculate the water quality volume requirements for the trench:

VOLwq = ImpArea * first flush depth

Drainage Area =	2.21	Ac
C-Value =	0.86	
First Flush Depth =	1.00	in
VOL_{wq} =	7,788	cf

4. Calculate the minimum surface area for the bottom of the infiltration trench:

SAmin = VOLwq / (fd * Tmax)

SA_{min} =	7,189	sf
Design Length =	360.00	ft
Design Width =	20.00	ft
Design SA =	7,200	sf
Design Depth =	2.70	ft

Design Depth is Less than Max

5. Compare provided volume to required volume:

Required Volume = VOLwq/Vr

Provided Volume = Design Length * Design Width * Design Depth

Required Volume =	19,397	ft³
Provided Volume =	19,440	ft³

Design Volume is Sufficient

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

BLOCK A–2 FIRST INCH OF RUNOFF COMPUTATIONS:

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A2

Description: All soils present are type B soils with a total area of 2.33 Acres (101406.69 SF). DA A is to Tree Pits. DA B is to Cistern.

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.03			0.03
Impervious Cover (acres)		0.27			0.27
				Total	0.30

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.08			0.08
Impervious Cover (acres)		2.13			2.13
				Total	2.21

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

* See the Instructions tab for a definition of each land cover type.

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.11
Weighted Rv (turf)	0.20
% Managed Turf	4%
Impervious Cover (acres)	2.40
Rv (impervious)	0.95
% Impervious	96%
Total Site Area (acres)	2.51
Site Rv	0.92

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-Inch Rainfall Volume for entire site (cf)	9,164
Volume Not Converted to Runoff (cf)	782
1-Inch Runoff Volume for entire site (cf)	8,382

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	8,382
Runoff Reduction Volume Achieved (cf)	8,667
Total Runoff Volume Retained (cf)	9,408
Total Area of Site Captured in a BMP (acres)	2.48

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%): 99% ** SUBJECT TO CHANGE AT FINAL DESIGN.

Rainfall Depth Retained Onsite (inch): 1.00 ** SUBJECT TO CHANGE AT FINAL DESIGN.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A2

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.03	0.00	0.00	0.03
Impervious Cover	0.00	0.27	0.00	0.00	0.27
				D.A. Total (acres)	0.30

Rv (turf) 0.20

Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 862

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec		0.02	N/A	79	Reduce vol. through permeable pavement by 0.046 cf/sf of permeable pavement.	N/A	N/A	79	640	N/A	45	39	Disconnection to Stormwater Planter
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 80% of provided storage vol.	80%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.25	N/A	686	Subtract 100% of provided storage vol.	100%	33	686	N/A	2,088	686	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		0.27	0.00										

Total Drainage Area Treated (acres): 0.27

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 731

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block A2

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.08	0.00	0.00	0.08
Impervious Cover	0.00	2.13	0.00	0.00	2.13
				D.A. Total (acres)	2.21

Rv (turf) 0.20

Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 7,499

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting		1.80	1.00	6,180	Estimate Runoff Reduction % Using Spreadsheet		10%	0	6,180	691	2,856	582	5,624	Infiltration Practice

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice		0.15	0.08	672	Subtract 100% of provided storage vol.	100%	5,624	6,496	N/A	19,440	6,496	0	
Vegetated Roof		0.19	N/A	639	Subtract 100% of provided storage vol.	100%	N/A	639	N/A	8,679	639	0	Rooftop Rainwater Harvesting
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.046 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 80% of provided storage vol.	80%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		2.13	0.08										

Total Drainage Area Treated (acres): 2.21

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,720

COMMONWEALTH OF VIRGINIA
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BLOCK A-2 SWM COMPUTATIONS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	December 7, 2011
FILE No.	7403-09-003
SHEET	C9.3

BLOCK A-2 LEED COMPUTATIONS:

NOTE:
SEE SHEET C9.0 FOR LIMITS OF 2.33 ACRES LEED BOUNDARY.

FDPXA2.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSO — Date: 10-20-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS BLOCK A2

Data: Drainage Area : 2.33 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.69
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	9	17

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.33 AC X 1.97 (IN) X 1FT/12IN X 43560 = 16,663 CU. FT.
2 YR STORM: 2.33 AC X 2.45 (IN) X 1FT/12IN X 43560 = 20,722 CU. FT.

FDPPA2.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSO — Date: 10-20-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK A2

Data: Drainage Area : 2.33 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.97	2.45	4.69
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	9	17

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.33 AC X 1.97 (IN) X 1FT/12IN X 43560 = 16,663 CU. FT.
2 YR STORM: 2.33 AC X 2.45 (IN) X 1FT/12IN X 43560 = 20,722 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUMES. THEREFORE ANY STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
16,663 CU. FT. - (0.75 X 16,663 CU. FT.) = 4,166 CU. FT.

2-YEAR STORM
20,722 CU. FT. - (0.75 X 20,722 CU. FT.) = 5,181 CU. FT.

SUMMARY
THE 2-YEAR STORM EVENT CONTROLS, AND 5,181 CF OF STORAGE IS NEEDED TO SATISFY THE LEED REQUIREMENT.

BLOCK A-2 PFM COMPLIANCE:

ALLOWABLE RELEASE COMPUTATIONS (RATIONAL METHOD):

Q=CIA

1.) PRE-DEVELOPMENT RUNOFF
TOTAL SITE AREA = 2.33 AC
C = 0.72
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 9.14 CFS
Q10 = 12.20 CFS

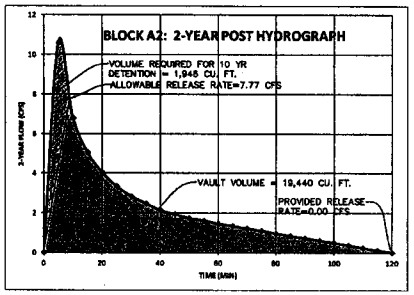
2.) POST-DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 2.21 AC
C = 0.88
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 10.50 CFS
Q10 = 14.14 CFS

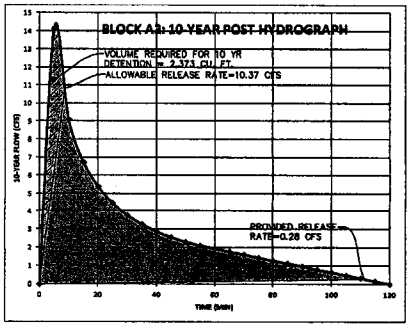
3.) POST-DEVELOPMENT ONSITE UNDETAINED
AREA = 0.30 AC
C = 0.84
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR
Q2 = 1.37 CFS
Q10 = 1.83 CFS

4.) ALLOWABLE RELEASE RATE COMPUTATION
Q(ALLOWABLE) = [PRE-DEVELOPED RUNOFF] - [ONSITE UNDETAINED]
Q2(ALLOWABLE) = 9.14 CFS - 1.37 CFS = 7.77 CFS
Q10(ALLOWABLE) = 12.20 CFS - 1.83 CFS = 10.37 CFS

5.) SWM VAULT RELEASE RATE
Q2 PEAK OUT = 0.00 CFS
Q10 PEAK OUT = 0.28 CFS

THE RELEASE RATES FROM THE SWM/REUSE VAULT SHALL BE LOWER THAN THE ALLOWABLE RELEASE RATES FOR THE 2-YR AND 10-YR STORM EVENTS, AS SUCH THE PFM DETENTION REQUIREMENTS HAVE BEEN MET.





BLOCK A-2 OVERALL SWM SUMMARY:

	REQUIRED STORAGE
LEED:	5,181 CF
1" RUNOFF:	6,190 CF
PFM:	2,373 CF

← CONTROLS SWM VAULT STORAGE REQUIREMENT

TO ENSURE THAT THE STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WITHIN 48 HOURS OF A PREVIOUS STORM, THE VAULT HAS BEEN SIZED AS FOLLOWS:

MAX VOLUME FOR REUSE (1" RUNOFF) = 6,190 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 0 CF (WATER TOWER DEMAND)
VOLUME FOR 10-YEAR STORM DETENTION (PFM) = 1,390 CF

6,190 - 0 + 2,373 = 8,563 => 8,600 CF OF STORAGE NEEDED

FINAL BLOCK A-2 STORAGE REQUIREMENT = 8,600 CF
STORAGE PROVIDED THROUGH INFILTRATION: 19,440 CF

COMMONWEALTH OF VIRGINIA
MATTHEW J. SUDDUTH
Lic. No. 090633
8/21/12
LANDSCAPE ARCHITECT

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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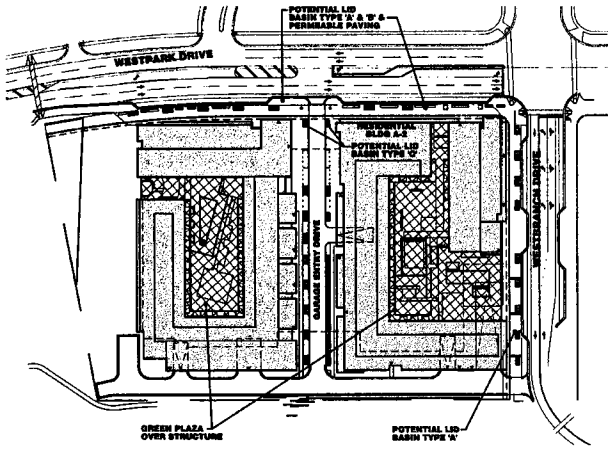
BLOCK A-2 SWM COMPUTATIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

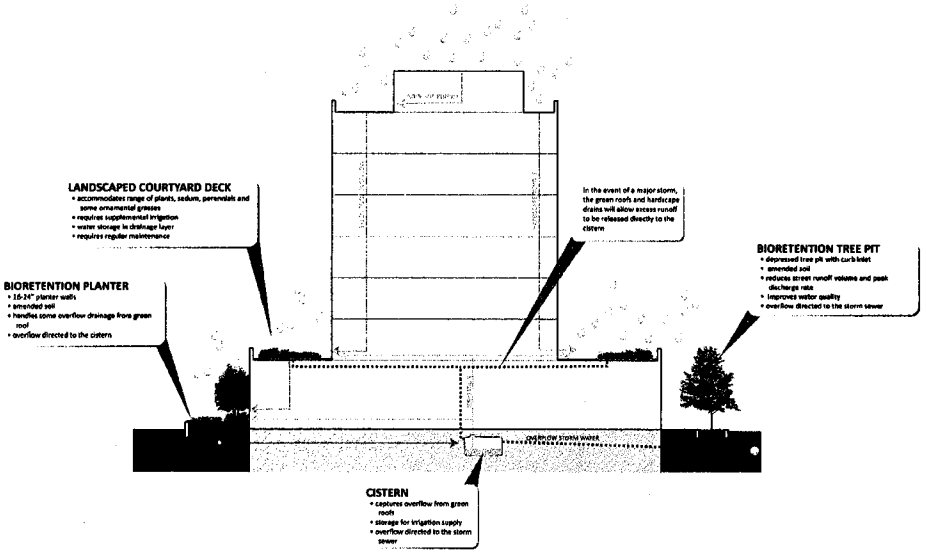
PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C9.4

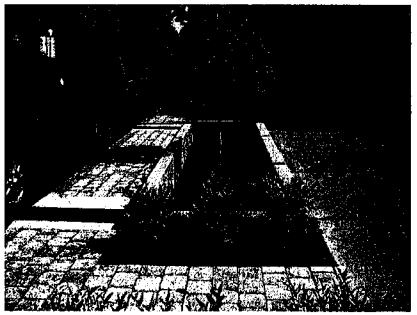


1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN

NTS

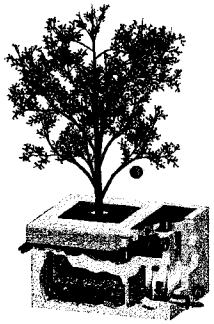


CONCEPTUAL BUILDING DIAGRAM FOR L.I.D TECHNIQUES



BASIN TYPE 'A' & PERMEABLE PAVERS

BASIN TYPE 'B'



BASIN TYPE 'C'

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
No. 000832
8/21/12
LANDSCAPE ARCHITECT

NOTE:

1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL L.I.D. METHODS OF RAINWATER REUSE IN ACKNOWLEDGEMENT OF THE TYSON URBAN CENTER COMPREHENSIVE PLAN GUIDELINES FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC L.I.D FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN.
2. REFER TO SHEET L5.02 FOR ADDITIONAL SUSTAINABILITY DESIGN INFORMATION.

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LOW IMPACT DEVELOPMENT
CONCEPT PLAN
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-022-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1": AS SHOWN
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C10.0

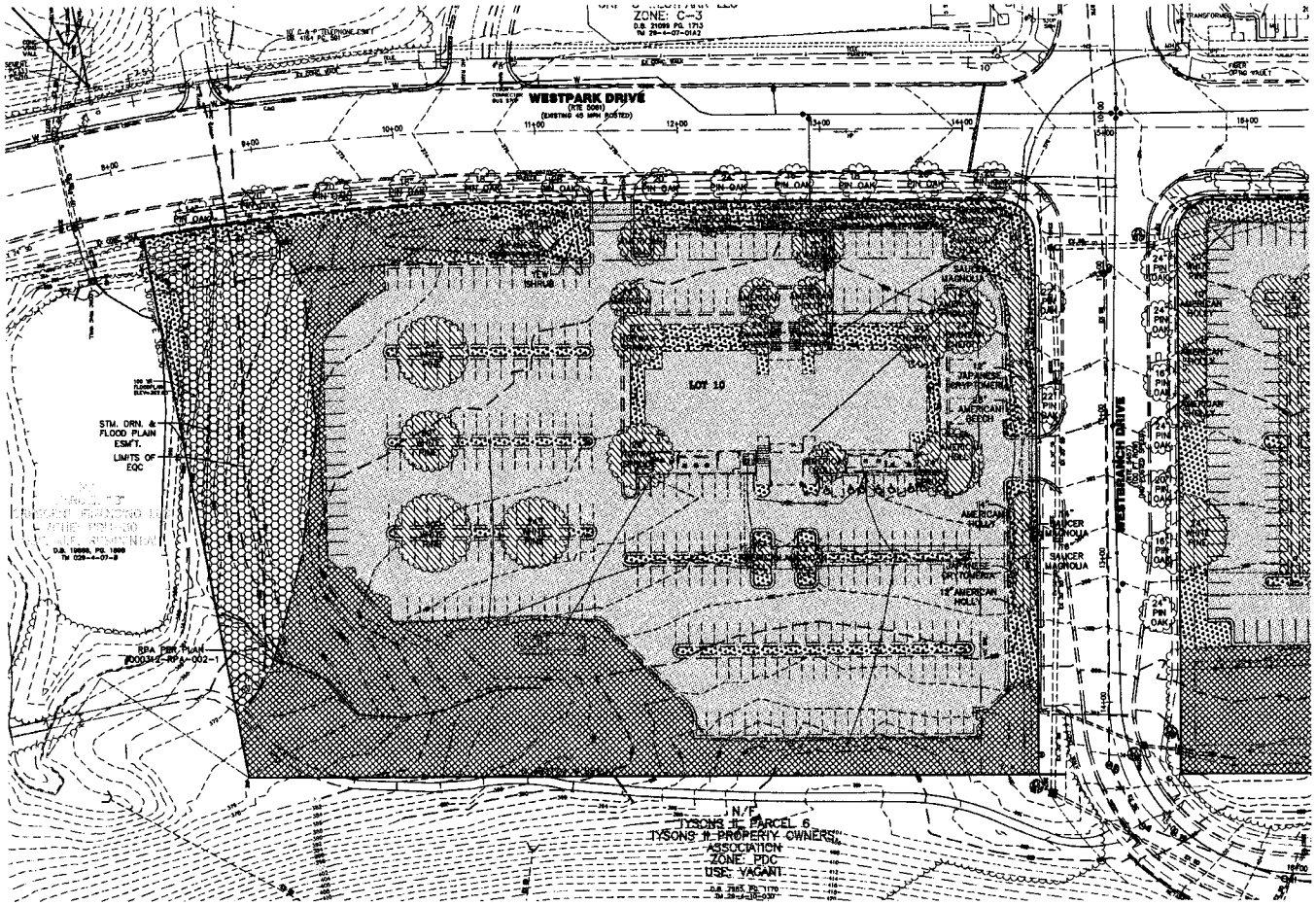

Table 12.3 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	2.20 AC.
B	Percentage of gross site area covered by existing tree canopy =	41%
C	Percentage of 10-year canopy required for site (see Table 12.4) = (Per Comprehensive Plan Goal = 10%)	10% (0.54 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	41% (0.22 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	93% (0.50 AC.)
F	Has the Tree Preservation Target minimum been met?	YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

* DOMINANT TREE SPECIES

TOTAL SITE AREA = 5.3687 AC.

EXISTING TREE CANOPY = 95,791 S.F. OR 2.20 AC.
(.52 AC. OR 22,610 S.F. LANDSCAPE TREE CANOPY +
1.13 AC. OR 49,414 S.F. EARLY SUCCESSIONAL FOREST +
.55 AC. OR 23,767 S.F. BOTTOMLAND FOREST)

LOT 10 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*TULIP POPLAR, BLACK LOCUST, BLACK CHERRY, WHITE PINE, RED OAK, RED MAPLE, BLACK WALNUT	EARLY	FAIR	1.1344 AC.
	DEVELOPED LAND	N/A	N/A	N/A	2.7343 AC.
	BOTTOM-LAND FOREST	*TULIP POPLAR, BLACK CHERRY, AMERICAN ELM, BLACK LOCUST, WHITE PINE, RED MAPLE, ALANTHUS, CATALPA	EARLY	FAIR	.55 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.52 AC.
	MISC. SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.45 AC.

MATTHEW J. SUTKOWSKI
Lic. No. 0400025
5/29/12
COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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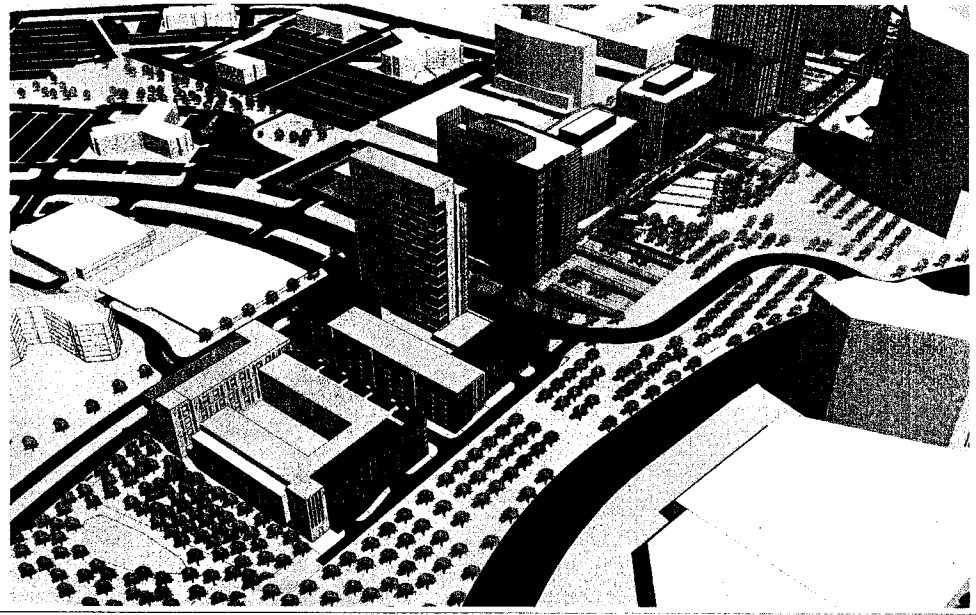
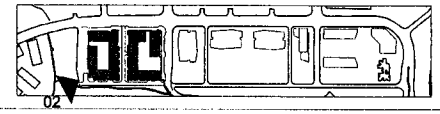
EXISTING VEGETATION MAP
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

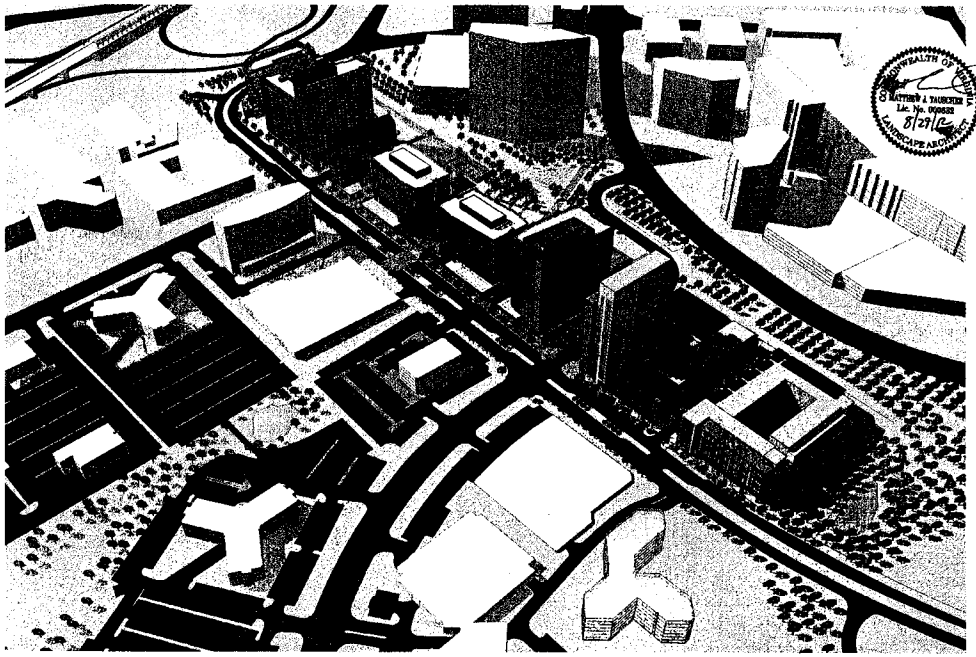
PLAN STATUS	
06/20/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

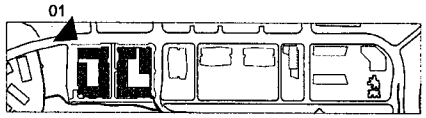
SCALE 1" = 40'
JOB No.
DATE : December 7, 2011
FILE No. 7403-09-003
SHEET C11.0





AERIAL VIEW FROM TYSONS BLVD. WITH NEW PROPOSED NEIGHBORHOOD NTS 02





AERIAL VIEW FROM WESTPARK DRIVE WITH NEW PROPOSED NEIGHBORHOOD NTS 01

NOTE:

THE AERIAL VIEWS SHOWN ARE ILLUSTRATIVE AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS PROPOSED FOR BLOCK A AND NEIGHBORHOOD DEVELOPMENT BEYOND.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBENEK
Lic. No. 0000028
LANDSCAPE ARCHITECT
8/29/12

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CONTEXTUAL AERIAL VIEWS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/20/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

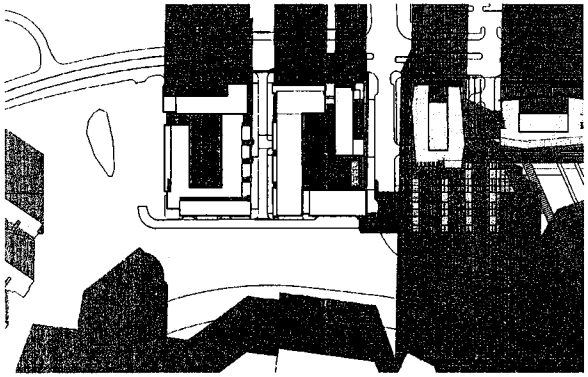
SCALE As

JOB No.

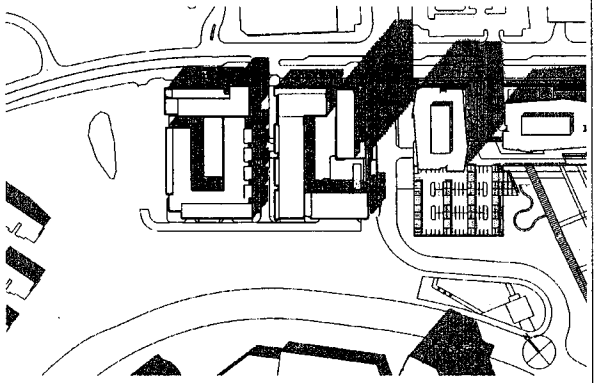
DATE : DECEMBER 07, 2011

FILE No.

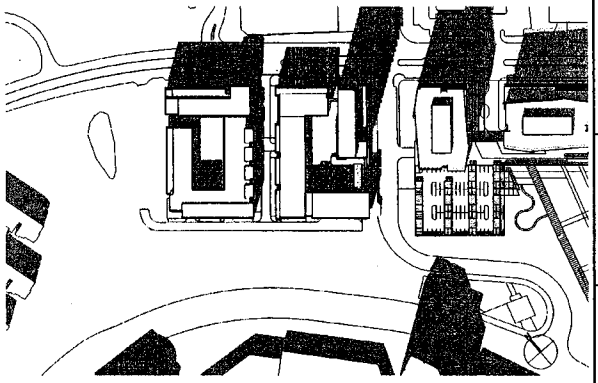
SHEET A-010



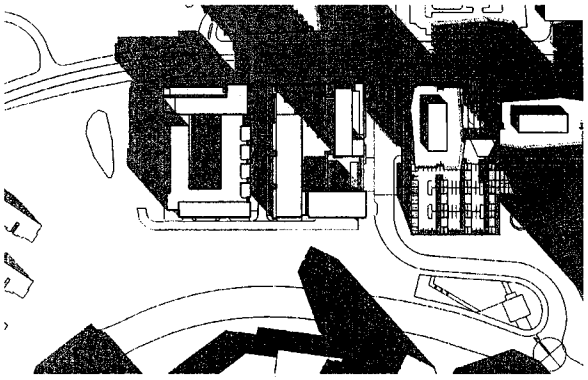
DECEMBER 21 - 3:00 PM NTS 09



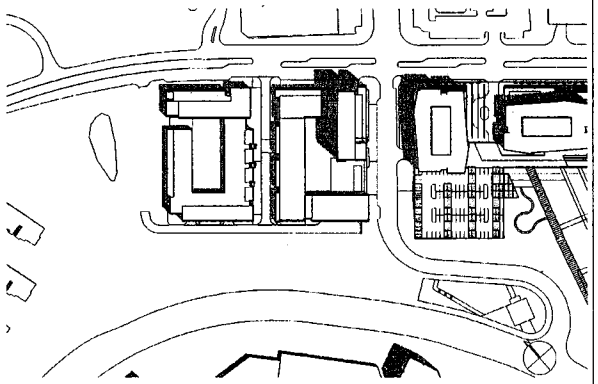
JUNE 21 - 3:00 PM NTS 06



MARCH/SEPTEMBER 21 - 3:00 PM NTS 03



DECEMBER 21 - 12:00 PM NTS 08



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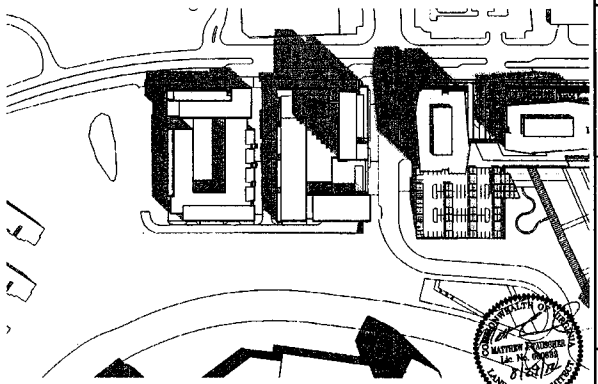
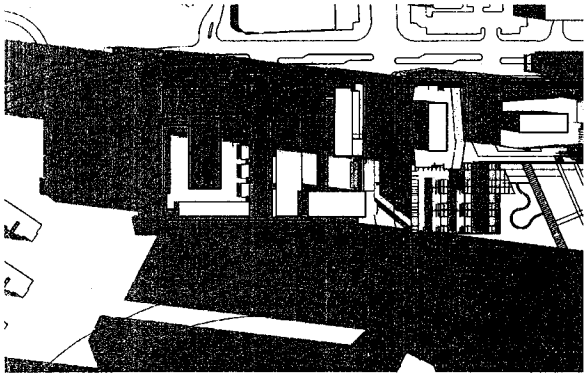
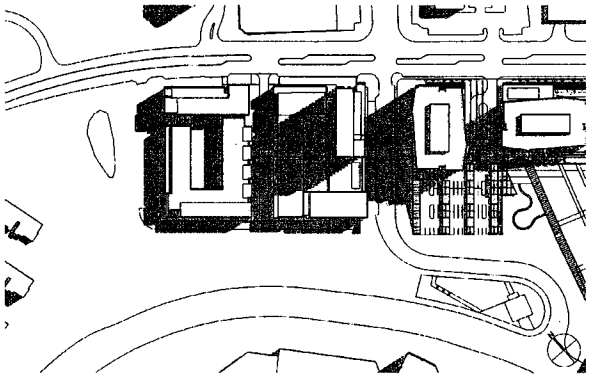


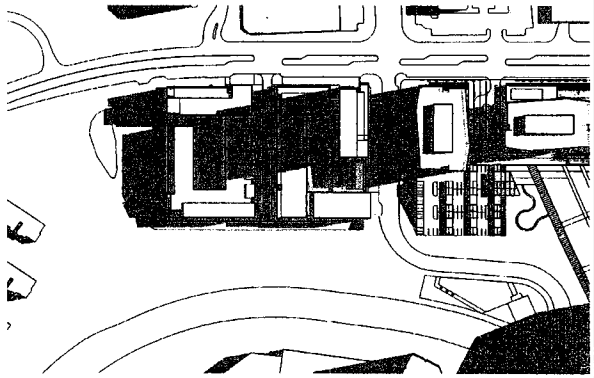
MARCH/SEPTEMBER 21 - 12:00 PM NTS 02



DECEMBER 21 - 9:00 AM NTS 07



JUNE 21 - 9:00 AM NTS 04



MARCH/SEPTEMBER 21 - 9:00AM NTS 01

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7/23/12
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SHADOW STUDY

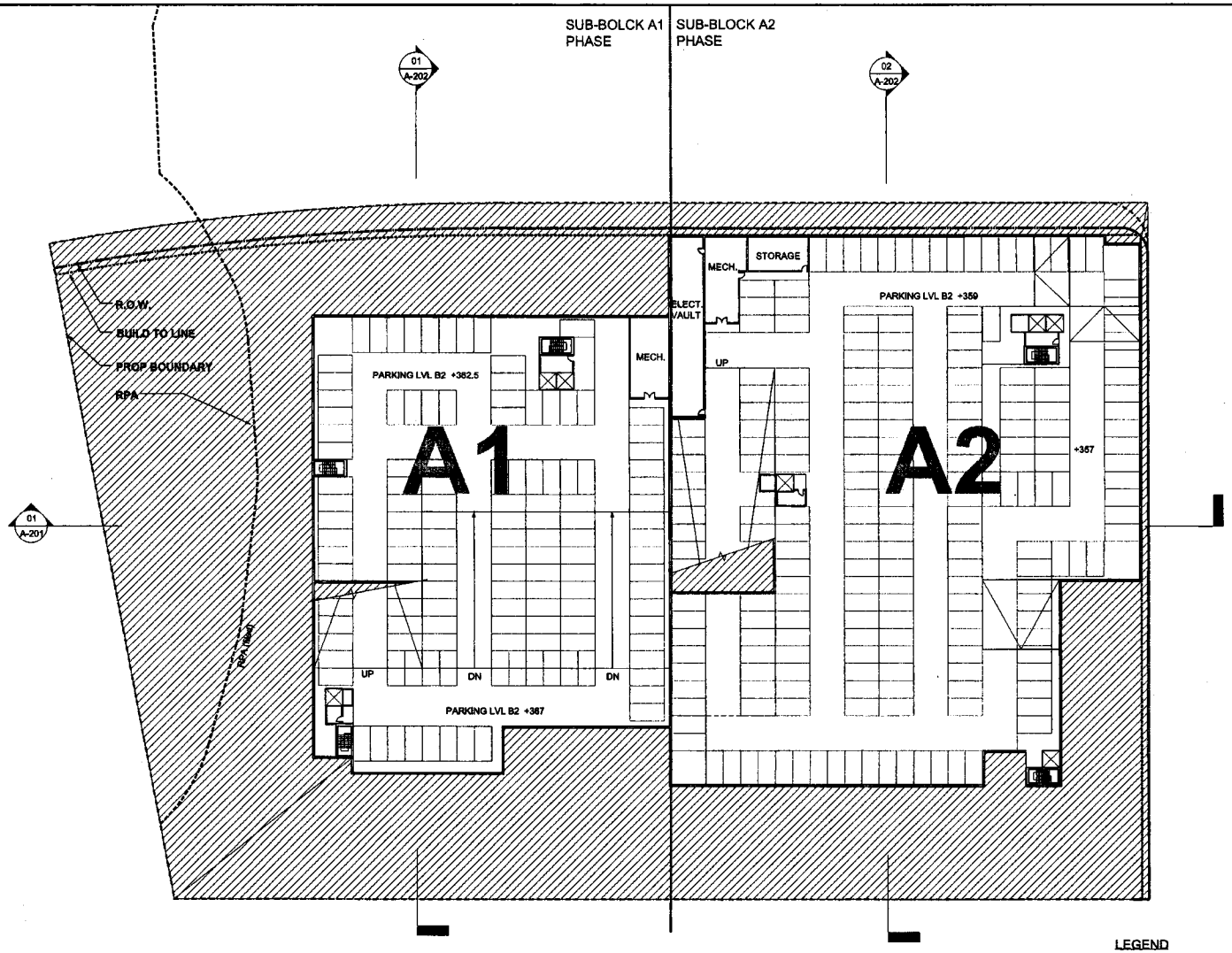
ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-020



NOTES

1- IT IS ANTICIPATED THAT THIS PROJECT WILL BE BUILT IN TWO PHASES WITH BLOCK A2 BEING BUILT FIRST, FOLLOWED BY BLOCK A1, SUBJECT TO MARKET CONDITIONS. SEE C6.1 FOR PHASING DETAILS.

2- SLAB & ROOF ELEVATIONS, AS INDICATED, MAY VARY BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3- CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL & SUBJECT TO FINAL ARCHITECTURAL & ENGINEERING DESIGN, INCLUDING NUMBER, SIZE & LOCATIONS OF STAIRS, ELEVATORS, AND BLDG. ENTRANCES. FINAL LAYOUTS MAY VARY.

4- ABOVE GRADE BUILDING SETBACKS ARE APPROXIMATE & WILL BE FINALIZED AT SITE PLAN.

5- SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF, COURTYARD & STREETSCAPE DESIGN.

6- SEE CIVIL DRAWINGS FOR SWM & STREET DESIGNS & SECTIONS.

7- PARKING SPACE LAYOUT AS SHOWN IS SUBJECT TO MODIFICATIONS. FINAL CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.

LEGEND

- BLDG FOOTPRINT ABOVE
- SPOT ELEVATION
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PROPERTY (ROW) LINE
- BUILD TO LINE
- BELOW GRADE

0 30' 60'

LEVEL B2 - PARKING PLAN 1" = 30'-0" 01

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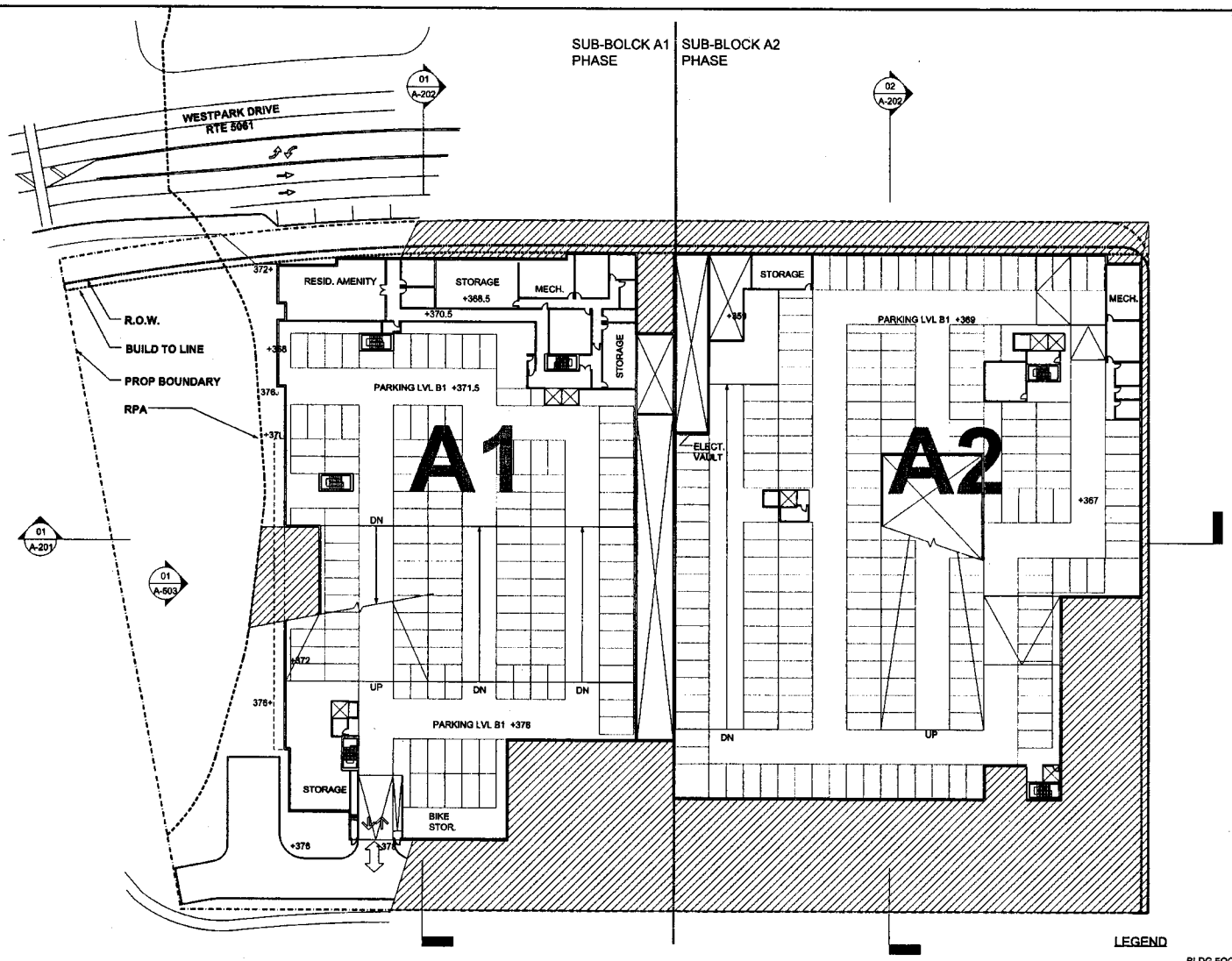
LEVEL B2 FLOOR PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE : DECEMBER 07, 2011	
FILE No.	
SHEET	A-101



NOTES

1- IT IS ANTICIPATED THAT THIS PROJECT WILL BE BUILT IN TWO PHASES WITH BLOCK A2 BEING BUILT FIRST, FOLLOWED BY BLOCK A1, SUBJECT TO MARKET CONDITIONS. SEE C6.1 FOR PHASING DETAILS.

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4- ABOVE GRADE BUILDING SETBACKS ARE APPROXIMATE & WILL BE FINALIZED AT SITE PLAN.

5- SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF, COURTYARD & STREETSCAPE DESIGN.

6- SEE CIVIL DRAWINGS FOR SWM & STREET DESIGNS & SECTIONS.

7- PARKING SPACE LAYOUT AS SHOWN IS SUBJECT TO MODIFICATIONS. FINAL CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.

LEGEND

- BLDG FOOTPRINT ABOVE
- SPOT ELEVATION
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PROPERTY (ROW) LINE
- BUILD TO LINE
- BELOW GRADE

0 30' 60'

LEVEL B1 - PARKING PLAN 1" = 30'-0" 01

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LEVEL B1 FLOOR PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

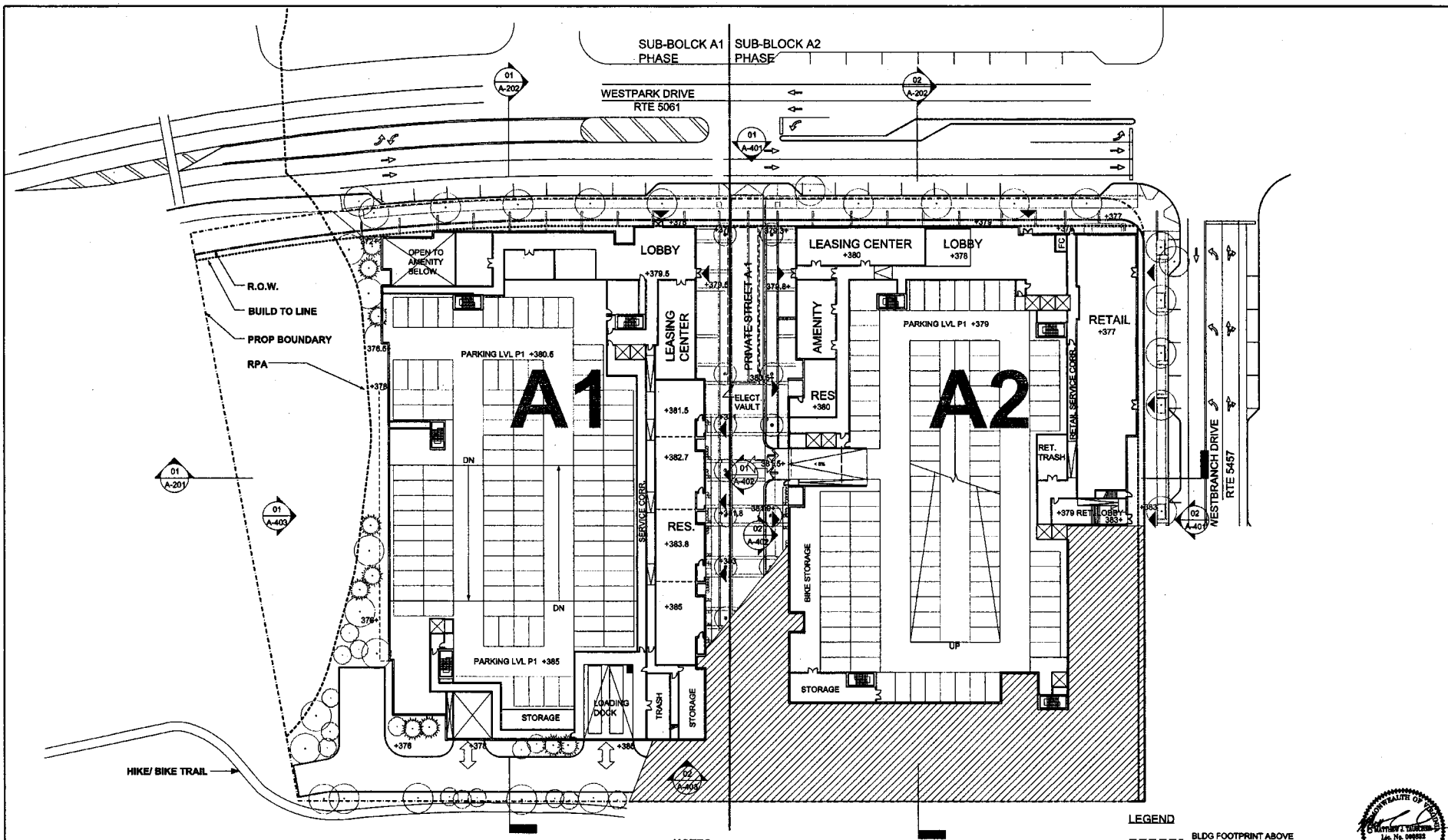
SCALE H:

JOB No.

DATE : DECEMBER 07, 2011

FILE No.

SHEET A-102



NOTES

1- IT IS ANTICIPATED THAT THIS PROJECT WILL BE BUILT IN TWO PHASES WITH BLOCK A2 BEING BUILT FIRST, FOLLOWED BY BLOCK A1, SUBJECT TO MARKET CONDITIONS. SEE C8.1 FOR PHASING DETAILS.

2- SLAB & ROOF ELEVATIONS, AS INDICATED, MAY VARY BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3- CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL & SUBJECT TO FINAL ARCHITECTURAL & ENGINEERING DESIGN, INCLUDING NUMBER, SIZE & LOCATIONS OF STAIRS, ELEVATORS, AND BLDG. ENTRANCES. FINAL LAYOUTS MAY VARY.

4- ABOVE GRADE BUILDING SETBACKS ARE APPROXIMATE & WILL BE FINALIZED AT SITE PLAN.

5- SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF, COURTYARD & STREETSCAPE DESIGN.

6- SEE CIVIL DRAWINGS FOR SWM & STREET DESIGNS & SECTIONS.

7- PARKING SPACE LAYOUT AS SHOWN IS SUBJECT TO MODIFICATIONS. FINAL CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.

LEGEND

- BLDG FOOTPRINT ABOVE
- SPOT ELEVATION
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PROPERTY (ROW) LINE
- BUILD TO LINE
- BELOW GRADE

COMMONWEALTH OF VIRGINIA
MATTHEW J. TUBBS
Lic. No. 0409023
8/29/12
LANDSCAPE ARCHITECT

0 30' 60'

LEVEL 1 - GROUND FLOOR PLAN 1" = 30'-0" 01

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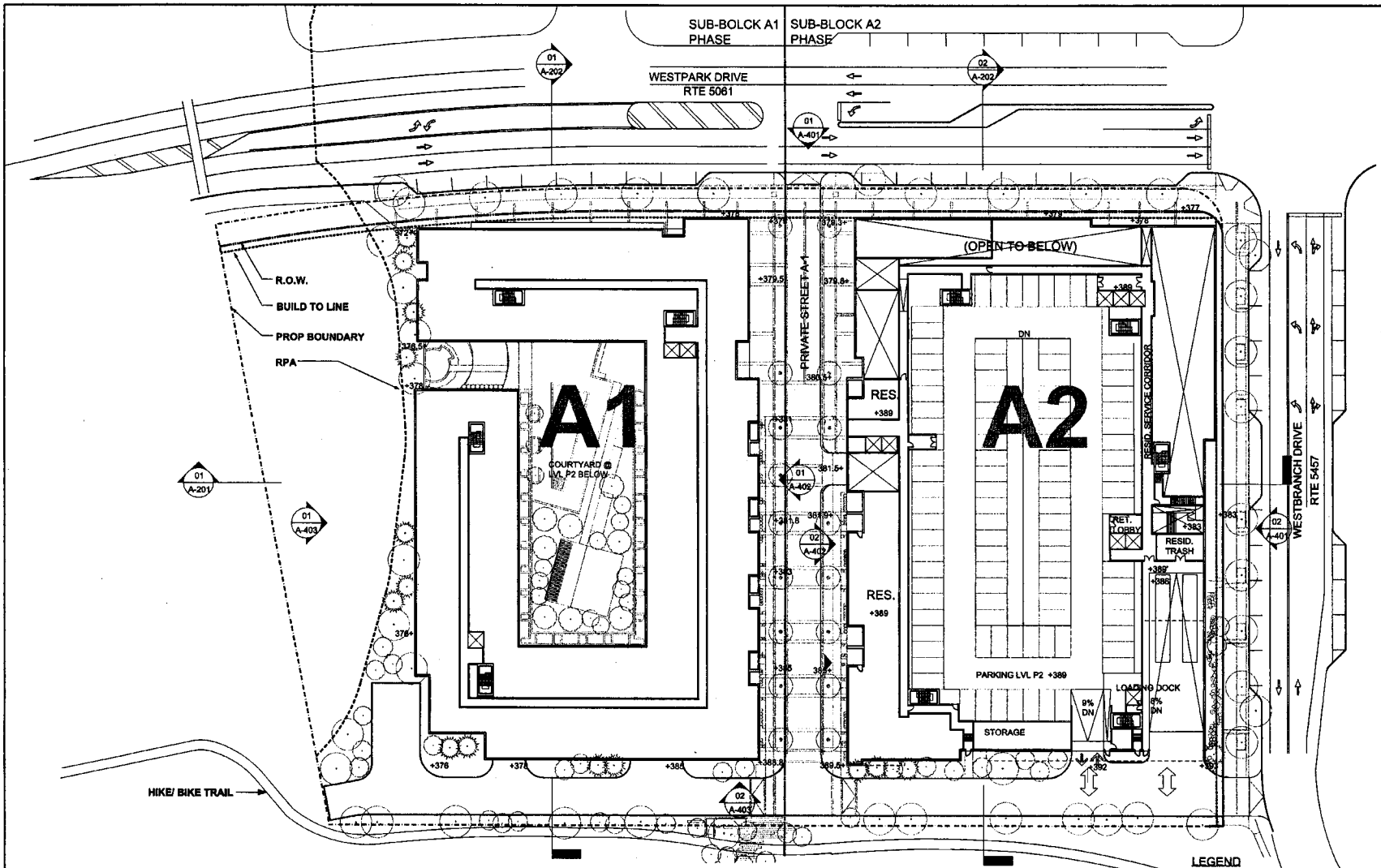
LEVEL 1 FLOOR PLAN
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/29/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-103



NOTES

1- IT IS ANTICIPATED THAT THIS PROJECT WILL BE BUILT IN TWO PHASES WITH BLOCK A2 BEING BUILT FIRST, FOLLOWED BY BLOCK A1, SUBJECT TO MARKET CONDITIONS. SEE C6.1 FOR PHASING DETAILS.

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6- SEE CIVIL DRAWINGS FOR SWM & STREET DESIGNS & SECTIONS.

7- PARKING SPACE LAYOUT AS SHOWN IS SUBJECT TO MODIFICATIONS. FINAL CONFIGURATION OF PARKING IS SUBJECT TO RESIDENTIAL UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECHANICAL SYSTEM LAYOUT, AND WILL BE FINALIZED AT BUILDING PERMIT.

LEGEND

- BLDG FOOTPRINT ABOVE
- SPOT ELEVATION
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PROPERTY (ROW) LINE
- BUILD TO LINE
- BELOW GRADE

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 029633
8/29/12
LANDSCAPE ARCHITECT

0 30' 60'

LEVEL 2 - FLOOR PLAN 1" = 30'-0" 01

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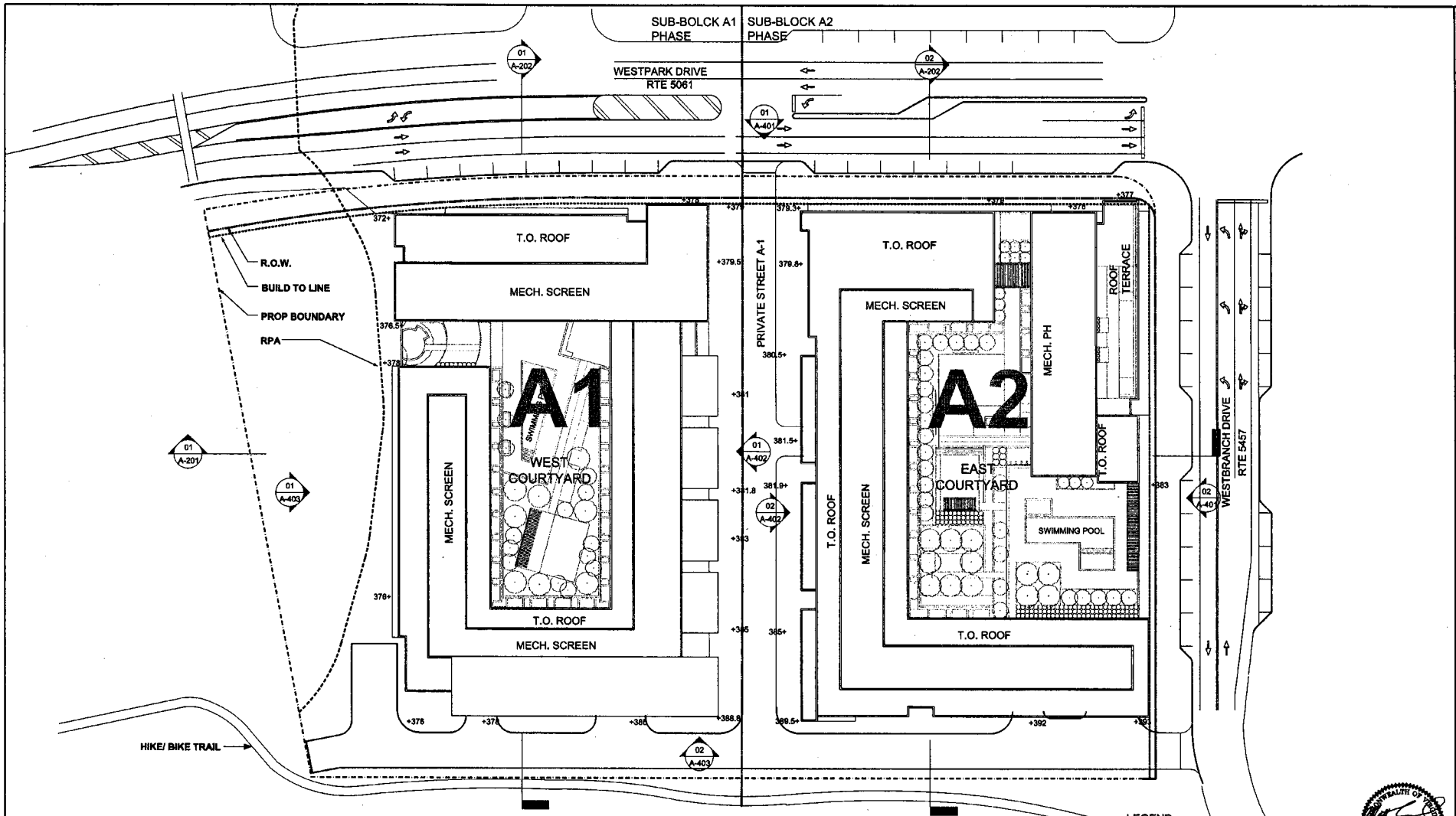
LEVEL 2 FLOOR PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-104



NOTES

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LEGEND

- BLDG FOOTPRINT ABOVE
- SPOT ELEVATION
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY
- PROPERTY (ROW) LINE
- BUILD TO LINE
- BELOW GRADE

0 30' 60'

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000822
8/29/12
LANDSCAPE ARCHITECT

ROOF PLAN 1" = 30'-0" 01

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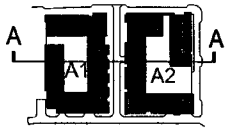
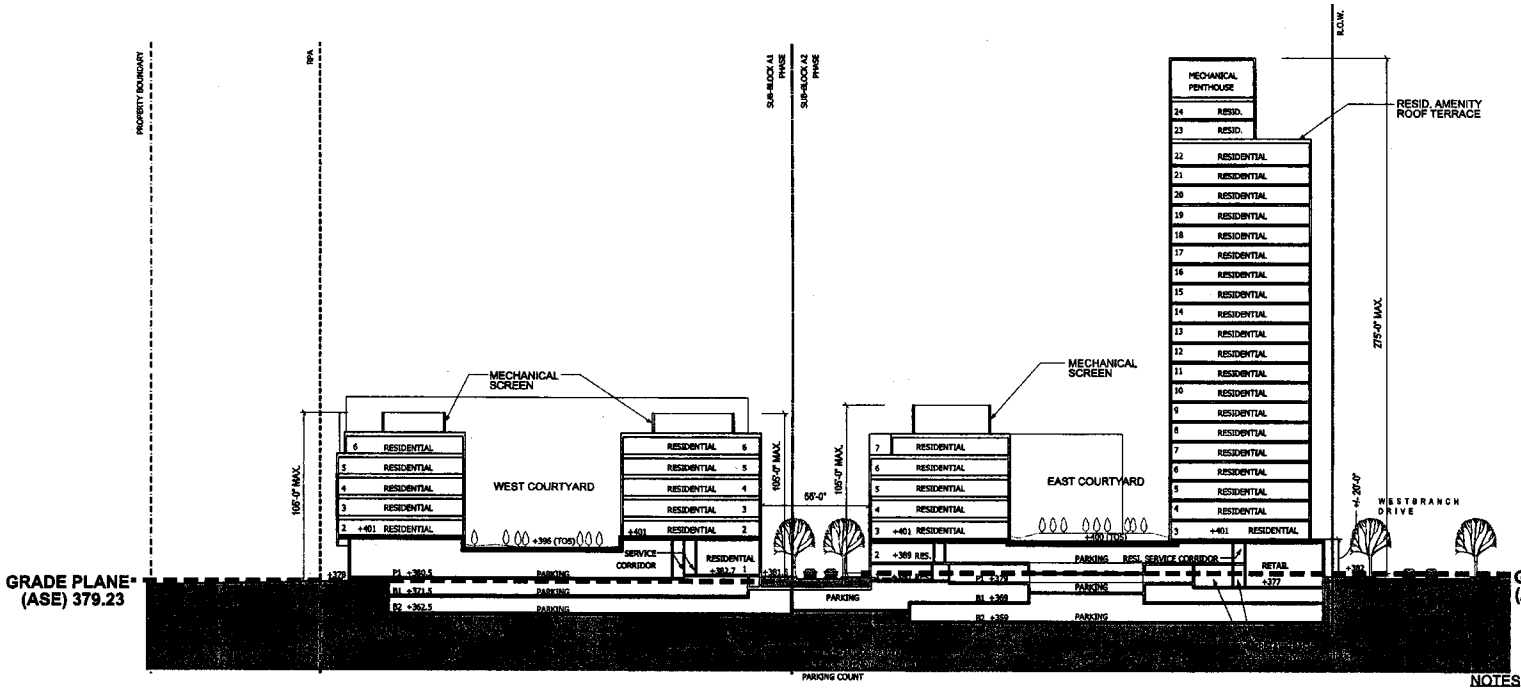
ROOF PLAN
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-105





NOTES

1- SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY & THE RELATIONSHIP OF PROPOSED BUILDINGS & OTHER USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE IN FINAL ENGINEERING & ARCHITECTURAL DESIGN.

2- GRADE PLANE AVERAGE SITE ELEVATION MAY VARY SLIGHTLY BASED ON FINAL SITE GRADING.

3- NUMBER OF FLOORS MAY VARY, BUT SHALL NOT EXCEED MAXIMUM BUILDING HEIGHTS LISTED AND SHALL BE IN CONFORMANCE WITH CODE & ZONING REQUIREMENTS.

4- PARKING CONFIGURATION & NUMBER OF PARKING LEVELS MAY VARY DEPENDING ON UNIT MIX, FINAL PARKING COUNT, STRUCTURE & MECH. SYSTEMS LAYOUT, AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

EAST-WEST SECTION 1" = 30'-0" 01

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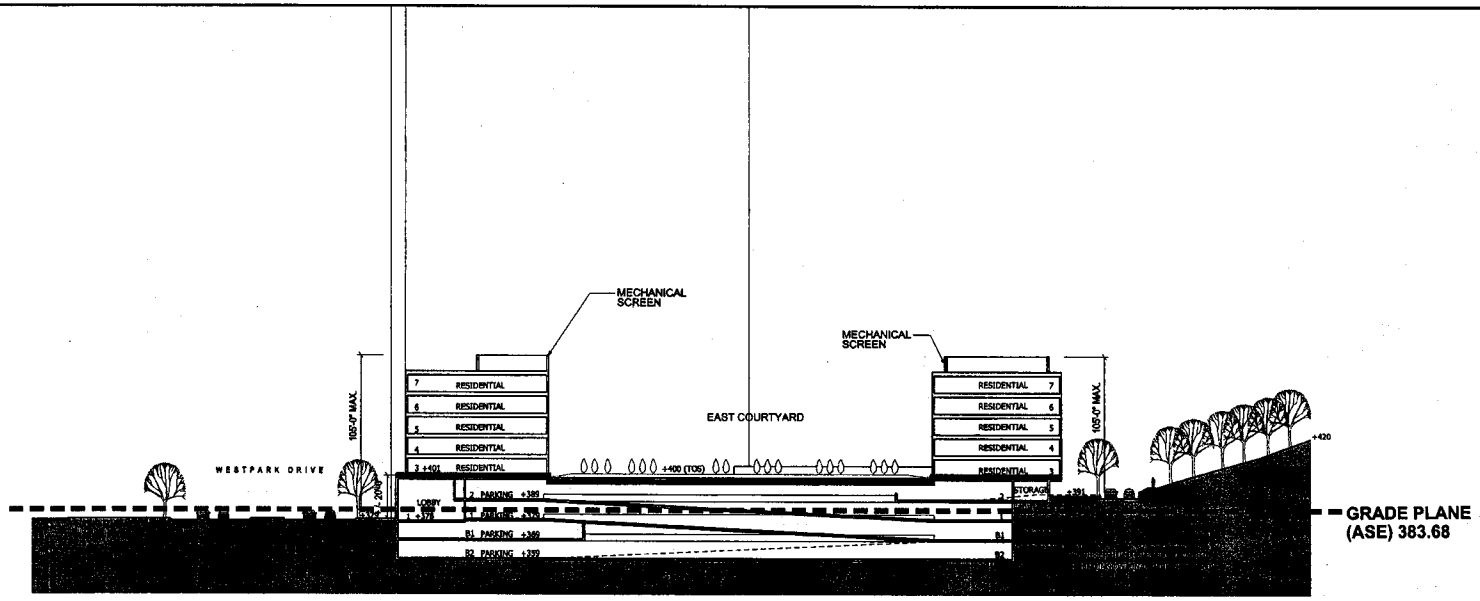
EAST-WEST SECTION

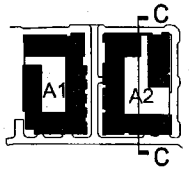
ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

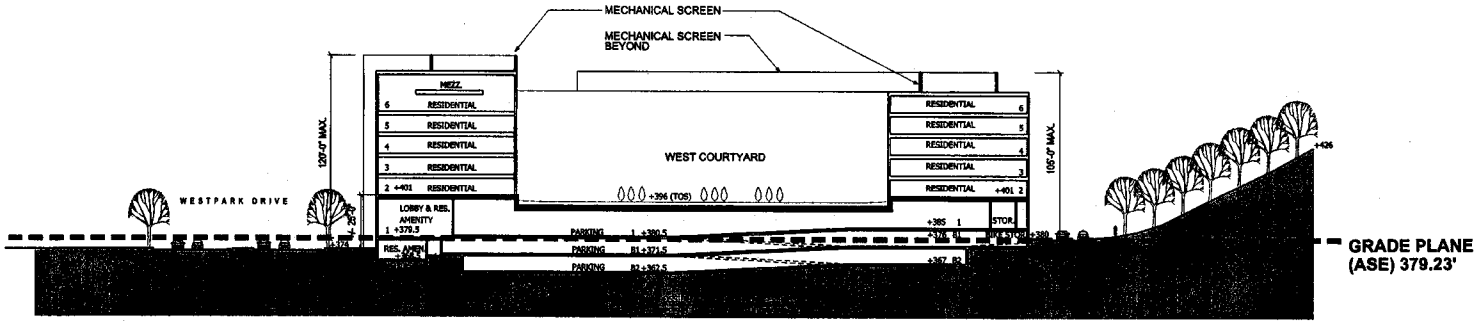
PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

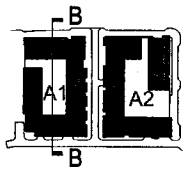
SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-201





NORTH-SOUTH SECTION AT A2 1" = 30'-0" 02





NORTH -SOUTH SECTION AT A1 1" = 30'-0" 01

NOTES

1- SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY & THE RELATIONSHIP OF PROPOSED BUILDINGS & OTHER USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE IN FINAL ENGINEERING & ARCHITECTURAL DESIGN.

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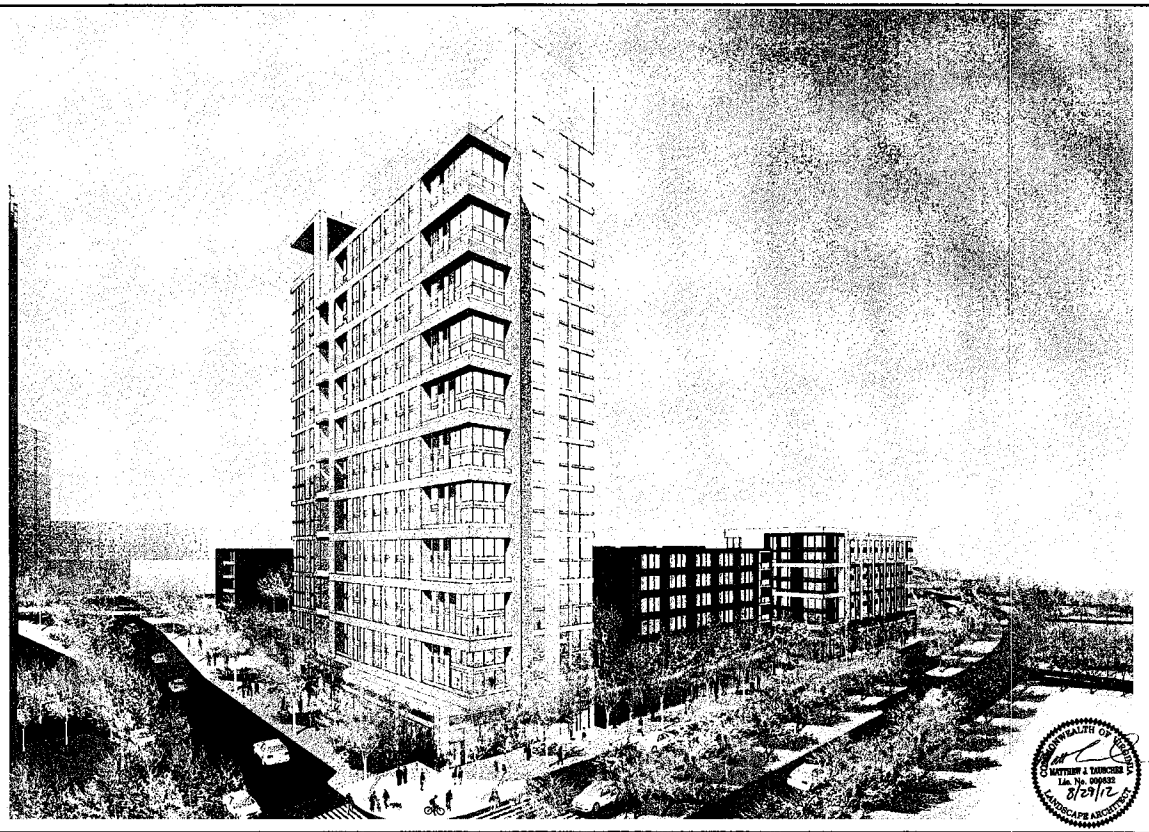
NORTH -SOUTH SECTIONS

ARBOR ROW - BLOCK 'A'

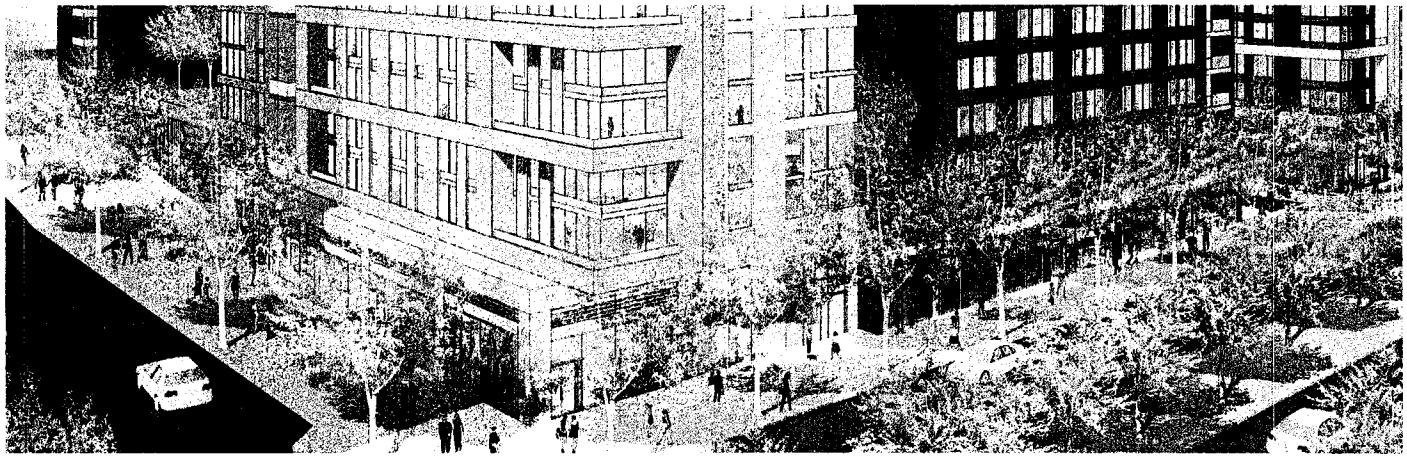
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/29/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-202



TOWER CORNER VIEW AT WESPARK AND WESTBRANCH DRIVE NTS 02



ENLARGED VIEW - TOWER CORNER NTS 01

NOTES

1- ARCHITECTURAL ELEVATIONS SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT GENERAL DESIGN STRATEGY, QUALITY & CHARACTERISTICS OF THE PROJECT ARE MAINTAINED & IN SUBSTANTIAL CONFORMANCE WITH THE CDP. BUILDING MATERIALS & COLORS, & THE EXACT LOCATION, SHAPE & SIZE OF WINDOWS & BALCONIES ARE SUBJECT TO ADJUSTMENT & REFINEMENT WITH FINAL ENGINEERING & ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH CDP.

2- THE FINAL ELEVATIONS MAY VARY IN GLASS AREA. GLASS MAY BE SUBSTITUTED FOR ARCHITECTURAL SYSTEM PANEL, MASONRY OR OTHER MATERIALS. HOWEVER, THE GROUND FLOOR GLAZING SHALL BE MAINTAINED SUCH THAT PEDESTRIAN CORRIDOR STANDARDS FOR GLAZING ARE MET IN COMPLIANCE WITH THE PROFFERS.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBENSEE
Lic. No. 000532
8/29/12
LANDSCAPE ARCHITECT

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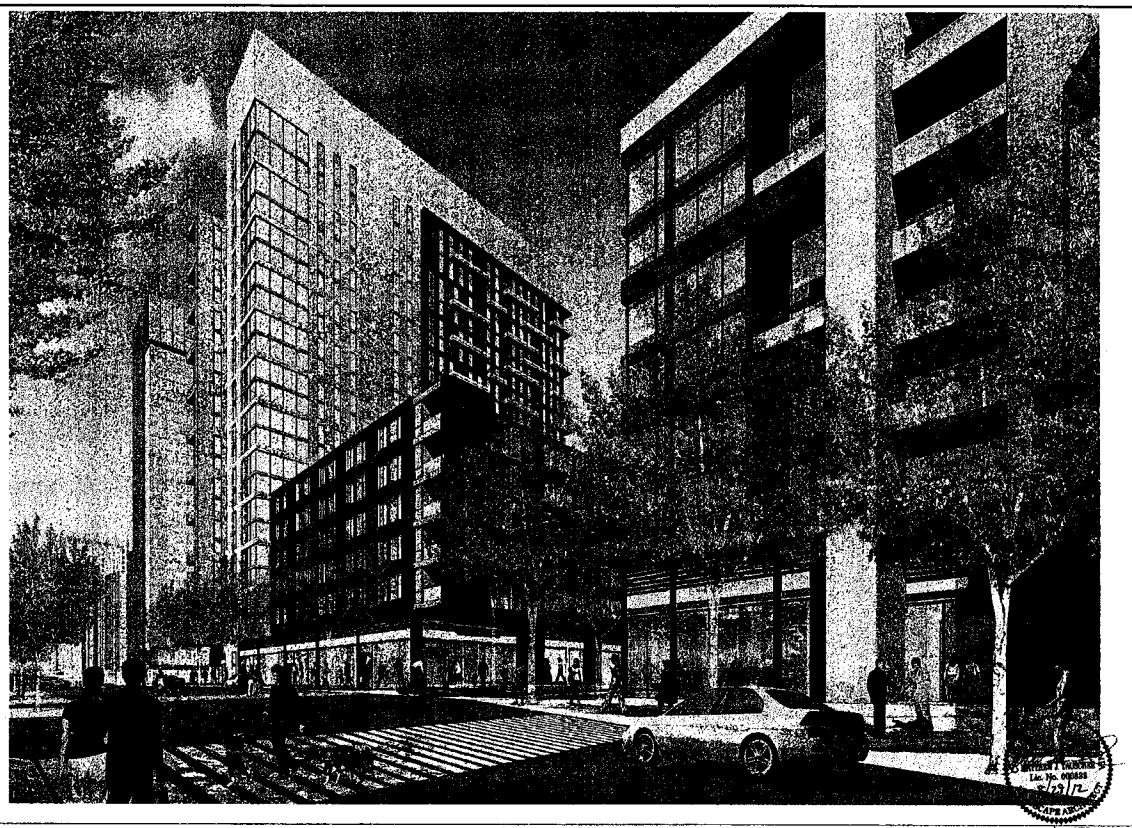
SITE PERSPECTIVES

ARBOR ROW - BLOCK 'A'

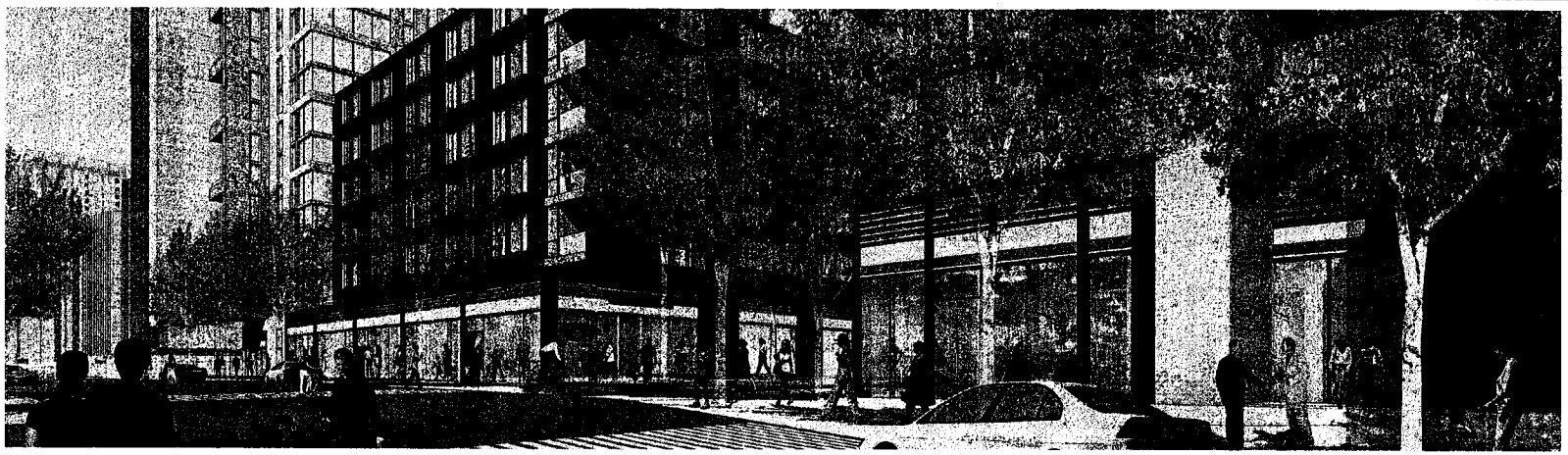
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-301



WESTPARK DRIVE VIEW FROM NORTHWEST NTS 02



ENLARGED VIEW - WESTPARK DRIVE NTS 01

NOTES

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SITE PERSPECTIVES

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/29/12	PER COUNTY COMMENTS
07/29/12	PER COUNTY COMMENTS
09/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

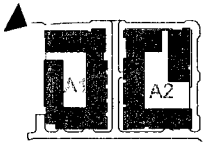
SCALE H:

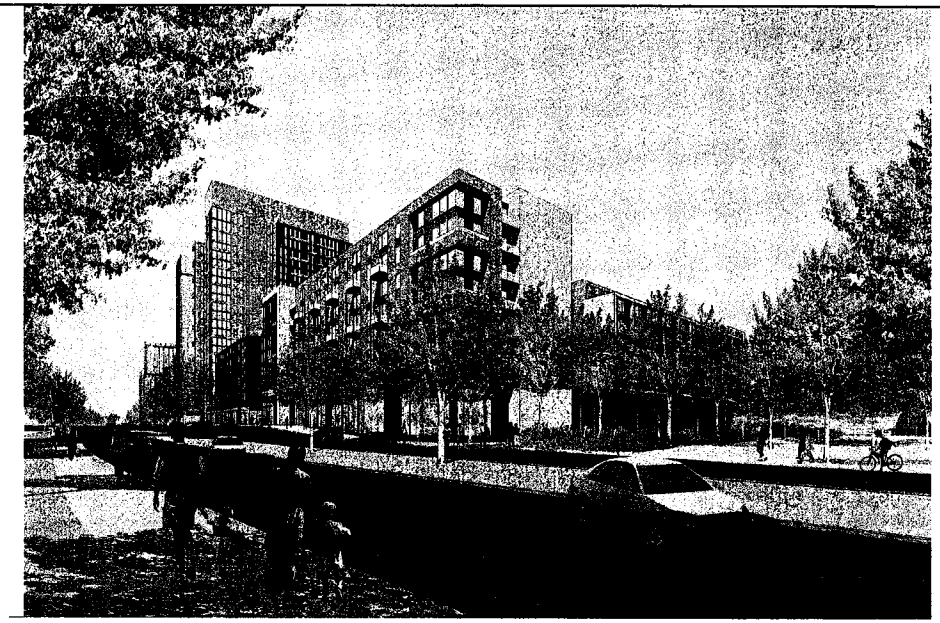
JOB No.

DATE : DECEMBER 07, 2011

FILE No.

SHEET A-302





WESTPARK DRIVE VIEW NTS 02

NOTES

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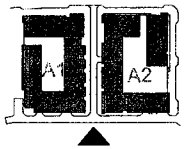

INTERIOR STREET VIEW FROM SOUTH NTS 01

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SITE PERSPECTIVES

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
09/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

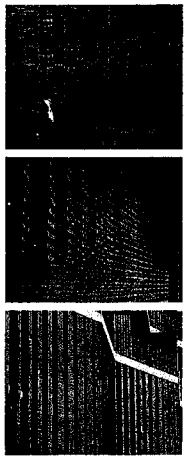
SCALE H: "

JOB No.

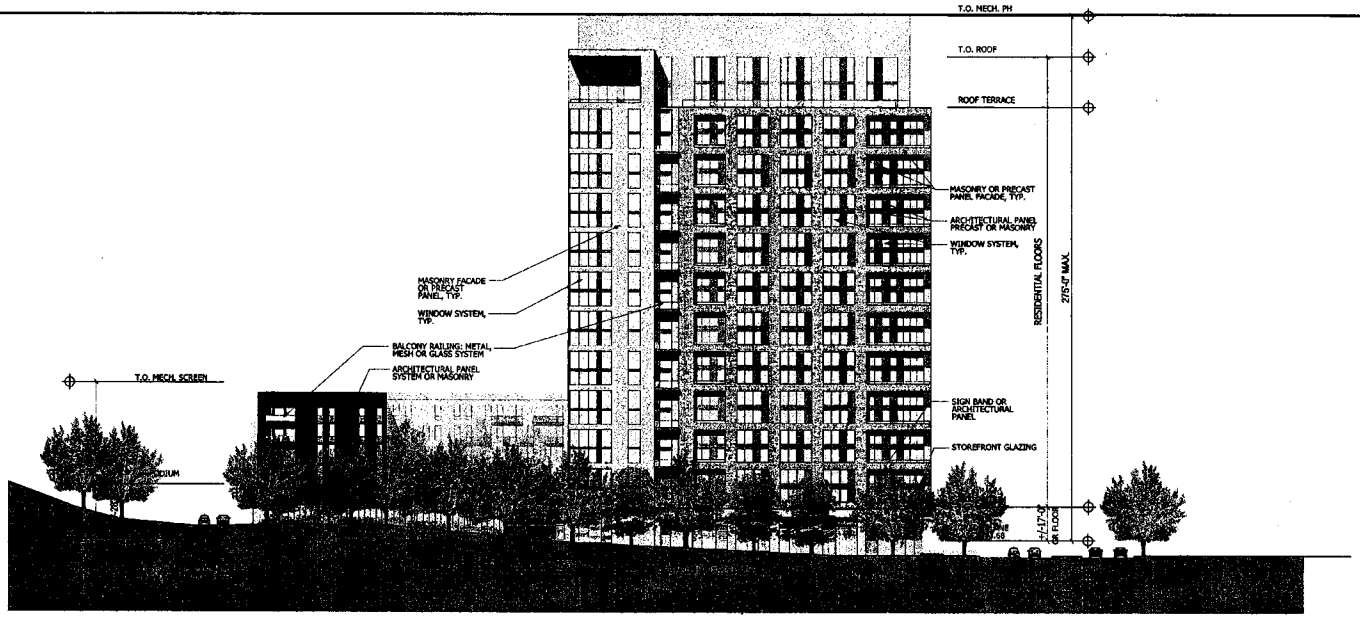
DATE : DECEMBER 07, 2011

FILE No.

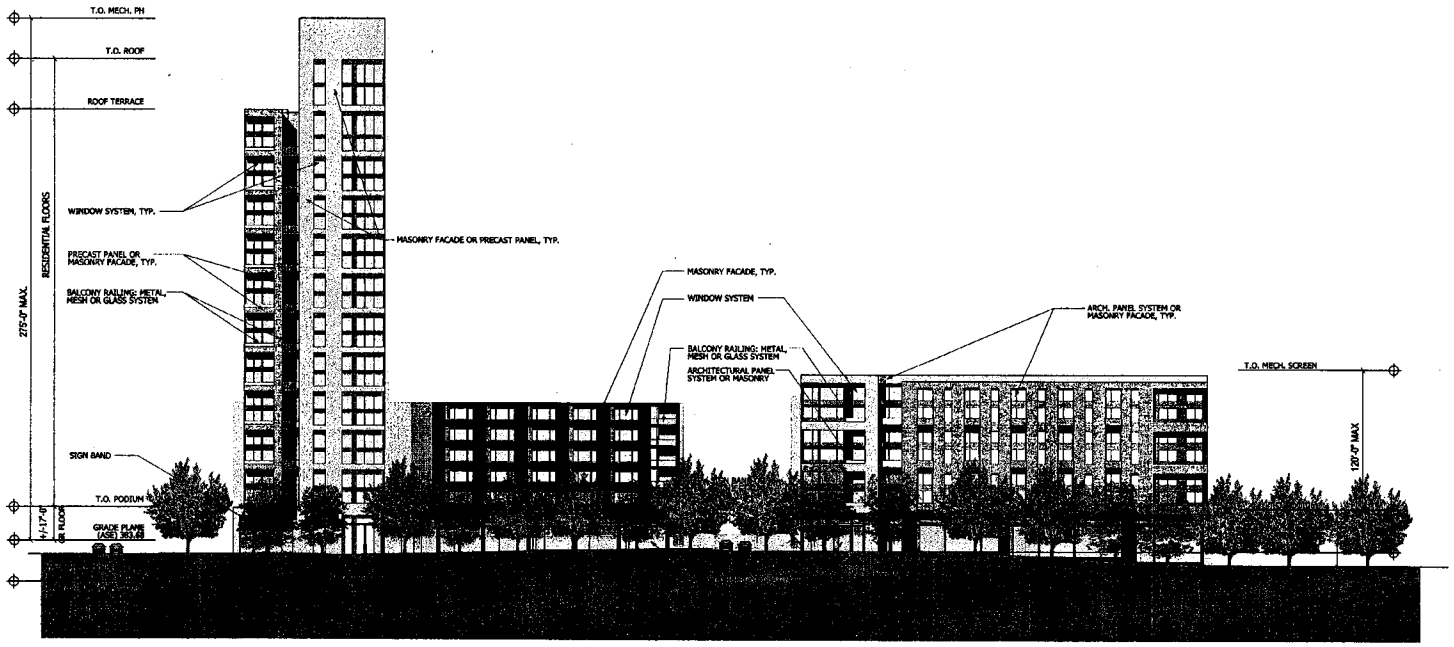
SHEET A-303



EXAMPLES OF ARTICULATED FACADE



EAST ELEVATION (WESTBRANCH DRIVE) 1" = 30'-0" 02



NORTH ELEVATION (WESTPARK DRIVE) 1" = 30'-0" 01

NOTES

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2- THE FINAL ELEVATIONS MAY VARY IN GLASS AREA. GLASS MAY BE SUBSTITUTED FOR ARCHITECTURAL SYSTEM PANEL, MASONRY OR OTHER MATERIALS. HOWEVER, THE GROUND FLOOR GLAZING SHALL BE MAINTAINED SUCH THAT PEDESTRIAN CORRIDOR STANDARDS FOR GLAZING ARE MET IN COMPLIANCE WITH THE PROFFERS.

MATERIALS NOTES

ARCHITECTURAL PANEL SYSTEM REFERS TO ONE OF THE FOLLOWING POSSIBLE MATERIALS:

1- METAL PANEL SYSTEM
2- FIBER CEMENT BOARD PANELING SYSTEM

COMMONWEALTH OF VIRGINIA
MATTHEW J. VAUNCKEN
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8/23/12
LANDSCAPE ARCHITECT

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BUILDING ELEVATIONS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/23/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

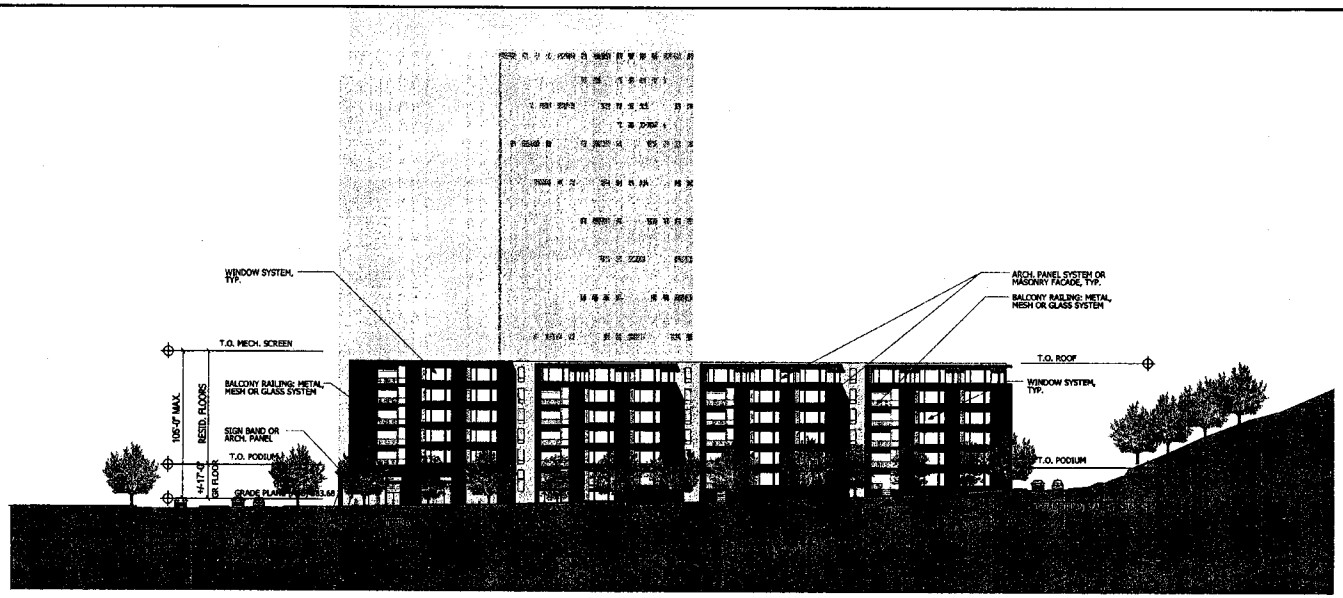
SCALE H:

JOB No.

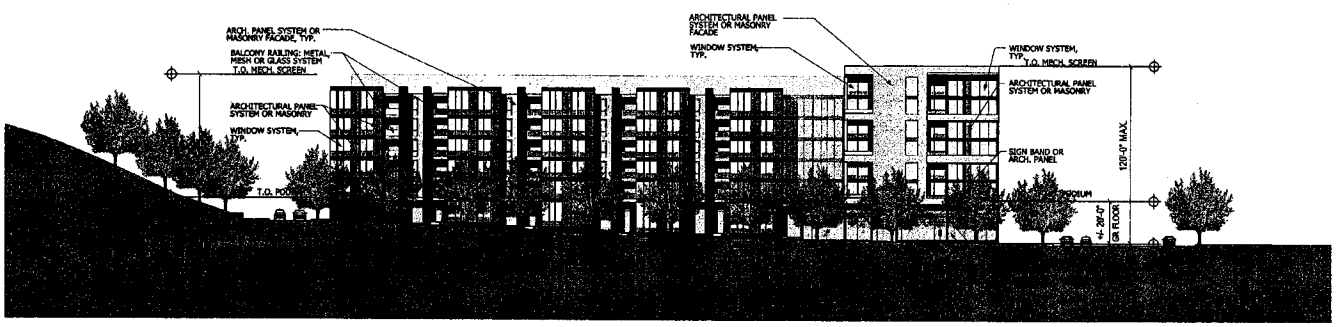
DATE : DECEMBER 07, 2011

FILE No.

SHEET A-401



INTERIOR STREET EAST ELEVATION 1" = 30'-0" 02



INTERIOR STREET WEST ELEVATION 1" = 30'-0" 01

NOTES

1- ARCHITECTURAL ELEVATIONS SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT GENERAL DESIGN STRATEGY, QUALITY & CHARACTERISTICS OF THE PROJECT ARE MAINTAINED & IN SUBSTANTIAL CONFORMANCE WITH THE CDP. BUILDING MATERIALS & COLORS, & THE EXACT LOCATION, SHAPE & SIZE OF WINDOWS & BALCONIES ARE SUBJECT TO ADJUSTMENT & REFINEMENT WITH FINAL ENGINEERING & ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH CDP.

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MATERIALS NOTES

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2- FIBER CEMENT BOARD PANELING SYSTEM

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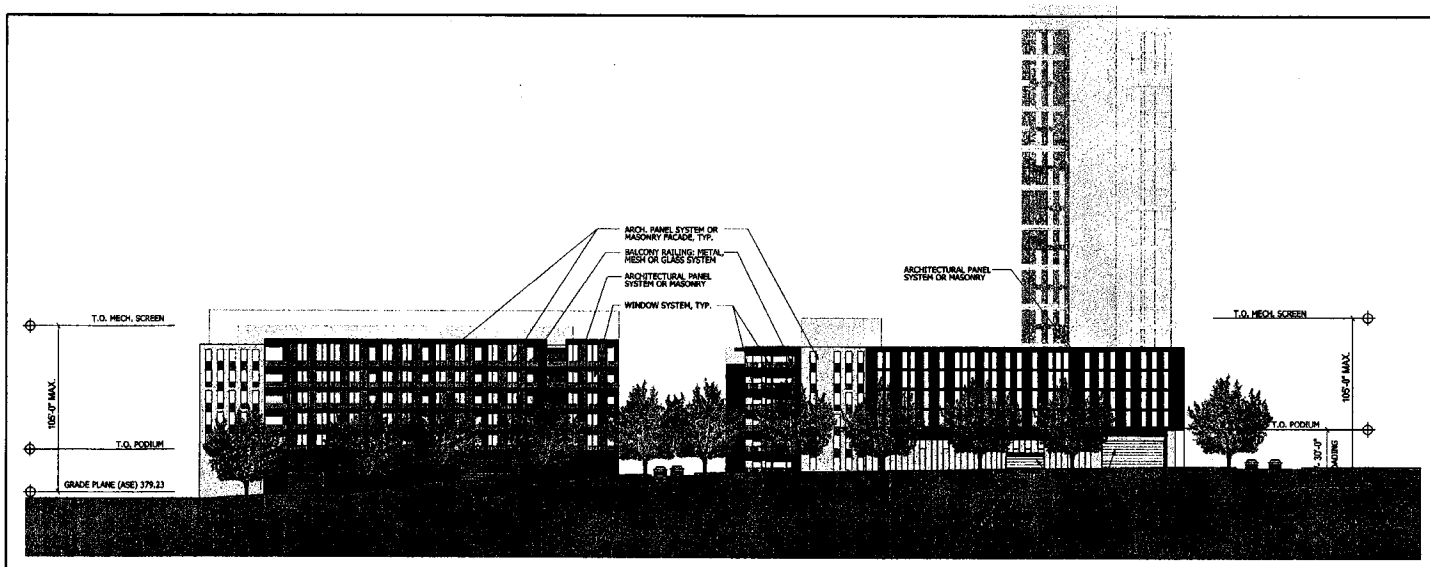
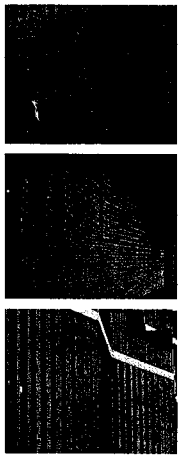
BUILDING ELEVATIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

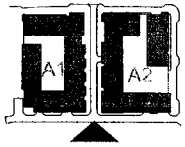
PLAN STATUS	
08/28/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H:
JOB No.
DATE : DECEMBER 07, 2011
FILE No.
SHEET A-402

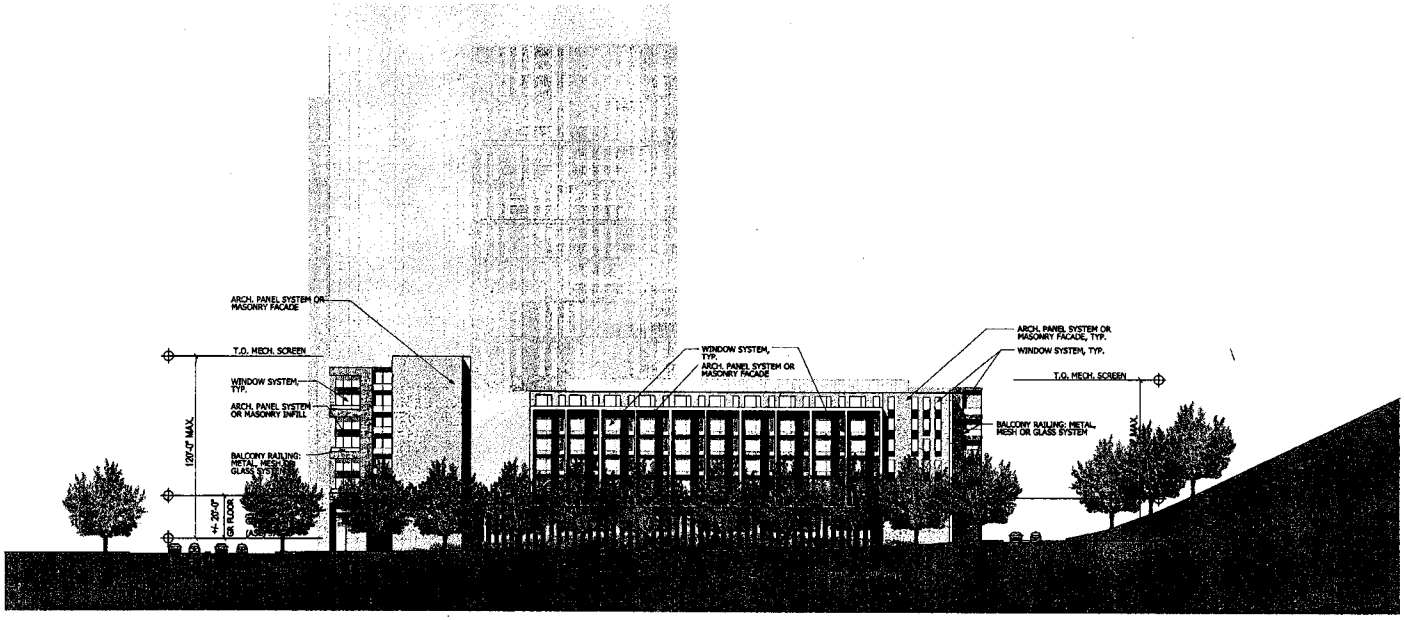


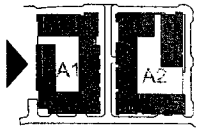


EXAMPLES OF ARTICULATED FACADE



SOUTH ELEVATION 1" = 30'-0" 02





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MATTHEW J. TALBERSKI
Lic. No. 000833
8/21/12
LANDSCAPE ARCHITECT

NOTES

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MATERIALS NOTES

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WEST ELEVATION 1" = 30'-0" 01

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BUILDING ELEVATIONS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

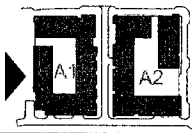
SCALE H:

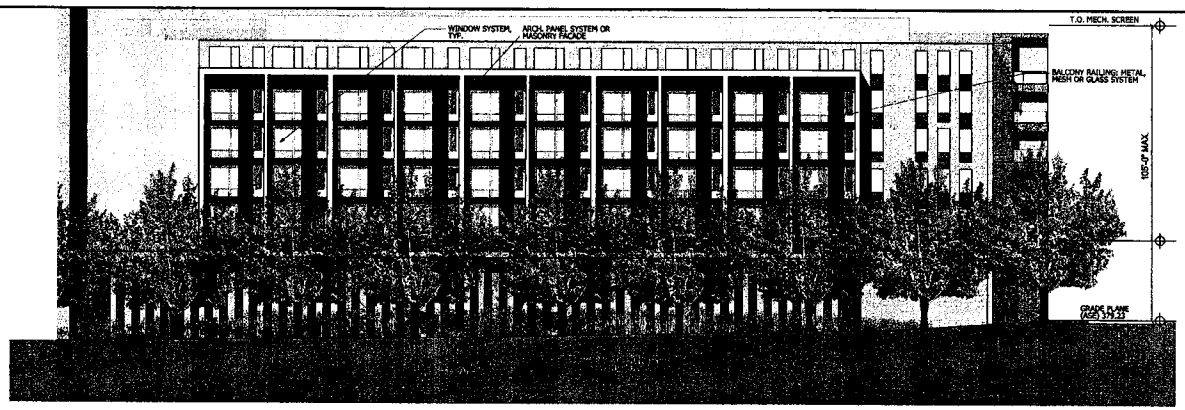
JOB No.

DATE : DECEMBER 07, 2011

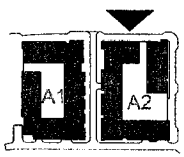
FILE No.

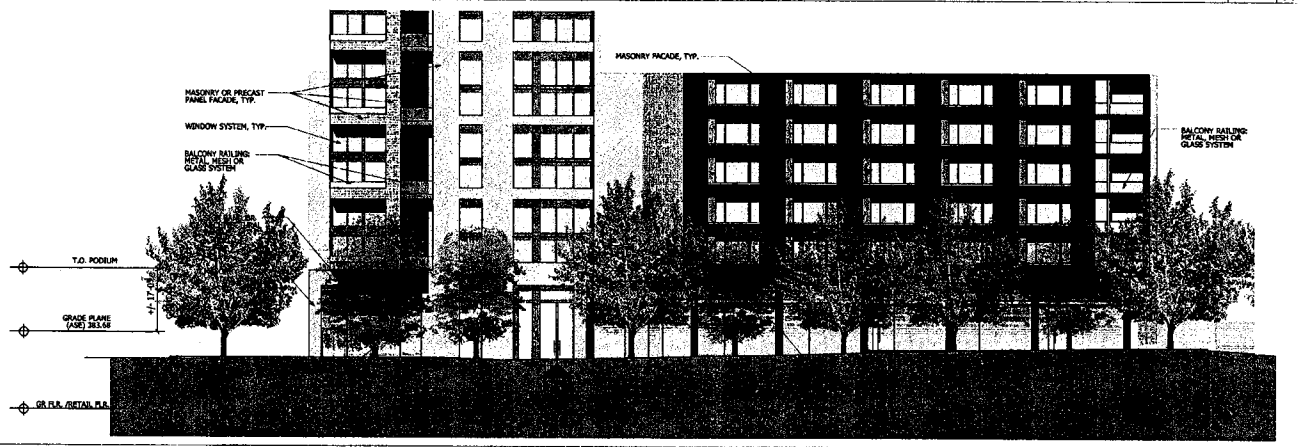
SHEET A-403





ENLARGED BASE - TOWNHOUSE WALK-UP UNITS 3/32" = 1'-0" 03





ENLARGED BASE - NORTH ELEVATION OF A2 GROUND FLOOR 3/32" = 1'-0" 02

NOTES

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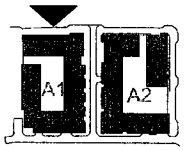

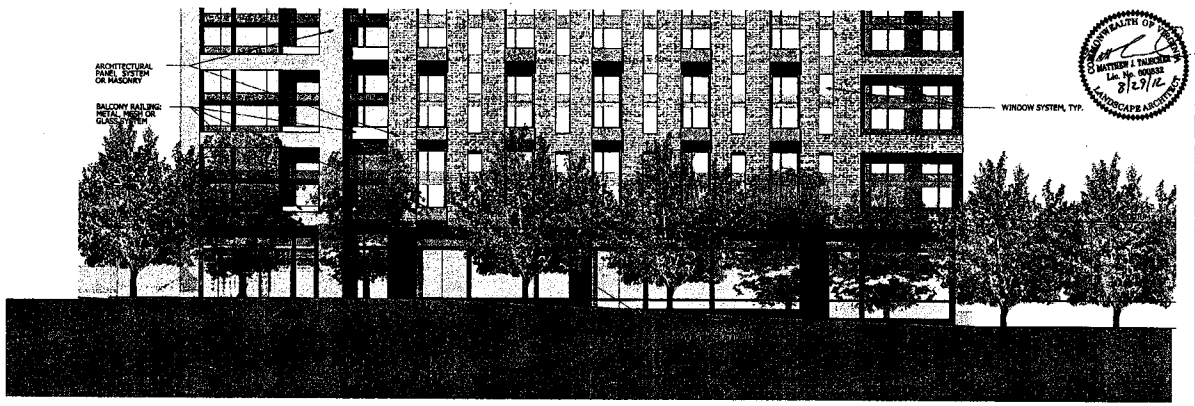

ENLARGED BASE - NORTH ELEVATION OF A1 GROUND FLOOR 3/32" = 1'-0" 01

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUROKIS
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8/29/12
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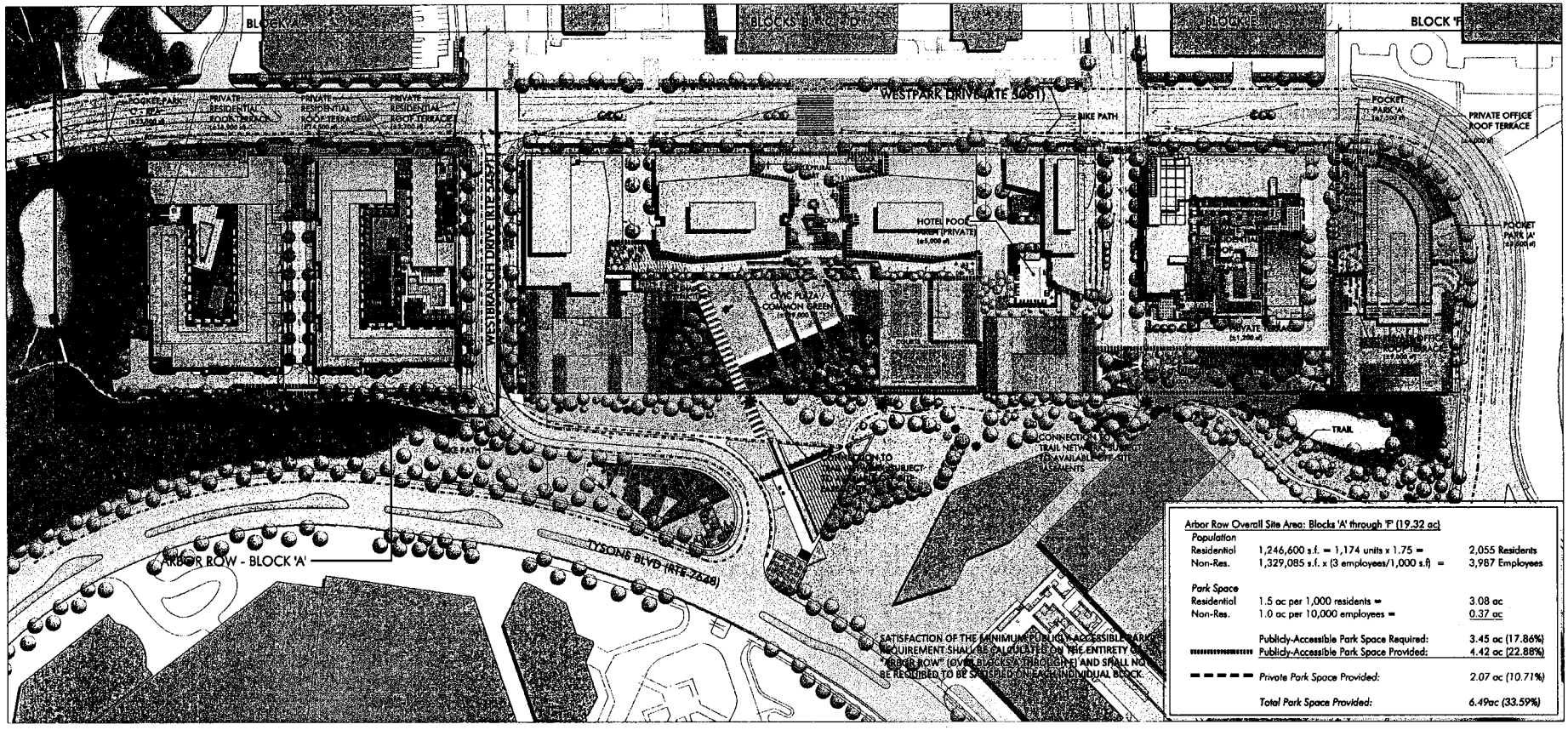
ENLARGED BUILDING ELEVATIONS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/03/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:
JOB No.	
DATE	DECEMBER 07, 2011
FILE No.	
SHEET	A-404



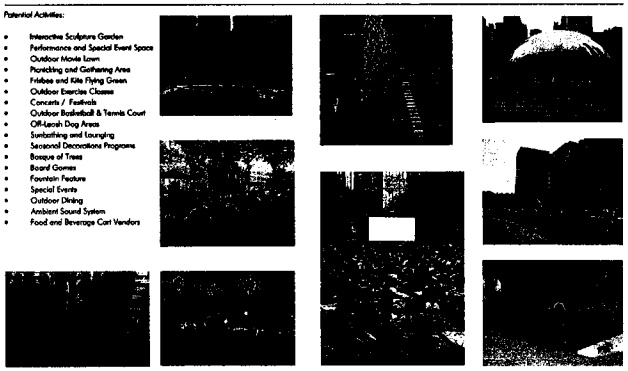
Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)		
Population		
Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (3 employees/1,000 s.f) =	3,987 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.37 ac
	Publicly-Accessible Park Space Required:	3.45 ac (17.86%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	2.07 ac (10.71%)
	Total Park Space Provided:	6.49ac (33.59%)

SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF THE "ARBOR ROW" (OVER BLOCKS 'A' THROUGH 'E') AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking places for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

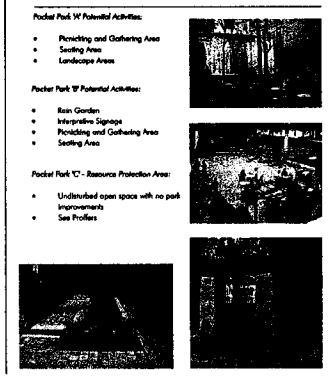
- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Profiles



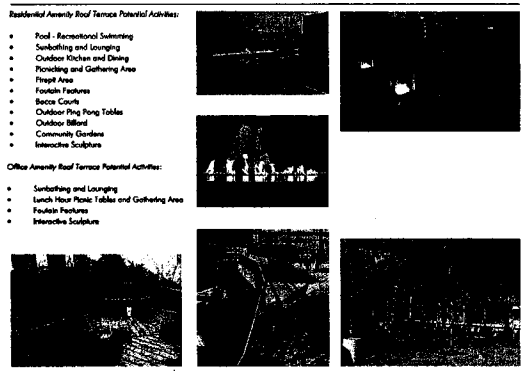
PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



BLOCK 'A' FDP CALCULATIONS		
Overall Site Area 234,733 sf (5.39 ac)		
Population		
Residential:	±736,800 sf	
Retail:	±8,000 sf	
Office:	0	
Publicly-Accessible Park Space:		±24,500 sf (0.61 ac)
Private Park Space Provided:		±45,100 sf (1.04 ac)
Total Park Space Provided:*		±69,600 sf (1.60ac)
**For reference only.*		

COMMONWEALTH OF VIRGINIA MATTHEW J. TAUSCHER Lic. No. 000803 8/29/12 LANDSCAPE ARCHITECT

PUBLICLY-ACCESSIBLE PARK SPACE PROVIDED WITHIN BLOCK 'A' SHALL CONTRIBUTE TO THE OVERALL PUBLICLY-ACCESSIBLE PARK SPACE OF THE ARBOR ROW CDP

NORTH

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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URBAN PARKS PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

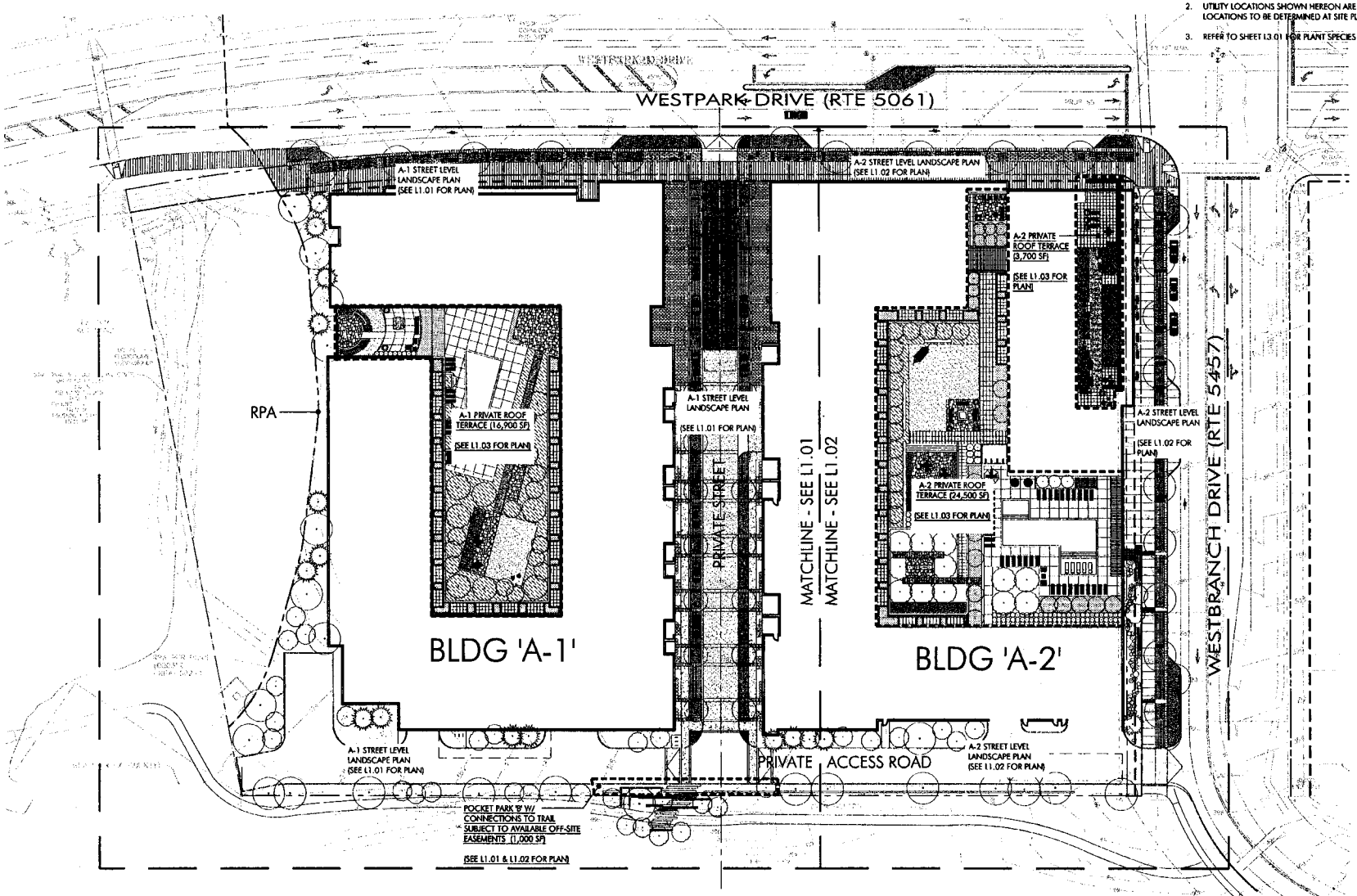
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1" = 80'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L0.01

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE



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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000803
8/29/12
LANDSCAPE ARCHITECT

NORTH

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REFERENCE LANDSCAPE PLAN

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

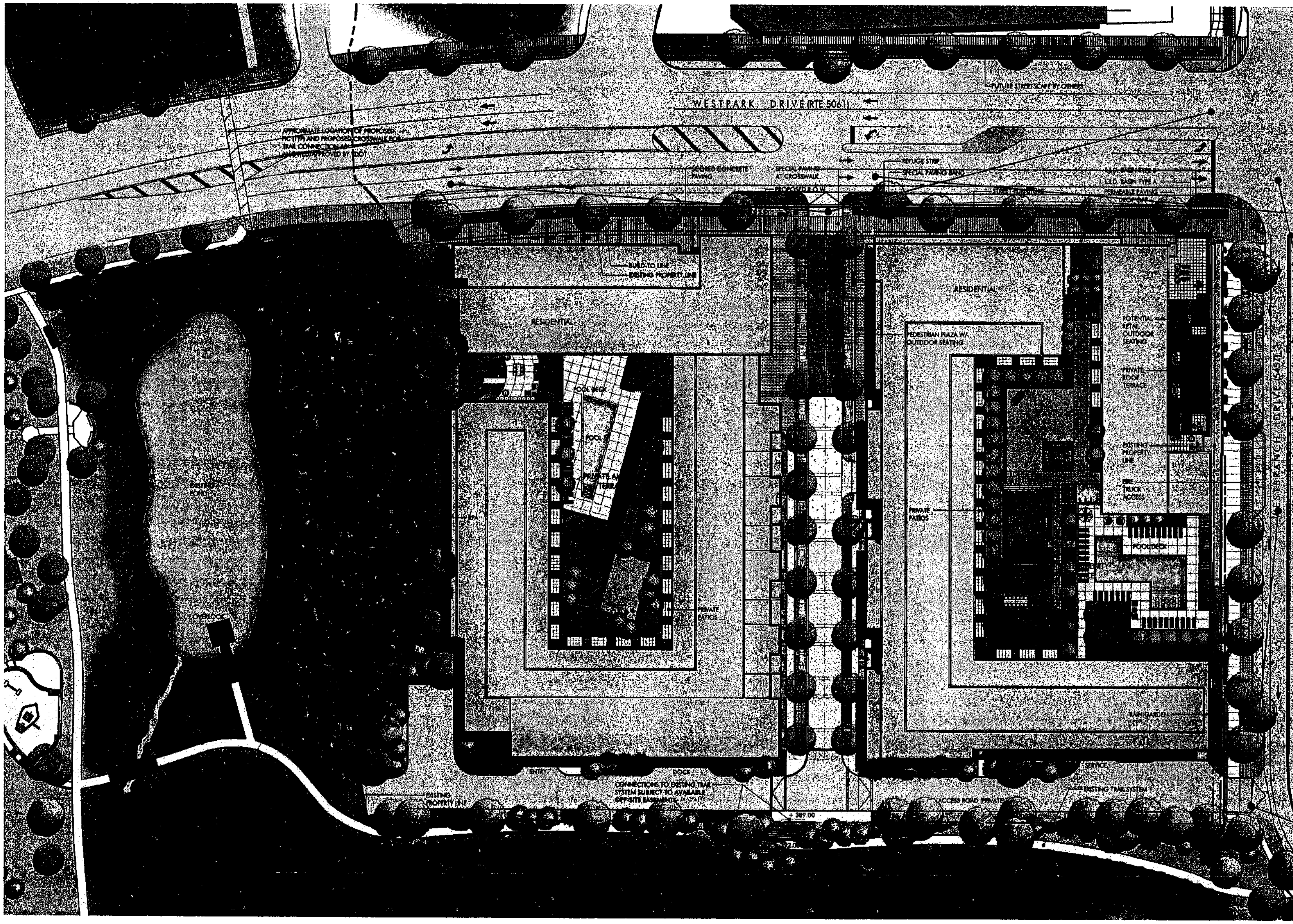
SCALE 1" = 30'-0"

JOB No.

DATE : DECEMBER 7, 2011

FILE No.

SHEET L0.02



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Landscape Architecture

architects: shalom baranes associates
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ILLUSTRATIVE PLAN

ARBOR ROW - BLOCK 'A'

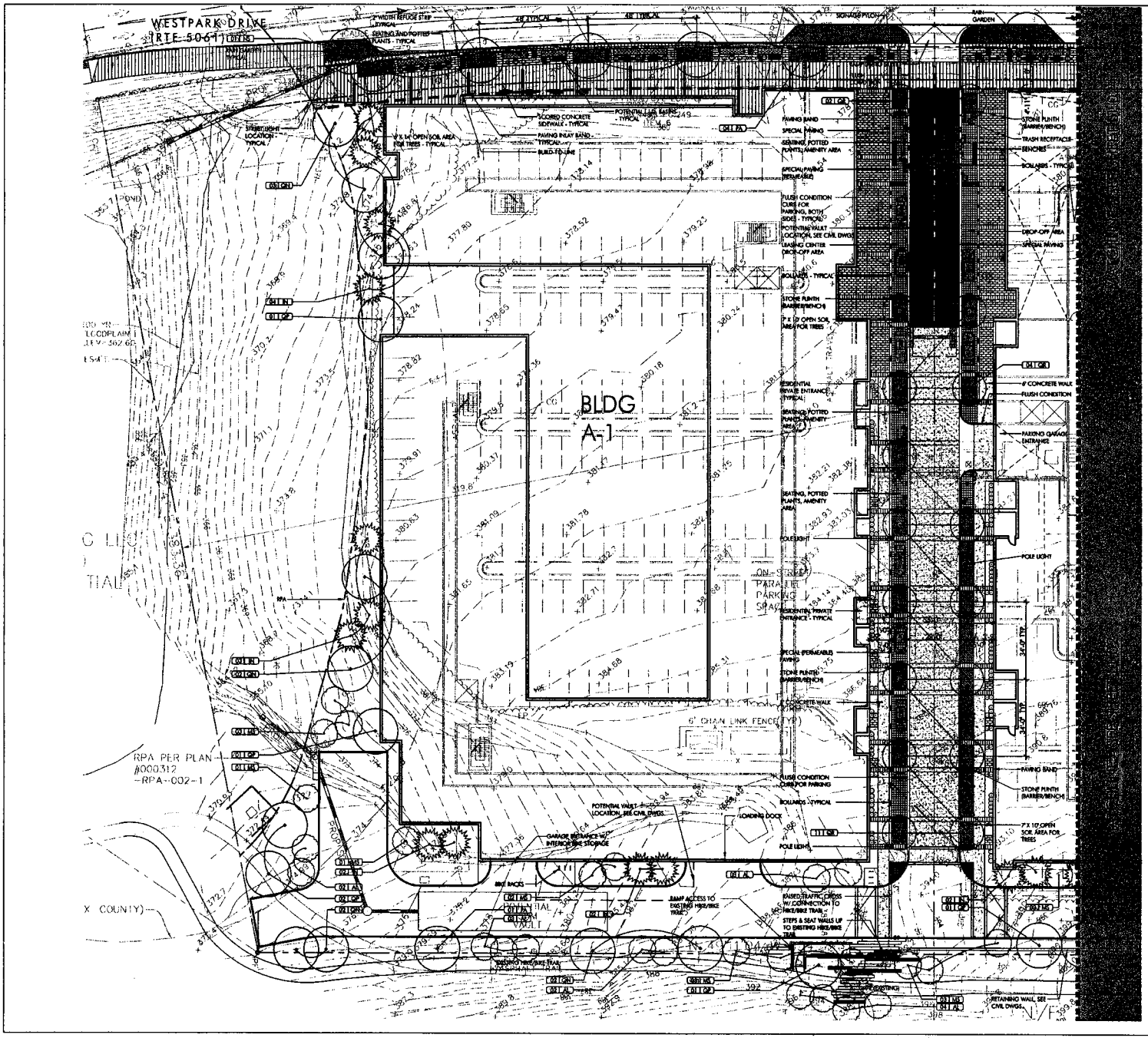
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 30'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L0.03

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000888
8/29/12
LANDSCAPE ARCHITECT

30 15 7.5 0 30
1"=30'
NORTH



LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L5.01/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS

COMMONWEALTH OF VIRGINIA
C. MATTHEW J. DAUNCEY
Lic. No. 0402038
8/29/12
LANDSCAPE ARCHITECT

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NORTH

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LANDSCAPE PLAN - STREET LEVEL A-1

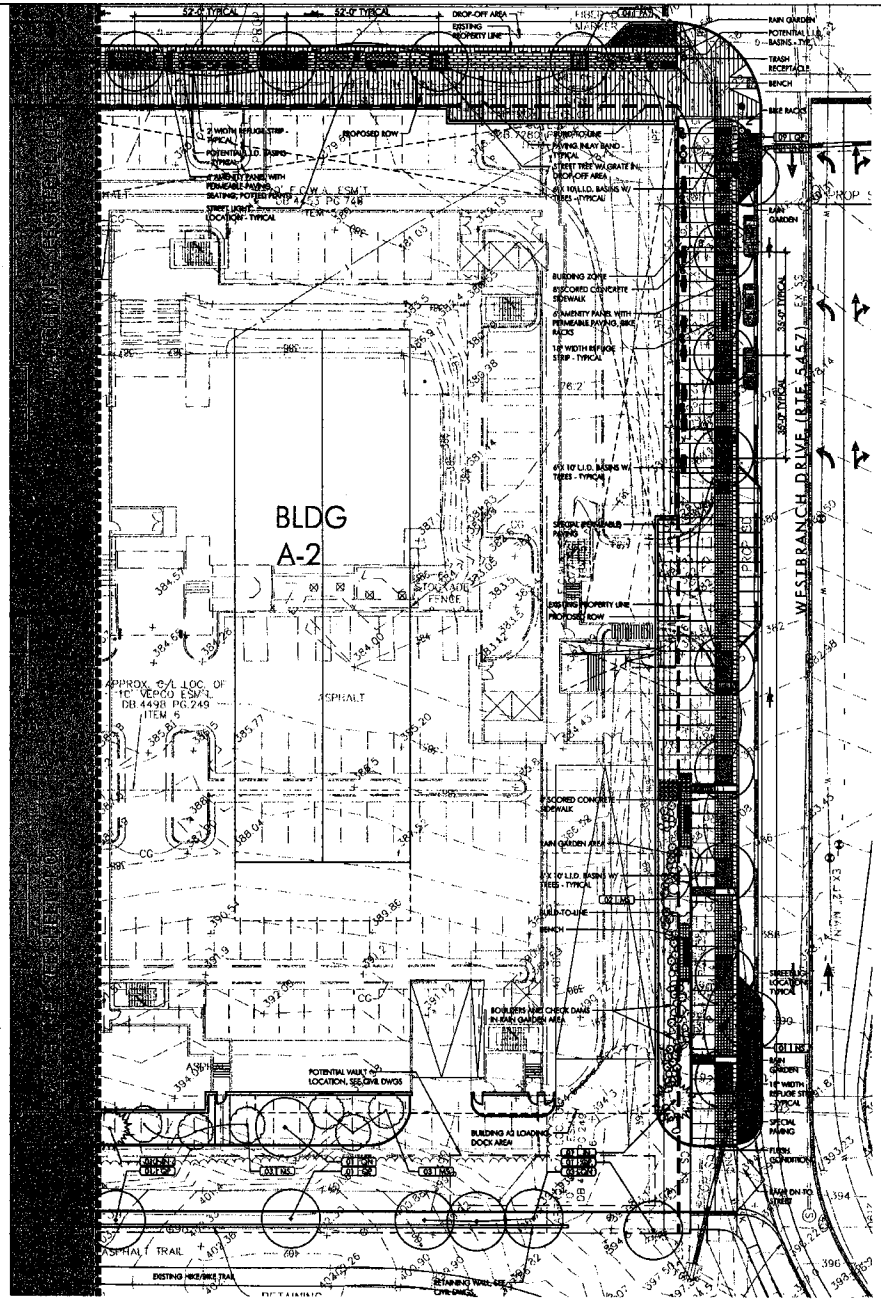
ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1" = 20'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L1.01



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5. REFER TO SHEETS L5.01/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS

COMMONWEALTH OF VIRGINIA
Matthew J. Dorocke
Lic. No. 0090688
8/27/12
LANDSCAPE ARCHITECT

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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LANDSCAPE PLAN - STREET LEVEL A-2

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/15/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 20'-0"

JOB No.

DATE : DECEMBER 7, 2011

FILE No.

SHEET L1.02

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
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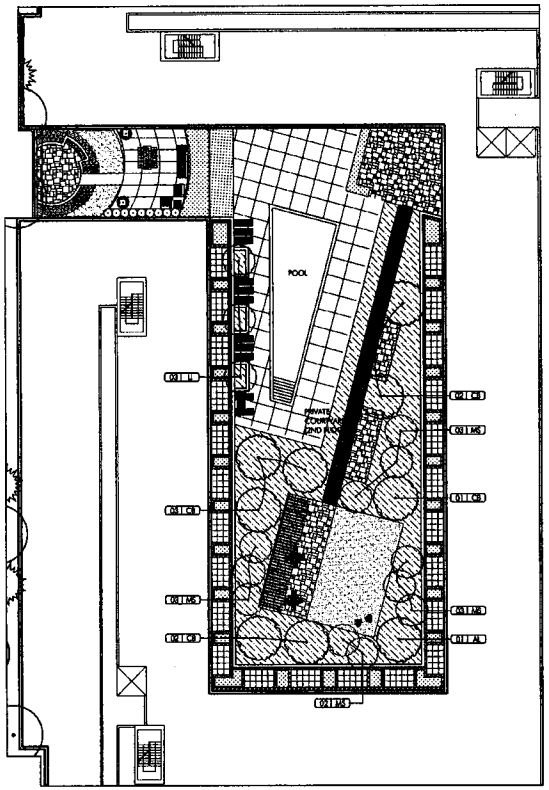
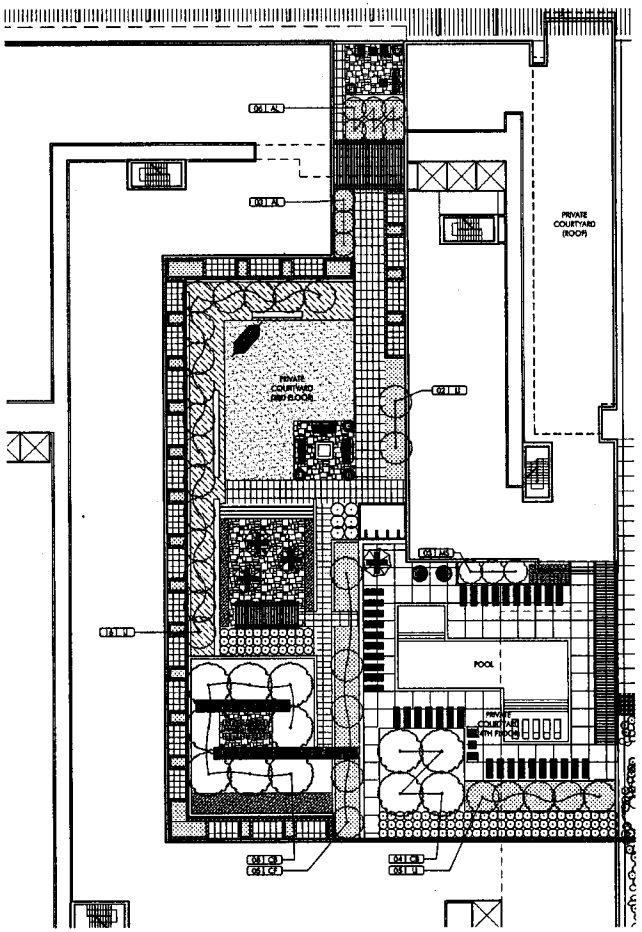
3. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE



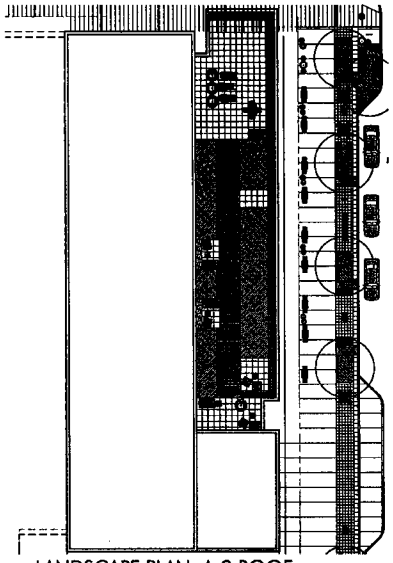
01 LANDSCAPE PLAN: A-1 FLOOR 2

SCALE : 1" = 20'-0"



02 LANDSCAPE PLAN: A-2 FLOORS 3 & 4

SCALE : 1" = 20'-0"



03 LANDSCAPE PLAN: A-2 ROOF

SCALE : 1" = 20'-0"

COMMONWEALTH OF VIRGINIA
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8/29/12
LANDSCAPE ARCHITECT

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LANDSCAPE PLAN - ROOF TERRACES

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/29/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: 1" = 20'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L1.03

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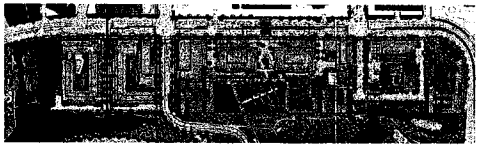
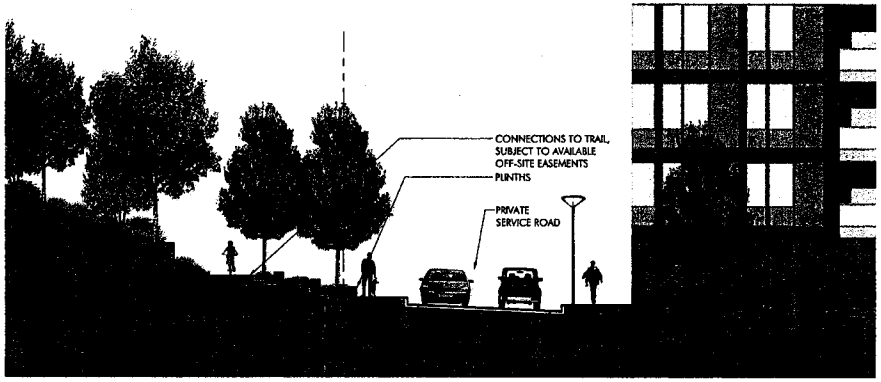
SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

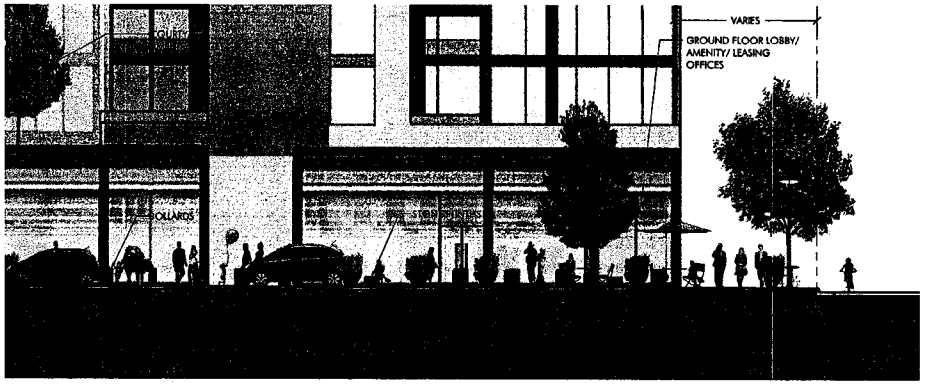


REFERENCE PLAN



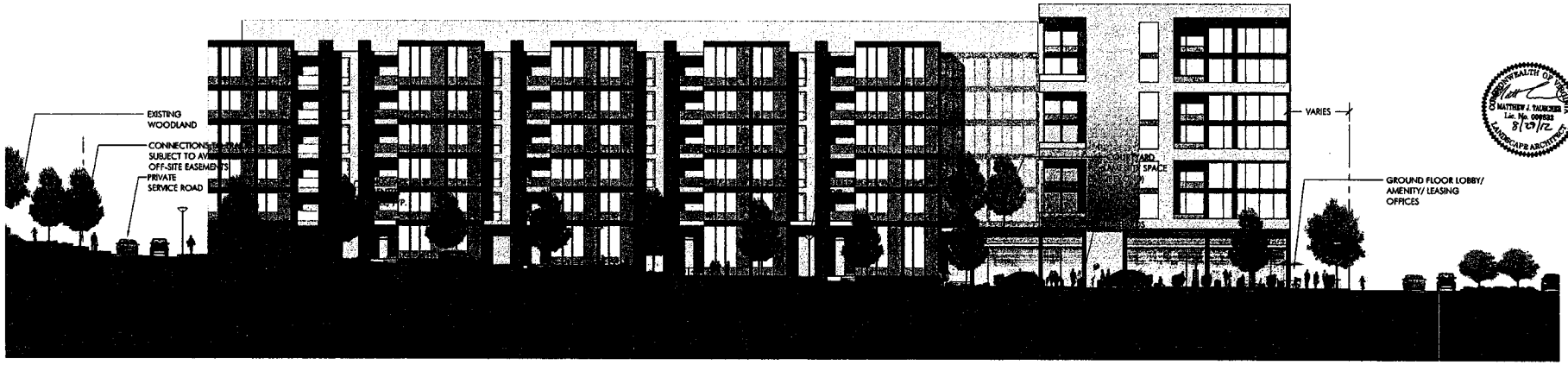
02 BLOCK A - CONNECTION TO TRAIL

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



03 BLOCK A - FLUSH PAVED LOBBY, AMENITY, LEASING OFFICES AREA

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



01 BLOCK A - RESIDENTIAL BUILDING SECTION ELEVATION

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

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SITE SECTION - BLOCK 'A'

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/22/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

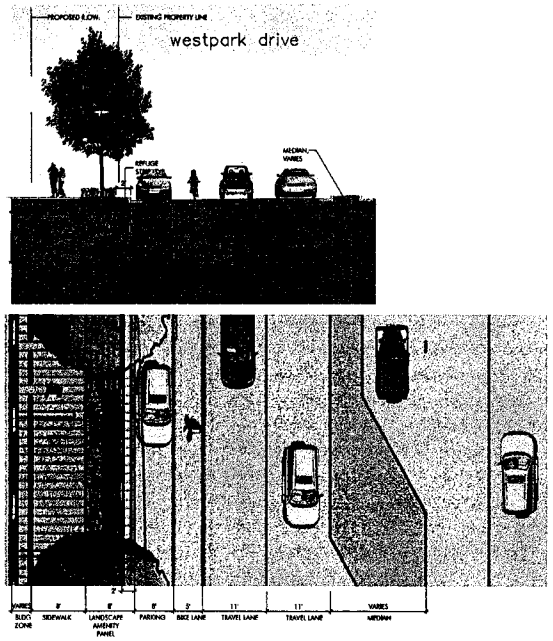
SCALE H: 1/16" = 1'-0"

JOB No.

DATE : DECEMBER 7, 2011

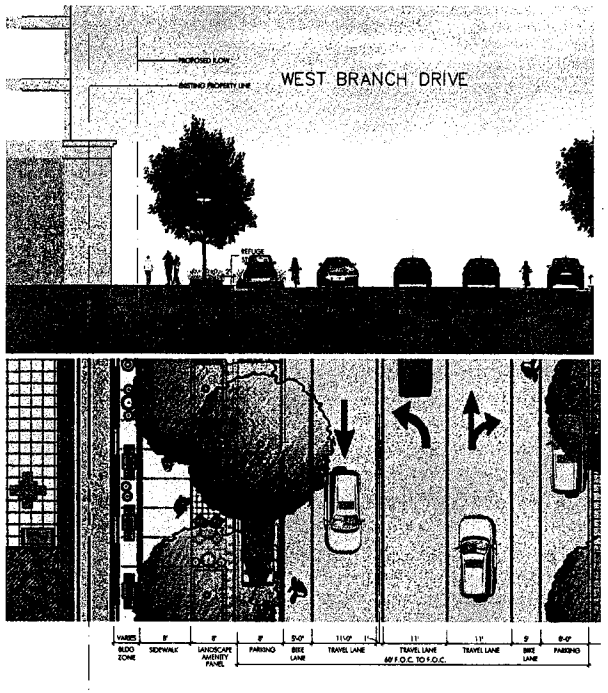
FILE No.

SHEET L2.01



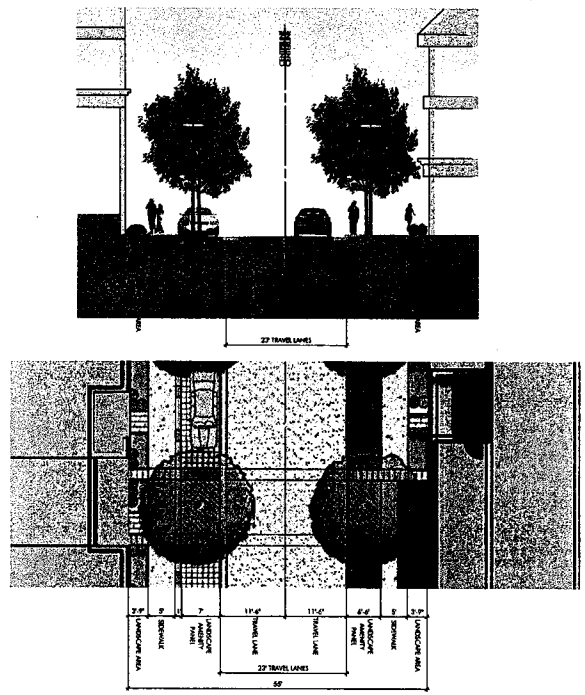
01 WESTPARK DRIVE - STREET SECTION (AVENUE)

SCALE : 1" = 10'-0"



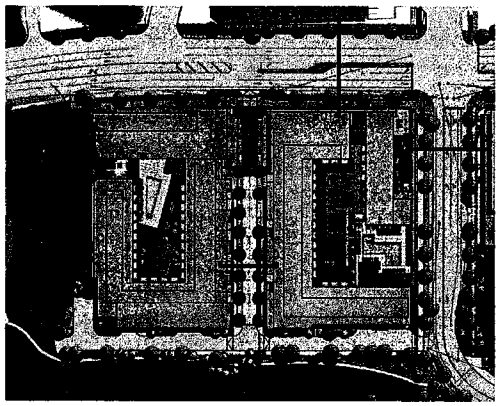
02 WEST BRANCH DRIVE - STREET SECTION (COLLECTOR)

SCALE : 1" = 10'-0"



03 BLOCK 'A' - PRIVATE STREET A-1

SCALE : 1" = 10'-0"



04 KEY PLAN - BLOCK A

SCALE : NTS

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10 5 2.5 0 10

1"=10'

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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LANDSCAPE ARCHITECT

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STREET SECTIONS

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

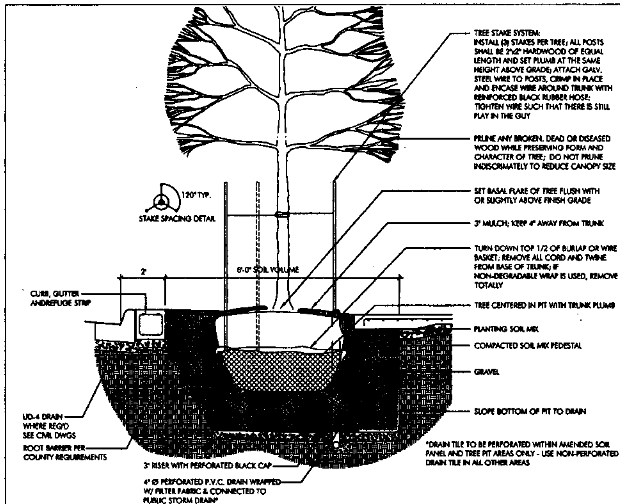
SCALE : H: AS NOTED

JOB No.

DATE : DECEMBER 7, 2011

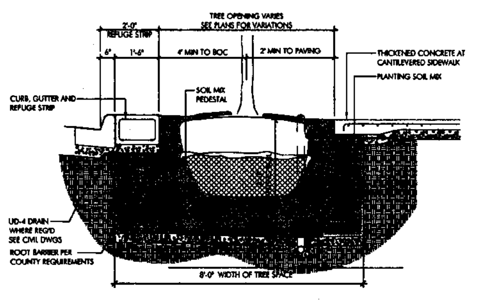
FILE No.

SHEET L2.02



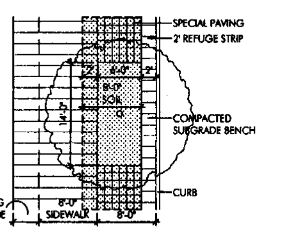
01 TREE PLANTING DETAIL - TYPICAL STREET TREE

SCALE : 1/2"=1'-0"



02 TREE PLANTING DETAIL - TREE SOIL BRIDGE

SCALE : 1/2"=1'-0"



03 PLAN VIEW - CANTILEVERED SIDEWALK

SCALE : 1/8"=1'-0"

LANDSCAPE NOTES :

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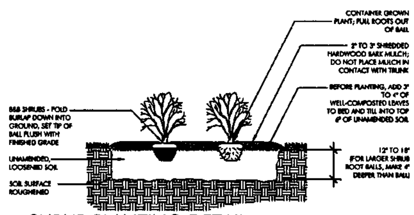
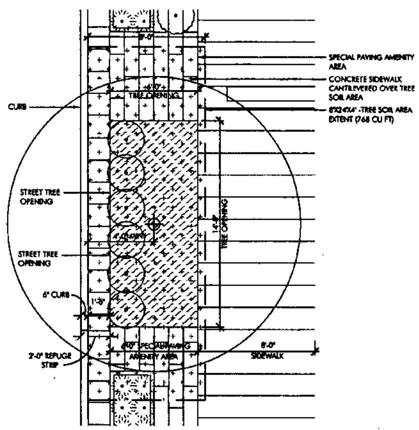


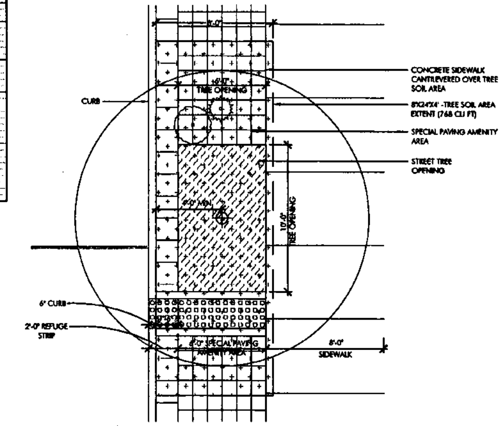
05 SHRUB PLANTING DETAIL

SCALE : 1/2"=1'-0"



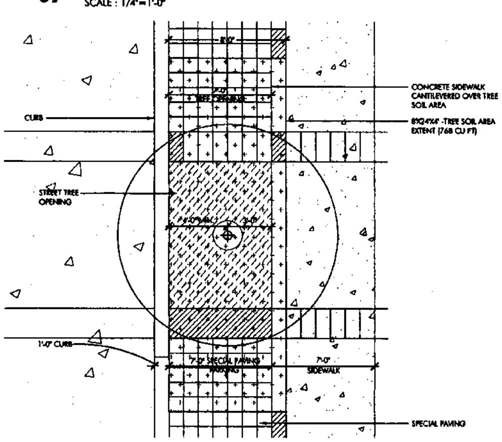
06 WESTPARK DR - TYP PL PLAN DETAIL @ REFUGE STRIP

SCALE : 1/4"=1'-0"



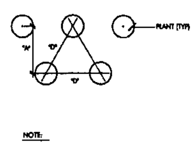
07 WESTBRANCH DR - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"



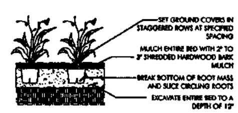
08 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"



NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING 'D'	ROW 'X'
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.



04 GROUNDCOVER / PERENNIAL PLANTING DETAIL

SCALE : 1/2"=1'-0"

COMMONWEALTH OF VIRGINIA
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8/29/12
LANDSCAPE ARCHITECT

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS		
No Surface Parking Lots		
Interior Parking Lot Landscaping Not Required		
13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS		
No Surface Parking Lots		
Peripheral Parking Lot Landscaping Not Required		
13-301: TRANSITIONAL SCREENING AND BARRIERS		
Property Zoning District: PTC Adjacent Zoning Districts: I-5, C-7, PDC, PTC/HC		
Transitional Screening and Barriers are Not Required		
13-401: TREE COVER CALCULATIONS		
Table 12.12 10 year Tree Canopy Calculation Worksheet		
Step		Totals
A. Tree Preservation Target and Statement		
A1	See Tabulations on Sheet C 11.8	
B. Tree Canopy Requirement		
B1	Gross Site Area	234,733
B2	Land Dedicated to park, road frontage	5,458
B3	Optional Dedications (EWM)	0
B4	Adjusted Gross Site Area	229,275
B5	Site Zoning	PTC
B6	Percentage of 10-year Tree Canopy Cover Required	10%
B7	Area of 10-year tree canopy cover	22,928
B8	Modification of 10-year tree canopy cover requested	No
B9	Plan sheet where modification is requested	n/a
C. Tree Preservation		
C1	Tree Preservation Target	(0.22 ac) 9,583 sf
C2	Total Canopy area meeting standards of 12-0200	0
C3	C2 X 1.25	0
C4	Total canopy area provided by unique or valuable forest or woodland communities	0
C5	C4 X 1.25	0
C6	Total of canopy are provided by "Heritage," "Memorial," "Specimen," or "Street" Trees	0
C7	C6 X 1.5	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	21,780
C9	C8 X 1.0	21,780
C10	Total of C3, C5, C7 and C9	21,780
D. Tree Planting		
D1	Area of Canopy met through tree planting (B7-C10)	1,148
D2	Area of canopy Planted for air quality benefits	0
D3	X 1.5	0
D4	Area of canopy planted for energy conservation benefits	0
D5	X 1.5	0
D6	Area of canopy planted for water quality benefits	0
D7	X 1.5	0
D8	Area of canopy planted for wildlife benefits	0
D9	X 1.5	0
D10	Area of canopy provided by native trees	0
D11	X 1.5	0
D12	Area of canopy provided by improved cultivars and varieties	0
D13	X 1.25	0
D14	Area of canopy provided by seedlings	0
D15	X 1.0	0
D16	Percent of D14 represented by D 15	0
D17	Total of canopy area provided through tree planting	24,275
D18	Is an offsite planting relief requested?	No
D19	Tree bank or Trust Fund?	No
D20	Canopy area requested to be provided through offsite banking or trust fund	0
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
E1	Total of Canopy Provided through tree preservation (D10)	21,780
E2	Total of canopy area provided through tree planting (D17)	24,275
E3	Total of canopy area provided through offsite mechanism (D18)	0
E4	Total of 10-year Tree Canopy Provided	46,055

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT^2	TREE CANOPY SUB-TOTAL FT^2	REMARKS
	Category I Deciduous Trees							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	8	3" cal.	B&B	75	600	single leader
QR	Quercus robur 'Fastigiata'	Columnar English Oak	17	3" cal.	B&B	75	1,275	single leader; full branching; symmetrical
	Category II Deciduous Trees							
AG	Acer ginnala	Amur Maple	24	2" cal.	B&B	100	2,400	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	24	2" cal.	B&B	100	2,400	multistem - 3 stems minimum; full branching
CB	Carpinus betulus	Hornbeam	20	3" cal.	B&B	125	2,500	single leader
MS	Magnolia stellata	Star Magnolia	32	2" cal.	B&B	100	3,200	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
NS	Nyssa sylvatica	Black Gum, Tupelo	3	3" cal.	B&B	175	525	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	11	3" cal.	B&B	250	2,750	single leader; full branching; symmetrical
QN	Quercus nuttali	Esplanade Nuttall Oak	14	3" cal.	B&B	250	3,500	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	16	3" cal.	B&B	250	4,000	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	15	8'-10'Ht.	B&B	50	750	multistem - 3 stems minimum; full branching
		TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING					23,900	

Note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

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PLANTING DETAILS AND SCHEDULE

ARBOR ROW - BLOCK 'A'

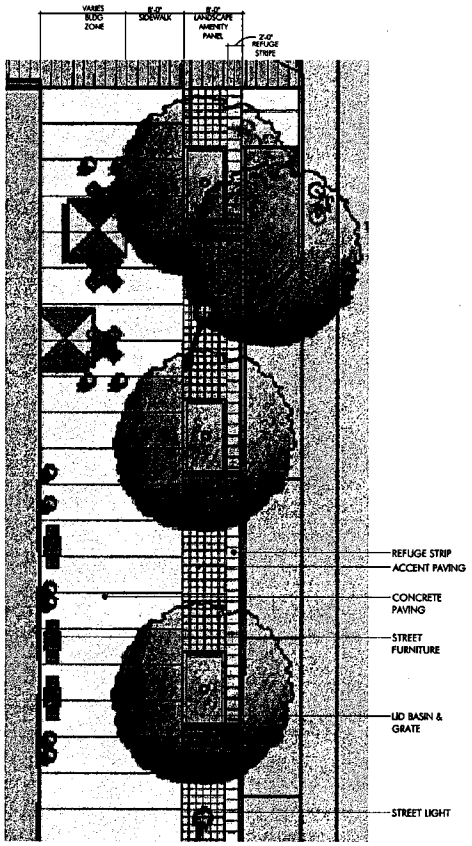
FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: AS NOTED
JOB No.
DATE : DECEMBER 7, 2011
FILE No.
SHEET L3.01

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



01 WEST BRANCH DRIVE - ENLARGED PLAN

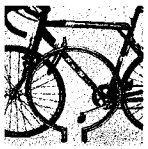
SCALE : 1/8" = 1'-0"

FURNITURE - TABLES AND CHAIRS

OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"

OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

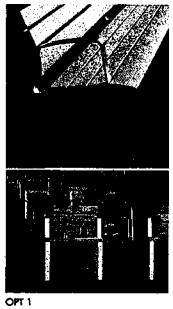
BIKE RACKS



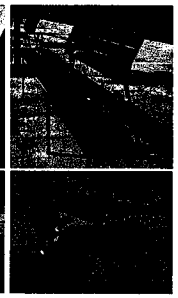
OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

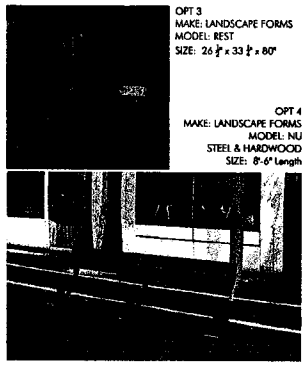
BENCHES



OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH



OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

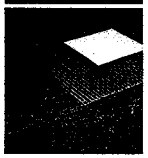


OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 $\frac{3}{4}$" x 33 $\frac{1}{2}$" x 80"

OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length

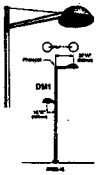
METAL TREE GRATE

OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"



OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

STREET LIGHTS - PER TYSON'S URBAN DESIGN GUIDLINES



OPT 1
MAKE: SELUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-8
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY OWNER

TBD BY OWNER

TBD BY OWNER

VEHICULAR BOLLARDS

OPT 1
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD
LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"

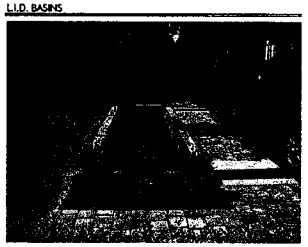
OPT 2
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 $\frac{1}{2}$"

TRASH RECEPTACLES

OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon

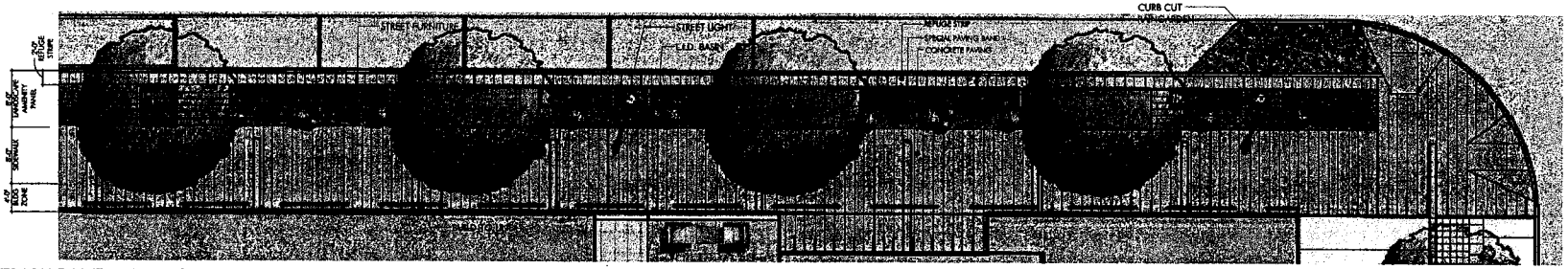
OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS



03 SITE FURNISHING EXHIBITS

SCALE : NTS



02 WESTPARK DRIVE - ENLARGED PLAN

SCALE : 1/8" = 1'-0"

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MATTHEW J. TAUBCHER
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8/29/12
LANDSCAPE ARCHITECT

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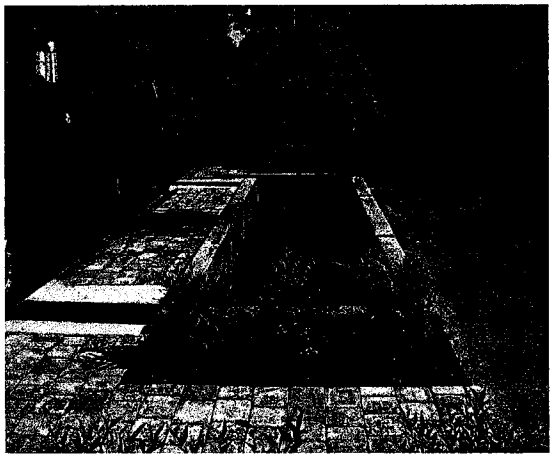
STREETSCAPE ELEMENTS
ARBOR ROW - BLOCK 'A'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

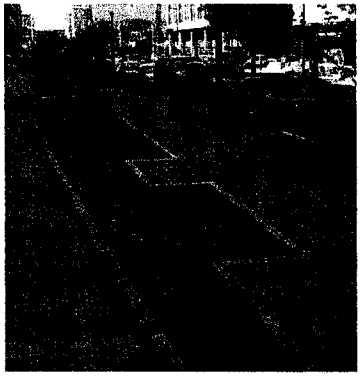
PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

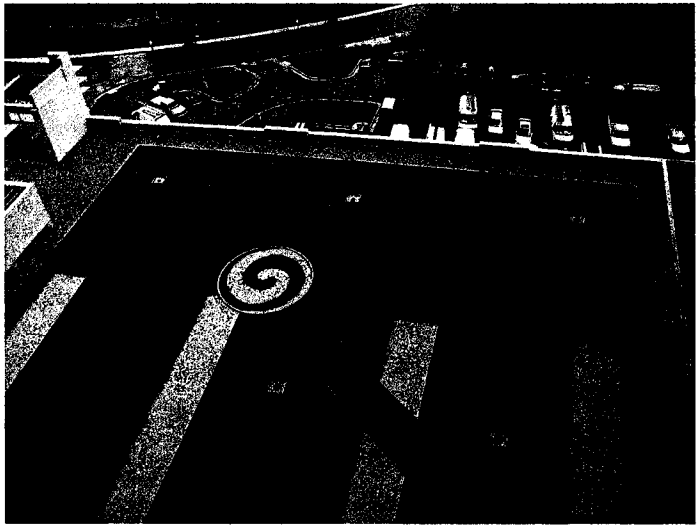
DATE	DESCRIPTION
SCALE	H: $\frac{1}{8}$" =1'-0"
JOB No.	
DATE :	DECEMBER 7, 2011
FILE No.	
SHEET	L5.01



SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D BASINS & RAIN GARDENS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE





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COMMONWEALTH OF VIRGINIA
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SUSTAINABILITY STRATEGIES

ARBOR ROW - BLOCK 'A'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: NTS

JOB No.

DATE: DECEMBER 7, 2011

FILE No.

SHEET L5.02

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-02

(CONCURRENT RZ/CDP 2011-PR-023)

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P.202	CONTEXT PLAN
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P.306	PHASING EXHIBIT
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A.103	ILLUSTRATIVE P3 GROUND FLOOR LEVEL PLAN
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L.002	REFERENCE LANDSCAPE PLAN
L.003	ILLUSTRATIVE PLAN
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L.102	LANDSCAPE PLAN – ROOF TERRACES
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L.202	STREET SECTIONS
L.301	PLANTING DETAILS AND SCHEDULE
L.501	STREETSCAPE ELEMENTS
L.502	SUSTAINABILITY STRATEGIES

APPLICANT
AMT - THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
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JEFFREY J. STICHEL
Lic. No.031215
8/9/12
PROFESSIONAL ENGINEER

2/24/2012
REV. 5/25/2012
REV. 7/23/2012
REV. 8/29/2012

SHEET : P.101

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NOTES

1. OWNER/APPLICANT:

   AMT – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
   7901 WESTPARK DRIVE
   MCLEAN, VA 22102

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 029–4–07–0005A. THE PROPERTY IS APPROXIMATELY 1.8366 ACRES.

3. THE SITE IS CURRENTLY ZONED C–3 AND CONSTITUTES "BLOCK F" OF THE PROPOSED ARBOR ROW DEVELOPMENT AND IS PROPOSED TO BE REZONED TO PTC DISTRICT THROUGH APPLICATION RZ/CDP 2011–PR–023

4. THE SUBJECT PROPERTY LIES WITHIN SUB–AREA TWO (SOUTH WEST PARK) OF THE NORTH SUB–DISTRICT OF THE TYSONS CENTRAL 123 DISTRICT OF THE TYSONS CORNER URBAN CENTER PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICATION NARRATIVE.

5. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL WITHIN WESTPARK DRIVE. IN SATISFACTION THERE OF AN ON ROAD BICYCLE LANE HAS BEEN DEPICTED ON THIS FDP.

6. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED THROUGH A PROPOSED BELOW GRADE PARKING STRUCTURE.

7. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.

8. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT PROPERTIES OR NEIGHBORING PROPERTIES.

9. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.

10. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

11. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

12. A GRAPHIC DEPICTION OF THE ANGLE BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16–102 OF THE ZONING ORDINANCE.

13. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.

14. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREON ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREON. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS GAZEBOS, PLANTERS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHICS.

15. THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS ON THE PROPERTY.

16. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY–PANEL NUMBERS 515525 0100 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN.

17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

18. THE PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE, WITH A SINGLE COMPREHENSIVE SIGN PLAN FOR THE PROPERTY OR WITH A COMPREHENSIVE SIGN PLAN FILED ON THE PROPERTY TOGETHER WITH ONE OR MORE OF THE OTHER BLOCKS ON ARBOR ROW.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.

20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

21. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6–510.C OF THE ZONING ORDINANCE.

22. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS/MODIFICATIONS REQUESTED IN THE CDP AND NOTED HEREON FOR ILLUSTRATIVE PURPOSES.

23. APPLICANT INTENDS TO REMOVE THE EXISTING STRUCTURES, OR THEY MAY REMAIN IN PERPETUITY.

24. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18–204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

25. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS, AS MAY BE DETERMINED DURING SITE PLAN REVIEW.

26. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

27. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR THE STREETSCAPE IMPROVEMENTS OF WESTPARK DRIVE. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2–308–4 OF THE ZONING ORDINANCE

28. PERMITTED USES IDENTIFIED IN SECTION 6–502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AN AMENDMENT TO THE CDP OR FDP, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

   ACCESSORY USES
   ATMS
   BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
   QUICK SERVICE FOOD STORES
   FAST FOOD RESTAURANTS
   HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES
   COMMUNITY USES
   EATING ESTABLISHMENTS
   OFFICES
   PERSONAL SERVICES ESTABLISHMENTS
   PUBLIC AND QUASI PUBLIC USES, INCLUDING A CONFERENCE CENTER OPERATED BY A NONPROFIT ORGANIZATION, AS PERMITTED UNDER THE FAIRFAX COUNTY ZONING ORDINANCE.
   RETAIL SALES ESTABLISHMENT AND SIMILAR USES

29. INCREASED OR DEDICATED PARKING FOR ANY PERMITTED SECONDARY USE, INCLUDING ACCESSORY AND/OR RETAIL USE, ON THE PROPERTY, SHALL BE ACCOMMODATED THROUGH THE USE OF TANDEM AND/OR VALET PARKING.

30. ALL PUBLICALLY–ACCESSIBLE PARK SPACE AND RECREATIONAL FACILITIES ARE SATISFIED ACROSS THE ENTIRETY OF ARBOW ROW AND NOT ON EACH INDIVIDUAL BLOCK AS SHOWN ON THE CDP.

31. THE PROVISION OF SPACE AND INFRASTRUCTURE FOR "ELECTRIC–VEHICLE READY" PARKING SPACES IN THE AFFECTED PARKING DECKS SHALL BE CONSIDERED. "ELECTRIC–VEHICLE READY" MEANS THE PROVISION OF SPACE, CONDUIT BANKS, CONDUITS AND ACCESS POINTS ALLOWING FOR EASY INSTALLATION OF VEHICLE CHARGING STATIONS IN THE FUTURE, BUT DOES NOT INCLUDE THE INSTALLATION OF TRANSFORMERS, SWITCHES, WIRING, OR CHARGING STATIONS. IN ADDITION, TO THE EXTENT THERE ARE MASTER ELECTRIC, GAS AND WATER METERS FOR ENTIRE BUILDINGS, UPON REQUEST BY THE COUNTY, AGGREGATED NON–PROPRIETARY ENERGY AND WATER CONSUMPTION DATA, AS PRACTICABLE, SHALL BE PROVIDED TO THE COUNTY FOR THE BUILDINGS WITHIN EACH RESPECTIVE BLOCK AS MAY BE APPLICABLE.

32. THE PROPERTY LINES SHOWN ON THE CDP AND FDPs ARE BASED ON RECORDED PLATS AND DEEDS FROM THE 1970s AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT SITE PLAN.

WAIVERS / MODIFICATIONS AS LISTED ON THE CDP
(FOR INFORMATIONAL PURPOSES ONLY)

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

1. WAIVER AND/OR MODIFICATION OF SECTION 2–505–2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN 3 FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. WAIVER OF ZONING ORDINANCE SECTION 6–505.2 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.

3. WAIVER OF ZONING ORDINANCE SECTION 6–505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP, RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINNING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

4. MODIFICATION OF ZONING ORDINANCE SECTION 11–102(12) AND SECTION 6–509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11–101(1) AND 6–509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE CDP.

5. MODIFICATION OF SECTION 11–202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

6. MODIFICATION OF ZONING ORDINANCE SECTION 11–201 AND SECTION 11–203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP, WHICH EXPERIENCE SUGGESTS WILL BE SUFFICIENT.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

7. MODIFICATION OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13–202–8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13–202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW.

7.a FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS, TO SATISFY CANOPY COVERAGE REQUIREMENTS.

7.b FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE, TO MEET REQUIRED STANDARDS.

8. MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13–203–5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13–203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW.

8.a. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE SATISFIED BY THE PROVISION OF URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

8.b. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE, TO MEET REQUIRED STANDARDS.

ZONING ORDINANCE ARTICLE 17 – SITE PLAN

9. WAIVER OF SECTION 17–201–(3)(B) REQUIRING ADDITIONAL INTER–PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

10. MODIFICATION OF SECTION 17–201–(4) TO PROVIDE INTERIM ROAD CONDITIONS ALONG WESTPARK DRIVE AS A RESULT OF THE CONSTRUCTION OF THE I–495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

11. WAIVER OF SECTION 17–201–(7) REQUIRING "NO PARKING SIGNS" ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR.

PUBLIC FACILITIES MANUAL

12. WAIVER OF PFM SECTION 7–0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR AT TIME OF SITE PLAN.

13. MODIFICATION OF PFM SECTION 7–0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.

14. MODIFICATION OF SECTION 7–0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

15. WAIVER OF SECTION 8–0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON–ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.

16. MODIFICATION OF SECTION 12–0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12–0508.3A(1) THROUGH SECTION 12–0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED TO THE CDP.

17. MODIFICATION OF SECTION 12–0510.4E(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.

18. MODIFICATION OF SECTION 12–0511 FOR REQUIRED TEN (10) PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP.

19. MODIFICATION OF SECTION 12–0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 – STORMWATER & BMP CODE REQUIREMENTS

20. APPLICANT REQUESTS DEVIATIONS/MODIFICATIONS OF REQUIRED S.W.M. AND B.M.P. CRITERIA AS OUTLINED IN THE "STORMWATER" MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED HEREIN THIS SHEET.

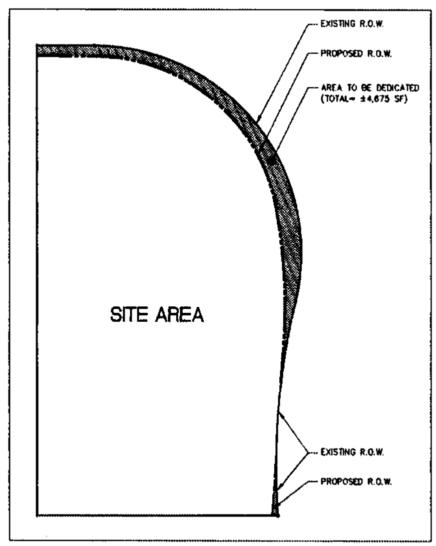
MISCELLANEOUS CODE REFERENCES

21. MODIFICATION OF DPW&ES DOCUMENT TESTING GUIDELINES FOR INFILTRATION TESTING (DATED JUNE 2010) (AS REFERENCED BY LTI 10–04) TO ALLOW PROPOSED PERCOLATION TRENCH WITH GRAVEL AND PIPE STORAGE UNDER PAVEMENT AND PLAZA HARDSCAPE. TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS, TO ELIMINATE THE MINIMUM HORIZONTAL SETBACK FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT, AND TO ALLOW INSTALLATION OF INFILTRATION FACILITIES ON IN–SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR THE IN–SITU FILL MATERIAL.

STORMWATER MANAGEMENT DESIGN
PFM DEVIATION NARRATIVE

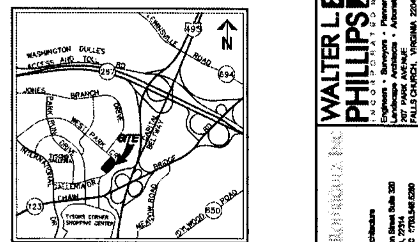
IN KEEPING WITH THE COMPREHENSIVE PLANS POLICY AND OBJECTIVES OF THE 'ENVIRONMENTAL STEWARDSHIP GUIDELINES' FOR STORMWATER MANAGEMENT, AND THE ACKNOWLEDGEMENT THAT SUCH GOALS WILL REQUIRE A 'PROGRESSIVE APPROACH' AND 'INNOVATIVE DESIGN TECHNIQUES' FOR THE REDEVELOPMENT OF LAND IN THE TYSONS CORNER URBAN CENTER, THE FOLLOWING DEVIATIONS FROM THE STRICT ADHERENCE TO THE PUBLIC FACILITIES MANUAL (PFM) WILL BE NECESSARY IN ORDER TO IMPLEMENT SUCH OBJECTIVES:

- DEVIATION OF PFM SECTION 6–1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ONSITE.
- DEVIATION OF PFM SECTION 6–1306.3 TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
- DEVIATION OF PFM SECTION 6–1307.2C TO ALLOW FOR INSTALLATION OF BIO–RETENTION AND INFILTRATION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN–SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN–SITU MATERIAL.
- DEVIATION OF PFM SECTION 6–1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM THE BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO–RETENTION AND INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES
- DEVIATION OF PFM SECTION 6–1307.2F TO ALLOW INSTALLATION OF BIO–RETENTION AND INFILTRATION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- DEVIATION OF PFM SECTION 6–1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO–RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
- DEVIATION OF PFM SECTION 6–1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.



RIGHT OF WAY DEDICATION DETAIL — SCALE: 1"=50'

AREA OF DEDICATION = ±4,675 SF



VICINITY MAP — SCALE: 1"=2000'

ZONING TABULATION

EXISTING ZONE: C–3, OFFICE DISTRICT
PROPOSED ZONE: PTC, PLANNED TYSONS CORNER URBAN DISTRICT

	REQUIRED	PROVIDED
MIN. LOT AREA	NONE	±80,001 SF/±1.8366 AC
MIN. LOT WIDTH	NONE	±523 FT
ALLOWABLE BLDG HT *	175 FT – 225 FT	±135–175 FT MAX. (PLUS ±20 FT PENTHOUSE)
MIN. YARD REQUIREMENTS		
FRONT *	RECOMMENDED 4'–12'	±4'–±15'
SIDE	NONE	0 FT
REAR	NONE	0 FT

* RECOMMENDED PER COMPREHENSIVE PLAN

SITE AREA / F.A.R. TABULATION

TOTAL SITE AREA: ±80,001 SF/±1.8366 AC
PROP. R.O.W. DEDICATION AREA = ±4,675 SF

PROP. BUILDING AREA:

PROP. OFFICE	=	±197,844 SF
PROP. RETAIL	=	±2,156 SF
TOTAL PROP. BUILDING AREA	=	±200,000 SF*
PROP. F.A.R.	=	±2.49**

* MINIMUM GFA = 50% OF 200,000 SF
** FAR BASED ON PRE–DEDICATION AREA

PARKING TABULATION

REQUIRED PARKING

USE: OFFICE
MAXIMUM RATE: 2.2 SPACES/1000 SF OF GFA
(±197,844 SF/1,000 SF X 2.2 = 435)

MAXIMUM PARKING ALLOWED = 435 PARKING SPACES

TOTAL PARKING PROVIDED = 435 PARKING SPACES
(±2,156 SF OF RETAIL EXCLUDED FROM PARKING RATIO PER PTC ZONING DISTRICT)

LOADING TABULATION

REQUIRED LOADING

USE: OFFICE
RATE: 1 SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA
PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF
±197,844 SF – 10,000 SF = 187,844 SF

187,844/20,000 = 9.39 SPACES
10,000 = 1 SPACE
10.39 SPACES

TOTAL LOADING REQUIRED = 11 SPACES (SEE NOTE BELOW)

PROPOSED LOADING

LOADING PROVIDED = 2 SPACES

NOTE
MAXIMUM OF 5 LOADING SPACES REQUIRED PER ZONING ORDINANCE.
WAIVER REQUESTED WITH THIS APPLICATION.

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JEFFREY J. STUCHEL
Lic. No. 031215
8/29/12
PROFESSIONAL ENGINEER

NOTES, TABULATIONS, AND WAIVERS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE N/A
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0101
SHEET P.102

LEGEND

APPROX.LOC.	APPROXIMATE LOCATION
BI	BUILDING INSET
CFC	CITY OF FALLS CHURCH
CO	CLEANOUT
CONC	CONCRETE
CPY	CANOPY
DB	DEED BOOK
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	HEADER CURB
FCWA	FAIRFAX COUNTY WATER AUTHORITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FIRST/FINISH FLOOR ELEVATION
FP	FLAG POLE
GV	GAS VALVE
HC	HANDICAPPED RAMP
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
IPF	IRON PIN FOUND
N/F	NOW OR FORMERLY
OH	UPPER LEVEL OVERHANG
PG	PAGE
PKS	P.K. NAIL SET (PROPERTY CORNER)
RET	RETAINING WALL
SD	STORM SEWER STRUCTURE
SS	SANITARY SEWER STRUCTURE
SW	SIDEWALK
TVLT	TELECOMMUNICATIONS VAULT
WV	WATER VALVE
	FIRE HYDRANT
	DOORWAY/ENTRANCE
	LIGHT POLE
—x—	FENCE
	GUY WIRE
	OVERHEAD WIRES
—E—	UNDERGROUND ELECTRIC LINE
—G—	UNDERGROUND GAS LINE
—T—	UNDERGROUND TELEPHONE LINE
—W—	UNDERGROUND WATER LINE
	TREE
	LIMITS OF TREE CANOPY/VEGETATION
	CURB AND GUTTER
	ELECTRIC TRANSFORMER
123	SPOT ELEVATION
	SIGN
	GROUND LIGHT
	RESERVED FOR HANDICAPPED

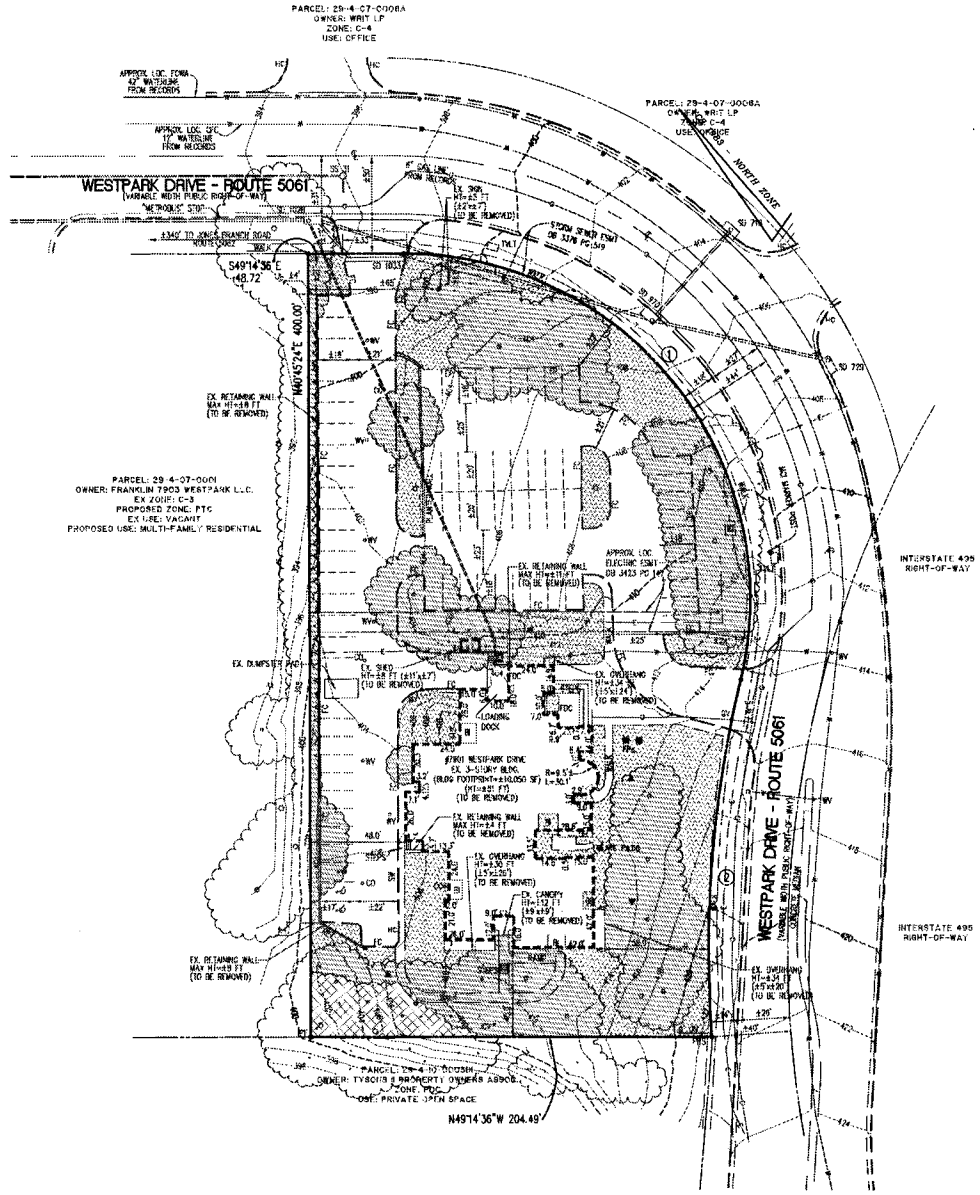

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 27,653 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 34.6 %

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
(80,000 SF) (TOTAL SITE AREA = 80,000 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (8,000 x .348) 34.8% = 2,784 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: (0 < 2,784) 0%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? NO

TABLE 12.10

SEE SHEET L.501

EXISTING VEGETATION MAP INFORMATION

		COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A		EARLY SUCCESSION FOREST COMMUNITY	*BLACK LOCUST, RED MAPLE, BLACK CHERRY, TULIP POPLAR, SHORTLEAF PINE	EARLY	FAIR TO POOR	0.14 AC.
B		DEVELOPED LAND	N/A	N/A	N/A	0.74 AC.
C		LANDSCAPE TREE CANOPY	CRAPE MYRTLES, PIN OAKS, CHERRY, AMERICAN HOLLY	MID-LATE	FAIR TO GOOD	0.55 AC.
D		MISC. (SHRUBS AND GROUNDCOVER)	N/A	N/A	FAIR TO GOOD	0.40 AC.

* DOMINANT TREE SPECIES

TOTAL SITE AREA: ±1.83 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	176.00'	318.49'	103°40'53"	223.49'	276.78'	S02°35'31"W
2	596.87'	163.74'	17°49'02"	92.62'	163.00'	S45°31'31"W

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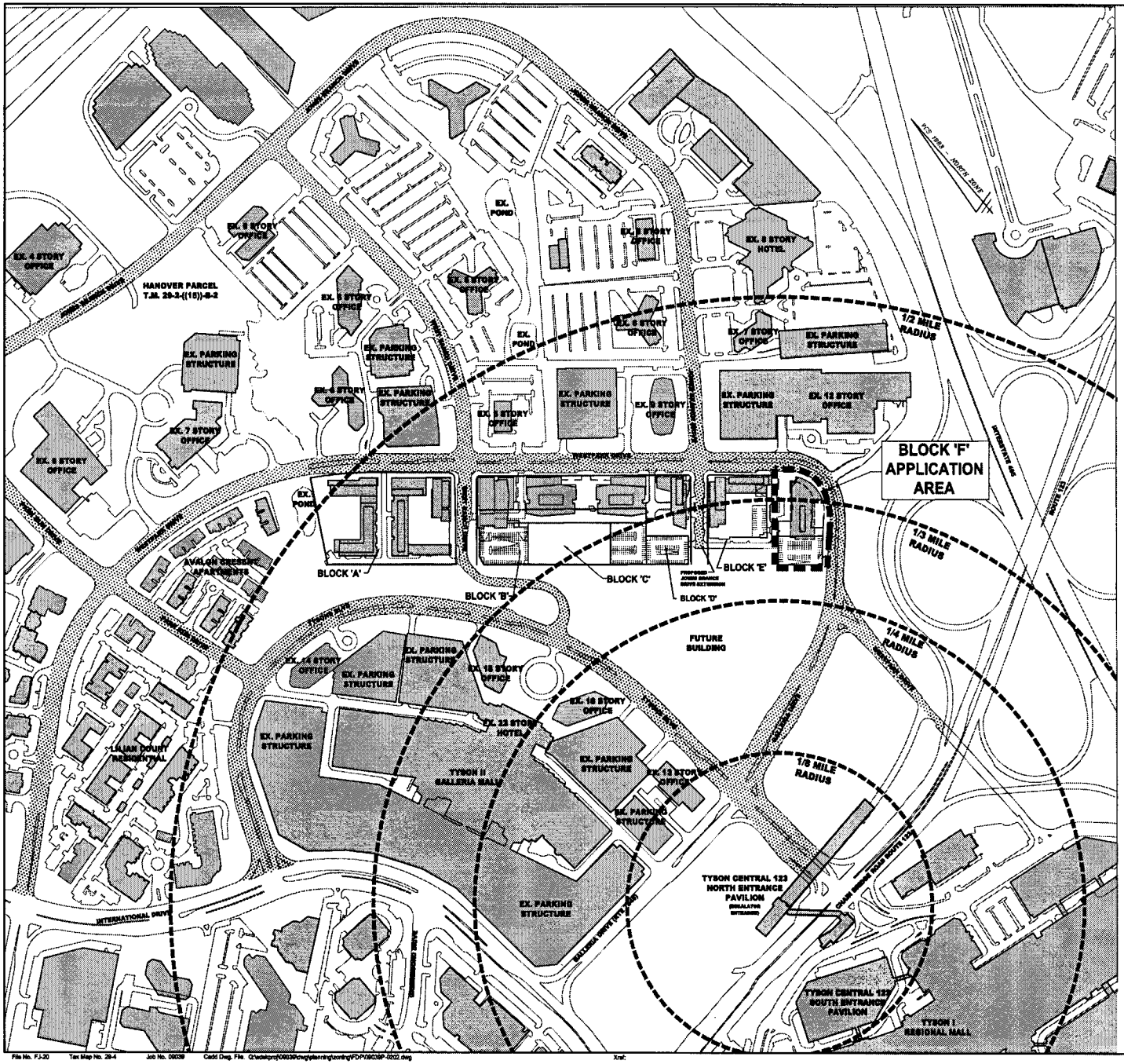
EXISTING CONDITIONS / EXISTING VEGETATION MAP
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

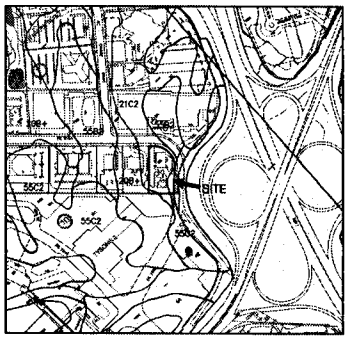
PLAN STATUS	
5/28/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/28/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1"=30'
JOB No. 09039
DATE: 3/24/2012
FILE No. 09039P-0201
SHEET P.201



SOILS MAP

SCALE: 1"=500'



SOILS CHART

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

LEGEND

EXISTING/ PROPOSED PUBLIC ROADWAY

200 0 100 200 400 800

(IN FEET)
1 INCH = 200'

WALTER L. PHILLIPS ENGINEERS

KGD Architecture

AMT

CONTEXT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
8/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
6/28/2012	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	1"=200'
JOB No.	09038
DATE :	2/24/2012
FILE No.	09039P-0202

SHEET P.202

File No. FJ-30 Tax Map No. 29-4 Job No. 09038 Cadd Dwg. File: Q:\cadproj\09039\cwg\planning\zoning\FD\P\09039P-0202.dwg Xref:

EX. 6 STORY OFFICE
EX. PARKING STRUCTURE
EX. POND
EX. 5 STORY OFFICE
EX. 7 STORY OFFICE
EX. PARKING STRUCTURE
EX. 6 STORY OFFICE
EX. PARKING STRUCTURE
EX. 6 STORY OFFICE
EX. PARKING STRUCTURE
EX. 9 STORY OFFICE
EX. PARKING STRUCTURE
EX. 12 STORY OFFICE
NORTH
ULTIMATE WESTPARK DRIVE ROAD IMPROVEMENTS
FDP APPLICATION AREA
MID-RISE RESIDENTIAL
BUILDING 'A-1'
HIGH-RISE RESIDENTIAL
BUILDING 'A-2'
BLOCK 'A'
BLOCK 'A'
BUILDING 'B'
RETAIL
BUILDING 'C-1'
RETAIL
BUILDING 'C-2'
HOTEL
BUILDING 'D'
BUILDING 'E'
BUILDING 'F'
BLOCK 'B'
BLOCK 'C'
BLOCK 'D'
BLOCK 'E'
BLOCK 'F'
FUTURE BUILDING
EX. 14 STORY OFFICE
EX. PARKING STRUCTURE
EX. PARKING STRUCTURE
EX. 16 STORY OFFICE

80 0 40 80 160 320
(IN FEET)
1 INCH = 80'

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OVERALL DEVELOPMENT PLAN
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	1"=80'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0203
SHEET	P.203

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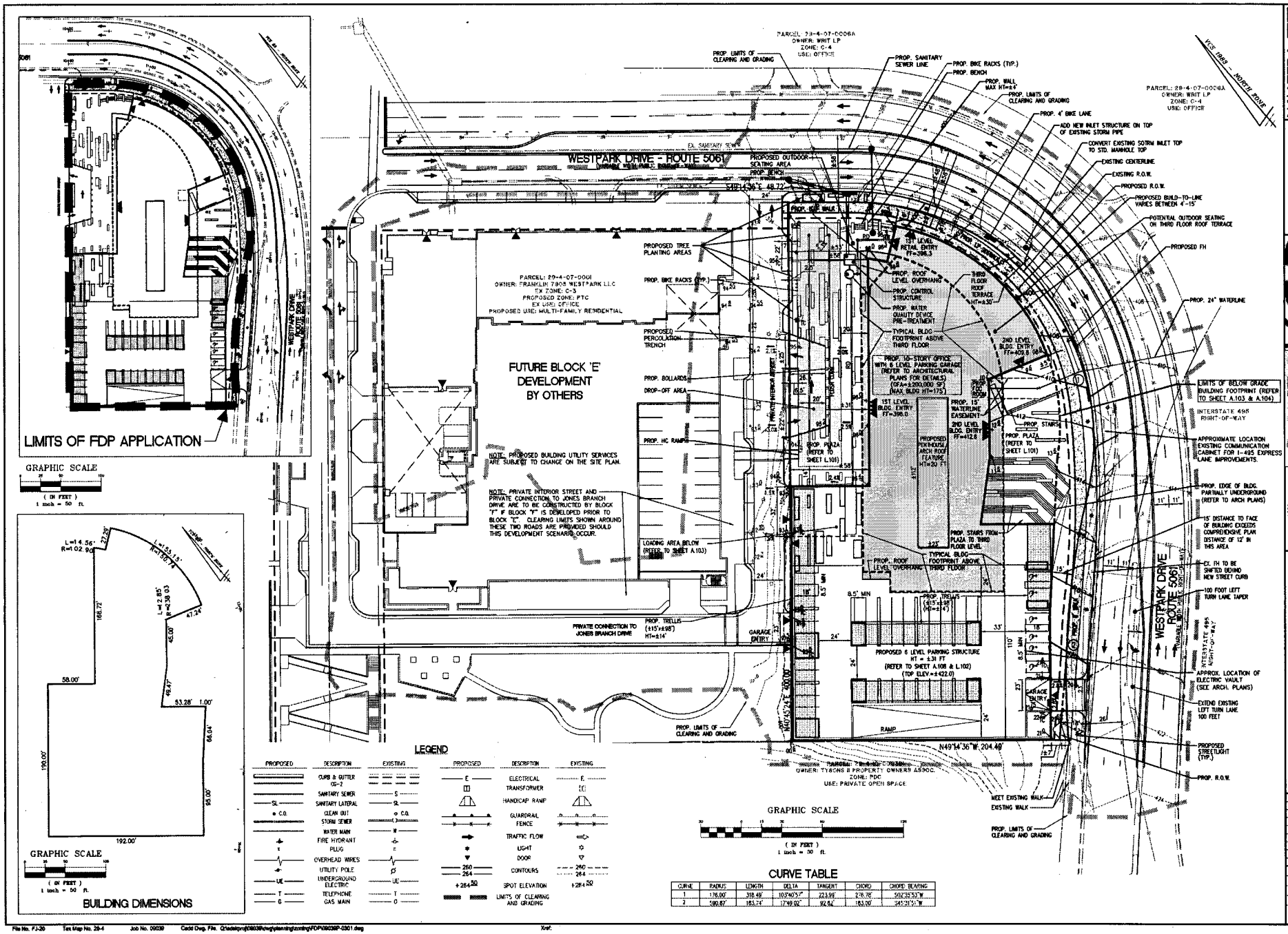

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	176.00'	318.49'	103°40'57"	223.99'	276.78'	S0°35'53"W
2	590.87'	183.74'	17°49'02"	92.62'	183.00'	S45°31'51"W

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FINAL DEVELOPMENT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

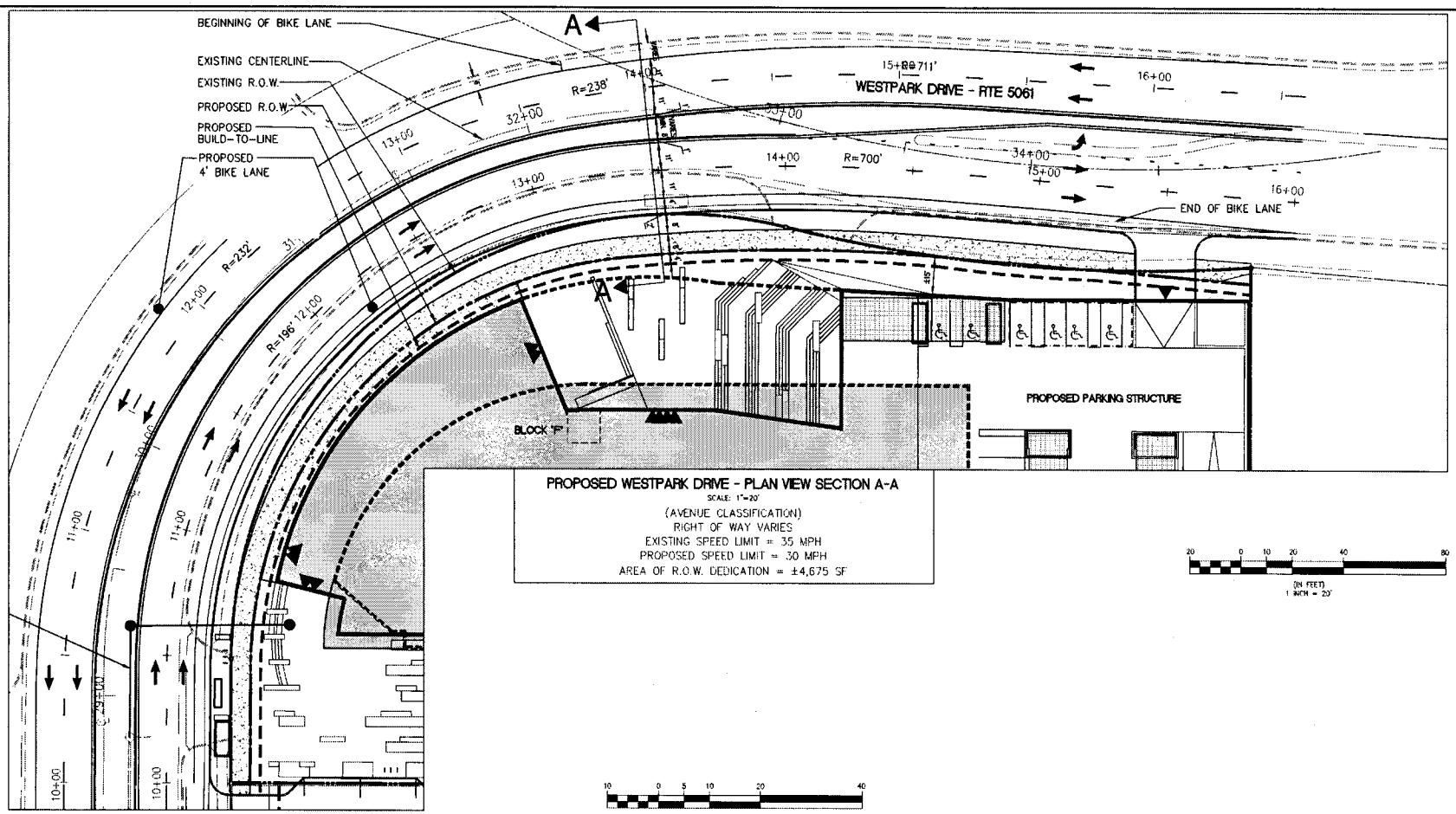
PLAN STATUS	
6/26/2012	COUNTY COMMENTS
7/25/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS

DATE	DESCRIPTION

SCALE AS NOTED
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0301

SHEET P.301

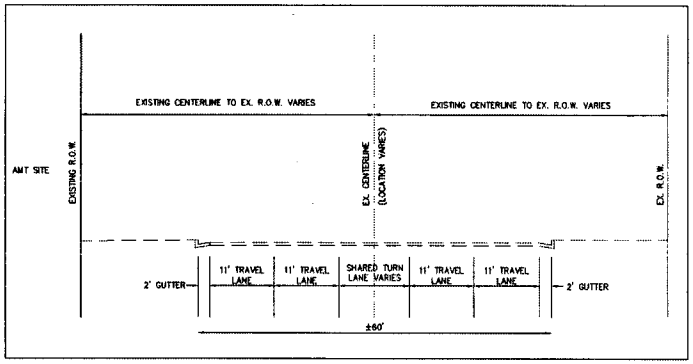
File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File. Q:\data\proj\09039\dwg\planning\zoning\FDP\09039P-0301.dwg Xref:



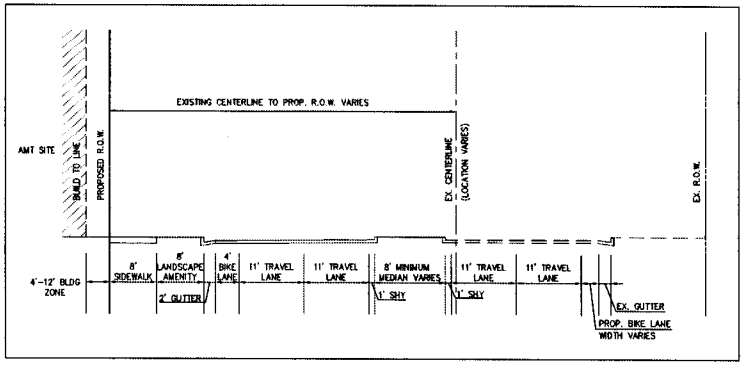
PROPOSED WESTPARK DRIVE - PLAN VIEW SECTION A-A
SCALE: 1"=20'
(AVENUE CLASSIFICATION)
RIGHT OF WAY VARIES
EXISTING SPEED LIMIT = 35 MPH
PROPOSED SPEED LIMIT = 30 MPH
AREA OF R.O.W. DEDICATION = ±4,675 SF

(IN FEET) 1 INCH = 20'

(IN FEET) 1 INCH = 10'



EXISTING WESTPARK DRIVE - CROSS SECTION
SCALE: 1"=10'



PROPOSED WESTPARK DRIVE - CROSS-SECTION A-A
SCALE: 1"=10'

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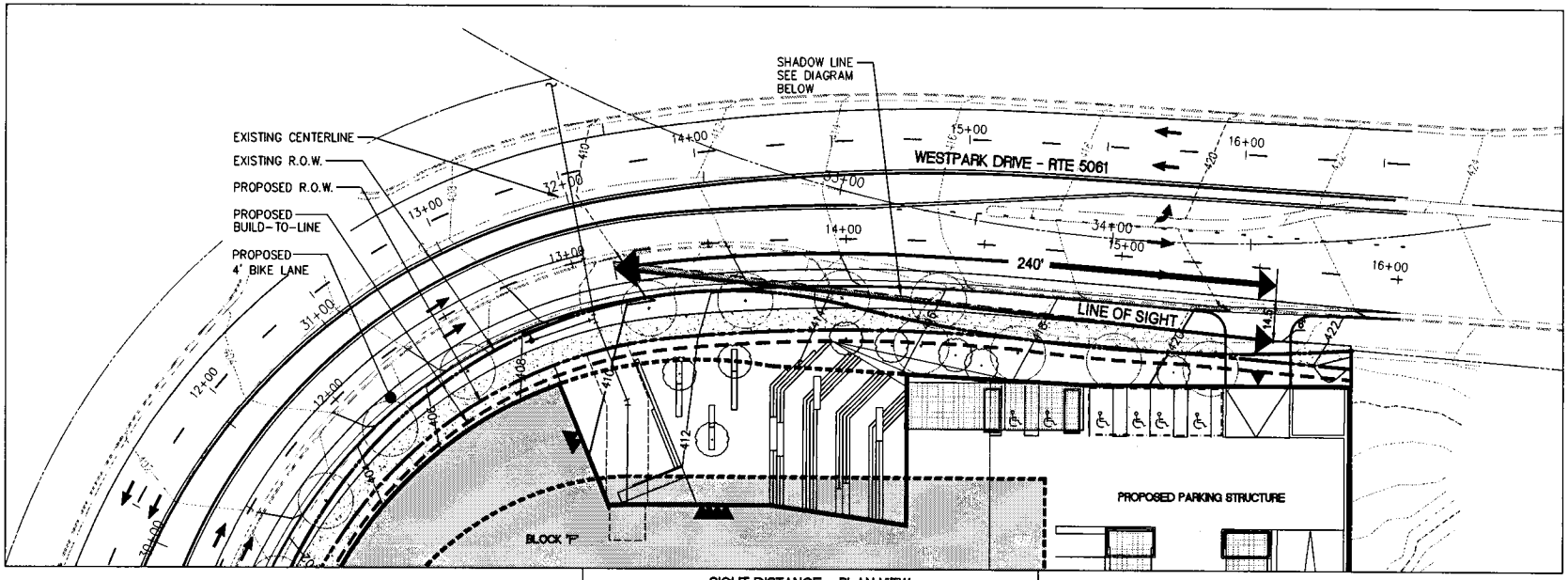
8/29/12

WESTPARK DRIVE CROSS-SECTIONS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/26/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0302
SHEET	P.302

File No. FJ-30 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File. Q:\sdskproj\09039\cwg\planning\zoning\FD\P09039P-0302.dwg Xref.



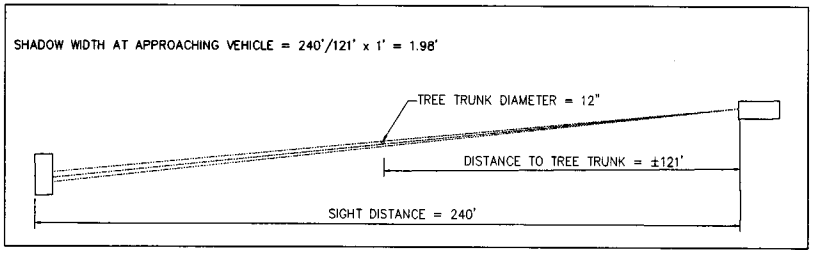
SIGHT DISTANCE - PLAN VIEW

SCALE: 1"=20'

(AVENUE CLASSIFICATION)
RIGHT OF WAY VARIES
EXISTING SPEED LIMIT = 35 MPH
PROPOSED SPEED LIMIT = 30 MPH
AREA OF R.O.W. DEDICATION = ±4,675 SF

NOTE

MINIMUM LINE OF SIGHT REQUIRED, PER THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, FOR A DESIGN SPEED OF 35 MPH IS 240 FEET AS SHOWN ON THIS SHEET.



SHADOW BAND DIAGRAM

SCALE: 1"=20'

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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JEFFREY J. SISCHO
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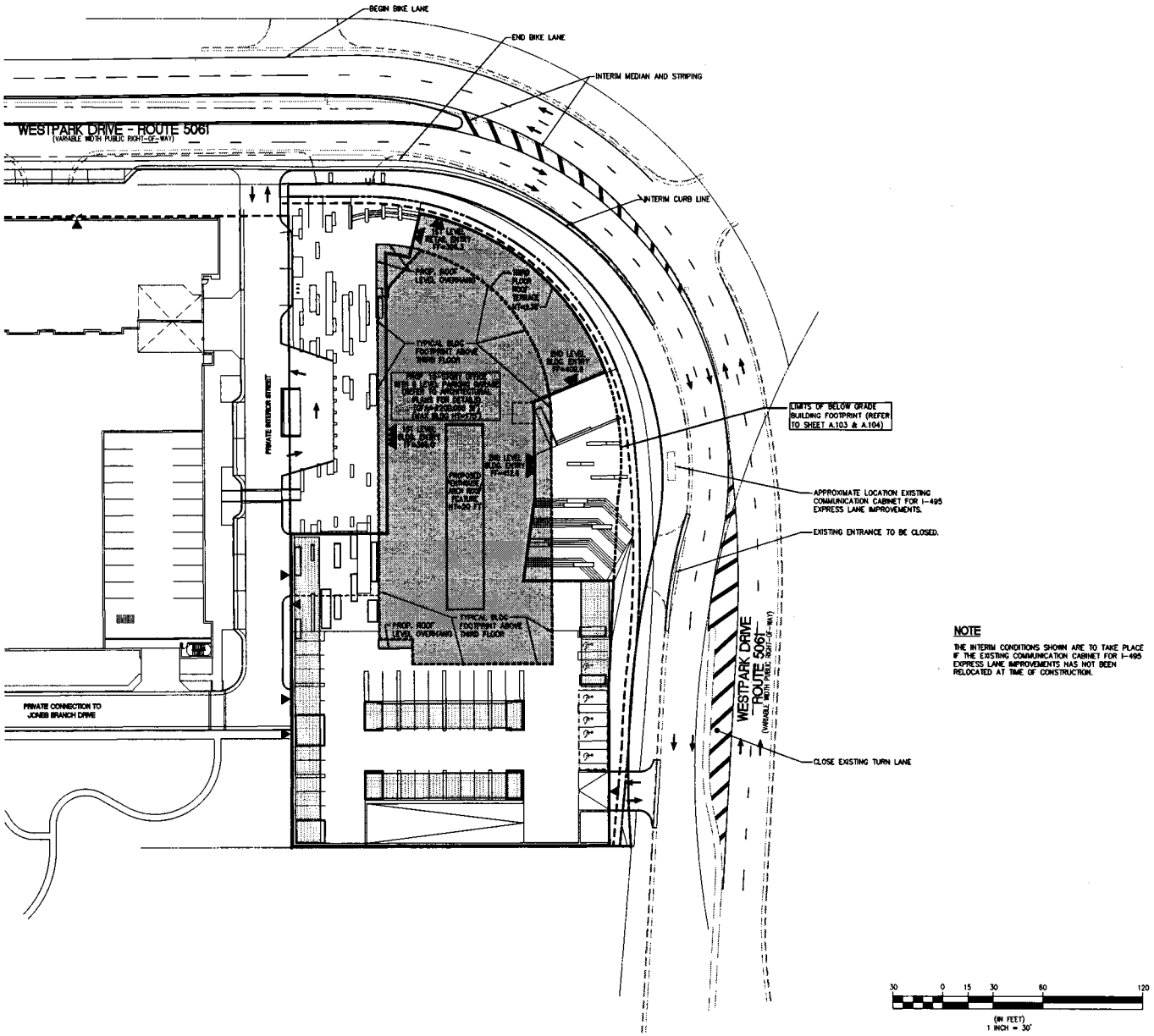
COMMONWEALTH OF VIRGINIA

SIGHT DISTANCE EXHIBIT

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	1"=20'
JOB No.	09039
DATE:	2/24/2012
FILE No.	09039P-0301
SHEET	P.303



NOTE

THE INTERIM CONDITIONS SHOWN ARE TO TAKE PLACE IF THE EXISTING COMMUNICATION CABINET FOR I-495 EXPRESS LANE IMPROVEMENTS HAS NOT BEEN RELOCATED AT TIME OF CONSTRUCTION.

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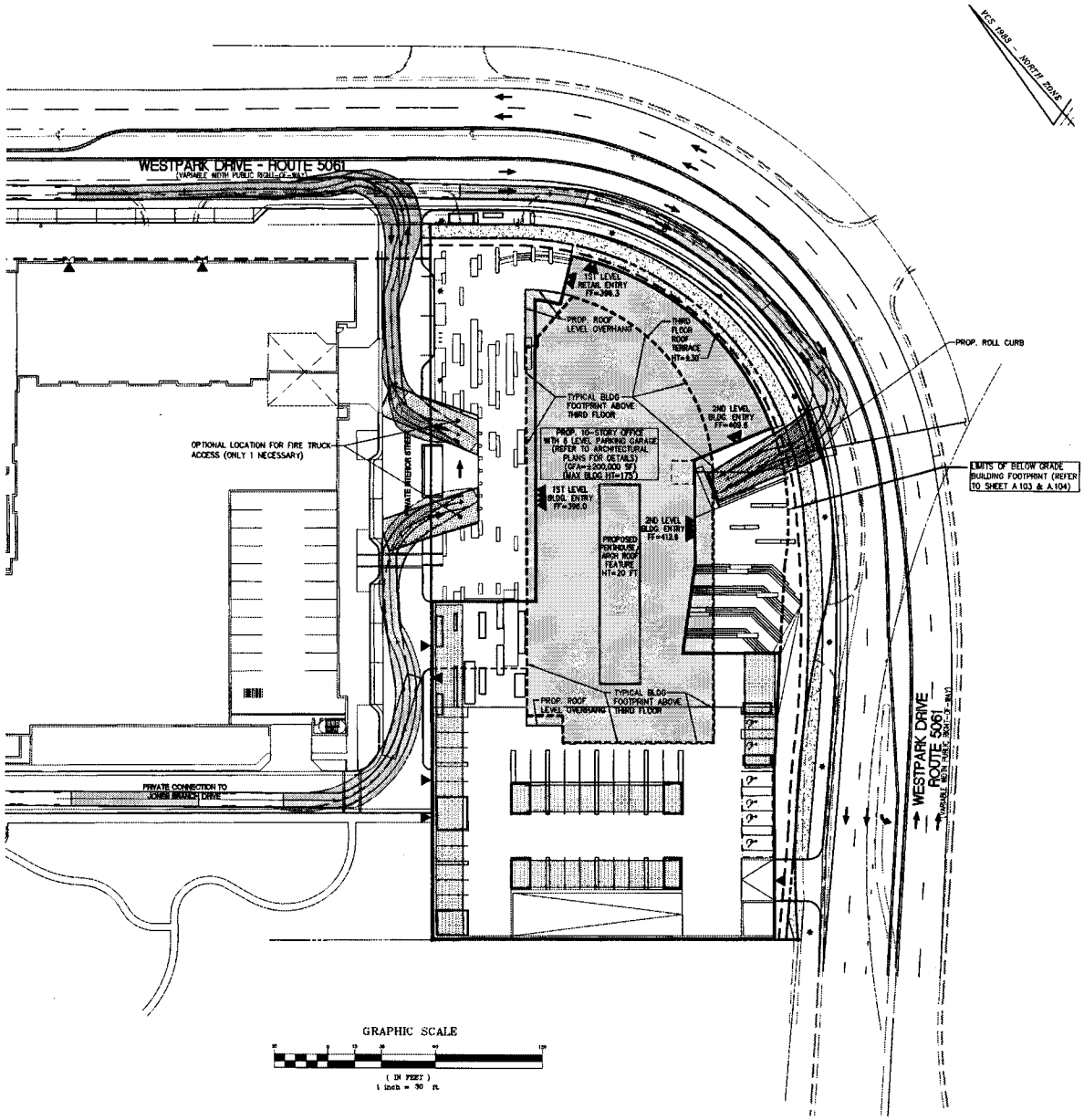
ARTHUR L. STOCKEL
LICENSE NO. 010201
8/29/12

BLOCK F - INTERIM FRONTAGE IMPROVEMENTS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

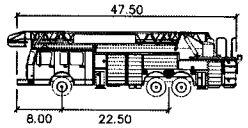
SCALE 1"=30'
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0304
SHEET P.304

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: G:\sadalpro\09039\dwg\planning\zoning\FDP\09039P-0304.dwg Xref:



LEGEND

SHOWN UNDER FIRE TRUCK ZONE FOR GRAPHICAL PURPOSES ONLY AND NOT INTENDED TO BE A SPECIAL DESIGNATED CONCRETE PATTERN



Fairfax Ladder Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

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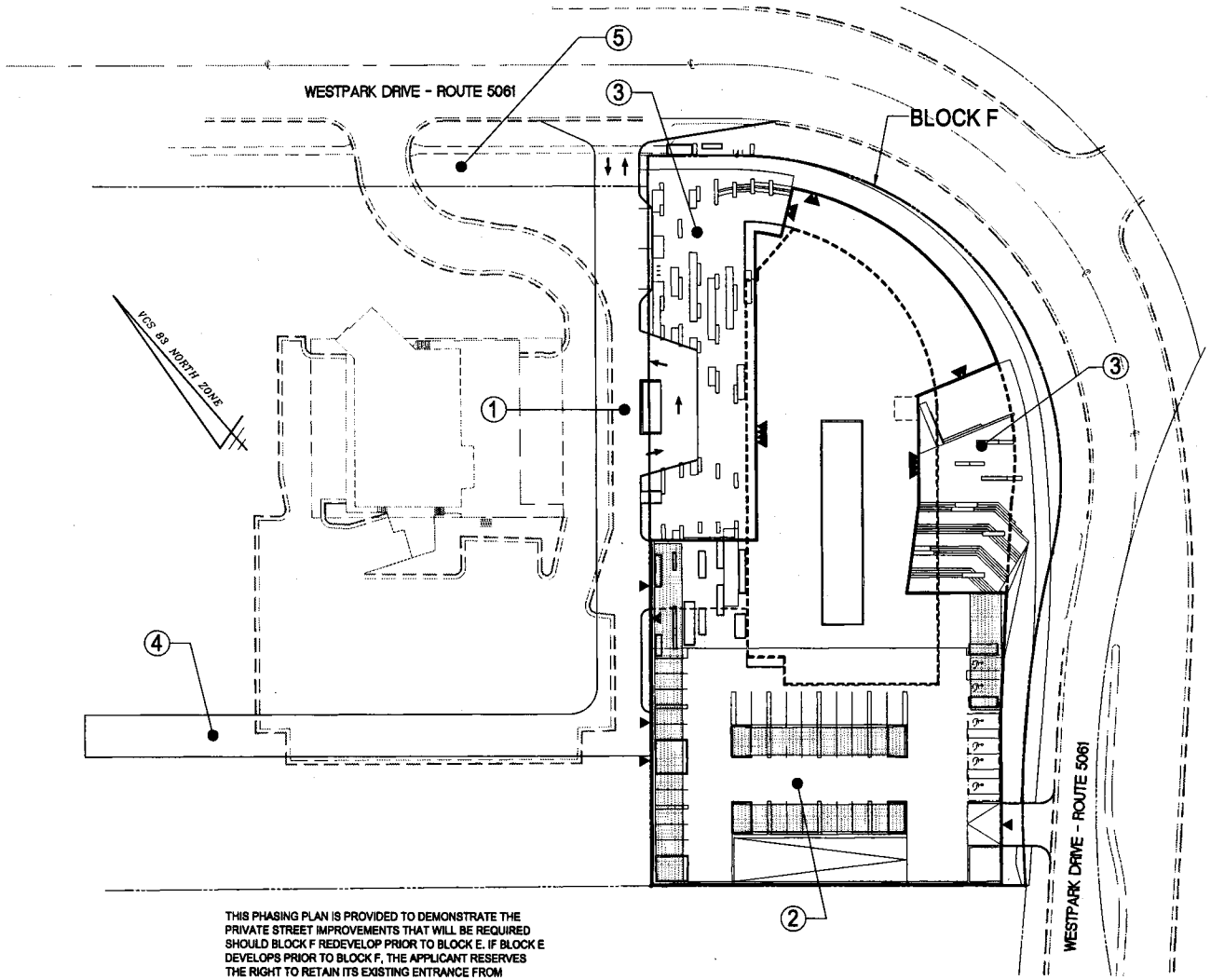
FIRE TRUCK MOVEMENT PLAN
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
9/28/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE AS NOTED
JOB No. 09039
DATE : 2/24/2012
FILE No. 09039P-0305
SHEET P.305

File No. FJ-30 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File. C:\adelpro\09039\cwg\planning\zoning\FDP\09039P-0305.dwg Xref.



THIS PHASING PLAN IS PROVIDED TO DEMONSTRATE THE PRIVATE STREET IMPROVEMENTS THAT WILL BE REQUIRED SHOULD BLOCK F REDEVELOP PRIOR TO BLOCK E. IF BLOCK E DEVELOPS PRIOR TO BLOCK F, THE APPLICANT RESERVES THE RIGHT TO RETAIN ITS EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK F UNTIL IT COMPLETES CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK F, IF VDOT PERMITS THE EXISTING ENTRANCE AND A NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK E TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.

LEGEND

1. CONSTRUCT PRIVATE DRIVE CONNECTION TO WESTPARK DR. (NOT INCLUDING WESTERN STREETSCAPE)
2. CONSTRUCT PARKING GARAGE
3. CONSTRUCT OPENSPACE IMPROVEMENTS
4. CONSTRUCT PRIVATE DRIVE CONNECTION TO FUTURE JONES BRANCH DRIVE EXTENSION
5. REPLACE EXISTING INADEQUATE STORM SEWER IN STREET

NOTES

1. FINAL ROAD, CURB AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN.
2. EXTENT OF FRONTAGE IMPROVEMENTS THAT MAY BE CONSTRUCTED WITH INDIVIDUAL BLOCKS WILL BE DETERMINED WITH FINAL ENGINEERING INCLUDING LANE WIDENING, TRANSITIONS, MARKINGS, STREETSCAPE ETC.

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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PROFESSIONAL ENGINEER
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8/29/12

PHASING PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/26/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1"=30'
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0306
SHEET P.306

OUTFALL NARRATIVE

EXISTING CONDITIONS:

THE SITE IS CURRENTLY DEVELOPED AS AN OFFICE BUILDING WITH SURFACE PARKING. RUNOFF IS COLLECTED BY STORM DRAINS AND DIRECTED INTO THE STORM SEWER IN WESTPARK DRIVE. THE STORM SEWER SYSTEM FIRST HEADS NORTHWEST IN WESTPARK DRIVE AND THEN TURNS NORTHEAST IN JONES BRANCH DRIVE. THIS STORM SEWER CONVEYS THE RUNOFF TO REGIONAL POND "C" LOCATED ADJACENT TO THE SOUTHEAST QUADRANT OF THE RTE. 267/I-495 INTERCHANGE. THIS POND IS PART OF THE SCOTTS RUN WATHER SHED. PLEASE REFER TO THE OUTFALL DRAINAGE MAP THIS SHEET.

PROPOSED CONDITIONS:

THE RUNOFF FROM THE SITE WILL BE CONVEYED TO AN UNDERGROUND INFILTRATION/DETENTION FACIUTY THAT WILL BE LOCATED IN THE NORTHWEST CORNER OF THE PROJECT SITE. THIS PROPOSED FACILITY WILL STORE THE WATER IN A PROPOSED GRAVEL PERCOLATION TRENCH. THE FACILITY IS DESIGNED TO INFILTRATE SOME OF THE STORMWATER RUNOFF TO REDUCE THE VOLUME OF RUNOFF AS REQUIRED BY THE COMPREHENSIVE PLAN. ADDITIONAL STORMWATER RUNOFF WILL BE DETAINED SO THE RUNOFF LEAVING THE SITE FROM 2 AND 10 YEAR EVENTS IS IN COMPLIANCE WITH THE LEED AND STANDARD PFM REQUIREMENTS.

AS DEPICTED, OUR PROJECT SITE WILL DISCHARGE TO EXISTING STORM STRUCTURE #1028 LOCATED IN WESTPARK DRIVE AT THE NORTHEAST CORNER OF OUR SITE. THE TOTAL DRAINAGE AREA TO INLET #1028 EQUALS 5.7 ACRES.

SITE PLAN OUTFALL ANALYSIS REVIEW (PER PFM):

IN ACCORDANCE WITH PFM SECTION 6-0203.2A, THE EXTENT OF OUTFALL REVIEW ENDS 150' DOWNSTREAM OF STRUCTURE #1103 WHICH IS THE LOCATION WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER PIPE THAT HAS A DRAINAGE AREA (14.1 AC) THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA (5.7 AC) AT THE POINT OF CONFLUENCE. AS A RESULT, THE LAST 150' OF OUTFALL ANALYSIS INCLUDES TWO STORM SEWER PIPES: THE PIPE FROM STRUCTURE 1103 TO 1735 AND PART OF THE PIPE FROM STRUCTURE 1735 TO 1738.

THE STORM SEWER PIPES FROM THE SITE TO THE EXTENT OF REVIEW ARE ADEQUATE EXCEPT FOR THE PIPE BETWEEN STRUCTURES 1028 AND 1103. THIS SECTION OF PIPE WILL BE REPLACED WITH AN ADEQUATE PIPE THEREFORE, IT IS OUR OPINION THAT THE OUTFALL WILL BE ADEQUATE ONCE THE ONE INADEQUATE PIPE IS REPLACED.

FDP OUTFALL ANALYSIS REVIEW (PER ZONING ORDNANCE):

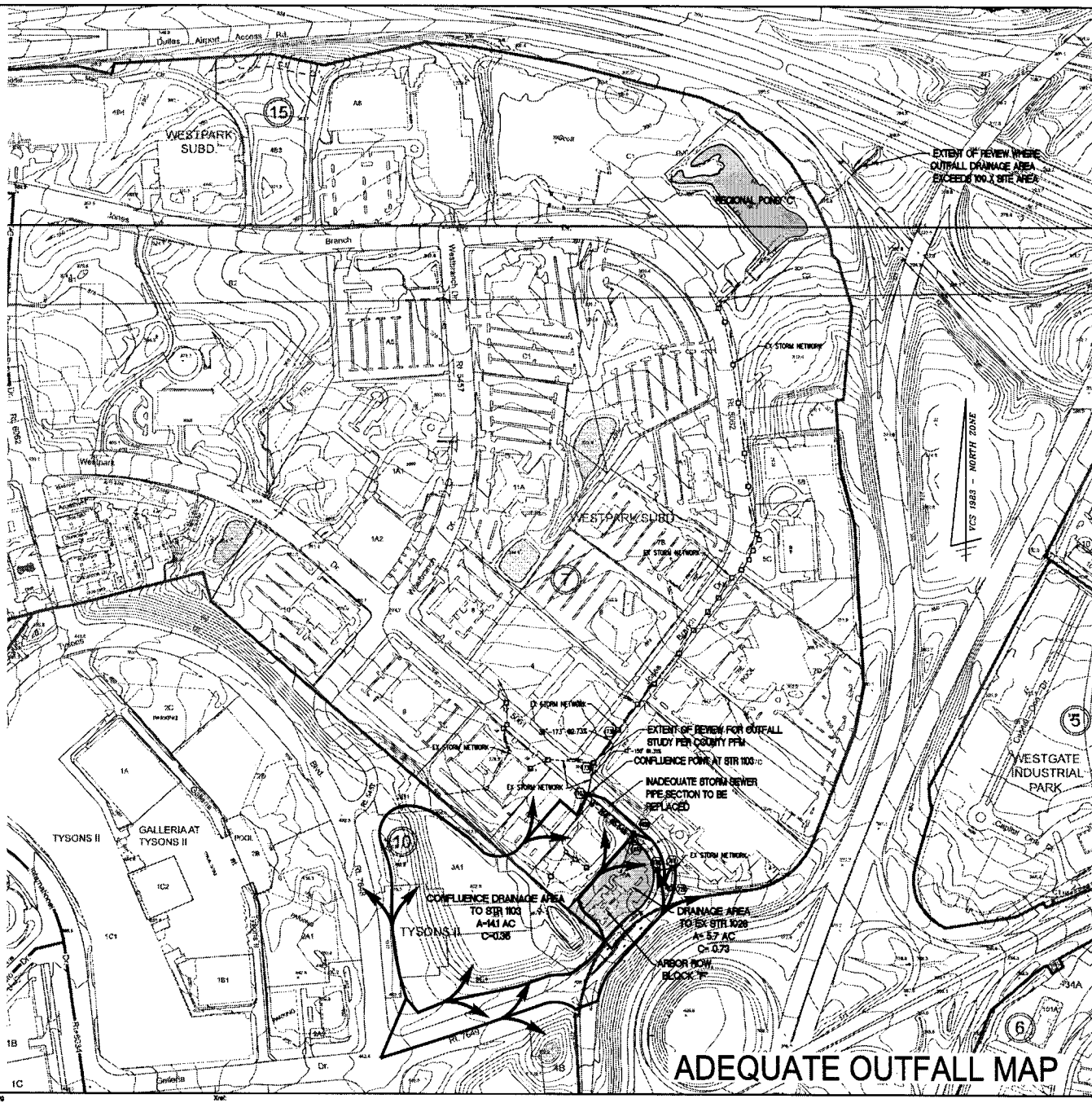
IN ACCORDANCE WITH THE ZO, THE EXTENT OF REVIEW EXTENDS TO A POINT WHERE THE OUTFALL'S DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA OF 1.84 AC. SEE OUTFALL MAP FOR EXTENT OF REVIEW. PLEASE REFER TO THE PROJECT CDP FOR THE OUTFALL ANALYSIS TO THE EXTENT OF REVIEW PER THE ZO, HOWEVER THE SITE PLANS EXTENT OF REVIEW WILL BE DETERMINED IN ACCORDANCE WITH THE PFM.

STORM AS-BUILT DATA

SD 718		
CURB INLET TOP *		404.34
15"RCP OUT	(SD 970)*	400.46
SD 729		
CURB INLET TOP *		407.70
INVERT INACCESSIBLE		
FULL OF DIRT		
SD 970		
CURB INLET TOP *		404.40
15"RCP IN	(SD 729)*	400.00
15"RCP IN	(SD 718)*	399.75
15"RCP OUT	(SD 1028)*	398.65
SD 1033		
TRACK DRAIN TOP *		395.99
15"RCP OUT	(SD 1028)*	393.99
SD 1028		
CURB INLET TOP *		394.98
15"RCP IN	(SD 1033)*	392.28
15"RCP IN	(SD 970)*	391.33
10"RCP IN	(SOUTH)*	391.00
15"RCP OUT	(SD 1103)*	390.18
SD 1103		
CURB INLET TOP *		384.32
15"RCP IN	(SD 1028)*	376.32
48"RCP IN	(S.WEST)*	373.26
42"RCP OUT	(NORTH)*	372.09

200 0 100 200 400 800

(IN FEET)
1 INCH = 200'



ADEQUATE OUTFALL MAP

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PRELIMINARY OUTFALL ANALYSIS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/29/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	1"=200'
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0501
SHEET	P.501

File No. FJ-30 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File. C:\acadproj\09039\dwg\planning\zoning\FDP\09039P-0501.dwg Xref:

NOTES

1. LOCATIONS AND LIMITS OF STORMWATER MANAGEMENT FACILITIES SUBJECT TO CHANGE WITH FINAL DESIGN.
2. STORMWATER BMP'S TO BE PRIVATELY MAINTAINED.
3. PROPOSED VEGETATED SWALES MAY BE REPLACED WITH URBAN BIORETENTION.

LEGEND

LEED BOUNDARY

VEGETATED SWALE

AREA CONTROLLED BY PERCOLATION TRENCH

AREA CONTROLLED BY VEGETATED SWALE

OVERLAND RELIEF NARRATIVE

THE WEST PLAZA WILL DRAIN TO THE PRIVATE INTERIOR STREET AND FROM THERE TO WESTPARK DRIVE. THE EAST PLAZA AND NARROW STRIP BETWEEN THE PARKING GARAGE AND BUILDING AND THE SIDEWALK WILL DRAIN TOWARDS WESTPARK DRIVE. THE BUILDING WILL NOT FLOOD IN A 100-YEAR STORM AND OVERLAND RELIEF IS PROVIDED.

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance paragraphs:

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

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P.502

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
PERCOLATION TRENCH	1.38	0	1.38	5,750	11,550	N/A
Totals						

[X] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet P.502
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[ ] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geotextile, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet L.101.

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet P.504

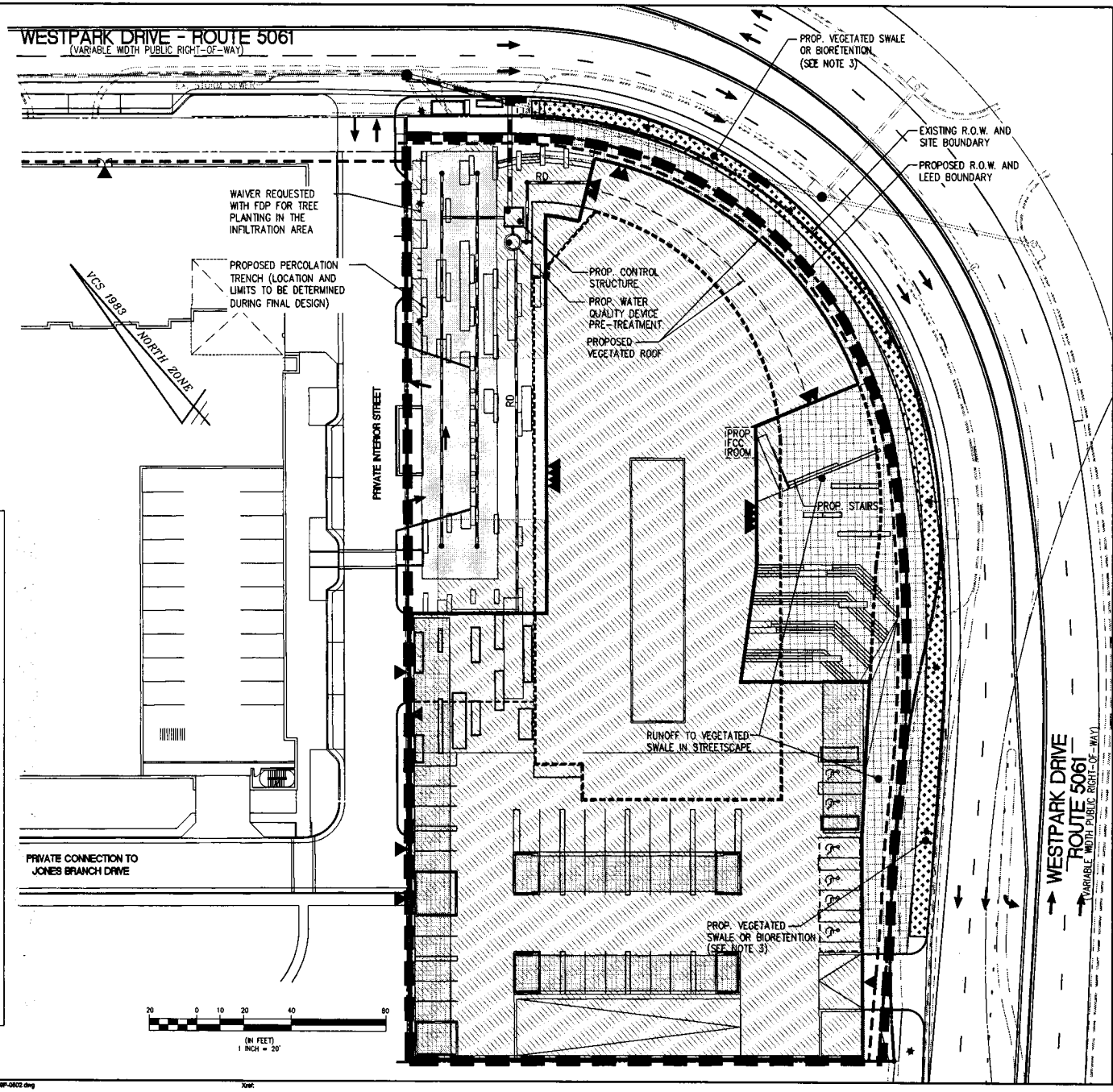
[X] 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet P.501

[X] 9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P.501

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P.102 P.201.

[ ] 11. A submission waiver is requested for N/A

[ ] 12. Stormwater management is not required because



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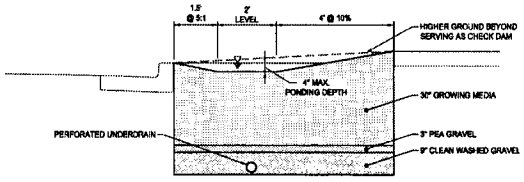
8/29/12
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

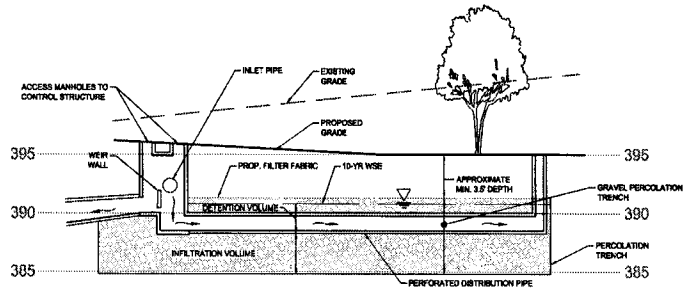
PLAN STATUS	
6/26/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1"=20'
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039F-0502
SHEET P.502

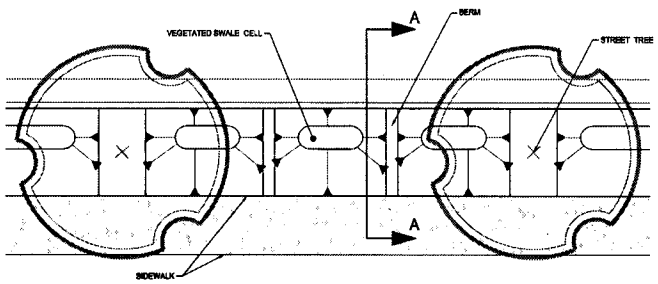
File No. FJ-20 Tax Map No. 28-4 Job No. 09039 Cadd Dwg. File: Q:\acdsproj\09039\dwg\planning\zoning\FDP\09039F-0502.dwg Xref:



VEGETATED SWALE
TYPICAL CROSS SECTION A-A
(NOT TO SCALE)



GRAVEL PERCOLATION TRENCH DETAIL
(NOT TO SCALE)



AMT CONCEPTUAL STREET SCAPE
VEGETATED SWALE DETAIL
(NOT TO SCALE)

NOTE: VEGETATED SWALE DETAILS MAY VARY FROM THE FAIRFAX COUNTY PFM AND/OR DCR SPECIFICATIONS AS APPROVED BY THE COUNTY DPWES DURING SITE PLAN REVIEW IN ORDER TO ACCOMMODATE THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLICATION. VEGETATED SWALES MAY BE REPLACED WITH URBAN BIORETENTION.

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STORMWATER MANAGEMENT DETAILS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE N/A
JOB No. 09039
DATE : 2/24/2012
FILE No. 09039P-0502
SHEET P.503

GENERAL INFORMATION:

THE SUBJECT SITE OF THIS APPLICATION IS THE AMT PROPERTY AND IS LOCATED ON TAX MAP PARCEL 029-4-07-0005A. THIS SITE COMPRISES THE PROPOSED BLOCK "F" AS NOTED IN THE RECENTLY FILED CDP APPLICATION FOR ARBOR ROW.

EXISTING CONDITIONS:

THE STORMWATER QUANTITY AND QUALITY (BMP) REQUIREMENTS FOR THE EXISTING SITE ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE AS SHOWN IN PLAN NO. 6377-PI-01.

PROPOSED CONDITIONS:

ADDITIONAL STORMWATER MANAGEMENT AND BMP MEASURES WILL BE PROVIDED ON SITE TO COMPLY WITH THE PFM REQUIREMENTS AND TYSONS CORNER URBAN CENTER (TCUC) STORMWATER GOALS ASSOCIATED WITH THIS APPLICATION.

GENERALLY, THESE ADDITIONAL MEASURES WILL BE ACHIEVED BY THE USE OF VEGETATED ROOF, VEGETATED SWALES, INFILTRATION, AND DETENTION MEASURES.

SWM REQUIREMENTS AND GOALS:

IN ADDITION TO THE STANDARD STORMWATER REQUIREMENTS IN THE COUNTY'S PUBLIC FACILITIES MANUAL (PFM) FOR BOTH WATER QUANTITY AND WATER QUALITY (BMP), THERE ARE TWO STORMWATER MANAGEMENT GOALS INCLUDED IN THE AREA'S COMPREHENSIVE PLAN. GENERALLY, THESE GOALS ARE THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL AND ACHIEVING THE LEED CREDITS SS 6.1 AND 6.2 WHICH ARE DESCRIBED IN GREATER DETAIL BELOW.

DESIGN INTENT:

THE MEANS OF ACHIEVING THE COUNTY'S STORMWATER PFM REQUIREMENTS AND TYSONS COMPREHENSIVE PLAN GOALS SHOWN IN THIS APPLICATION ARE SUBJECT TO CHANGE WITH THE PROJECT'S SITE PLAN AS APPROVED BY THE COUNTY DPWES. THE DEVELOPMENT PROJECT WILL ACHIEVE THE COUNTY'S STORMWATER REQUIREMENTS AND GOALS TO THE MINIMUM EXTENT DEPICTED IN THIS APPLICATION THROUGH A COMBINATION OF LID MEASURES, HOWEVER, THE COMPUTATIONS AND DETAILS ARE SUBJECT TO CHANGE DUE TO POTENTIAL CHANGES TO THE LIMITS, LOCATIONS AND TYPES OF LID FACILITIES. THIS APPLICATION DEPICTS THE USE OF VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE. THESE VEGETATED SWALES MAY BE ENTIRELY OR PARTLY REPLACED WITH URBAN BIORETENTION IF IT IS DETERMINED TO BE MORE APPROPRIATE DURING THE PREPARATION OF THE PROJECT SITE PLAN. THE TERM VEGETATED SWALES IS USED IN THE COUNTY'S PFM, HOWEVER, THEY ARE ESSENTIALLY THE SAME THING AS DRY SWALES AS SPECIFIED BY THE VIRGINIA DCR. THE SWALES WILL BE CONSTRUCTED USING THE MATERIAL SPECIFICATIONS FROM THE COUNTY PFM AND/OR DCR, HOWEVER, OTHER DESIGN AND CONSTRUCTION DETAILS SUCH AS FREEBOARD MAY VARY FROM THESE STANDARDS AS APPROVED BY THE COUNTY DPWES DUE TO THE CONSTRAINTS IMPOSED BY THE STREETSCAPE APPLICATION WITHOUT THE NEED FOR A WAIVER FROM THE COUNTY. URBAN BIORETENTION, IF USED, WILL COMPLY WITH THE DCR DESIGN AND CONSTRUCTION SPECIFICATIONS.

STANDARD PFM SWM NARRATIVE:

REQUIREMENT:

IN ACCORDANCE WITH THE STANDARD COUNTY REQUIREMENTS, THE POST DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2 AND 10-YEAR STORM EVENTS SHALL NOT EXCEED THE SITE'S PRE-DEVELOPMENT PEAK RELEASE RATES.

COMPLIANCE:

AS PREVIOUSLY MENTIONED, THE STORMWATER QUANTITY CONTROL FOR THE EXISTING SITE IS CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" LOCATED NORTH OF THE SITE AND ADJACENT TO THE SOUTHWEST QUADRANT OF THE RTE. 267/-495 INTERCHANGE.

THE PROPOSED CONDITIONS WILL RESULT IN A NOMINAL INCREASE IN THE PEAK RATE OF RUNOFF AS COMPARED TO THE EXISTING CONDITION AND THEREFORE ADDITIONAL DETENTION WILL BE PROVIDED IN THE INFILTRATION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503.

STANDARD BMP NARRATIVE:

REQUIREMENT:

THE EXISTING DEVELOPMENT'S WATER QUALITY REQUIREMENTS ARE CURRENTLY PROVIDED BY THE EXISTING REGIONAL POND "C" DISCUSSED IN THE GENERAL INFORMATION SUMMARY ABOVE. THIS POND IS DESIGNED TO PROVIDE 40% PHOSPHOROUS REMOVAL FOR ITS DRAINAGE AREA WHICH INCLUDES OUR SITE, PARCEL F. THIS IS DOCUMENTED IN FAIRFAX COUNTY PLAN "STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, &C" (PLAN NO. 6377-PI-01).

COMPLIANCE:

THE REGIONAL POND IS DESIGNED ASSUMING THAT THE POST DEVELOPMENT "C" FACTOR FOR ALL PROPERTIES WITHIN ITS DRAINAGE AREA WOULD BE 0.80 AT ULTIMATE DEVELOPMENT. THE DEVELOPMENT BEING PROPOSED WITH THIS APPLICATION HAS AN APPROXIMATE PROPOSED DEVELOPED "C" FACTOR OF 0.82 (DISREGARDING THE EFFECT OF THE INFILTRATION). THEREFORE, ADDITONAL BMP IS REQUIRED.

BY PROVIDING A PARTIAL GREEN ROOF, VEGETATED SWALES AND AN INFILTRATION FACILITY WITH THE PROPOSED DEVELOPMENT WE WILL BE PROVIDING ADDITIONAL BMP MEASURES BEYOND WHAT IS REQUIRED.

COMPREHENSIVE PLAN NARRATIVE:

A. QUANTITY (VOLUME) REDUCTION GOAL:

THERE ARE TWO RECOMMENDED STORMWATER PARAMETERS IN THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN THAT PERTAIN TO CONTROLLING THE VOLUME OF STORMWATER RUNOFF RELEASED FROM THE SITE AS FOLLOWS:

1. THE COMPREHENSIVE PLAN RECOMMENDS COMPLYING WITH LEED CREDIT SS 6.1 WHICH REQUIRES THAT THE POST DEVELOPMENT VOLUME OF RUNOFF BE AT LEAST 25% LESS THAN THE EXISTING RUNOFF VOLUME FOR A 2-YEAR 24 HOUR STORM.
2. THE COMPREHENSIVE PLAN RECOMMENDS RETAINING ON SITE THE FIRST INCH OF RAINFALL TO THE MAXIMUM EXTENT PRACTICABLE.

COMPLIANCE:

THIS PROJECT PROPOSES TO REDUCE RUNOFF VOLUME THROUGH THE USE OF VEGETATED ROOF ON THE OFFICE BUILDING, VEGETATED SWALES IN THE WESTPARK DRIVE STREETSCAPE AND INFILTRATION AS DESCRIBED BELOW:

1. **VEGETATED (GREEN) ROOF** - . A PORTION OF THE OFFICE BUILDING ROOF IS BEING PROPOSED AS A GREEN ROOF WHICH WILL REDUCE THE OVERALL RUNOFF VOLUME FROM THE SITE.
2. **VEGETATED SWALES** – VEGETATED SWALES (AKA DRY SWALES) ARE PROPOSED FOR THE WESTPARK DRIVE STREETSCAPE AMENITY PANEL AND WILL CONSIST OF A SYSTEM OF SHALLOW SWALES DESIGNED TO TREAT STORMWATER RUNOFF. THE VEGETATED SWALES WILL BE INTERSPERSED WITH STREET TREES. THE VEGETATED SWALES WILL COLLECT WATER FROM MUCH OF THE NARROW STRIP OF LAND THAT LIES BETWEEN THE PROPOSED BUILDING/PARKING GARAGE WALL AND THE STREET AS WELL AS THE RUNOFF FROM THE EAST ENTRANCE PLAZA. ACCORDING TO THE RECENT FAIRFAX COUNTY GUIDANCE FOR DESIGNING STORMWATER FACILITIES TO COMPLY WITH THE TYSONS STORMWATER GOALS, DRY SWALES CAN REDUCE THE VOLUME OF STORMWATER RUNOFF BY UP TO 100%.
3. **RAINWATER HARVESTING** – RAINWATER FROM THE OFFICE BUILDING ROOF WILL BE DIRECTED TO A CISTERN. SOME OF THIS COLLECTED RAINWATER RUNOFF WILL BE USED FOR ON-SITE IRRIGATION. THE UNUSED BALANCE OF THE RAINWATER IN THE CISTERN WILL BE DIRECTED TO THE INFILTRATION FACILITY DISCUSSED BELOW.
4. **INFILTRATION** - MOST OF THE SITE'S RUNOFF WILL BE DIRECTED TOWARDS THE INFILTRATION FACILITY (SEE PLAN ON SHEET P.502). THESE AREAS INCLUDE THE RUNOFF FROM THE ROOFS AND MUCH OF THE WESTERN PLAZA. THE VOLUME OF RUNOFF REDUCTION FOR A 2-YEAR STORM REQUIRED BY LEED AS WELL AS THE RUNOFF FROM A 1" RAIN EVENT FROM THE INFILTRATION AREA'S DRAINAGE AREA WILL BE RETAINED ON SITE AND INFILTRATED THROUGH A PERCOLATION TRENCH.

THE RESULTS ARE SUMMARIZED BELOW.

COMPLIANCE SUMMARY

REQUIRED VOLUME REDUCTION FOR THE 2-YEAR STORM ROUTED TO INFILTRATION TO SATISFY LEED CREDIT 6.1	9,032	CF
NET RUNOFF VOLUME FROM A 1" RAIN EVENT (AFTER RUNOFF REDUCTION) ROUTED TO INFILTRATION TO SATISFY 1" RETENTION	5,364	CF
RUNOFF INFILTRATION VOLUME TO COMPLY WITH COMPREHENSIVE PLAN GOALS	9,032	CF
ESTIMATED RUNOFF INFILTRATION VOLUME (TO BE INFILTRATED WITHIN 3 DAYS PER NOVA BMP HANDBOOK, DESIGN RATE OF 0.527/HR)	9,032	CF

THE INFILTRATION VOLUME PROVIDED IS APPROXIMATELY 9,036 CF WHICH EXCEEDS THE REQUIRED VOLUME TO MEET THE COMPREHENSIVE PLAN GOALS. IT IS NOT PRACTICABLE TO RETAIN SMALL AREAS OF THE SITE PERIPHERY DUE TO REQUIRED SITE GRADING, HOWEVER, THE FULL 1" RAIN EVENT CAN BE RETAINED ON SITE BY OVER RETAINING UP TO 1.4" OF RAIN THAT FALLS ON THE BUILDING ROOF IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1" OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

B. PEAK REDUCTION GOAL:

TO COMPLY WITH THE LEED CREDIT SS 6.1, AS RECOMMENDED BY THE COMPREHENSIVE PLAN, THE POST DEVELOPMENT PEAK RATE OF RUNOFF FROM A 2-YEAR STORM EVENT MUST BE AT LEAST 25% LESS THAN THE EXISTING PEAK RATE.

COMPLIANCE:

FOR THIS PROJECT, THIS GOAL WILL BE ACHIEVED BY DETAINING RUNOFF IN A COMBINED UNDERGROUND PERCOLATION TRENCH AND DETENTION FACILITY BY STORING STORMWATER IN THE GRAVEL PERCOLATION TRENCH (ABOVE THE DESIGN INFILTRATION VOLUME) AND RELEASED THROUGH A CONTROL STRUCTURE. PLEASE REFER TO THE SCHEMATIC DETAIL OF THE COMBINED INFILTRATION/DETENTION FACILITY ON SHEET P-0503 AND ASSOCIATED COMPUTATIONS ON THIS SHEET.

AMT DRAINAGE AREA SUMMARY

	ENTIRE SITE		LEED BOUNDARY	
Pre-Development:				
Area (Acres)	1.84		1.73	
Existing Condition Imperviousness (%)	59		62	
Hydrologic Soil Group *	B		B	
Runoff Curve Number (CN)	83		84	
Post-Development:	Acres	%	Acres	%
Area Of Vegetated Roof (Some of Third Floor Terrace)	0.06	3.3	0.06	3.5
Area of Landscaped Areas	0.10	5.4	0.07	4.0
Remaining Areas	1.68	91.3	1.60	92.5
Total	1.84	100.0	1.73	100.0
CN Factors				
Green Roof (Extensive)	70		70	
Landscaped Areas	61		61	
Remaining Surfaces	98		98	
Weighted Average	95		96	
On-site Drainage Area That Is Treated By Off-site Vegetated Swale **	0.22	12	0	0

* HSG B soil is based on 1990 Fairfax County soil map. The 2011 County soil map lists the soil as number 95 - Urban Land which lacks a specific HSG. Use of the HSG B is conservative for these SWM computations.

** The vegetated swales will consist of a depressed streetscape area located in the Westpark Drive landscape amenity panel modified to treat stormwater runoff. Vegetated swales provide runoff reduction according to the recent County guidance on designing stormwater management for development in the Tysons Corner Urban Center area. The runoff reduction provided by the vegetated swales in the streetscape is accounted for in the runoff volume computations for the site area.

PEAK RUNOFF RATE COMPUTATIONS

	ENTIRE SITE (To comply with PFM)	LEED BOUNDARY (To comply with Comp. Plan)
Pre-Development:		
Site Area (Ac)	1.84	1.73
Avg. Site Runoff CN	83	84
Time of Concentration	6 Min.	6 Min.
Q_2 (cfs)	4.99	4.90
Q_{10} (cfs)	10.20	N/A
Post-Development:		
Avg. Site Runoff CN	95	96
Time of Concentration	6 Min.	6 Min.
Site Area (Ac)	1.84	1.73
Q_2 (cfs) Before Infiltration and detention	7.54	7.24
Q_2 (cfs) Allowable	4.99	3.68
Q_{10} (cfs) Before Infiltration and detention	12.71	N/A
Q_{10} (cfs) Allowable	10.20	N/A

The peak flow Q values computed using Hydraflow software and the NRCS TR-55 method and a 24-Hr Storm

An underground detention facility combined with the percolation trench will be used to reduce post-development runoff below the allowable runoff peak rates.

LEED STORMWATER QUANTITY CREDIT COMPUTATIONS

Note: See SWM Limits map for 1.73 Ac. LEED boundary.

Using Graphical Peak Discharge Method
NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS APPROVED BY FAIRFAX COUNTY.

Project: AMT   WHP   2/2/2012

Existing Conditions

Data:
- Drainage Area: 1.73 Acres
- Runoff Curve Number: 84
- S=1000/CN - 10 = 1.90
- Time of Concentration: 0.1 Hours
- Rainfall Type: II
- Pond and Swamp Area: None

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	1.27	1.68	3.45

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 1.73 AC X 1.27 IN X 1FT/12IN X 43560 = 7,996 CF
2 YR STORM: 1.73 AC X 1.68 IN X 1FT/12IN X 43560 = 10,565 CF

Project: AMT   WHP   2/2/2012

Proposed Conditions

Data:
- Drainage Area: 1.73 Acres
- Runoff Curve Number: 96
- S=1000/CN - 10 = 0.47
- Time of Concentration: 0.1 Hours
- Rainfall Type: II
- Pond and Swamp Area: None

Storm Number	1	2	3
Frequency (Yrs)	1	2	10
24-Hr Rainfall (in.)	2.7	3.2	5.2
Runoff (in.)	2.21	2.70	4.68

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 1.73 AC X 2.21 IN X 1FT/12IN X 43560 = 13,878 CF
2 YR STORM: 1.73 AC X 2.70 IN X 1FT/12IN X 43560 = 16,955 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, FOR SITES THAT HAVE GREATER THAN 50% IMPERVIOUS COVER IN THE EXISTING CONDITION, THE POST-DEVELOPED STORMWATER RUNOFF VOLUME FOR THE 2 YEAR STORM CANNOT EXCEED THE EXISTING CONDITIONS VOLUME LESS 25%.

2-YEAR STORM REQUIRED VOLUME REDUCTION:
16,955 CF LESS 75% OF 10,565 CF = 9,032 CF

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THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: N/A
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0502
SHEET P.504

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Arbor Row - Block F

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.10	0.00	0.00	0.10
Impervious Cover	0.00	1.74	0.00	0.00	1.74
				D.A. Total (acres)	1.84

Rv (turf) 0.20
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 6,073

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Drawdown (gallons)	Estimate RWH RR % Credit: Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Bldg but not garage	0.65	1.40	3,138	Runoff Reduction % Credit from Continuous-Simulation Model	3%		0	3,138			94	3,162	Infiltration Practice
Apply Runoff Reduction Practices	**Description of Area**	**Impervious Cover in Contributing D.A. (ac)**	**Managed Turf in Contributing D.A. (ac)**	**Max Volume Received by Practice (ft³)**	**Description of Credit**		**% Credit**	**Volume Received from Upstream Practices (ft³)**	**Total Volume Received by Practice (ft³)**	**Surface Area of Practice (ft²)**	**Storage Vol Provided by Practice (ft³)**	**Runoff Reduction Vol (ft³)**	**Remaining Volume (ft³)**	**Downstream Practice**
Infiltration Practice		0.63	0.04	2,202	Subtract 100% of provided storage vol.		100%	3,162	5,364	N/A	9,032	5,364	0	
Vegetated Roof		0.06	N/A	207	Subtract 100% of provided storage vol.		100%	N/A	207	N/A	207	207	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.		100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.		N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.		100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 80% of provided storage vol.		80%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.06 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.		100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.		100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.		50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.		100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec		0.21		724	Subtract 100% of provided storage vol.		100%	0	724	N/A	724	724	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.		40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.		20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.		10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.		30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.		10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.09 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.		N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.			0	0	N/A		0	0	
Totals:		1.85	0.04											

Total Drainage Area Treated (acres): 1.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,389

See Site Data and Summary Tab for Site Results

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Arbor Row - Block F

Description: AMT redevelopment

Post-Development Land Cover

data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.10			0.10
Impervious Cover (acres)		1.74			1.74
				Total	1.84

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

** See the instructions tab for a definition of each land cover type.*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.10
Weighted Rv (turf)	0.20
% Managed Turf	5%
Impervious Cover (acres)	1.74
Rv (impervious)	0.95
% Impervious	95%
Total Site Area (acres)	**1.84**
Site Rv	**0.91**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	6,679
Volume Not Converted to Runoff (cf)	606
1-inch Runoff Volume for entire site (cf)	**6,073**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	6,073
Runoff Reduction Volume Achieved (cf)	6,389
Total Runoff Volume Retained (cf)	6,995
Total Area of Site Captured in a BMP (acres)	1.59

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 86%

Rainfall Depth Retained Onsite (inch) 1.00

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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No. 031215
8/29/12
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT CHECKLIST

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/28/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	N/A
JOB No.	09039
DATE:	2/24/2012
FILE No.	09039P-0502
SHEET	P.505

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: Q:\actdproj\09039\dwg\planning\zoning\FDP\09039P-0502.dwg Xref:

[DRAFT] **Tysons Corner Comprehensive Plan Stormwater Conformance Checklist**

Project: ARBOR ROW – BLOCK F
Submitted by: WALTER L. PHILLIPS, INC. Date: 05/25/12
Reviewed by: ______ Date: ______

An amendment to the Comprehensive Plan for Fairfax County envisions a new Tysons Corner Urban Center. The Board of Supervisors adopted the new Plan for Tysons Corner on June 22, 2010. Included within the Environmental Stewardship section of the Area wide Recommendations is stormwater management guidance intended to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach to stormwater management. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events. (The adopted Comprehensive Plan Amendment can be downloaded at this link: http://www.fairfaxcounty.gov/tysons/comprehensiveplan/)

This checklist provides a tool for county staff, submitting engineers, and development teams to assist in the preparation and review of stormwater plans in Tysons Corner. Using this checklist at the conceptual and final design phases is encouraged to ensure that the adopted stormwater management goals are integrated into each plan's stormwater management strategies early in the design process and implemented at final design.

☑ ☐ A **stormwater management narrative*** is provided and explains how the proposed stormwater management strategy will comply with the goals of the Tysons Corner Comprehensive Plan Amendment, Environmental Stewardship Guidelines for Stormwater including, as a minimum, the following stormwater goals: P.504

YES NO
☑ ☐ The narrative describes how infiltration BMPs and/or rainwater harvesting will be used and if not used, demonstrates why they are not practicable. This is in support of the goal that states: *"Stormwater management and water quality controls for redevelopment should be designed to* ***return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable****. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons."* P.504

☑ ☐ The narrative describes how the first 1 inch of rainfall will be retained onsite and if not fully achievable, demonstrates why it is not practicable. This supports the goal that states: *"****At a minimum, the first inch of rainfall should be retained on-site*** *through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall."* P.504

*FOOTNOTE: Strategies described in the narrative are to be shown, in appropriate detail, on the CDP, FDP, and site plans.

☑ ☐ The narrative describes how runoff reduction practices will be used, or if not, then demonstrated to not be practicable as a strategy toward meeting the stormwater goal: *"Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will,* ***first and foremost, optimize reduction of stormwater runoff volume*** *and control of peak flows for the remaining stormwater that cannot be completely captured on-site."* P.504

☑ ☐ The narrative describes how the project will meet **eligibility for LEED Stormwater** Credit in support of the goal: *"At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal."* P.504

☐ ☑ If stormwater goals are not fully achievable onsite, the narrative describes how **offsite or shared stormwater alternatives** will be used to meet all, or a part of the stormwater goals. This supports the goal that states. *"Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged."* —

☑ ☐ ☐ The narrative describes how **low impact development (LID) techniques are incorporated into the street design** in order to satisfy the goal: *"LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable."* P.504

☐ ☐ ☑ The narrative describes **opportunities for stream restoration** in accordance with the goal: *"Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged. The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects."* —

☑ ☐ The target stormwater treatment volume is calculated as 1 inch of rainfall over the entirety of the property that is subject to the zoning application, including areas planned for dedication as public rights-of-way P.505

☐ ☑ Will the design include new and innovative stormwater practices? If yes, describe: P.502

☑ ☐ Will the design provide safe and adequate access to the inlet structure, outlet structure and around the perimeter of the stormwater BMP facilities as needed for inspection, maintenance, and repair? P.502

☑ ☐ Will the plan include a commitment for private maintenance of stormwater BMPs? P.502

☑ ☐ Will the proposed design create a safe environment for the public? P.503

☐ ☑ Is the project to be designed and constructed in phases? If yes, does the narrative and plan address how phasing will impact stormwater management and how stormwater goals will be met in the interim and ultimate build-out conditions? —

☑ ☐ Is a PFM modification or waiver request anticipated? If yes, describe. P.502
REDUCE PERCOLATION TRENCH SET BACK FROM BUILDING

☐ ☐ ☑ If used, will stormwater vaults be located where they do not adversely impact the landscape amenity panel and sidewalk zone? —

☐ ☐ ☑ If used, will stormwater vaults be located where they can be readily accessed by equipment (e.g. vacuum truck) and maintenance personnel? —

☑ ☐ Are one or more **infiltration BMPs** being proposed (i.e. infiltration practice, bioretention with infiltration, permeable pavement with infiltration, etc.)? P.502

☑ ☐ If yes, has a soil analysis been completed or sufficient documentation provided to demonstrate that site conditions are suitable for infiltration? Prior to final design the PFM requires a soils analysis be prepared and infiltration tests conducted by a licensed professional engineer with experience in geotechnical engineering and soil evaluation, a certified professional soil scientist, or a certified professional geologist. A minimum field measured infiltration rate of 0.52 inches per hour is required for infiltration. The design infiltration rate shall be half of the field measured rate (PFM 6-1304.4I and PFM 6-1307.4O). P.504
> Pervious pavement systems with infiltration may not be constructed on fill material (PFM 6-1304.2C).
> Bottom of facility shall be > 4 ft. above groundwater table and bedrock (PFM 6-1304.4O).
> Soils with CBR (>96 hrs. soaked) < 5 or highly expansive are not suitable for infiltration (PFM 6-1304.4D).
> Bioretention facilities that utilize infiltration may not be constructed on fill material (PFM 6-1307.2C).
> Infiltration shall not be used where there is evidence of soil contamination.

☐ ☑ Will all of the runoff from the site's first inch of rainfall be captured by infiltration BMPs? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. If no, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal —

☐ ☑ Does the plan propose **rainwater harvesting** that captures some, or all of the roof runoff? Using rainwater harvesting as a stormwater strategy requires reliable, year-round demand that will draw down the storage cistern to make capacity available for the next storm. Which of the following reuses are proposed? —

☐ Water closet flushing (permanent year-round)
☐ Cooling tower makeup water (seasonal)
☐ Laundry (permanent year-round)
☐ Irrigation (seasonal)
☐ Equipment washing (year-round)
☐ Exterior washing (seasonal)
☐ Landscape water feature (seasonal)
☐ Other ______

☐ ☑ For final design of the rainwater harvesting (RWH) system, sufficient documentation will be provided to support demand assumptions and cistern sizing including the following: —

☐ A continuous simulation model features the storage system (Virginia DCR spreadsheet or equal) using local historic daily rainfall data for the inflow and demand assumptions for the drawdown accounting seasonal and other demand variations. —

☐ The RWH system design will include a first flush (first 0.05 inches of rainwater) bypass to protect water quality, an overflow and/or bypass system for larger storms, and additional storage capacity as a factor of safety. —

☐ In times of reduced demand or overflow, the RWH system will discharge to a BMP or adequate channel. —

☐ If the RWH system will be oversized to provide stormwater detention (in addition to reuse), then adequate volume for the design storms will be provided with supporting calculations including routing of the 2 and 10-yr storm, outfall to an adequate channel, and provisions for overland relief. —

☑ ☐ Instead of reuse will the design reflect roof runoff and discharge it directly to a BMP (i.e. infiltration, bioretention, stormwater planter, landscape feature, simple rooftop disconnection, etc.)? P.502

☐ ☑ Does the RWH system alone, or in combination with infiltration practices, manage the volume of runoff from the first 1 inch of rainfall over the entire site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. If no, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal. —

☑ ☐ Will **Runoff Reduction BMPs** with underdrains and a subsurface stone storage layer be used to capture and treat some, or all, of the runoff from the first 1 inch of rainfall for the entire site? P.503

☐ ☑ Will the design of runoff reduction practices conform to the PFM and/or Virginia DCR Stormwater Design Specifications found at the Virginia BMP Clearinghouse Website? P.503

☐ ☑ Does the total volume treated by infiltration, RWH system, and runoff reduction BMPs - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. If no, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal —

☐ ☑ If the stormwater goals are not fully achievable using the stormwater practices listed above, then innovative BMPs that have been approved for use in other jurisdictions may be used to meet the stormwater goals. Are any other **new and innovative BMP practices** proposed that will reduce runoff volume and/or control peak flows for the first 1" of rainfall? —

☐ ☐ If yes, have the proposed new and innovative practices been accepted for use in another jurisdiction? If so, what is the name of the jurisdiction(s) where the practice has been ______ —

☐ ☑ Will the plan and calculations include a runoff reduction and/or total phosphorus removal rate that has been assigned by another jurisdiction? (Fairfax County will verify runoff reduction rates, efficiencies, and/or removal rates with the named jurisdiction) —

☐ ☐ Will the innovative practice(s) proposed be appropriate for use in Fairfax County considering local soils, climatic patterns, availability of materials, cost of maintenance, and other factors? —

☐ ☐ Will the plans and documentation include recommended maintenance procedures and frequency of inspection for the innovative practice(s)? —

☐ ☑ Does the total volume treated by infiltration, RWH, runoff reduction BMPs, and Tier 2 practices - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. If no, continue to the next checklist item. Additional BMPs are needed to help meet the Comprehensive Plan goal. —

☐ ☑ Will the plan propose any other **new and innovative practices** that are not within the PFM, previously approved for use by Fairfax County, Virginia BMP Clearinghouse, or approved for use in another jurisdiction? (If yes, then adequate documentation should be included for the county to evaluate the innovative practice). —

☐ ☐ If yes, will the innovative practice(s) proposed be appropriate for use in Fairfax County considering local soils, climatic patterns, availability of materials, cost of maintenance, and other factors? —

☐ ☐ Will the plans and documentation include recommended maintenance procedures and frequency of inspection for the innovative practice(s)? —

☐ ☑ Does the total volume treated by infiltration, RWH, runoff reduction BMPs, and Tier 2 and 3 practices - either alone or in combination - meet or exceed the volume of runoff from the first 1 inch of rainfall over the entire site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. If no, continue to the next checklist item. Additional BMP's are needed to help meet the Comprehensive Plan goal. —

☐ ☑ Will **shared, or offsite stormwater management facilities** be used to manage some, or all, of the runoff from the first 1 inch of rainfall for the entire site? If so, where will the offsite facilities be located? ______

If yes, proposed offsite / shared practices include:
☐ Infiltration ☐ Runoff reduction practices
☐ Rainwater harvesting ☐ Other ______ —

☐ ☑ Will the proposed design manage the first 1 inch of rainfall in a way that infiltrates, reuses, or evaporates rainfall before it leaves the site? If yes, the plan meets the Comprehensive Plan goal to retain the first 1 inch onsite. —

☑ ☐ Will the proposed design optimize runoff reduction by employing runoff reduction stormwater practices (i.e. rainwater harvesting, infiltration, bioretention, permeable pavement, green roof, etc.) to the extent possible? P.502

☑ ☐ ☐ If the "1-inch" goal cannot be fully achieved, has it been demonstrated that all available measures were considered for implementation 'to the extent possible' to achieve total or at least partial retention of the first inch of rainfall? P.504

☑ ☐ ☐ If retaining the runoff from the first 1 inch of rainfall is not fully achieved, does the proposed design control peak flow for that which cannot be retained onsite? —

☐ ☐ ☑ Has runoff from streets been addressed, either through innovative BMPs and low impact development techniques that would be integrated into the street design or through other measures? —

☐ ☐ ☑ If street runoff has not been addressed, does the stormwater narrative justify why this is not feasible, allowed, and/or practicable? —

☐ ☐ ☑ If applicable, is restoration and/or stabilization of degraded streams proposed using restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches (including off-site efforts to restore and/or stabilize streams in Tysons Corner)? —

☑ ☐ Does the narrative address how the proposed stormwater management strategy will comply with requirements of the Public Facilities Manual (PFM)? This should include, as a minimum: —
☑ The adequate channel requirements of PFM 6-0200 P.501
☑ The stormwater detention requirements of PFM 6-0300 P.504
☑ The water quality requirements of PFM 6-0400 P.504
☑ The overland relief requirements of PFM 6-1500 P.502

REMARKS: ______

† Designers are encouraged to use the "Tysons Corner Stormwater Conformance Spreadsheet" to evaluate how the chosen BMP practices help meet the goal of retaining the first 1 inch of rainfall onsite. The Excel spreadsheet with instructions can be downloaded from the Fairfax County website at this link: http://www.fairfaxcounty.gov/tysons/

updated: 03/13/2012 [DRAFT]

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JEFFREY J. STACHEL
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STORMWATER MANAGEMENT CHECKLIST
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/26/2012	COUNTY COMMENTS
7/25/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: N/A
JOB No. 09039
DATE: 2/24/2012
FILE No. 09039P-0502
SHEET P.506

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: O:\edatprof\09039\dwg\planning\zoning\FDP\09039P-0502.dwg Xref:

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July 30, 2012

Ms. [illegible]
The Association for Manufacturing Technology
7901 Westpark Drive
McLean, Virginia 22102-4206

Subject: Revised In-Situ Infiltration Report, The Association for Manufacturing Technology, 7901 Westpark Drive, McLean, Fairfax County, Virginia (Our 12000)

[illegible]

Sincerely,
GEOCONCEPTS ENGINEERING, INC.

Paul E. Burkart, PE
Principal

Table of Contents

1.0 Scope of Services
2.0 Site Description and Proposed Construction
3.0 Subsurface Conditions
3.1 Geology
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3.3 Groundwater
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4.1 Infiltration Analysis
4.1.1 Measured Infiltration Test Results
4.1.2 Classification Test Results
4.1.3 Recommended Design Infiltration Rate
5.0 General Limitations

Figure 1: Site Vicinity Map

APPENDIX A: Subsurface Investigation
APPENDIX B: Soil Laboratory Test Results

1.0 Scope of Services

[illegible]

2.0 Site Description and Proposed Construction

[illegible]

3.0 Subsurface Conditions

[illegible]

3.1 Geology

[illegible]

3.2 Stratification

[illegible]

3.3 Groundwater

[illegible]

4.0 Engineering Analysis

[illegible]

4.1 Infiltration Analysis

[illegible]

4.1.1 Measured Infiltration Test Results

[illegible]

Test Boring No.	Approximate Test Depth (feet)	Measured Field Infiltration Rate (inches/hour)
B-15A	12.0	17.9*
B-15B	13.8	0.3
B-16A	15.6	9.6
B-16B	15.0	8.0*
B-17A	20.0	8.0*
B-17B	26.0	0.7

[illegible]

4.1.2 Classification Test Results

[illegible]

Test Boring No.	Approximate Test Depth (feet)	USDA Soil Texture Classification	Estimated Infiltration Rate (inches/hour)
B-15	13.0-15.0	[illegible]	1.02
B-16	13.0-17.0	[illegible]	1.02
B-17	16.0-19.0	Sand	0.52

4.1.3 Recommended Design Infiltration Rate

[illegible]

5.0 General Limitations

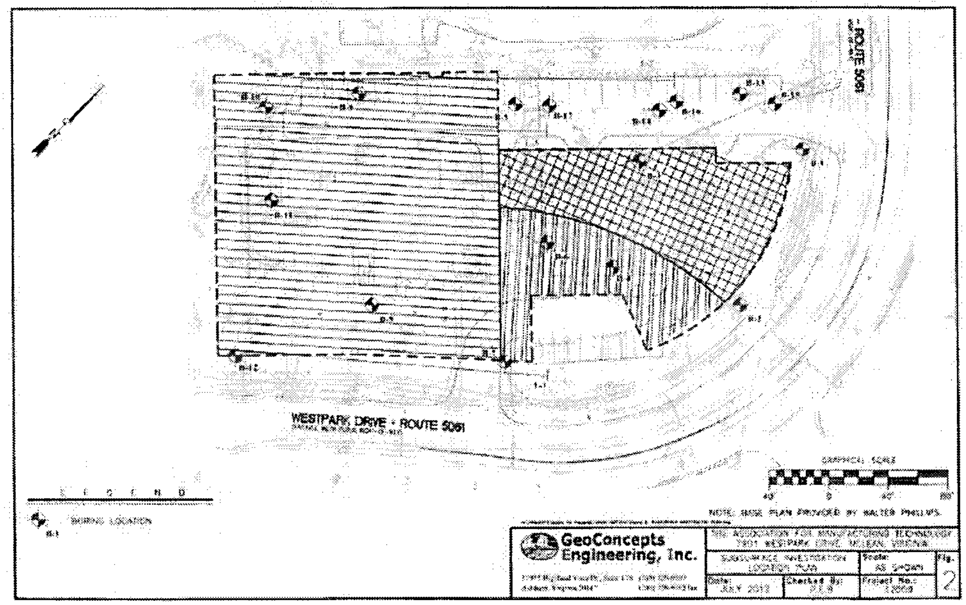
[illegible]

Sincerely,
GEOCONCEPTS ENGINEERING, INC.

Paul Barnes, PE
Senior Engineer

Paul E. Burkart, PE
Principal

PAUL E. BURKART
Lic. No. 021556



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INFILTRATION LETTER

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

JEFFREY J. STUCHEL
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8/29/12

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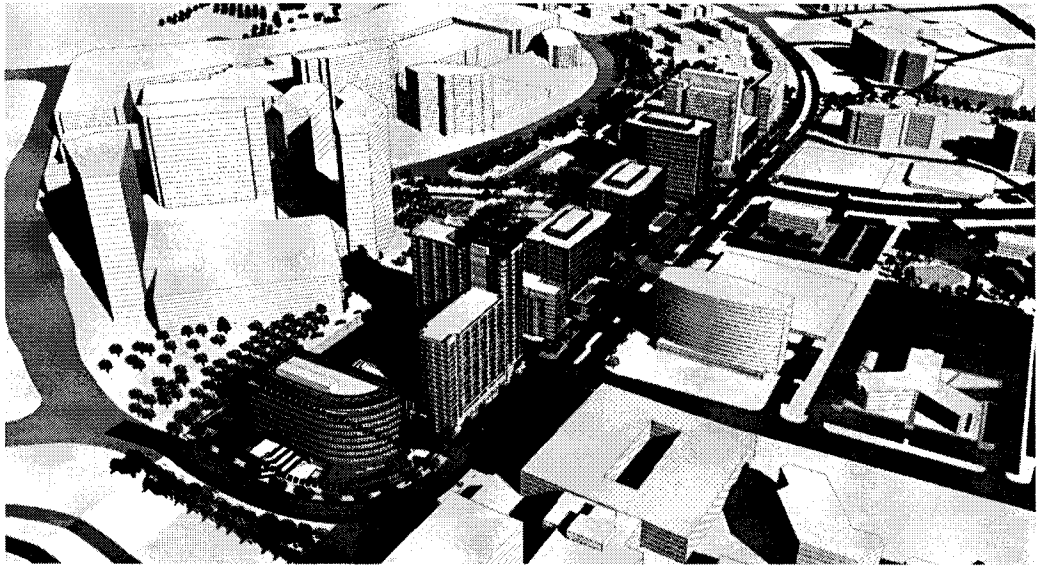
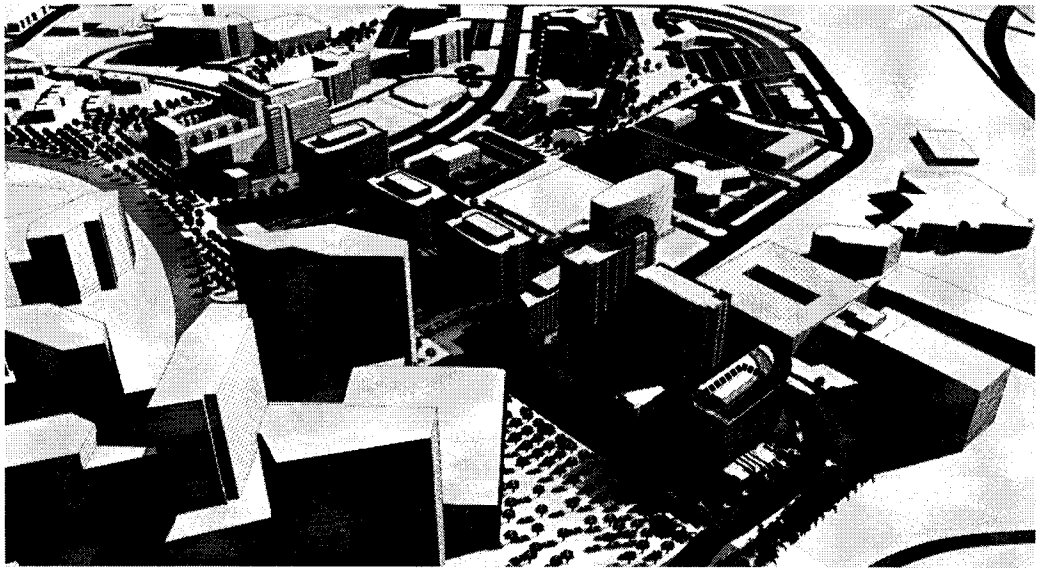
SHEET: P.507

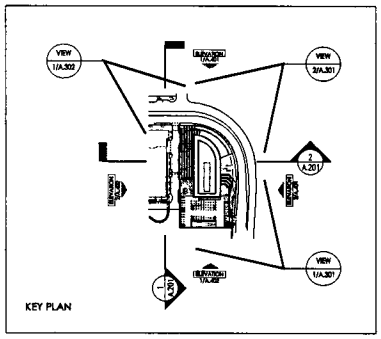
File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File. Q:\ada\proj\09039\cwg\planning\zoning\FDP\09039P-0502.dwg Xref:



2 A.010 AERIAL VIEW FROM CAPITAL BELTWAY



1 A.010 AERIAL VIEW FROM TYSONS BLVD.



LEGEND

BLOCK F BOUNDARY L INE

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. THE FINAL PERSPECTIVES AND MATERIALS WILL VARY TO MEET BUILDING CODE AND SUSTAINABILITY REQUIREMENTS.

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ILLUSTRATIVE CONTEXTUAL AERIAL VIEWS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
9/29/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
6/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

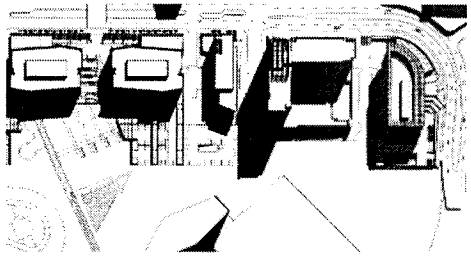
SCALE AS NOTED

JOB No. 09039

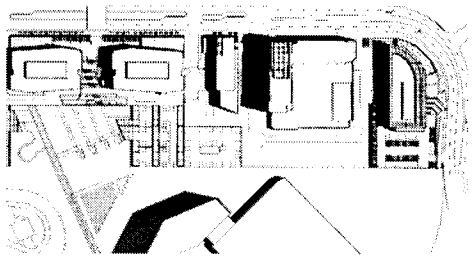
DATE : 2/24/2012

FILE No.

SHEET A.010



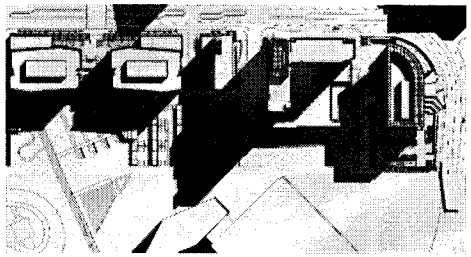
JUNE 21 9:00 AM



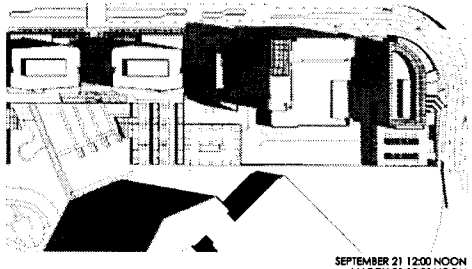
JUNE 21 12:00 NOON

JUNE 21 3:00 PM

SUMMER



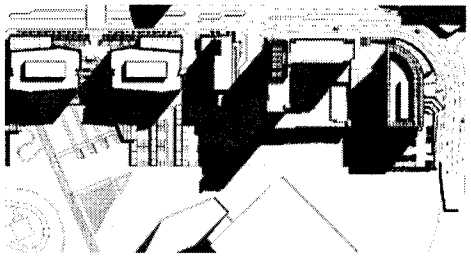
SEPTEMBER 21 9:00 AM
MARCH 21 9:00 AM



SEPTEMBER 21 12:00 NOON
MARCH 21 12:00 NOON

SEPTEMBER 21 3:00 PM
MARCH 21 3:00 PM

SPRING / FALL



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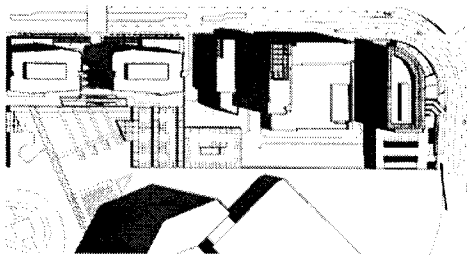

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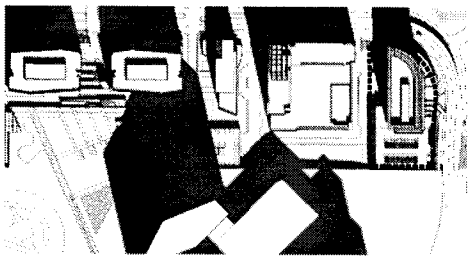

DECEMBER 21 3:00 PM

WINTER

LEGEND

BLOCK F
BOUNDARY LINE

N

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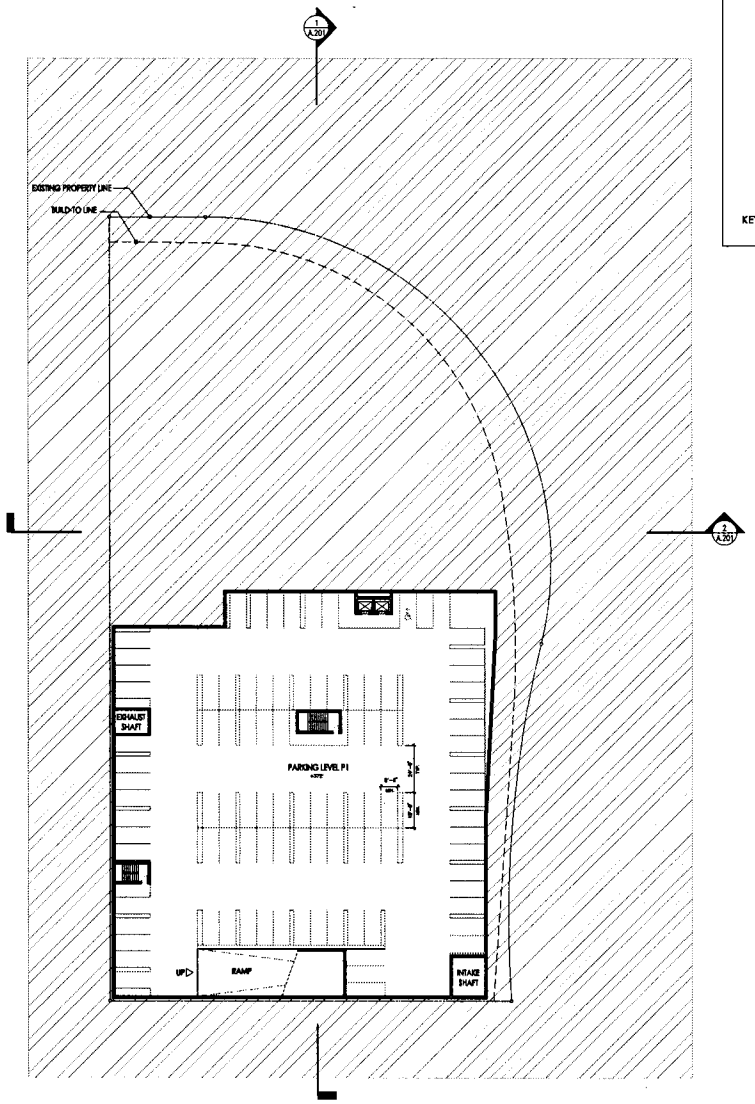
ILLUSTRATIVE SHADOW STUDY

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
9/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
6/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

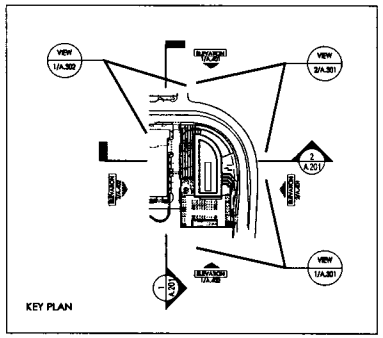
SCALE	AS NOTED
JOB No.	09039
DATE :	3/24/2012
FILE No.	
SHEET	A.020

File No. FJ-20 Tax Map No. 39-4 Job No. 09039 Cadd Dwg. File: Xref:



1 A.101 P1 LEVEL PLAN
1" = 30'-0"

0' 30' 60' 100'



LEGEND

BELOW GRADE

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P1 LEVEL PLAN

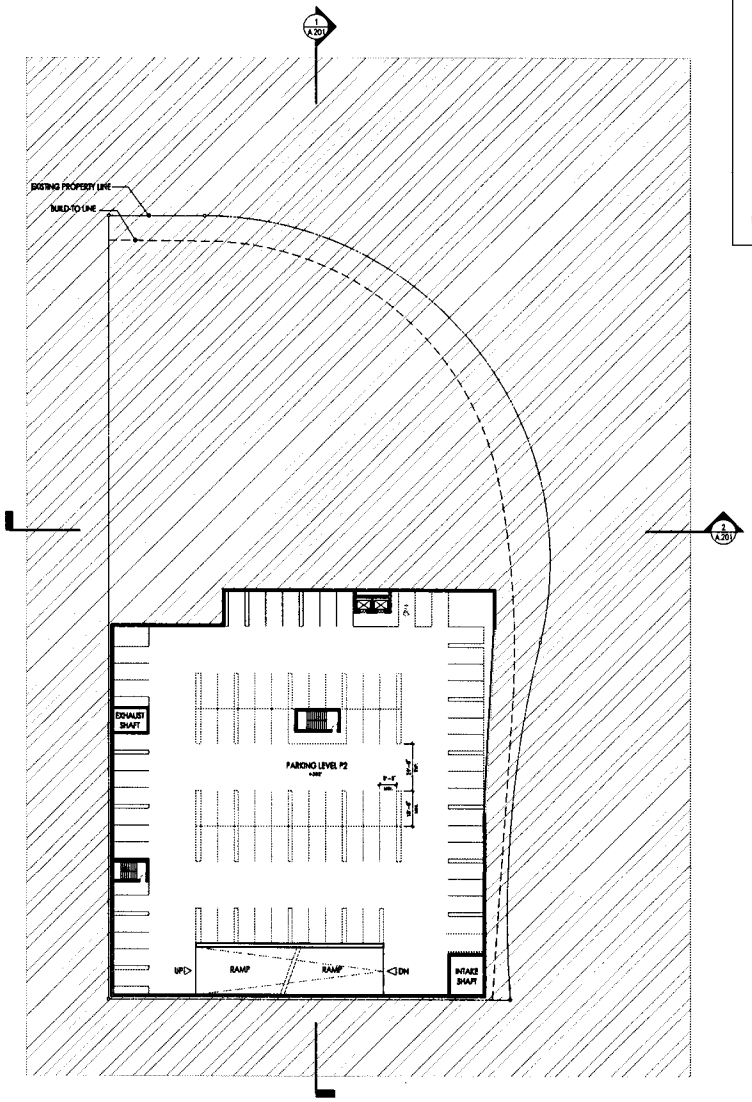
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

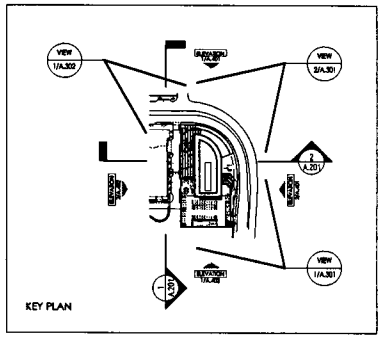
PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
9/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE AS NOTED
JOB No. 09036
DATE: 2/24/2012
FILE No.
SHEET A.101



1 A.102 P2 LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



KEY PLAN

LEGEND

BELOW GRADE

NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFCATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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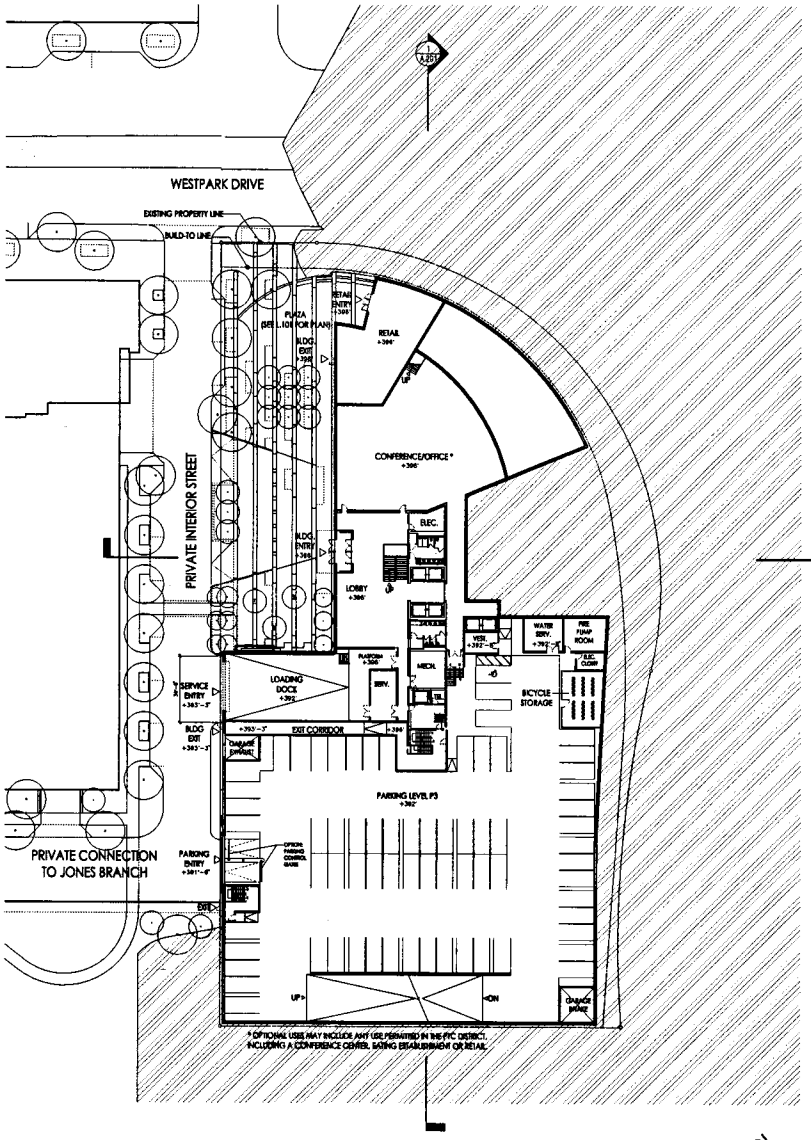
ILLUSTRATIVE P2 LEVEL PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
9/20/2012	COUNTY COMMENTS
DATE	DESCRIPTION

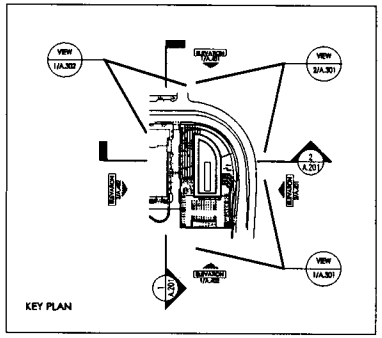
SCALE AS NOTED
JOB No. 09038
DATE: 2/24/2012
FILE No.
SHEET A.102

File No. FJ-20 Tax Map No. 29-4 Job No. 09038 Cadd Dwg. File: Xref:



1 / A.103 P3 / GROUND FLOOR LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



LEGEND

BELOW GRADE

NOTES

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2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P3 / GROUND FLOOR LEVEL PLAN
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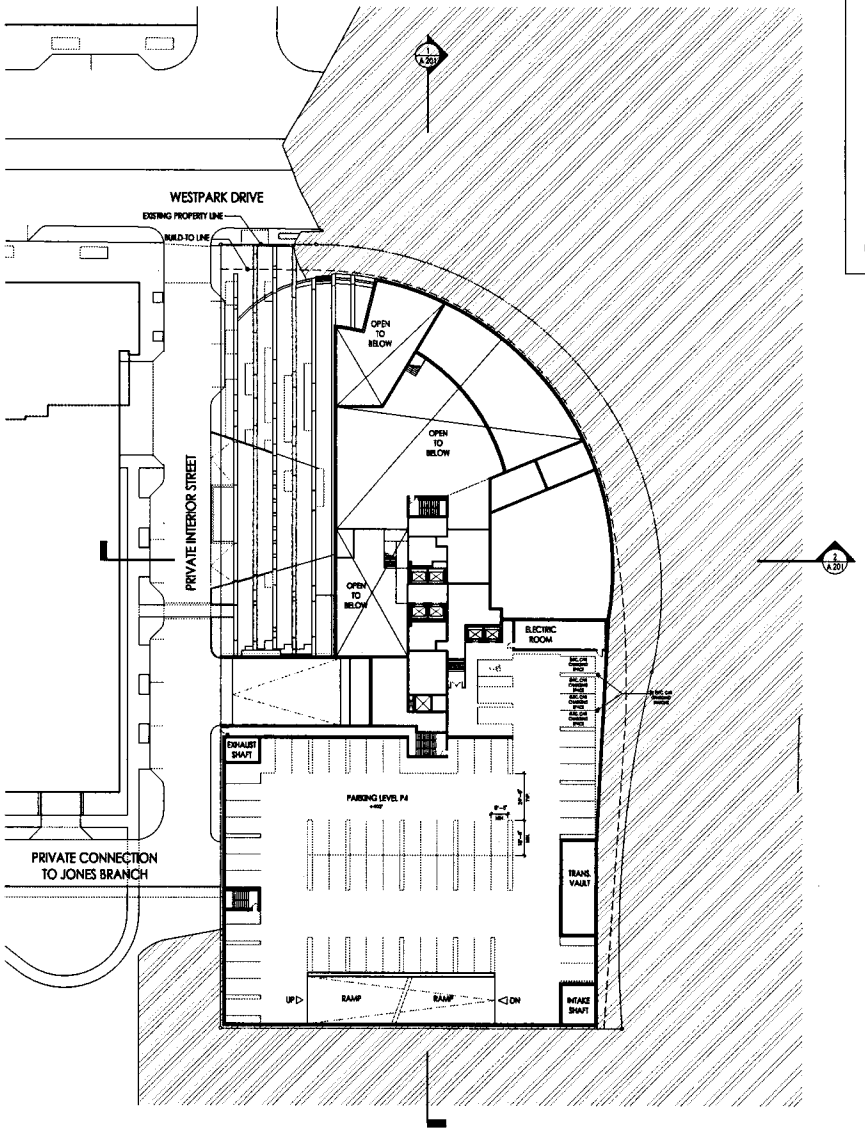
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

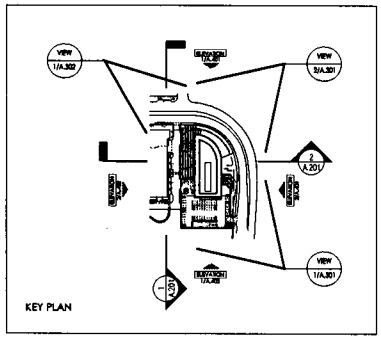
PLAN STATUS	
9/26/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
6/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	
SHEET	A.103



1 A.104 P4 LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



LEGEND

BELOW GRADE

NOTES

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3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P4 LEVEL PLAN

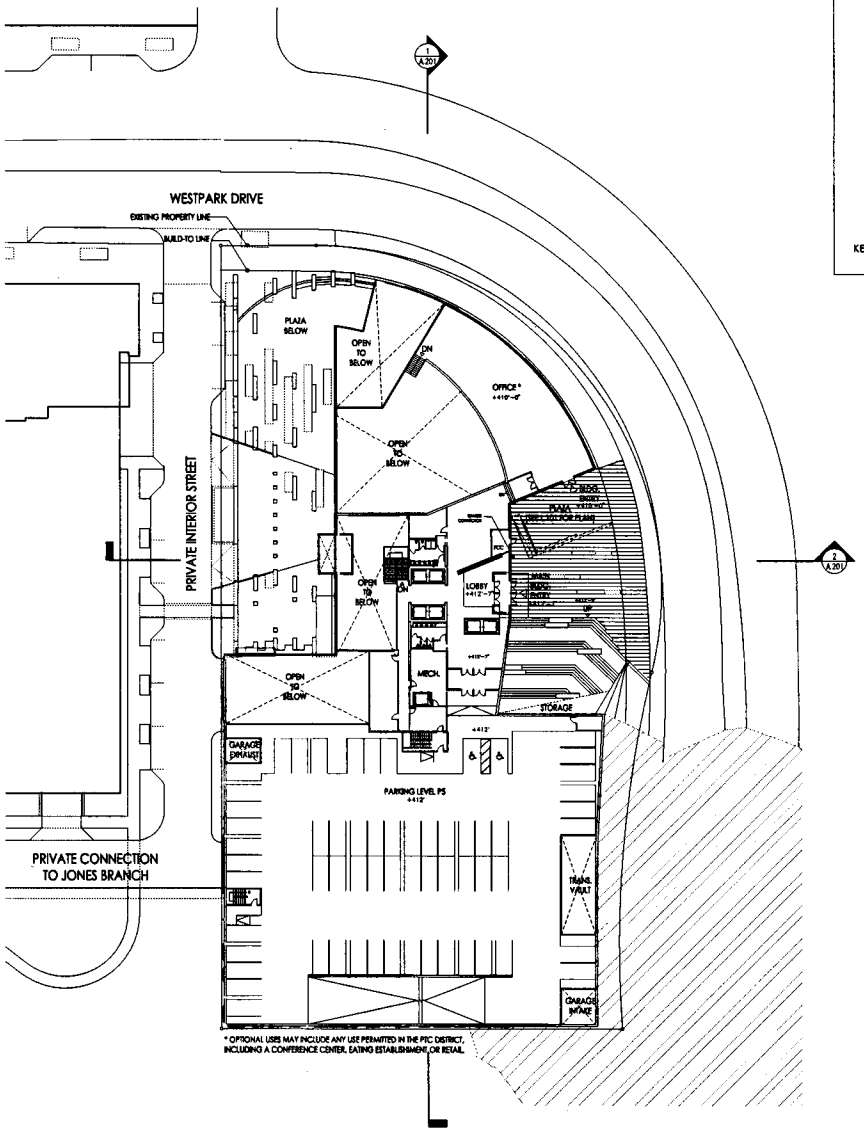
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE

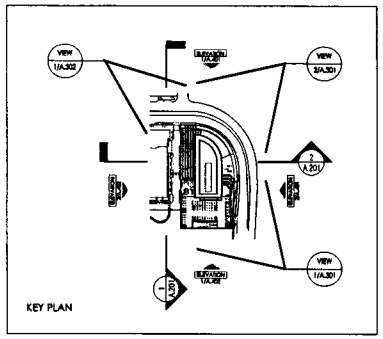
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
9/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
9/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE AS NOTED
JOB No. 09038
DATE : 9/24/2012
FILE No.
SHEET A.104



1 A.105 P5 / SECOND FLOOR LEVEL PLAN
1" = 30'-0"



LEGEND

BELOW GRADE

NOTES

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2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

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4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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ILLUSTRATIVE P5 / SECOND FLOOR LEVEL PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

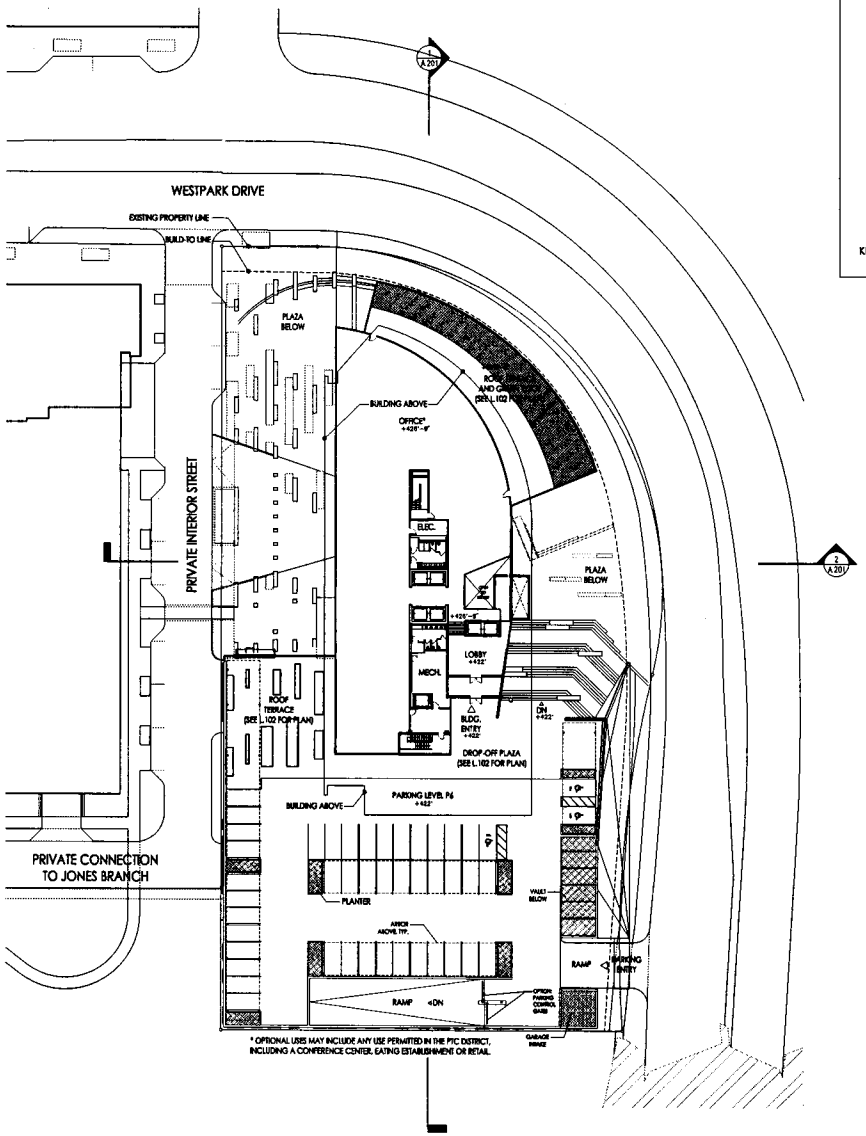
ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/29/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

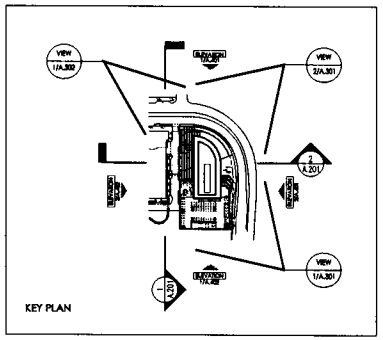
SCALE AS NOTED
JOB No. 09039
DATE: 2/24/2012
FILE No.
SHEET A.105



* OPTIONAL USES MAY INCLUDE ANY USE PERMITTED IN THE PTC DISTRICT, INCLUDING A CONFERENCE CENTER, EATING ESTABLISHMENT OR RETAIL.

1/A.106 P6 / THIRD FLOOR LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



LEGEND

BELOW GRADE

NOTES

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3. SEE LANDSCAPE DRAWINGS FOR EXTENT OF ROOF AND STREETSCAPE DESIGN.

4. SEE CIVIL DRAWINGS FOR STORM WATER MANAGEMENT AND STREET DESIGN.

5. PARKING SPACE LAYOUT IS SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL DESIGN BUT WILL NOT EXCEED MAXIMUM LIMITS LISTED.

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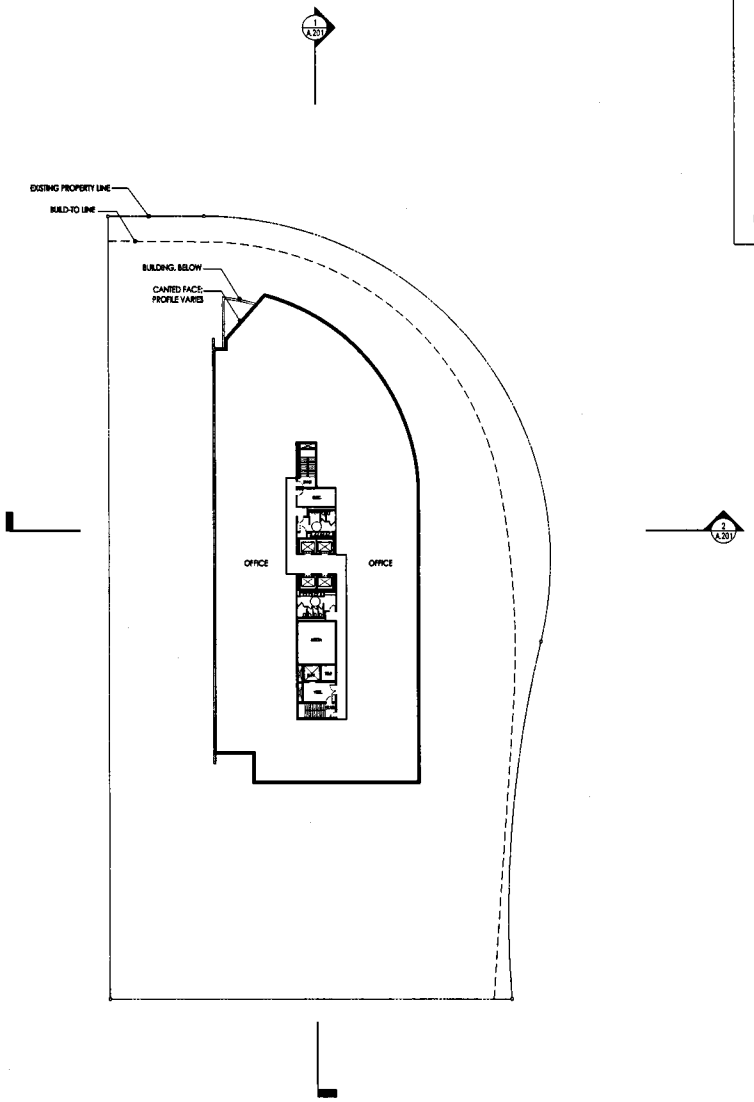
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
9/29/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
6/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

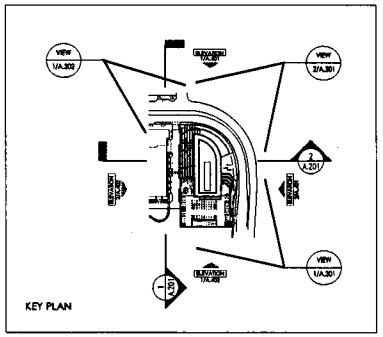
SCALE AS NOTED
JOB No. 09039
DATE: 2/24/2012
FILE No.
SHEET A.106

File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: Xref:



1 A.107 TYPICAL FLOOR LEVEL PLAN
1" = 30'-0"

0' 30' 50' 100'



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ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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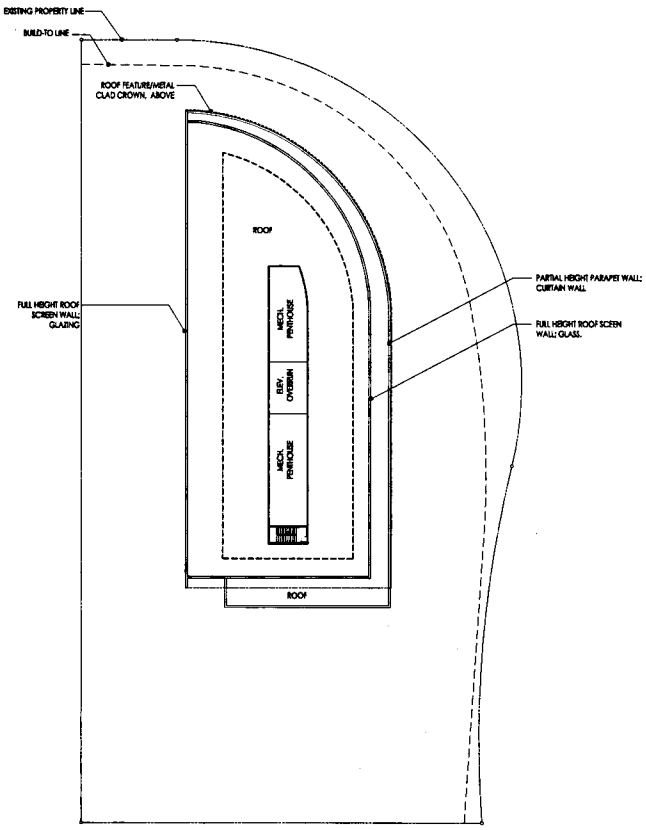
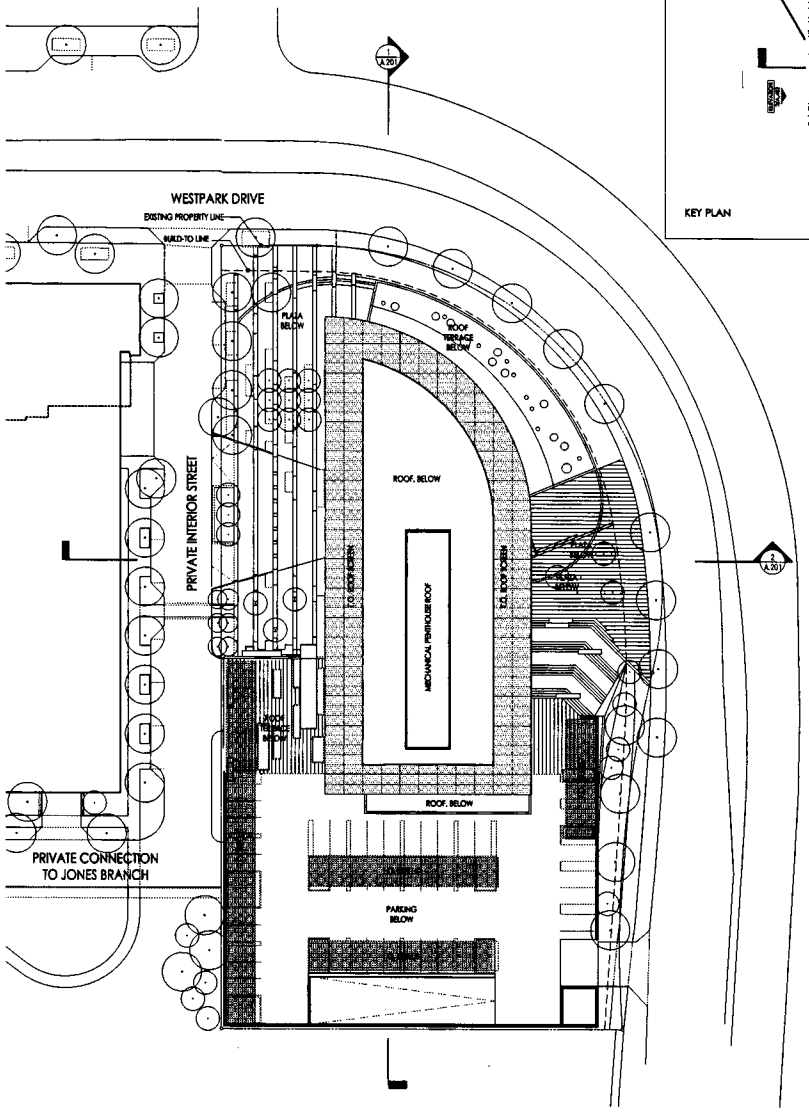
DATE: 2/24/2012
FILE No.
SHEET A.107

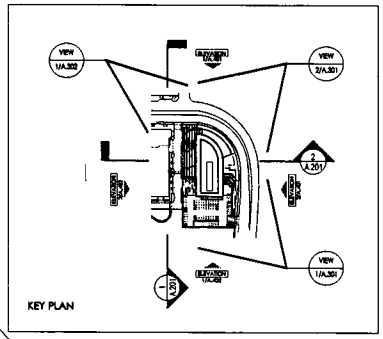
File No. FJ-20 Tax Map No. 29-4 Job No. 09039 Cadd Dwg. File: Xref:



2 A.108 PENTHOUSE PLAN
1" = 30'-0"



1 A.108 ROOF PLAN
1" = 30'-0"



KEY PLAN

0' 30' 50' 100'

N

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PLAN STATUS	
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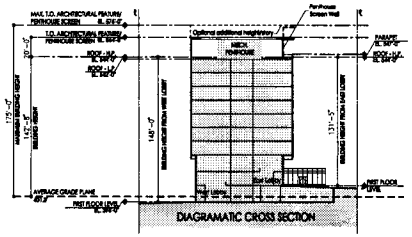
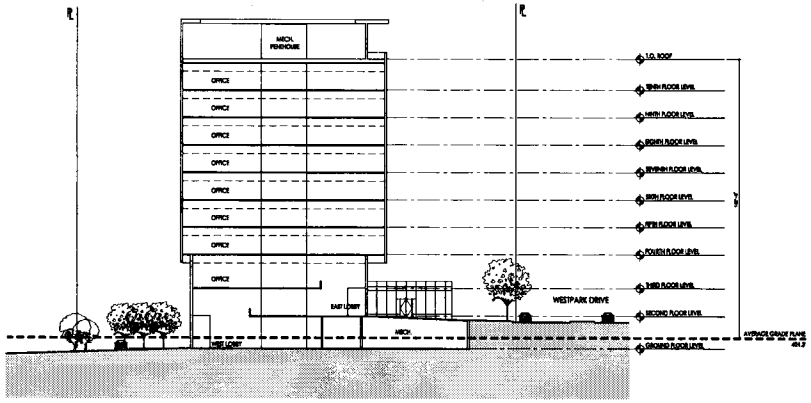
6/29/2012	COUNTY COMMENTS

DATE	DESCRIPTION

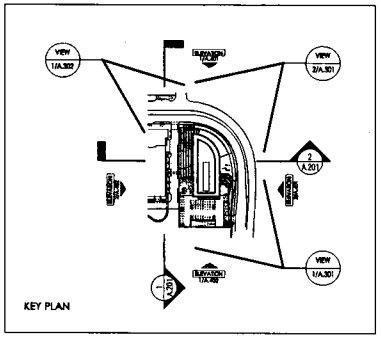
SCALE AS NOTED
JOB No. 09039
DATE : 3/24/2012
FILE No.
SHEET A.108

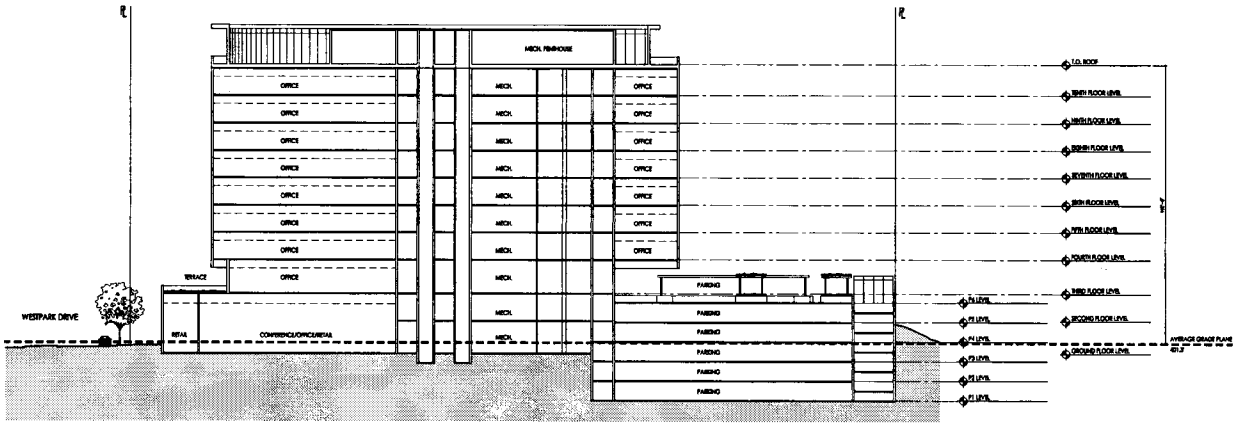


3 A.201 BUILDING HEIGHT DIAGRAM
1" = 60'-0"



2 A.201 EAST - WEST SECTION
1" = 30'-0"





1 A.201 NORTH - SOUTH SECTION
1" = 30'-0"

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5. AVERAGE GRADE PLANE SITE ELEVATION MAY VARY BASED ON FINAL SITE GRADING.

6. SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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7/23/2012	COUNTY COMMENTS
9/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

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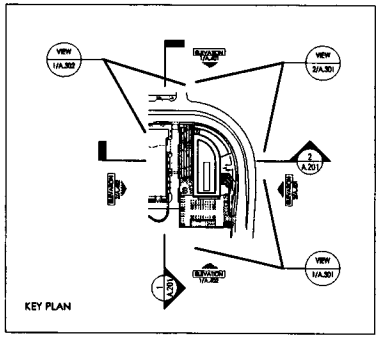
JOB No. 09039
DATE : 2/24/2012
FILE No.
SHEET A.201

2 A.301 VIEW FROM CAPITAL BELTWAY



1 A.301 VIEW FROM TYSONS BLVD.

NOTES

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ILLUSTRATIVE SITE PERSPECTIVES

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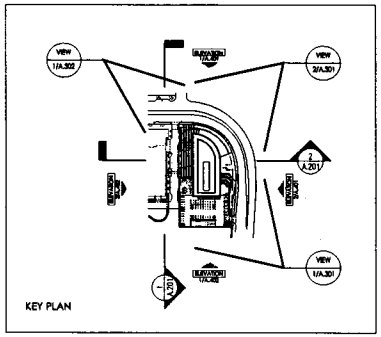
SHEET A.301



1 A.302 VIEW FROM WESTPARK DRIVE

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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8/29/2012	COUNTY COMMENTS
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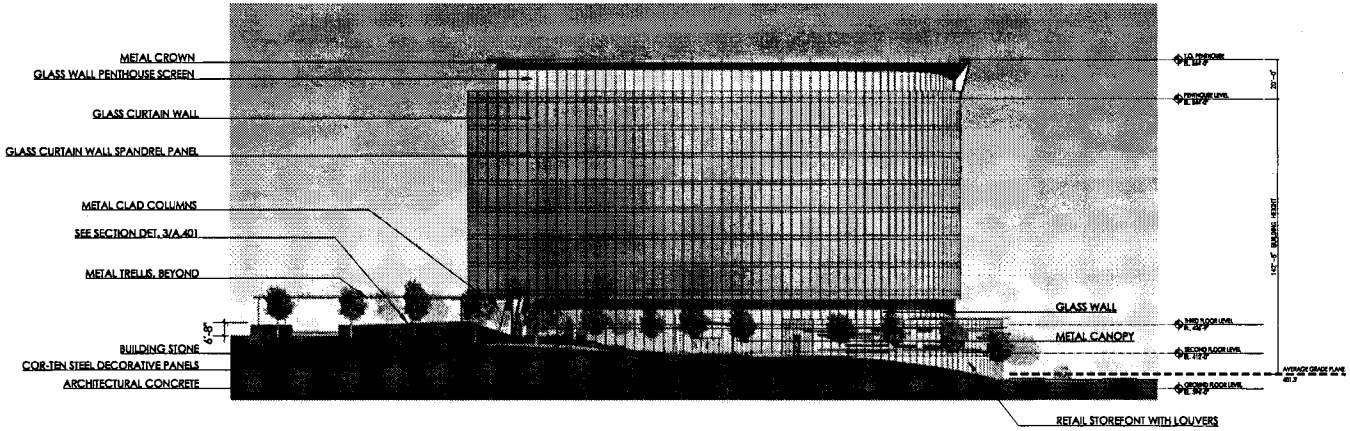
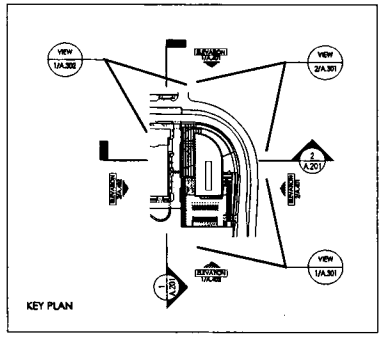
JOB No.	09039
DATE:	2/24/2012
FILE No.	
SHEET	A.302



2 A.401 EAST ELEVATION
1" = 30'-0"



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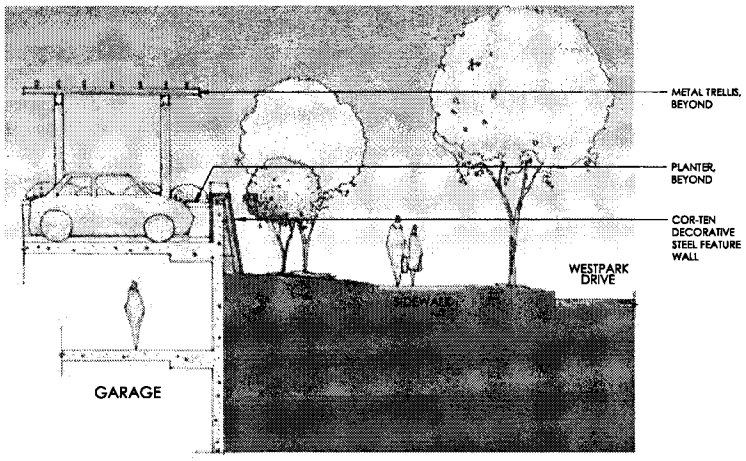
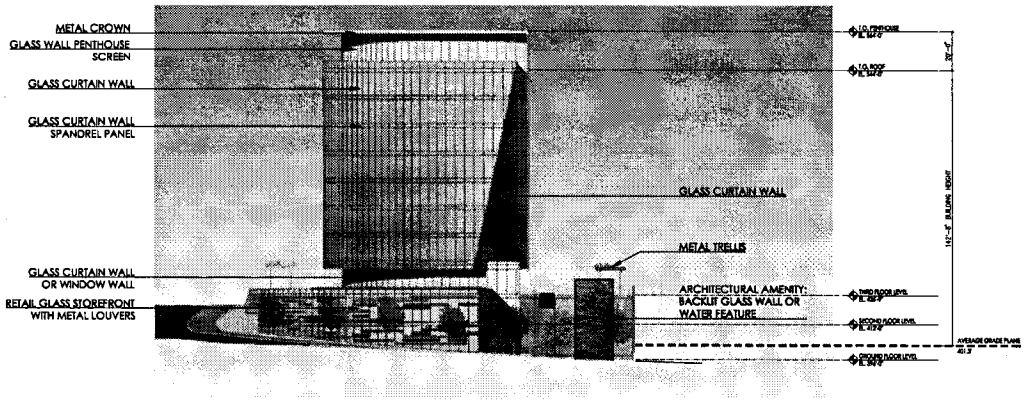


3 A.401 WALL SECTION DETAIL AT GARAGE
3/16" =1'-0"



1 A.401 NORTH ELEVATION
1" = 30'-0"

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PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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DATE: 2/24/2012
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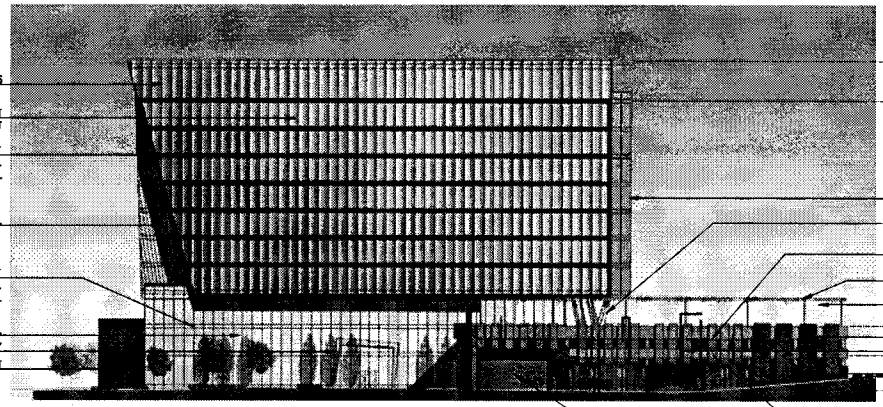
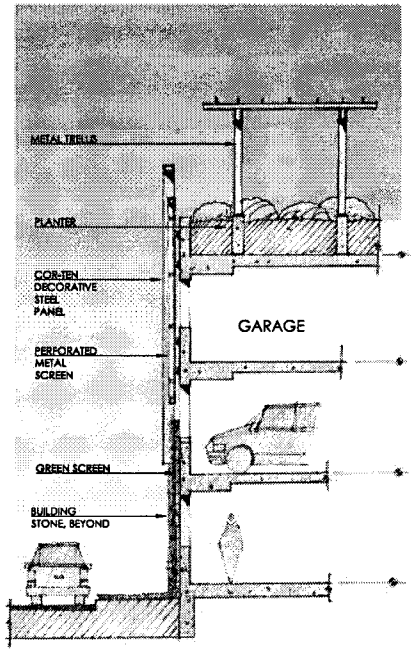
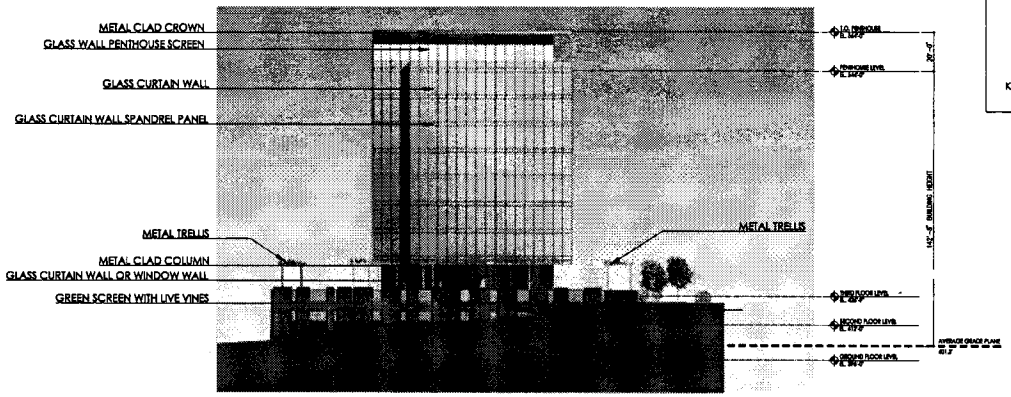


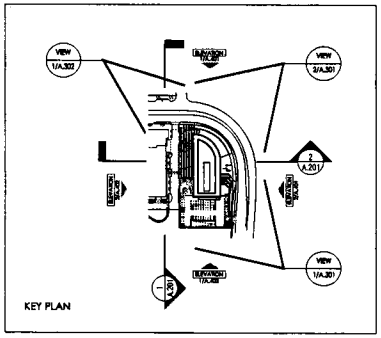
2 A.402 WEST ELEVATION
1" = 30'-0"



3 A.402 WALL SECTION DETAIL AT GARAGE
3/16" =1'-0"



1 A.402 SOUTH ELEVATION
1" = 30'-0"



NOTES

1. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING, WINDOWS, TERRACES, PLAZAS, PRIVATE DECKS AND PARKING STRUCTURE SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE CDP.

2. SLAB & ROOF ELEVATIONS ARE SUBJECT TO CHANGE WITH FINAL DESIGN BUT WILL NOT EXCEED MAXIMUM HEIGHTS LISTED.

3. SEE LANDSCAPE DRAWINGS FOR EXTENT

4. THE FINAL ELEVATIONS AND MATERIALS WILL VARY TO MEET BUILDING CODE AND SUSTAINABILITY REQUIREMENTS.

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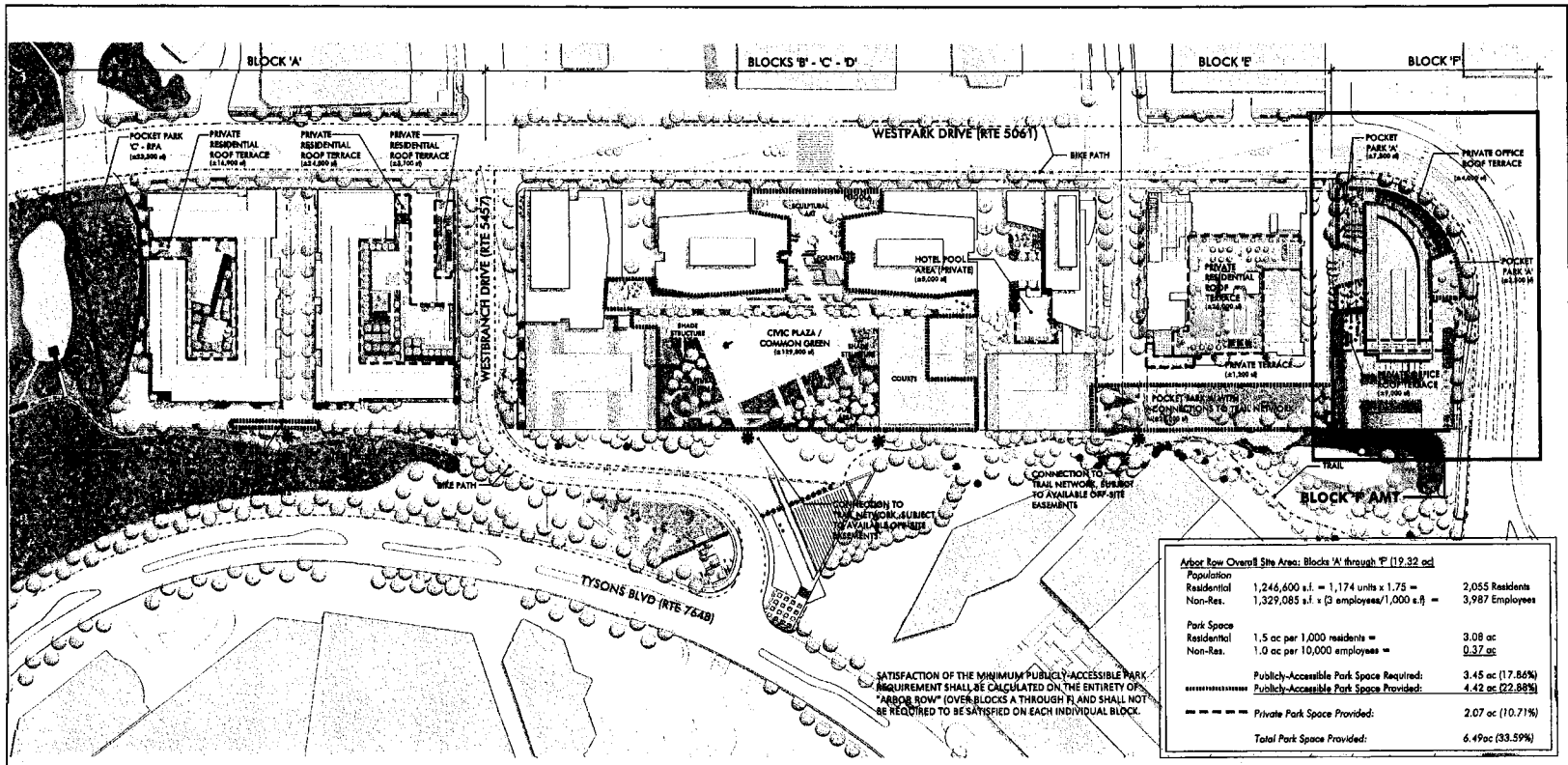
ILLUSTRATIVE BUILDING ELEVATIONS
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
7/23/2012	COUNTY COMMENTS
8/29/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE AS NOTED
JOB No. 08039
DATE: 2/24/2012
FILE No.
SHEET A.402



SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

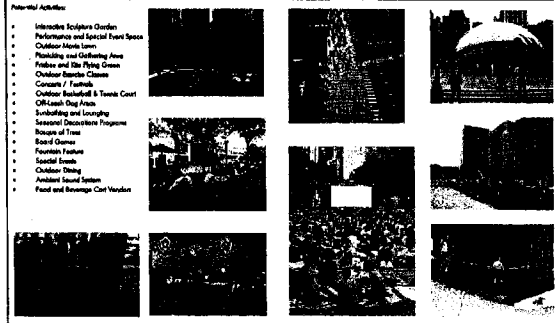
Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)

Population		
Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (3 employees/1,000 s.f) =	3,987 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.37 ac
	Publicly-Accessible Park Space Required:	3.45 ac (17.86%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	*2.07 ac (10.71%)*
	Total Park Space Provided:	*6.49ac (33.59%)*

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area, centrally located civic gathering place including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique place-making places for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

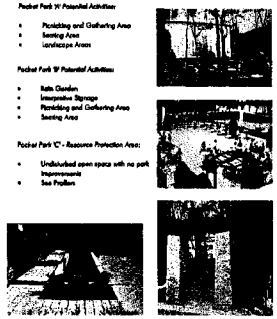
- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Bocce Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Prefiles



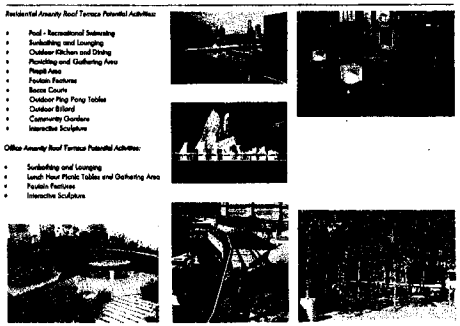
PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers of residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Firepit Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



BLOCK 'F' (AMT SITE) FDP CALCULATIONS

Overall Site Area 80,001 sf (1.84 ac)

Population
Residential: 0
Retail: ±2,156 sf
Office: ±197,844 sf

Publicly-Accessible Park Space:	±11,000 sf (0.25 ac)
Private Open Space Provided:*	*±13,000 sf (0.30 ac)*
Total Open Space Provided:*	*±24,000 sf (0.55 ac)*

**For reference only.*

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENEEAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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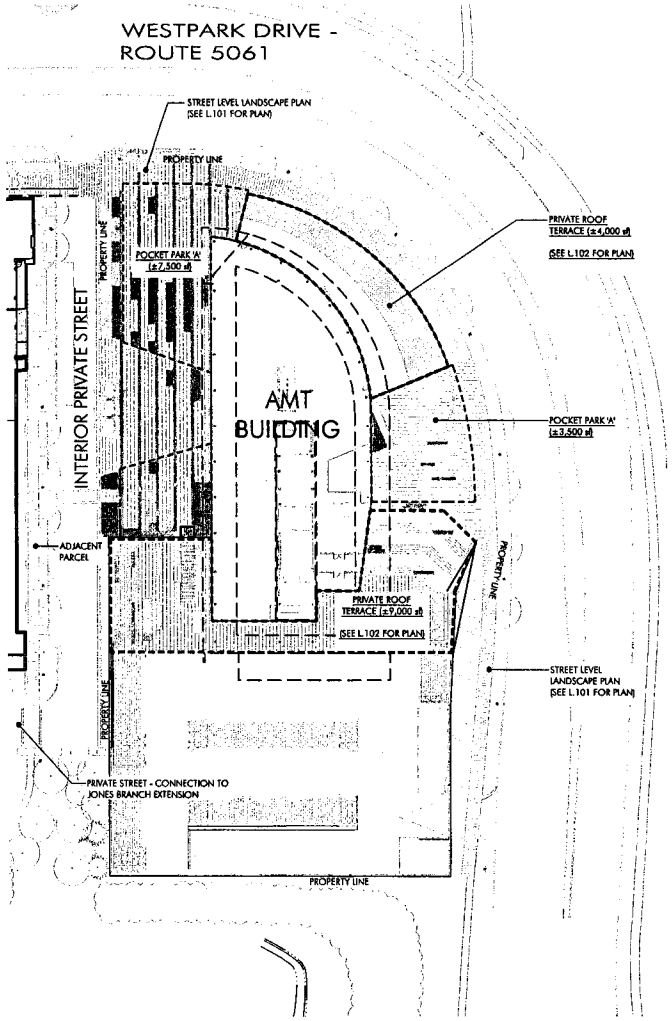
URBAN PARKS PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE 1" = 80'-0"
JOB No.
DATE February 24, 2012
FILE No.
SHEET L.001

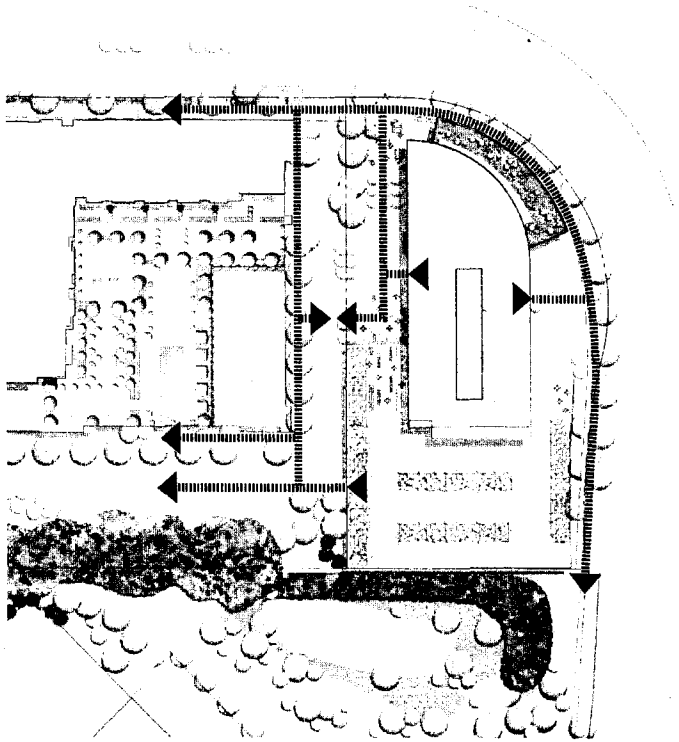


1 REFERENCE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE



2 PEDESTRIAN CIRCULATION PLAN

SCALE: NTS

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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REFERENCE LANDSCAPE PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

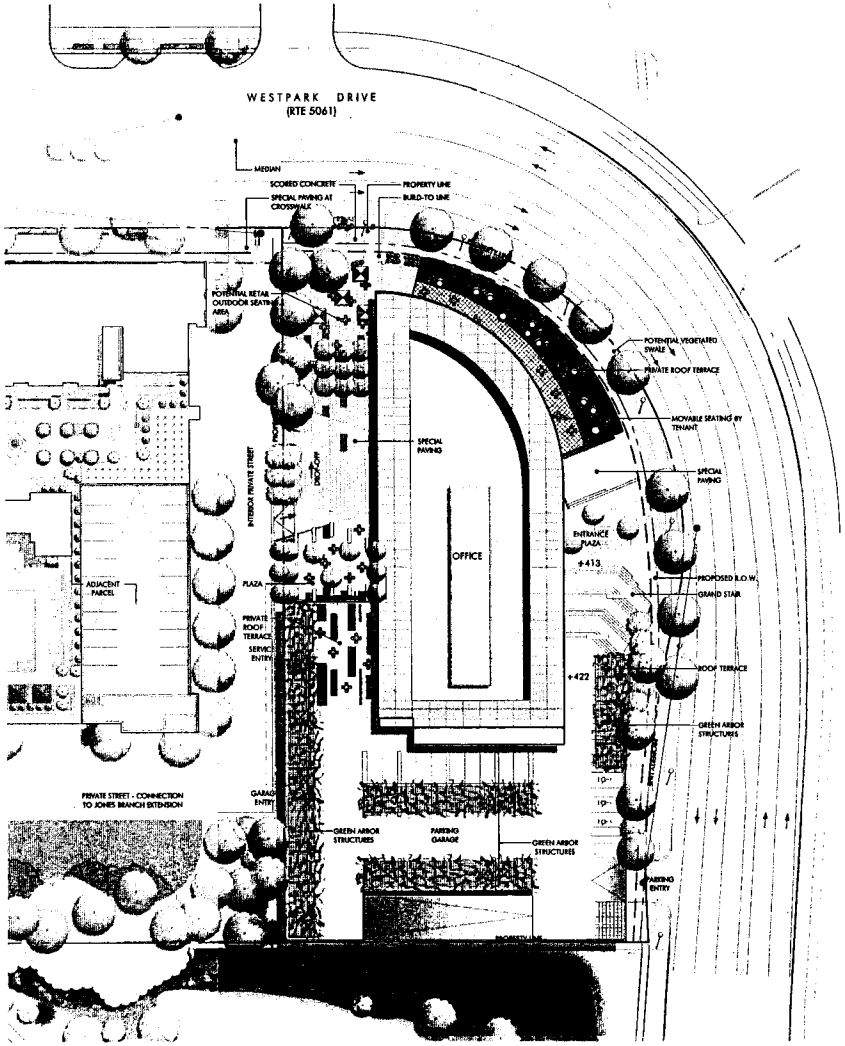
ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	1" = 30'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.002



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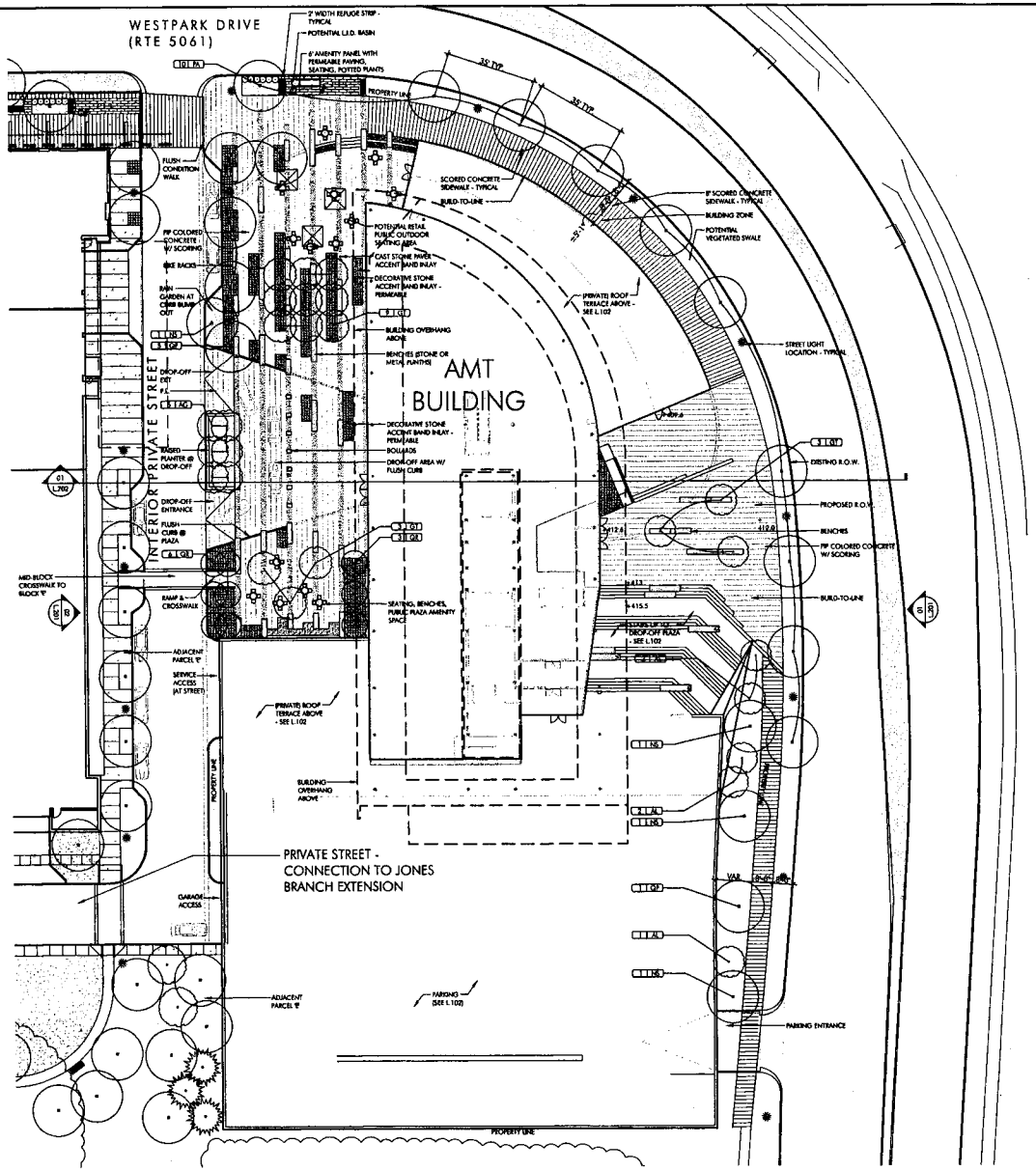
ILLUSTRATIVE PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/25/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE 1" = 30'-0"
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.003



LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L.301 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L.501/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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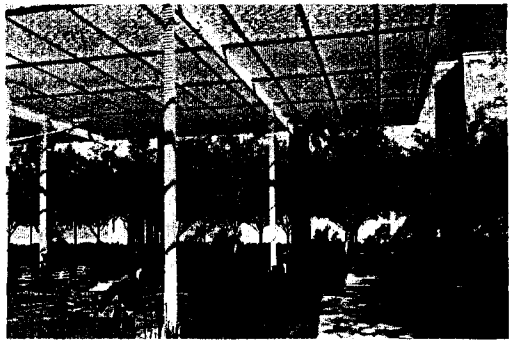
LANDSCAPE PLAN - STREET LEVEL

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

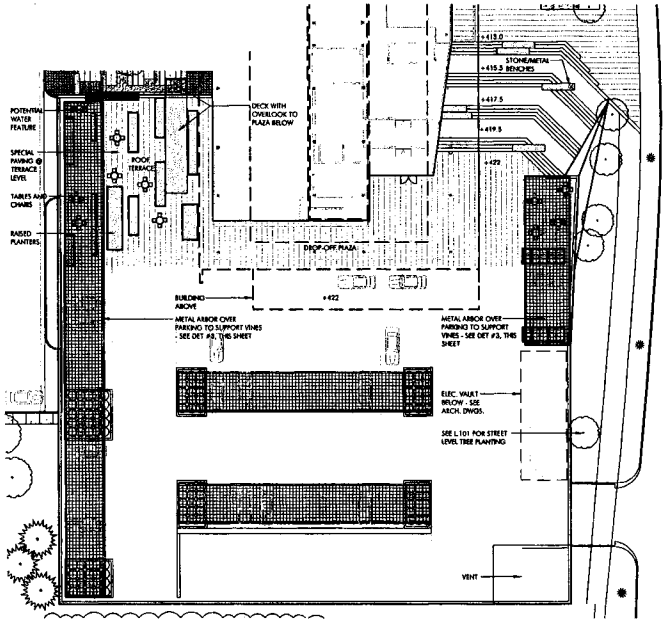
SCALE 1" = 20'-0"
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.101



03 CONCEPTUAL METAL ARBOR OVER PARKING

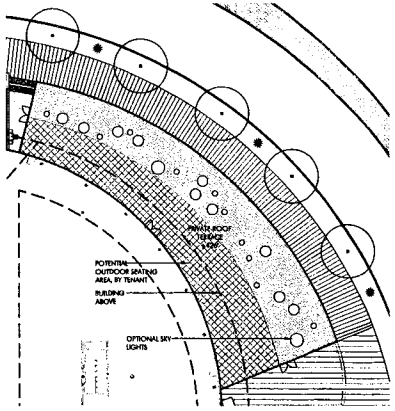
LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L.301 FOR PLANT SPECIES SCHEDULE



01 LANDSCAPE PLAN: DROP-OFF PLAZA AND ROOF TERRACE

SCALE : 1" = 20'-0"



02 LANDSCAPE PLAN: PRIVATE ROOF TERRACE

SCALE : 1" = 20'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

20 10 0 10 20
1"=20'

NORTH

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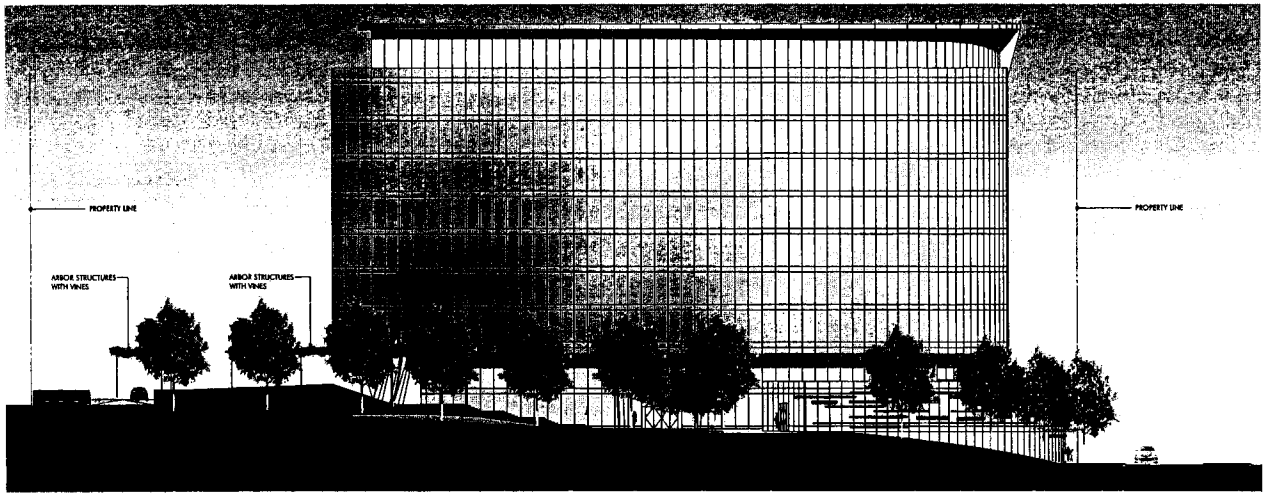
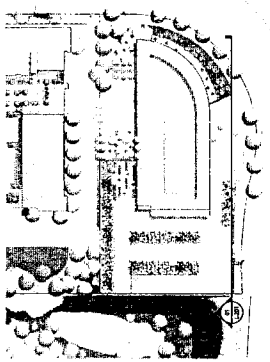
LANDSCAPE PLAN - ROOF TERRACES

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
09/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE 1" = 20'-0"
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.102

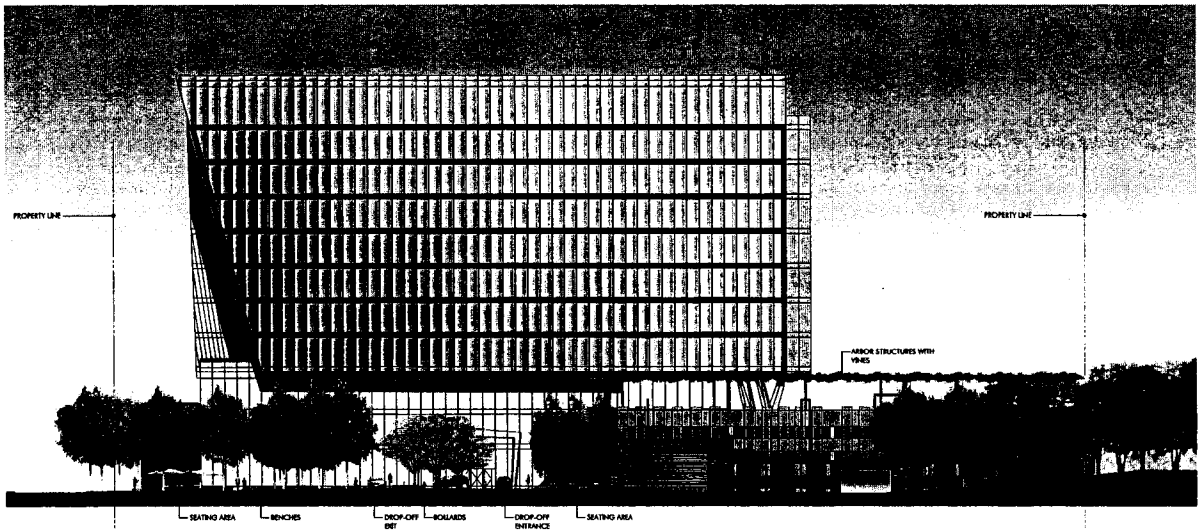


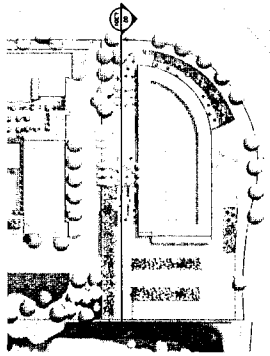


REFERENCE PLAN

01 EAST - ELEVATION

SCALE : 1" = 8'-0"





REFERENCE PLAN

02 WEST - ELEVATION

SCALE : 1" = 8'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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SITE & STREET SECTIONS

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
06/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE : AS NOTED
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.201

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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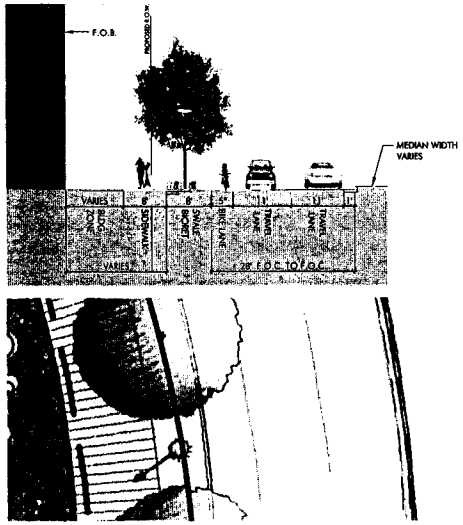
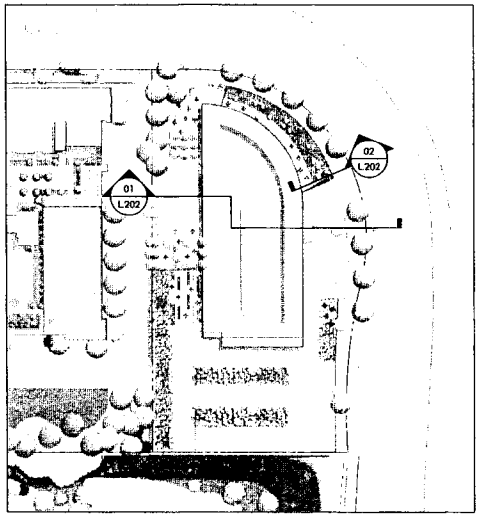
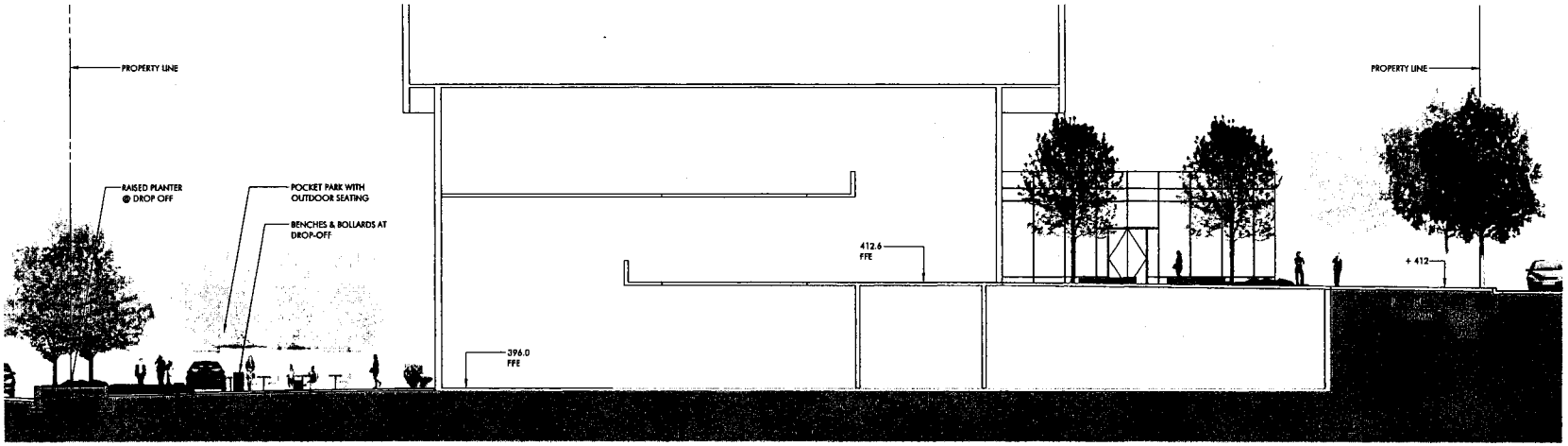


02 WESTPARK DRIVE - STREET SECTION (AVENUE)

SCALE : 1" = 10'-0"



REFERENCE PLAN



01 BLOCK F - AMT BUILDING SECTION ELEVATION

SCALE : 1/8" = 1'-0"

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STREET SECTIONS

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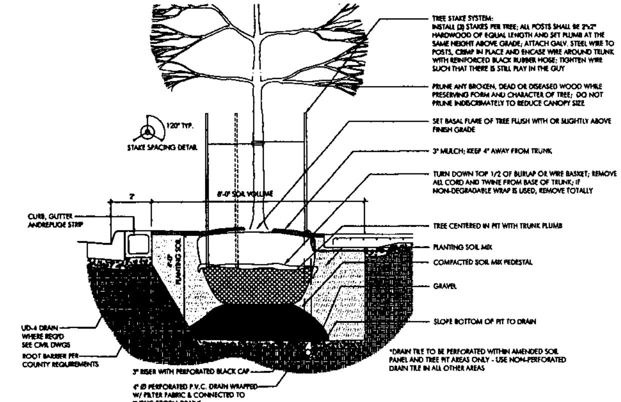
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

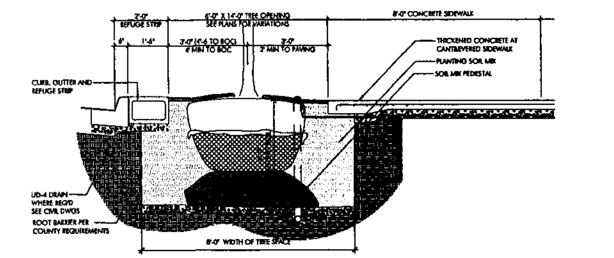
PLAN STATUS	
09/25/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
05/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.202



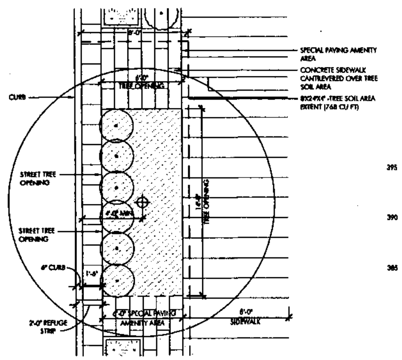
01 TREE PLANTING DETAIL - TYPICAL STREET TREE

SCALE : 1/2"=1'-0"



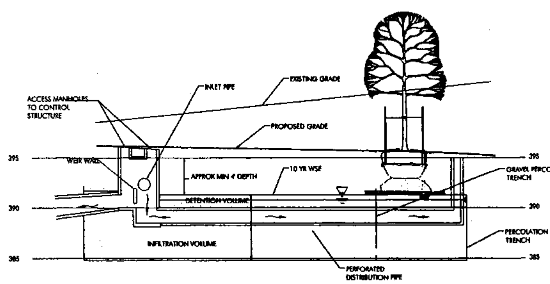
02 TREE PLANTING DETAIL - TREE SOIL SPACE

SCALE : 1/2"=1'-0"



03 PLAN VIEW - CANTILEVERED WALK ON WESTPARK

SCALE : 1/8"=1'-0"



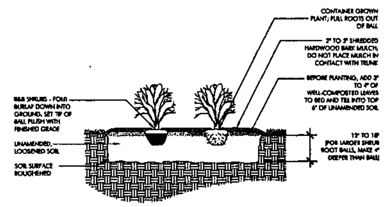
06 SECTION : GRAVEL TRENCH DRAIN

SCALE : 3/16"=1'-0"

ARBOR ROW OVERALL CDP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE								
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	8	3" cal.	B&B	75	600	single leader
	Category II Deciduous Trees							
AG	Acer ginnala	Amur Maple	40	3" cal.	B&B	125	5,000	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	57	2" cal.	B&B	100	5,700	multistem - 3 stems minimum; full branching
CB	Carpinus betulus	Hornbeam	20	3" cal.	B&B	125	2,500	single leader
MS	Magnolia stellata	Star Magnolia	43	2" cal.	B&B	100	4,300	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
BN	Betula nigra	River Birch	20	3" cal.	B&B	175	3,500	multistem - 3 stems minimum; full branching
GT	Gleditsia triacanthos inermis	Honeylocust, thornless	20	3" cal.	B&B	175	3,500	single leader; full branching
NS	Nyssa sylvatica	Black Gum, Tupelo	9	3" cal.	B&B	175	1,575	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
AR	Acer rubrum	Red Maple	38	3" cal.	B&B	250	9,500	single leader; full branching; symmetrical
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	46	3" cal.	B&B	250	11,500	single leader; full branching; symmetrical
QN	Quercus nuttall	Nuttall Oak	29	3" cal.	B&B	250	7,250	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	73	3" cal.	B&B	250	18,250	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	42	3" cal.	B&B	250	10,500	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	27	8-10ht.	B&B	50	1,350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING : 83,875 sf

EXISTING SITE AREA : 841,385 sf
TOTAL AREA OF R.O.W. DEDICATION : 33,430 sf
ADJUSTED GROSS SITE AREA : 807,955 sf
10% COVERAGE REQUIREMENT = 80,796 sf

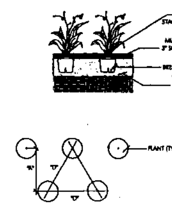


04 SHRUB PLANTING DETAIL

SCALE : 1/2"=1'-0"

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.



PLANT SPACING 'D'	ROW 'W'
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
34" O.C.	30" O.C.

NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

05 GC / PERENNIAL PL DETAIL

SCALE : 1/2"=1'-0"

ARBOR ROW BLOCK 'F' (AMT SITE) - PLANTING LIST & CANOPY COVERAGE								
KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
QR	Quercus robur 'Fastigiata'	Columnar English Oak	9	3" cal.	B&B	75	675	single leader; full branching; symmetrical
	Category II Deciduous Trees							
AL	Amelanchier laevis	Allegheny Serviceberry	5	2" cal.	B&B	100	500	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
AG	Acer ginnala	Amur Maple	6	3" cal.	B&B	125	750	multistem - 3 stems minimum; full branching
GT	Gleditsia triacanthos inermis	Honeylocust, thornless	15	3" cal.	B&B	175	2,250	single leader; full branching
NS	Nyssa sylvatica	Black Gum, Tupelo	4	3" cal.	B&B	175	700	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	10	3" cal.	B&B	250	2,500	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	6	3" cal.	B&B	250	1,500	single leader; full branching; symmetrical

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING 6,875

Note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'F'

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

Total Parking Area (garage) 23,500
5% Percent Required 1,175

Provided: Proposed Covered Arbors w/ Vines 5,000

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC
Adjacent Zoning Districts: I-6, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0508.2 for list of required elements and worksheets
B. Tree Canopy Requirement			
B1	Identify gross site area	80,001	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	4,700	§ 12-0511.1B
B3	Subtract area of exemptions	0	§ 12-0511.1C(1)
B4	Adjusted Gross Site Area (B1 - B2)	75,301	
B5	Identify site's zoning and/or use	PTC	
B6	Percentage of 10-year Tree Canopy Required	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Requirements requested?	7,530	
B8	Modification of 10-year tree canopy requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area	0	
C2	Total canopy area meeting standards of § 12-0400		
C3	C2 x 1.25		§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	0	
C5	C4 x 1.5		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	
C7	C6 x 1.5 to 3.0		§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
C9	C8 X 1.0		
C10	Total of C3, C5, C7 and C9	0	§ 12-0510.3C(1) If area of C10 is less than B7 then remainder of requirement must be meth through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10)	7,530	
D2	Area of canopy planted for air quality benefits	0	
D3	X 1.5		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0	
D5	X 1.5		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits	0	
D7	X 1.25		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits	0	
D9	X 1.5		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees	0	
D11	X 1.5		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	0	
D13	X 1.25		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings = X 1.0	0	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs = X 1.0	0	§ 12-0510.4D(1) Must no exceed 33% of
D16	Percent of D14 represented by D 15	0	D14
D17	Total of canopy area provided through tree planting	8,875	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree bank or Tree Fund?		§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of Canopy Provided through tree preservation (C10)	0	
E2	Total of canopy area provided through tree planting (D17)	8,875	
E3	Total of canopy area provided through offsite mechanism (D19)	0	Total of E1 through E3. Area should meet or
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	8,875	exceed are required by B7

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PLANTING DETAILS AND SCHEDULE

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/20/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

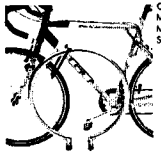
SCALE AS NOTED
JOB No.
DATE : February 24, 2012
FILE No.
SHEET L.301

FURNITURE - TABLES AND CHAIRS

OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"

OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

BIKE RACKS



OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

BENCHES

OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 $\frac{1}{2}$" x 33 $\frac{1}{2}$" x 80"

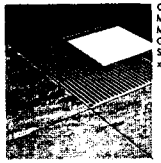
OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO
ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO
ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length

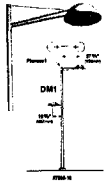
METAL TREE GRATE

OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"



OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

STREET LIGHTS - PER TYSON'S URBAN DESIGN GUIDLINES



OPT 1
MAKE: SELUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-8W-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY TENANT

TBD BY TENANT

TBD BY TENANT

TRASH RECEPICLES

OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS

VEHICULAR BOLLARDS

OPT 2 (RIGHT)
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 $\frac{1}{2}$"

OPT 1 (LEFT)
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD
LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"

01 SITE FURNISHING EXHIBITS

SCALE : NTS

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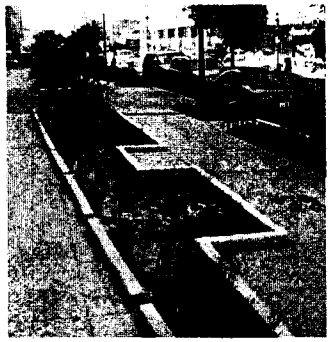
STREETSCAPE ELEMENTS

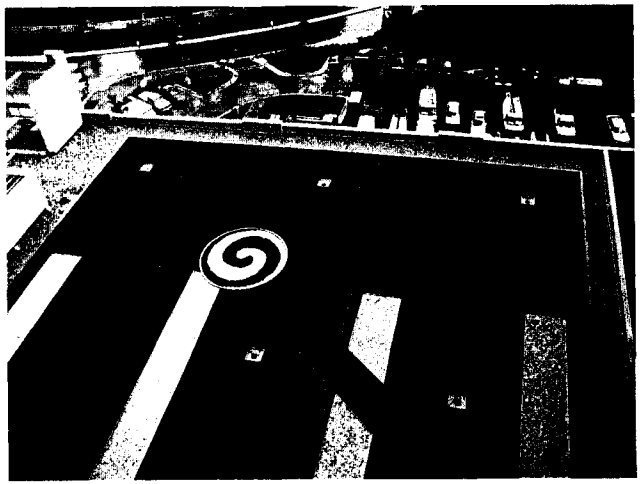
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
06/26/12	PER COUNTY COMMENTS
07/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	
SHEET	L.501

SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D BASINS & RAIN GARDENS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE





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703-893-1160

SUSTAINABILITY STRATEGIES

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
ARBOR ROW - BLOCK "F"
7901 WESTPARK DRIVE
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
08/25/12	PER COUNTY COMMENTS
07/25/12	PER COUNTY COMMENTS
06/25/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

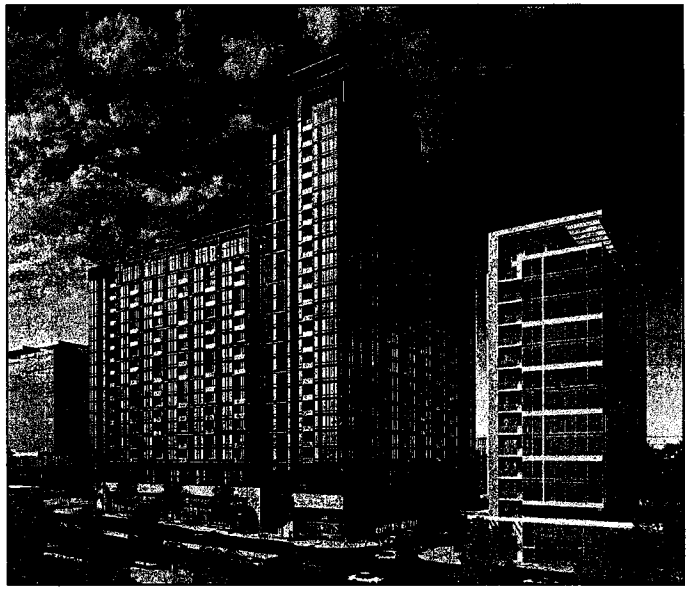
SCALE NTS
JOB No.
DATE: February 24, 2012
FILE No.
SHEET L.502

ARBOR ROW - BLOCK E

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN

FDP 2011-PR-023-03
(CONCURRENT RZ/CDP 2011-PR-023)



CIVIL SHEET INDEX

C1.0	COVER SHEET
C2.0	GENERAL NOTES AND CORRESPONDANCE
C2.1	TABULATIONS AND WAIVERS
C3.0	CONTEXT PLAN AND VICINITY MAP
C4.0	OVERALL DEVELOPMENT PLAN
C5.0	EXISTING CONDITIONS PLAN
C6.0	FINAL DEVELOPMENT PLAN PHASE I CONDITIONS
C6.1	FINAL DEVELOPMENT PLAN PHASE II CONDITIONS
C7.0	WESTPARK DRIVE ROADWAY STRIPING AND CROSS SECTION
C7.1	JONES BRANCH DRIVE EXTENSION ROADWAY STRIPING AND CROSS SECTIONS
C7.2	FIRE VEHICULAR ACCESS EXHIBIT
C8.0	ADEQUATE OUTFALL AND SWM CHECKLIST
C8.0.1	ADEQUATE OUTFALL AND SWM CHECKLIST
C8.1	SWM & BMP NARRATIVE
C9.0	CONCEPTUAL SWM PLAN
C9.1	BLOCK E SWM COMPUTATIONS (1 OF 2)
C9.2	BLOCK E SWM COMPUTATIONS (2 OF 2)
C10.0	LOW IMPACT DEVELOPMENT CONCEPT PLAN
C11.0	EXISTING VEGETATION MAP

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A-0.1	PLANS
A-0.2	SECTIONS A-A, B-B, C-C
A-0.3	PROPOSED DEVELOPMENT WITH PROPOSED NEIGHBORING PROPERTIES
A-0.4	SHADOW STUDY
A-0.5	ELEVATIONS
A-0.6	ELEVATIONS - BASE
A-0.7	VIEWS - ENTRANCE
A-0.8	VIEWS - WESTPARK DRIVE EAST
A-0.9	ROOF VIEWS

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L0.01	URBAN PARKS PLAN
L0.02	REFERENCE LANDSCAPE PLAN
L0.03	ILLUSTRATIVE PLAN
L1.01	LANDSCAPE PLAN - STREET LEVEL
L1.02	LANDSCAPE PLAN - STREET LEVEL
L1.03	LANDSCAPE PLAN - ROOF TERRACES
L2.01	SITE & STREET SECTIONS
L2.02	STREET SECTIONS
L3.01	PLANTING DETAILS AND SCHEDULE
L3.02	DETAILS-PLANTS
L5.01	STREETSCAPE ELEMENTS
L5.02	SUSTAINABILITY STRATEGIES
40	TOTAL SHEETS

APPLICANT:
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703.714.7400

COMMONWEALTH OF VIRGINIA
JOHN M. TABORN
No. 0001
8/29/12
LANDSCAPE ARCHITECT

AUGUST 29, 2012
JULY 23, 2012
MAY 25, 2012
FEBRUARY 24, 2012
SHEET C1.0

NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE	ACREAGE
029-4-((7))-0001	Franklin 7903 Westpark LLC	21145/0045	2.00 AC
029-4-((7))-0002	Grayson 7913 Westpark LLC	21145/0060	2.01 AC (PORTION OF)

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL APPLICATION AREA IS APPROXIMATELY 3.14 ACRES (INCLUDES ALL OF LOT 1 AND APPROXIMATELY 1.14 ACRES OF LOT 2), CURRENTLY ZONED C-3 (OFFICE) HC, AND SC, SUBJECT TO PROFFERS, AND CONSTITUTES "BLOCK E" OF THE PROPOSED ARBOR ROW DEVELOPMENT.

3. THE SUBJECT PROPERTY LIES WITHIN "SUBAREA TWO SOUTH WEST PARK" OF THE NORTH TYSONS CENTRAL 123 SUBDISTRICT" OF THE TYSONS CORNER URBAN CENTER PLAN." THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS DESCRIBED IN THE APPLICANT'S STATEMENT OF JUSTIFICATION.

4. THE SUBJECT PROPERTY IS PART OF CONCURRENT REZONING APPLICATION RZ/CDP 2011-PR-023 WITH A PROPOSED ZONING CATEGORY OF PTC, AND IS INCLUDED AS PART OF PENDING APPLICATION PCA-88-D-005-7.

5. THE TOPOGRAPHIC INFORMATION ASSOCIATED WITH LOTS 1 AND 2 ARE AT A CONTOUR INTERVAL OF TWO (2) FEET BASED ON FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING IN 2011.

6. THE BOUNDARY INFORMATION ASSOCIATED WITH LOTS 1 AND 2 IS BASED ON RECORDED PLATS AND DEEDS AND A FIELD RUN SURVEY PREPARED BY BOWMAN CONSULTING GROUP COMPLETED IN APRIL 2010.

7. THERE ARE TWO EXISTING OFFICE BUILDINGS ON THE SUBJECT PROPERTY, INCLUDING APPROXIMATELY 8,000 S.F. AREA WITHIN LOT 2 AND 21,500 S.F. WITHIN LOT 1, AND ASSOCIATED SURFACE PARKING LOTS.

8. THE COUNTY TRAILS MAP IDENTIFIES AN ON ROAD BIKE TRAIL ALONG THE FRONTAGE OF THE SUBJECT PROPERTY. TRAILS AND BICYCLE LANES SHALL BE PROVIDED AS SHOWN ON THE FDP AND IN ACCORDANCE WITH THE PROFFERS.

9. THE PROPERTY IS LOCATED IN THE BLUE PLAINS/SCOTT'S RUN E-1 SANITARY SEWER DISTRICT WATERSHED, AND THE SCOTT'S RUN STORM DRAINAGE WATERSHED.

10. THERE ARE NO AREAS OF LOTS 1 AND 2 WITHIN A RPA OR FLOODPLAIN ACCORDING TO FAIRFAX COUNTY GIS CHESAPEAKE BAY MAPS.

11. THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.

12. THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.

13. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

14. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.

15. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATION/SURVEY AVAILABLE RECORDS, AND COUNTY RECORD GIS INFORMATION.

16. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THOSE ITEMS LISTED HEREIN.

17. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF BOTH EXISTING OFF SITE SWM/BMP SURFACE PONDS AND ON-SITE UNDERGROUND FACILITY AS CONCEPTUALLY SHOWN ON THE FDP. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES (I.E. PONDS, INFILTRATION SYSTEMS, UNDERGROUND VAULTS ETC) IF THE DEVELOPMENT IS TO OCCUR IN PHASES. REFER TO 'SWM DEVIATION NARRATIVE' ON SHEET C9.0.

18. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.

19. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON MARKET CONDITIONS AND THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS.

20. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.

21. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.

22. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102. OF THE ZONING ORDINANCE.

23. PARKING WILL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURE AND SURFACE (ROADWAY) SPACES AND IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6-509 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 6-509 AND ARTICLE 11, PART 1 OF THE ZONING ORDINANCE. PARKING PROVIDED WITHIN THE GARAGE STRUCTURE MAY INCLUDE TANDEM AND VALET SPACES.

24. ARCHITECTURAL DESIGN AND LANDSCAPE FEATURES SHOWN ARE SUBJECT TO MODIFICATIONS, PROVIDED THAT THE GENERAL DESIGN STRATEGY, QUALITY AND CHARACTERISTICS OF THE PROJECT ARE MAINTAINED AND IN SUBSTANTIAL CONFORMANCE WITH THE CDP. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S), WINDOWS, BALCONIES, AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE FDP

25. DEDICATION OF A PORTION OF THE APPLICATION AREA IS PROPOSED FOR A PORTION OF WESTPARK DRIVE. APPLICANT RESERVES THE RIGHT TO UTILIZE AREA OF DEDICATION IN THE CALCULATION OF PROPOSED DENSITY AND F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.

26. PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN AS MAY BE APPROVED BY THE PLANNING COMMISSION.

27. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN ARTICLE 6-510.C OF THE ZONING ORDINANCE.

28. APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING SURFACE PARKING FOR INTERIM CONDITION IN AREAS RESERVED FOR FUTURE DEVELOPMENT. SEE PROFFERS.

29. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, PHASING, OR JOINT VENTURE. ANY PROPOSED SUBDIVISION SHOWN ON THE FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW&ES WITHOUT REQUIRING AN AMENDMENT OF THE FDP.

30. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS', (AS MAY BE DETERMINED AT FINAL SITE PLAN APPLICATION) IN ORDER TO CONFORM WITH THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR THE TYSON URBAN CENTER. APPROVAL OF SUCH EXCEPTIONS SHALL NOT REQUIRE AMENDMENT TO THE FDP.

NOTES (CONTINUED):

31. INDIVIDUAL BUILDING HEIGHTS AND NUMBER OF FLOORS/STORIES SHOWN ARE CONCEPTUAL AND MAY BE CHANGED PROVIDED THE PROPOSED MAXIMUM BUILDING HEIGHT AND GARAGE HEIGHT IS NOT EXCEEDED, AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDP

32. ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 6-502 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING AMENDMENT TO THE FDP, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE and SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS and similar COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC and QUASI PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES.

DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTERS SHALL BE PERMITTED, SUBJECT TO APPROVAL OF A FDPA OR S.E.

PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEMED A PERMITTED "ACCESSORY USE".

33. 'PRIVATE ACCESS ROADS' SHOWN ON THE FDP SHALL NOT BE CONSIDERED "STREETS" AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN.

34. SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW' (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

35. ONE ELECTRIC CHARGING STATION SERVING TWO SPACES SHALL BE PROVIDED WITH THE GARAGE.

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GENERAL NOTES AND CORRESPONDANCE

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/28/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: NO SCALE
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C2.0

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/29/12
LANDSCAPE ARCHITECT

WAIVER / MODIFICATION REQUESTS (AS APPROVED WITH RZ/CDP 2011-PR-023) FOR INFORMATION:

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS
- WAIVER/MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET.

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS
- WAIVER OF ZONING ORDINANCE SECTION 6-505.2 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE PUBLIC ROADWAY AND INFRASTRUCTURE PHASING EXHIBIT SHOWN WITHIN THE CDP.
- WAIVER OF ZONING ORDINANCE SECTION 6-505.7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE CDP/FDP. RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF FINAL SITE PLAN.

ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICE USES, AND HOME OCCUPATIONS
- AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES/STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH THE PROPOSED SPORTS COURTS AND URBAN PLAZA AS INDICATED ON THE CDP.

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING
- MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES. SUCH STACKED SPACES IN ACCORDANCE WITH SECTION 11-101(1) AND 6-509(1) MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THIS APPLICATION.
- MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP.
- MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING
- MODIFICATION/WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS, AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW :
  - a. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
  - b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: INTERIOR LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS.
  - C. WITHIN BLOCK 'E'– WAIVER OF THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS FOR THE EXPOSED PARTIAL UPPER LEVEL GARAGE, AS THE ELEVATION OF THE DECK IS APPROXIMATELY TEN (10') FEET BELOW THE SURROUNDING COURTYARD AND IS SCREENED FROM VIEW OF ADJACENT PROPERTIES BY ARCHITECTURAL ELEMENTS.
- MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
  - a. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
  - b. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

ZONING ORDINANCE ARTICLE 17 –SITE PLAN
- WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).
- WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING' SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTER. MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.
- MODIFICATION OF SECTION 17-201-(4) TO PROVIDE INTERIM ROAD CONDITIONS ALONG THE WESTPARK DRIVE FRONTAGE OF BLOCK 'F' AS A RESULT OF THE CONSTRUCTION OF THE I-495 EXPRESS LANE IMPROVEMENTS AND IN ORDER TO TRANSITION THE ULTIMATE IMPROVEMENTS.

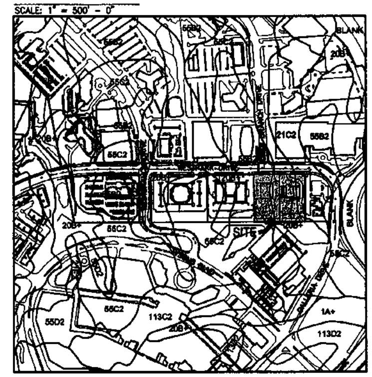
PUBLIC FACILITIES MANUAL
- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORM WATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT.
- WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT TIME OF SITE PLAN.
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES SHALL COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS, TO ALLOW FOR PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
- WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
- MODIFICATION OF SECTION 12-0508 TREE PRESERVATION TARGET, AS ALLOWED BY DEVIATIONS DESCRIBED IN SECTION 12-0508.3A(1) THROUGH SECTION 12-0508.3A(3) AND AS DESCRIBED IN REQUEST LETTER ATTACHED ON SHEET C-2.2
- MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREAS.
- MODIFICATION OF SECTION 12-0511 FOR REQUIRED TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS/LAND BAYS, TO ALLOW FOR CANOPY TO BE CALCULATED ON THE OVERALL ARBOR ROW DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE PROPOSED PERCOLATION TRENCH TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

P.F.M. SECTION 6-STORMWATER & B.M.P. CODE REQUIREMENTS
- DEVIATIONS/MODIFICATION OF REQUIRED S.W.M. AND B.M.P. CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED HEREIN ON SHEET C9.0.

MISCELLANEOUS CODE REFERENCES
- MODIFICATION OF DPW&ES DOCUMENT 'TESTING GUIDELINES FOR INFILTRATION TESTING' (DATED JUNE 2010) (AS REFERENCED BY LTI 10-04) :
  - TO ALLOW PROPOSED PERCOLATION TRENCH WITH GRAVEL AND PIPE STORAGE UNDER PAVEMENT AND PLAZA HARDSCAPE.
  - TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 INCH/HOUR FOR FIELD TESTED RATE OF INFILTRATION SYSTEMS, TO ELIMINATE THE MINIMUM HORIZONTAL SETBACK FROM BUILDING FOUNDATIONS IN ORDER TO FACILITATE INSTALLATION OF INFILTRATION SYSTEMS IN AN URBAN ENVIRONMENT, AND TO ALLOW INSTALLATION OF INFILTRATION FACILITIES ON IN-SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RESULTS EXIST FOR THE IN-SITU FILL MATERIAL.

SOILS MAP

SCALE: 1" = 500' - 0"



SOILS CHART

FAIRFAX COUNTY SOILS DATA 2008

SOIL NUMBER	SOIL SERIES	PROBLEM CLASS	DRAINAGE	SEPTIC FIELDS	EROSION POTENTIAL
20B+	MEADOWVILLE	B	MARGINAL	POOR	MODERATE
21C2	MANOR	C	GOOD	GOOD	HIGH
55B2	GLENELG	C	GOOD	GOOD	HIGH
55C2	GLENELG	C	GOOD	GOOD	HIGH

TABLE 3

(OVERALL ARBOR ROW RESIDENTIAL DENSITY TABULATION)

1,675,464 GFA AVAILABLE 'OVERALL' SITE AREA GFA PER COMP PLAN

- 1,188,013 GFA (PROPOSED OFFICE BLOCKS B-C, & F)
- 162,800 GFA (PROPOSED HOTEL BLOCK D)
- 88,672 GFA (PROPOSED RETAIL– BLOCKS A-F)

= 345,779 GFA AVAILABLE RESIDENTIAL GFA 'ON-SITE'

+ 518,283 GFA RE-ALLOCATED FROM DEDICATION OF PARCEL 29-2 ((15))-B-2 FOR PUBLIC USE (345,522 SF@ 1.5 F.A.R)

= 864,062 GFA 'BASE' RESIDENTIAL AVAILABLE (345,779 SF + 518,283 SF)

+ 172,812 GFA WFDU BONUS (864,062 SF x 20%)

= 1,036,874 GFA TOTAL RESIDENTIAL AVAILABLE

+ 209,126 GFA FROM SUPERLATIVE CONTRIBUTION FOR PUBLIC FACILITIES

= 1,246,000 GFA TOTAL RESIDENTIAL PROPOSED (BLOCKS A and E)

(1) Refer to Zoning Plan RZ/CDP 2011-PR-023 for overall Arbor Row Tabulations

TABLE 1

Site Tabulation

Proposed Site Area	+/-136,788 Sq. Ft.	+/-3.14 AC
Area of Right of Way Dedication West Park Drive	+/-4,910 Sq. Ft.	0.113 AC
Total Area for Density Purpose:	+/-136,788 Sq. Ft. (1)	+/-3.14 AC (1)
Existing Zone: C-3 (Office District) Proposed Zone: PTC (Planned Tysons Corner Urban District (By RZ/CDP 2011-PR-023)		
Proposed Gross Floor Area: Floor Area Ratio	516,800 Sq. Ft (2) 3.8 (3)	

(1) Includes square footage reserved for density credit from proposed dedication of Westpark Drive (as allowed per Z.O. Section 2-308-4). Final area of dedication to be determined with final site plan.

(2) Density includes Superlative GFA for Public Facilities Contribution allocated from Hanover Parcel (TM # 29-3-((16))-B2) and Bonus GFA for provision of WDU. Refer to Residential Density Tabulation Table 3

(3) FAR shown for Block E is demonstrated as a stand alone calculation for purposes of this FDP application. Refer to rezoning application RZ/CDP 2011-PR-023 for FAR calcuation of entire zoning application area (Including Blocks A-F)

TABLE 2

Development Tabulation

Building	TIER 2 Allowable Building Height	Proposed Maximum Building Height(1)(2)	Proposed Maximum Penthouse Height (1)(2)	Proposed Stories /Floors (1)	Use (3)	Proposed GFA by Use (4)	Proposed Maximum Building GFA (4)(9)	Multi-Family Dwelling Units (5)(8)	Required Parking 1/4 - 1/2 mile (Per 1000 GFA) (6) Min	Max	Total Required Parking (6) Min	Max	Parking Provided (6)	Proposed Parking Ratio Per Use	Loading Space Required	Loading Space Provided
E	175'-225'	300'	N/A	20 & 27	Residential	509,800	516,800	430-480	1.1	1.7	473-528	731-816	710	1.4 - 1.7 D.U.		
					Retail/Services (3)	7,000			0	6	0	12	12	(7)		
Total							516,800	430-480			473-528	743-828	722		6	2

(1) Individual building heights and number of floors/stories shown are conceptual and may be changed provided the proposed maximum building height listed above is not exceeded. (Refer to Architectural Site Sections for Average Grade Elevations)
(2) Building Heights include penthouse.
(3) Retail and/or Service use may include a variety of commercial type uses including but not limited to eating establishments and fast food restaurants (refer to note #32 sheet C2.0). Areas designated for retail use may also be converted to up to ten (10) 'Live Work' units as determined with final site plan, and as described in the proffers.
(4) The square footage for individual uses and building shown is conceptual. The Applicant reserves the right to transfer square footage between and within uses (residential or service/retail) and buildings provided the allowable overall FAR is not exceeded.
(5) Number of dwelling units/bedroom types may be changed and will be determined at the time of final site plan.
(6) Parking required and provided is estimated based on FDP documents. Number of required parking spaces may be changed based on the final dwelling unit count, final bedroom mix, final specific building uses, and final GFA, which is to be determined at the time of final site plan. The Applicant reserves the right to provide more or less parking at the time of final site plan provided the allowable parking rates set forth in Section 6-509 are not exceeded at the build out of the overall development.
(7) Per Section 6-509.B.(1) - the first 6,000 square feet of ground floor retail has been subtracted prior to retail parking calculation. Retail parking based on 6 Spaces per 1,000 SF (after the first 6,000 SF)
(8) The required number of WDU/ADUs will be determined at final site plan based on the total number of 'base' residential units constructed.
(9) Proposed minimum GFA shall be fifty percent (50%) of proposed maximum GFA.

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TABULATIONS AND WAIVERS

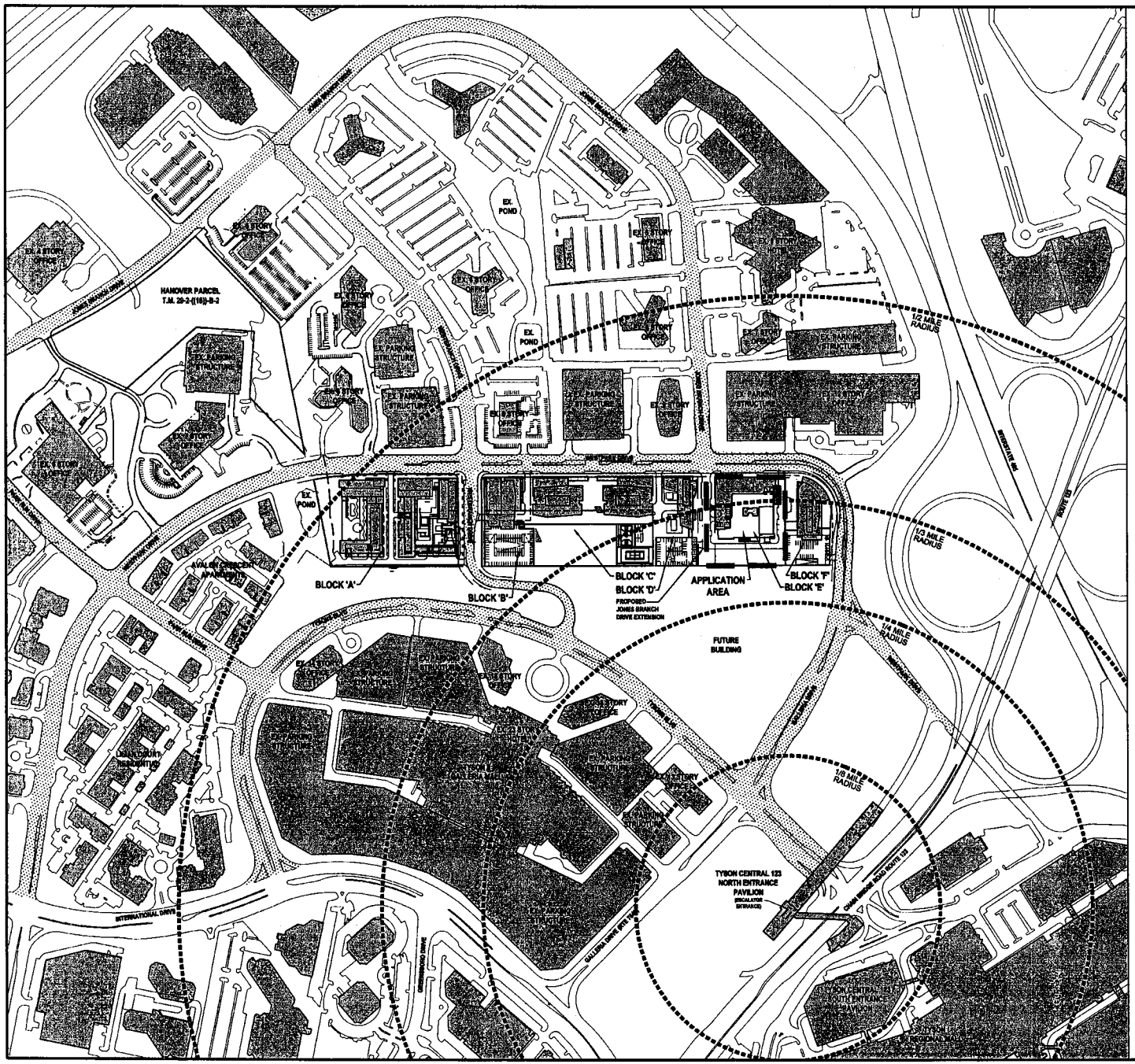
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: NO SCALE
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C2.1

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000893
8/29/12
LANDSCAPE ARCHITECT



VICINITY MAP

SCALE: 1" = 2000' – 0"

LEGEND:

EXISTING/PROPOSED PUBLIC ROADWAY

NOTE:
ARBOR ROW BLOCKS A–D,F ARE SHOWN FOR INFORMATION ONLY AS ASSOCIATED WITH OVERALL ARBOR ROW REZONING APPLICATION #RZ/CDP 2011-PR-023.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

COMMONWEALTH OF VIRGINIA
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CONTEXT PLAN AND VICINITY MAP

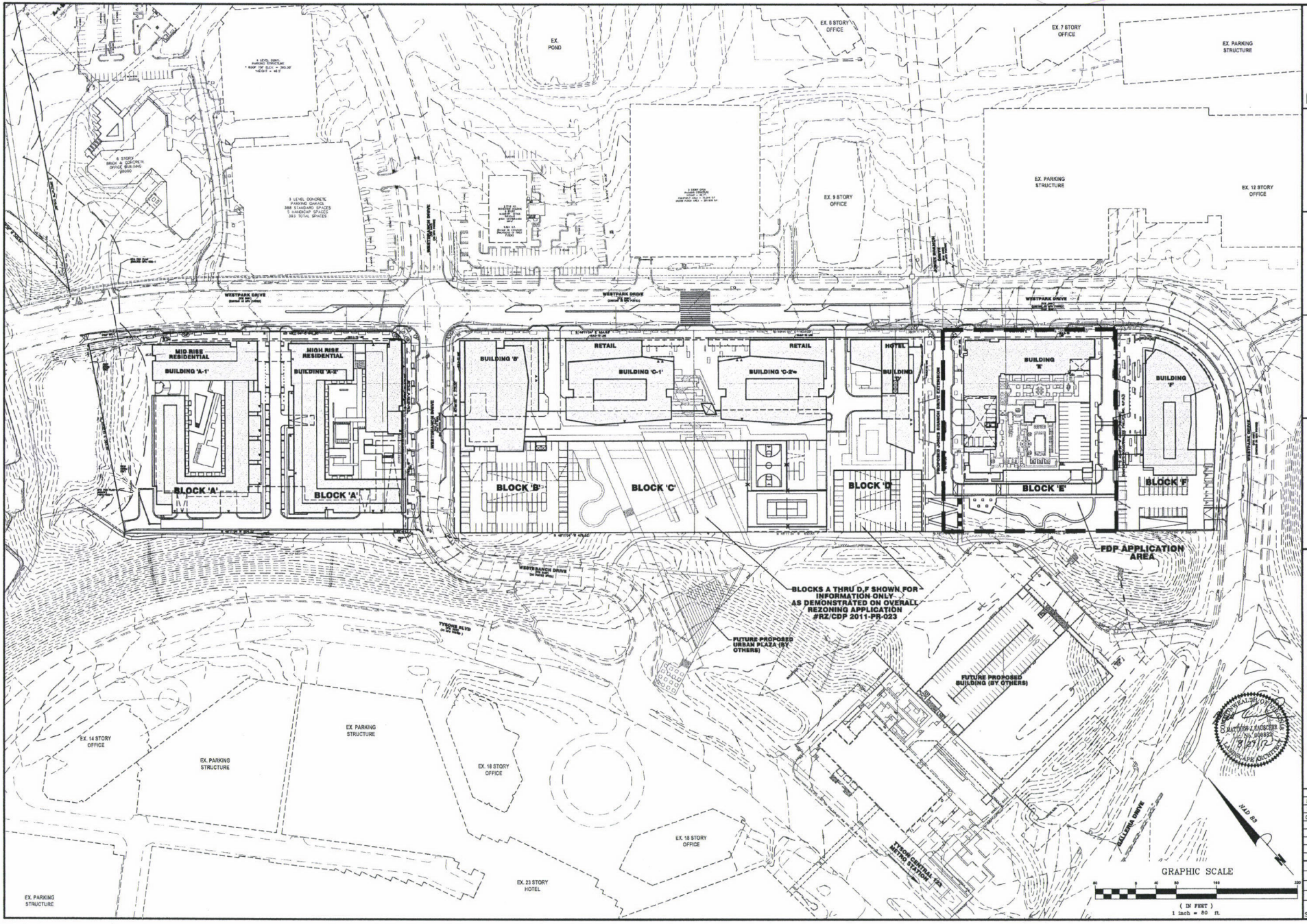
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	H: 1"=200'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C3.0



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OVERALL DEVELOPMENT PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
3/23/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

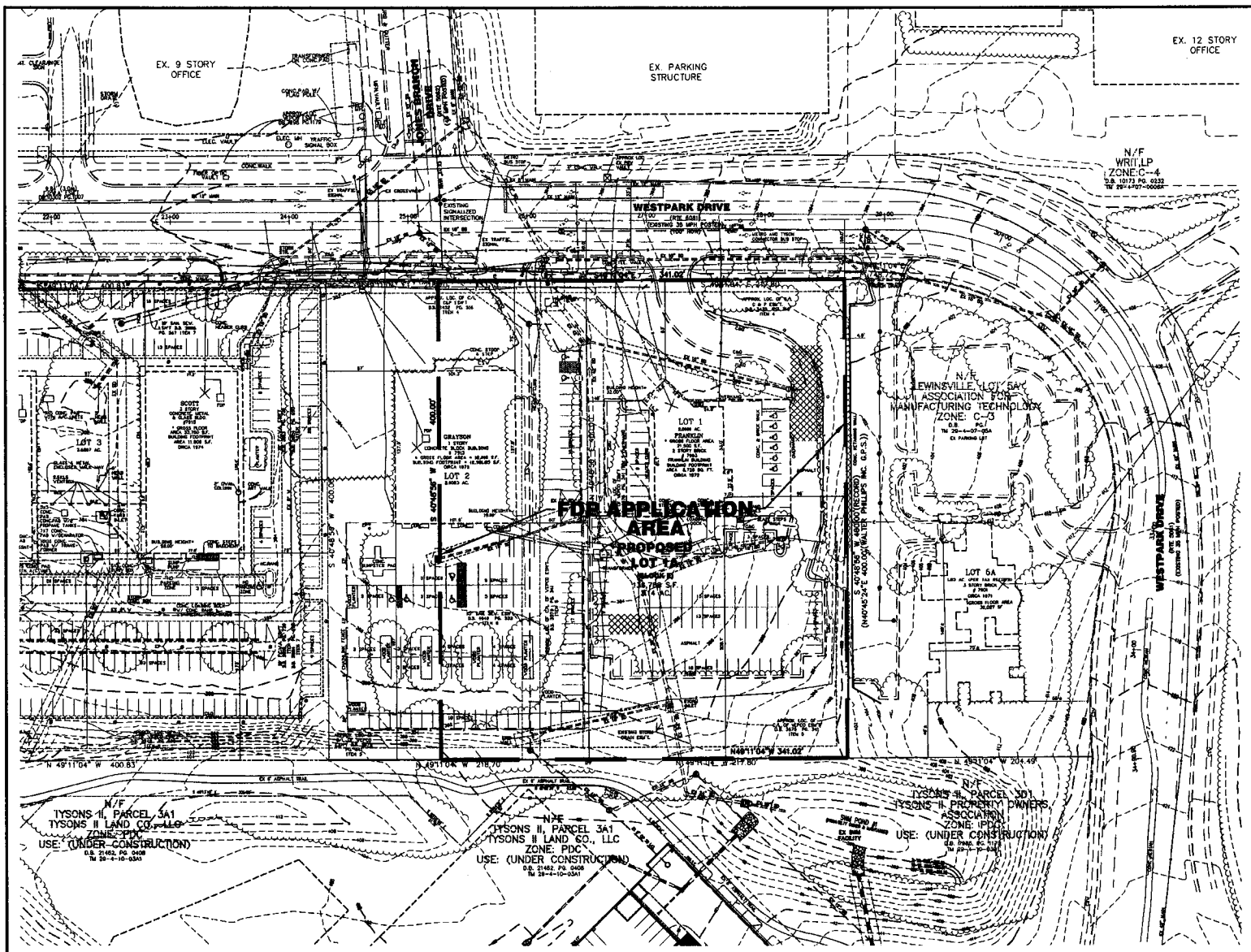
SCALE H: 1" = 80'

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET C4.0



APPLICATION AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
THE PROPERTY LINE SHOWN ON THE FDP IS BASED ON RECORDED PLATS AND DEEDS FROM THE 1970'S AND MAY BE ADJUSTED BASED ON INFORMATION FROM RECENT FIELD SURVEYS AT TIME OF SITE PLAN.

COMMONWEALTH OF VIRGINIA
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EXISTING CONDITIONS PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-022-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/28/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

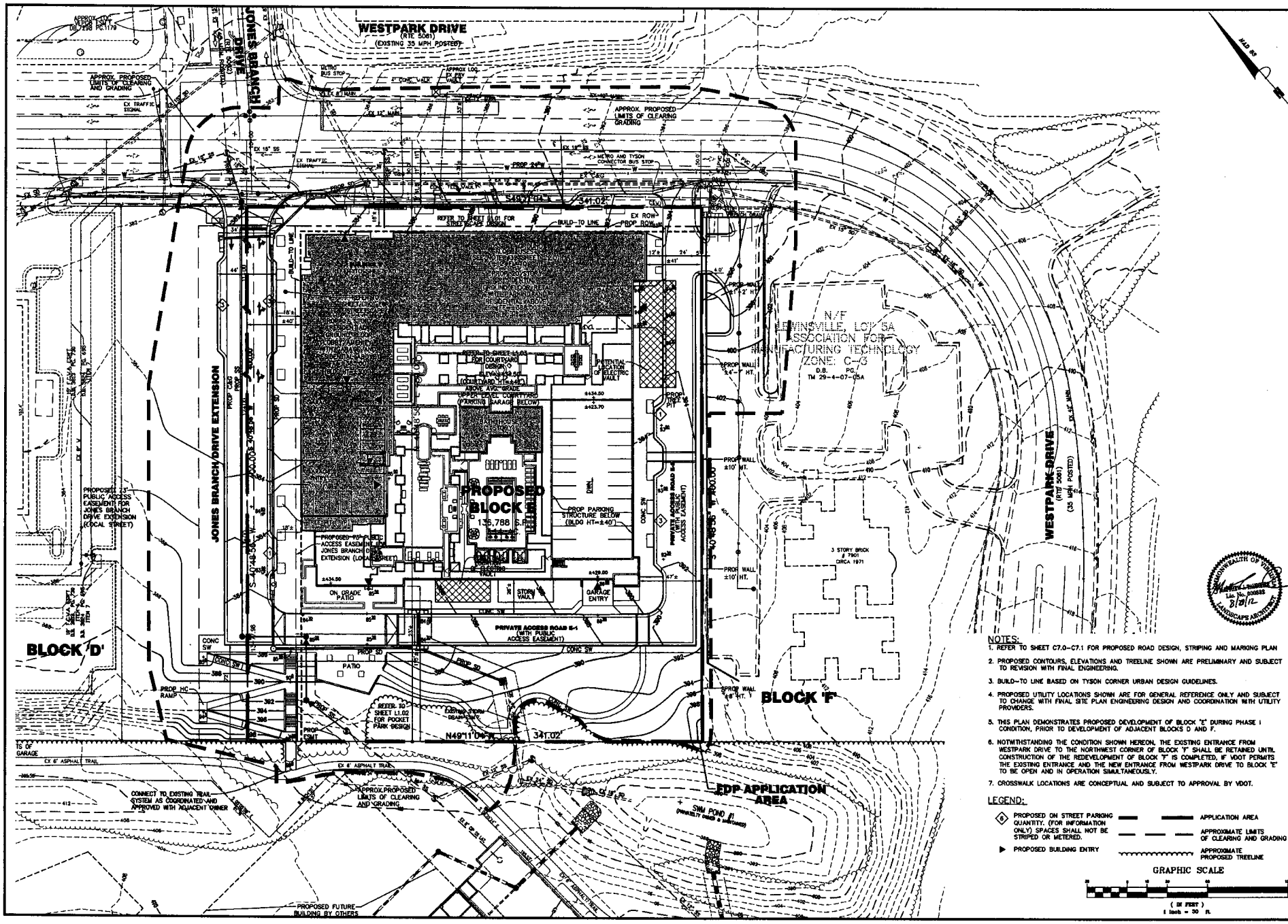
SCALE 1": 40'

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET C5.0



NOTES:

1. REFER TO SHEET C7.0–C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND TREELINE SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
3. BUILD-TO LINE BASED ON TYSON CORNER URBAN DESIGN GUIDELINES.
4. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
5. THIS PLAN DEMONSTRATES PROPOSED DEVELOPMENT OF BLOCK "E" DURING PHASE I CONDITION, PRIOR TO DEVELOPMENT OF ADJACENT BLOCKS D AND F.
6. NOTWITHSTANDING THE CONDITION SHOWN HEREON, THE EXISTING ENTRANCE FROM WESTPARK DRIVE TO THE NORTHWEST CORNER OF BLOCK "F" SHALL BE RETAINED UNTIL CONSTRUCTION OF THE REDEVELOPMENT OF BLOCK "F" IS COMPLETED, IF VDOT PERMITS THE EXISTING ENTRANCE AND THE NEW ENTRANCE FROM WESTPARK DRIVE TO BLOCK "E" TO BE OPEN AND IN OPERATION SIMULTANEOUSLY.
7. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.

LEGEND:

- (8) PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- ▶ PROPOSED BUILDING ENTRY
- APPLICATION AREA
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APPROXIMATE PROPOSED TREELINE

GRAPHIC SCALE

30 15 0 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
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FINAL DEVELOPMENT PLAN
PHASE I CONDITIONS
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

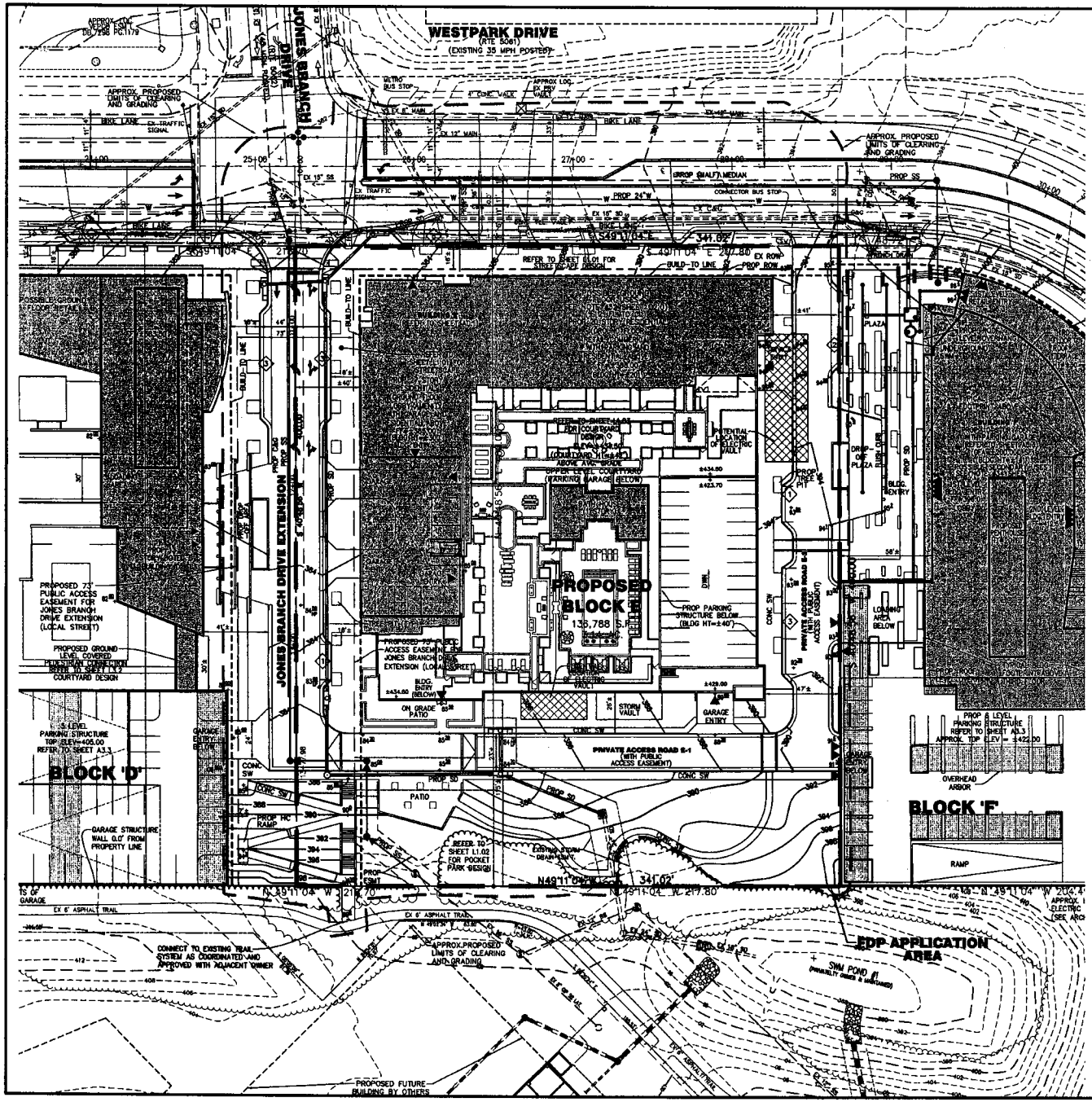
SCALE 1:1"=30'

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET C6.0



NOTES:

1. REFER TO SHEET C7.0–C7.1 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
2. PROPOSED CONTOURS, ELEVATIONS AND TREE LINE SHOWN ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ENGINEERING.
3. BUILD–TO LINE BASED ON TYSON CORNER URBAN DESIGN GUIDELINES.
4. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
5. THIS PLAN DEMONSTRATES PROPOSED DEVELOPMENT OF BLOCK 'E' IN THE ULTIMATE CONDITION AFTER THE BUILDOUT OF THE ARBOR ROW PROJECT. REFER TO SHEET C6.0 FOR INTERIM CONDITION OF BLOCK E INDIVIDUAL DEVELOPMENT.
6. CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO APPROVAL BY VDOT.

LEGEND:

- PROPOSED ON STREET PARKING QUANTITY. (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIPED OR METERED.
- PROPOSED BUILDING ENTRY
- APPLICATION AREA
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- APPROXIMATE PROPOSED TREELINE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
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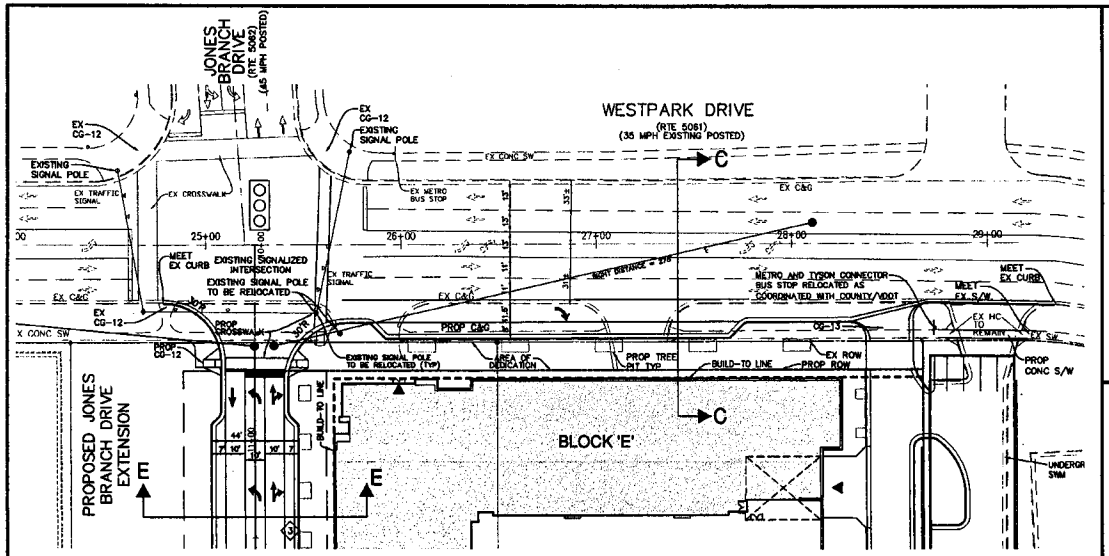
FINAL DEVELOPMENT PLAN
PHASE II CONDITIONS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

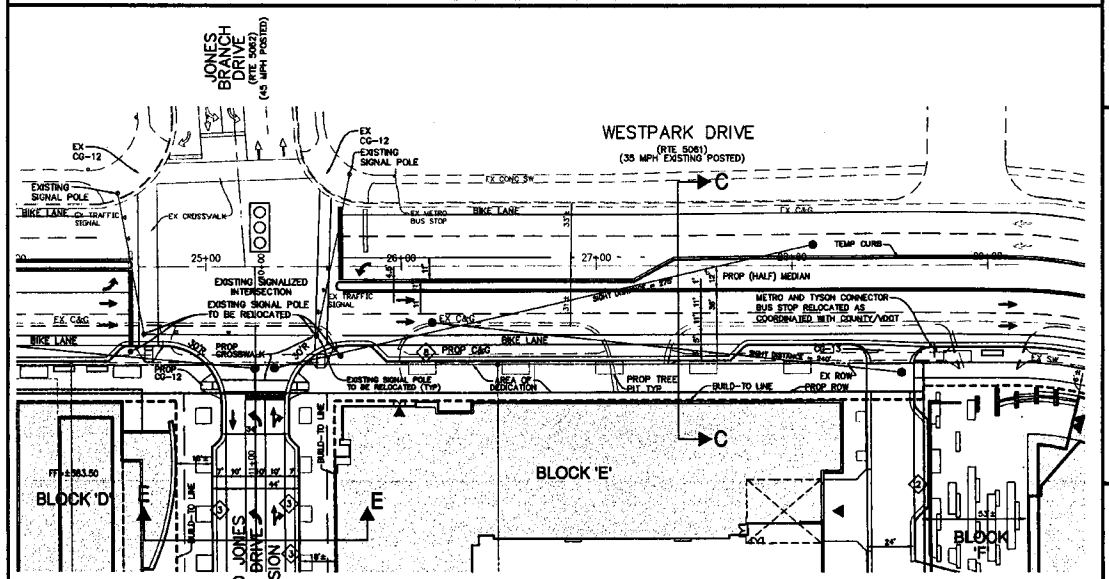
DATE	DESCRIPTION

SCALE H:1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C6.1



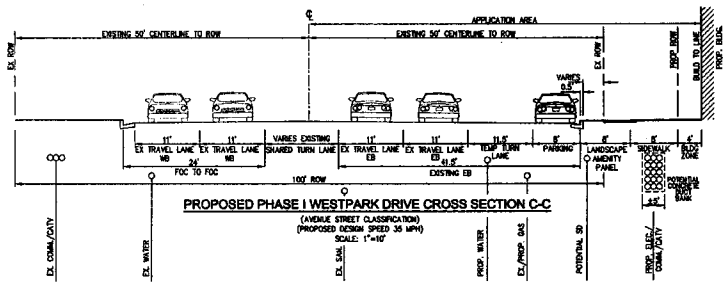
WESTPARK DRIVE - ROUTE 5061
PROPOSED PHASE I
(AVENUE CLASSIFICATION)
100' ROW
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'E' FRONTAGE = ±4,900s.f.

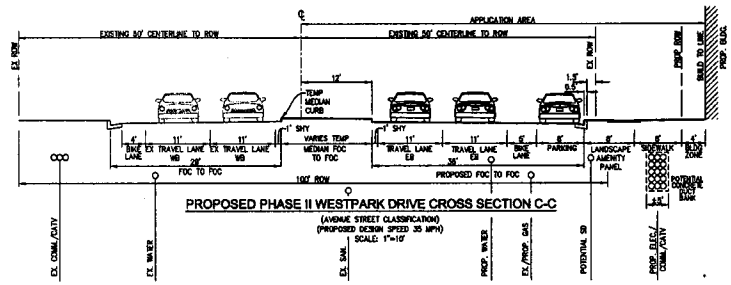


WESTPARK DRIVE - ROUTE 5061
PROPOSED PHASE II
(AVENUE CLASSIFICATION)
100' ROW
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 35 MPH

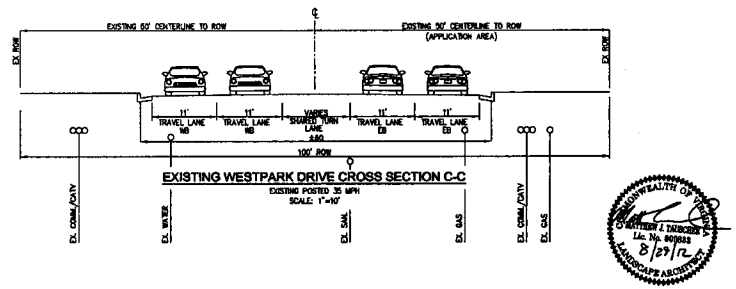
WESTPARK DRIVE APPROXIMATE AREA OF R.O.W. DEDICATION:
BLOCKS 'E' FRONTAGE = ±4,900s.f.



PROPOSED PHASE I WESTPARK DRIVE CROSS SECTION C-C
(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'



PROPOSED PHASE II WESTPARK DRIVE CROSS SECTION C-C
(AVENUE STREET CLASSIFICATION)
(PROPOSED DESIGN SPEED 35 MPH)
SCALE: 1"=10'



EXISTING WESTPARK DRIVE CROSS SECTION C-C
EXISTING POSTED 35 MPH
SCALE: 1"=10'

COMMONWEALTH OF VIRGINIA
MATTHEW J. PATRICK
Lic. No. 800032
8/29/12
LANDSCAPE ARCHITECT

LEGEND:
- EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:
1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS PDP IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION IS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.
8. BUS STOP RELOCATION TO BE COORDINATED WITH COUNTY/VDOT AT TIME OF SITE PLAN APPLICATION.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

M.U.D. 65

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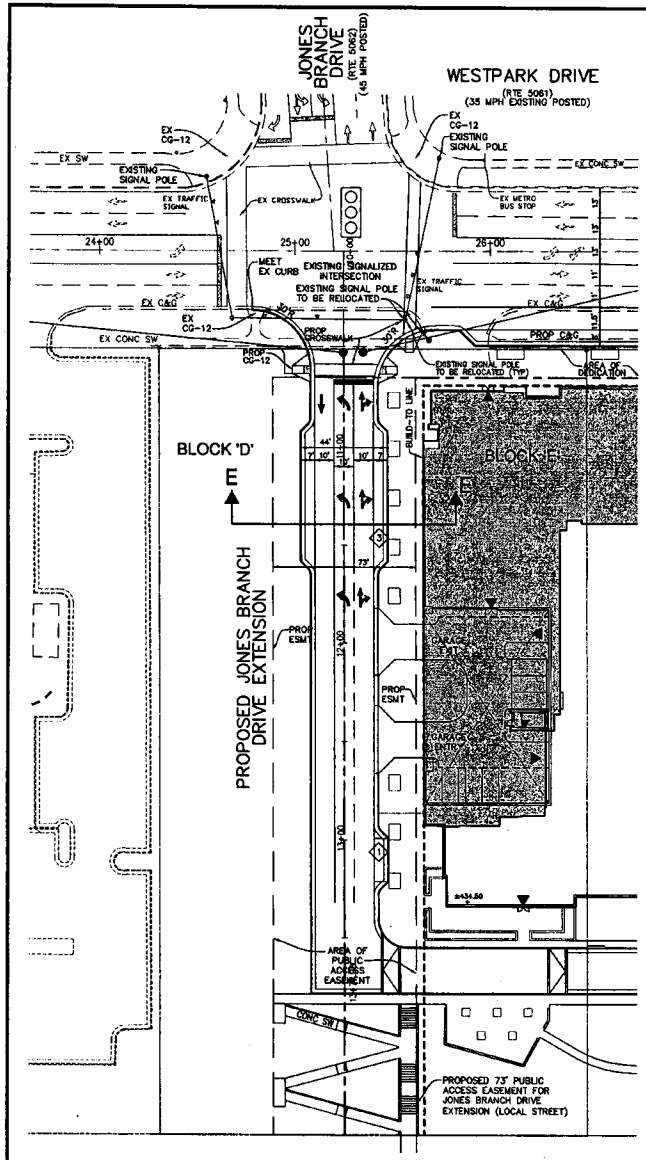
WESTPARK DRIVE ROADWAY STRIPING AND CROSS SECTION
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/29/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C7.0



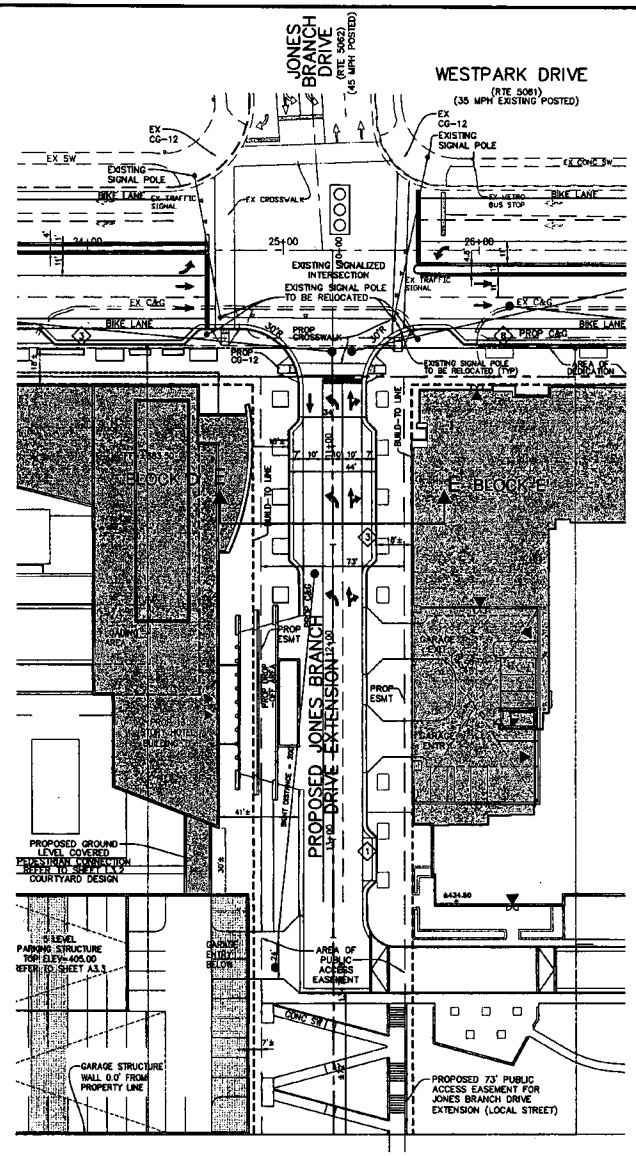
JONES BRANCH DRIVE EXTENSION

PROPOSED PHASE I

(LOCAL CLASSIFICATION)

PROPOSED EASEMENT 73'

PROPOSED DESIGN SPEED = 30 MPH



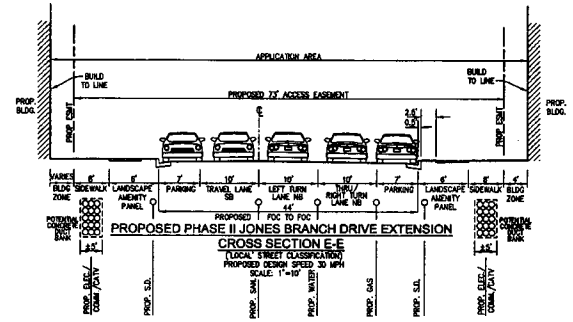
JONES BRANCH DRIVE EXTENSION

PROPOSED PHASE II

(LOCAL CLASSIFICATION)

PROPOSED EASEMENT 73'

PROPOSED DESIGN SPEED = 30 MPH



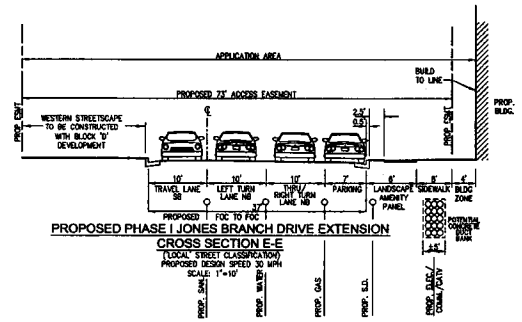
PROPOSED PHASE II JONES BRANCH DRIVE EXTENSION

CROSS SECTION E-E

(LOCAL STREET CLASSIFICATION)

PROPOSED DESIGN SPEED 30 MPH

SCALE: 1"=10'



PROPOSED PHASE I JONES BRANCH DRIVE EXTENSION

CROSS SECTION E-E

(LOCAL STREET CLASSIFICATION)

PROPOSED DESIGN SPEED 30 MPH

SCALE: 1"=10'

LEGEND:

- EXISTING LANE DIRECTION
- PROPOSED LANE DIRECTION

NOTES:

1. FINAL ROAD, CURB, CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB CUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL ENGINEERING SITE PLAN AND VDOT APPROVAL.
2. REFER TO SHEET L1.01 FOR STREETSCAPE DESIGN ELEMENTS.
3. AREA OF RIGHT OF WAY DEDICATION SHOWN ON THIS FDP IS APPROXIMATE. FINAL AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION IS TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
4. REFER TO SHEET L0.01 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
5. EXISTING UTILITIES REPRESENTED HERE ARE APPROXIMATE IN LOCATION AND DESCRIPTION FOR REFERENCE ONLY OF EXISTING CONDITIONS.
6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
7. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPED OR METERED.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUNCHES
Lic. No. 0000000
8/29/12
LANDSCAPE ARCHITECT

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

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JONES BRANCH DRIVE EXTENSION
ROADWAY STRIPING AND CROSS SECTIONS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/30/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

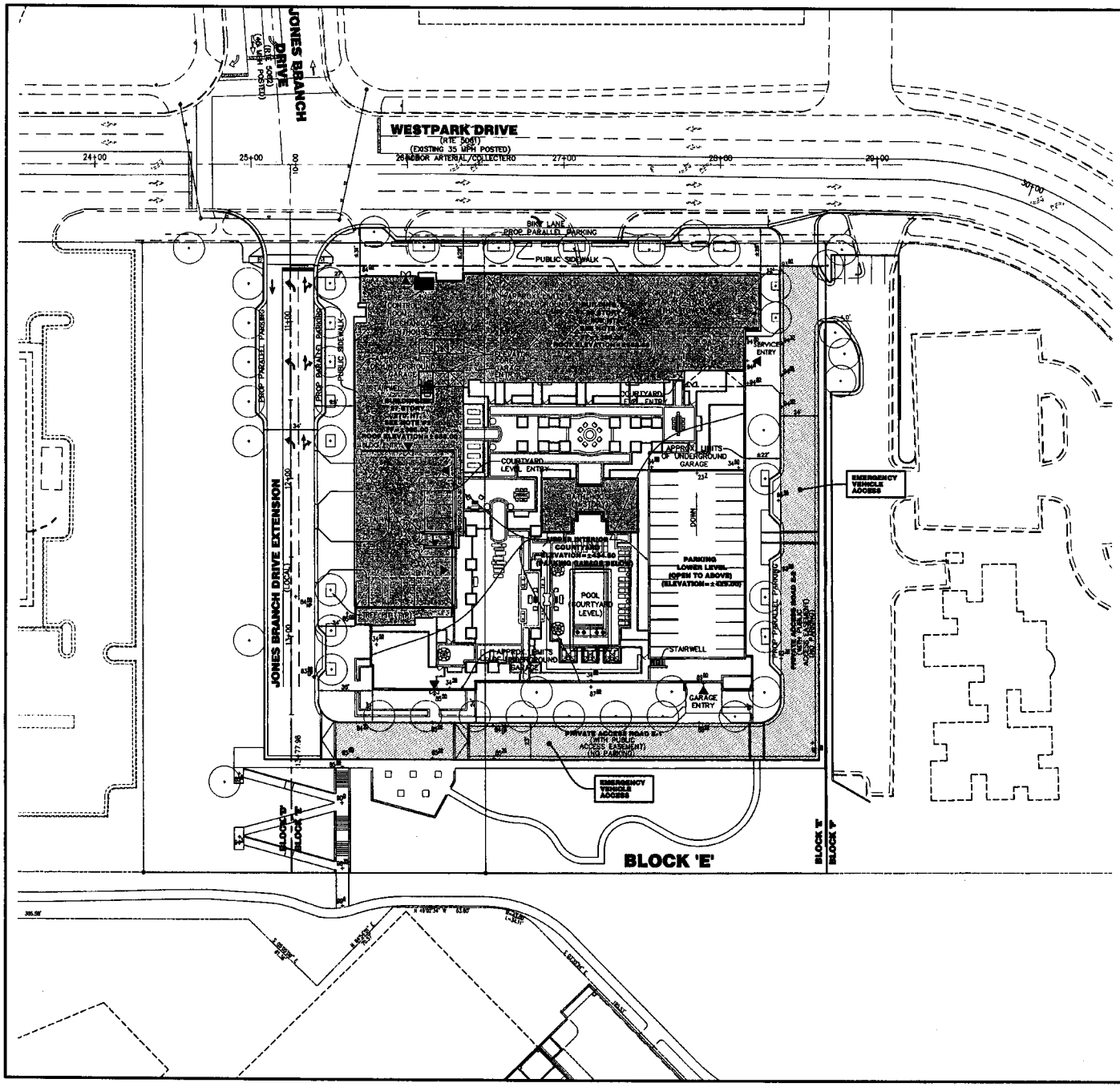
SCALE H: 1"=30'

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET C7.1



LEGEND:

PEDESTRIAN ACCESS

- PROPOSED EXTERIOR BUILDING ENTRY
- PROPOSED INTERIOR COURTYARD BUILDING ENTRY
- PROPOSED GARAGE LEVEL ENTRY
- PROPOSED TREE
- PROPOSED SPOT ELEVATION
- PROPOSED GROUND FLOOR RETAIL (1 STORY WITHIN TOWER)
- PROPOSED ELEVATOR CORE
- PROPOSED STAIRWELL

NOTE:

1. BUILDING E
   CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1)

   USE GROUPS: R-2 (APARTMENTS)(PRIMARY)
   A-3 (AMENITIES)(GROUND FLOOR AND LEVEL 5 COURTYARD)
   B (LEASING)
   S-2 (PARKING GARAGE)
   S-1 (RESIDENTIAL STORAGE)
   M (MERCANTILE/RETAIL)

NOTES:

1. THIS SHEET IS FOR GENERAL REPRESENTATION OF EMERGENCY AERIAL APPARATUS VEHICLE ACCESS ONLY.
2. LOCATION OF BUILDING CORE ELEMENTS ARE SUBJECT TO REVISION WITH FINAL ARCHITECTURAL DESIGN.

COMMONWEALTH OF VIRGINIA
MATTHEW L. TAUBERGER
Lic. No. 000833
8/29/12
LANDSCAPE ARCHITECT

NOTE:
THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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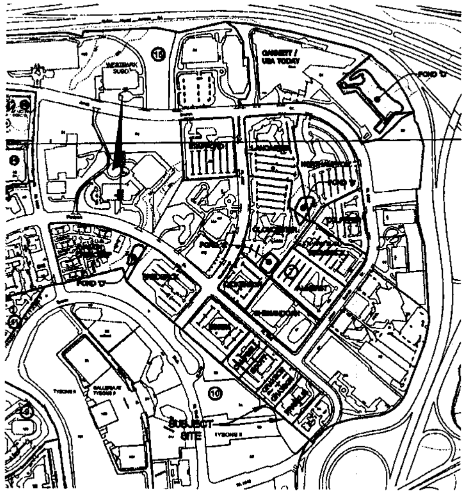
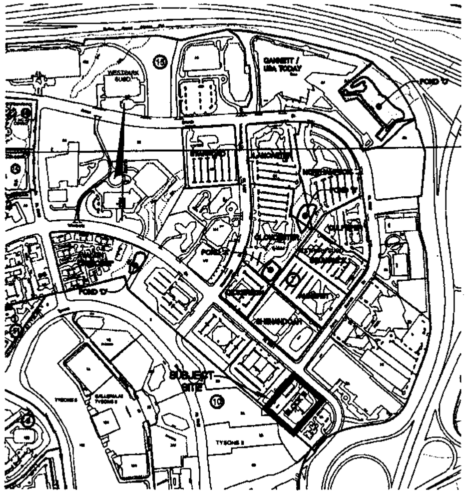
FIRE VEHICULAR ACCESS EXHIBIT
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/29/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

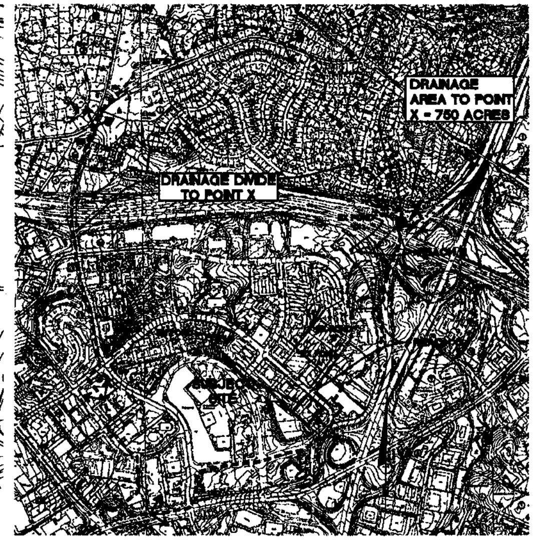
SCALE H:1"=30'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C7.2



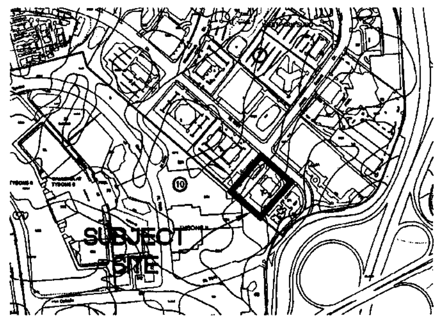
1 / C8.0 EX VICINITY MAP
SCALE: 1"=500'



2 / C8.0 PROP VICINITY MAP
SCALE: 1"=500'



3 / C8.0 OUTFALL MAP
SCALE: 1"=1,000'



4 / C8.0 SOILS MAP
SCALE: 1"=500'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

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

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

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) — PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) — Amendments (18-202 10F & 10I)

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

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C9.0.

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
E SWM VAULT	1.21	-	1.21	687	9,081	N/A
[illegible]						
GREEN ROOF	0.28	-	0.28	12,895	15,234	N/A
INFILTRATION	0.86	-	0.86	2,240	15,360	N/A
SWM PLANTERS	0.79	-	0.79	1,260	2,430	N/A
Totals	3.14		3.14	16,912	42,115	N/A

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C8.0. Pond inlet and outlet pipe systems are shown on Sheet C9.0.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C9.0. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet C8.1.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C8.0.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C8.0.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C5.0.

☑ 11. A submission waiver is requested for UNDERGROUND DETENTION FOR RESIDENTIAL PROJECT

☒ 12. Stormwater management is not required because N/A

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITE IS LOCATED IN TYSONS CORNER, SOUTH OF THE DULLES TOLL ROAD (RT. 267), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAIN BRIDGE RD. (RT. 123). THE SUBJECT SITE INCLUDES THE FRANKLIN BUILDING AND APPROXIMATELY HALF OF THE GRAYSON BUILDING WHICH ARE LOCATED ON FFX. CO. TAX MAP PARCELS #029-4-((7))-0001 AND #029-4-((7))-0002. SEE VICINITY MAP ON THIS SHEET. THE SUBJECT SITE HAS EXISTING OFFICE BUILDINGS WITH SURFACE PARKING AND LANDSCAPE ISLANDS. THE SITE IS FRONTED BY WESTPARK DR. (RT. 5061) TO THE NORTH AND IS WOODED ALONG ITS SOUTHERN PROPERTY LINE. THE TOTAL SITE AREA OF THIS PARCEL IS APPROXIMATELY 3.14 ACRES. THE EXISTING SITE PROPOSES NEW PROPERTY LINES TO CREATE BLOCK E. SEE VICINITY MAP ON THIS SHEET.

OUTFALL DESCRIPTION:

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT, AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR A DETAILED DESCRIPTION OF THE STORM OUTFALLS FROM THE SUBJECT SITE TO POINT X. SEE OUTFALL MAP ON THIS SHEET FOR REACH LOCATIONS.

BLOCK E (EASTERN HALF OF GRAYSON SITE AND FRANKLIN SITE) – REACH C TO REACH E TO POINT 'X'.

REACH DESCRIPTIONS:

REACH C– THE STORM WATER FLOW PATH OF REACH C TRAVELS FROM THE SUBJECT SITES TO POND "C" AND REACH E. STORM WATER FROM THE SITES ENTER TWO (2) UNDERGROUND STORM SEWER SYSTEMS LOCATED ON THE SCOTT, GRAYSON, FRANKLIN, AND AMT SITES. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE SCOTT SITE FLOWS EAST, UNDER WESTPARK DR. (RT. 5061), AND INTERSECTS WITH THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM. STORM WATER THAT ENTERS THE UNDERGROUND STORM SEWER SYSTEM LOCATED ON THE GRAYSON, FRANKLIN, AND AMT SITES FLOWS NORTHEAST ALONG THE APPROXIMATE PROPERTY BORDER OF THE RESPECTIVE SITES. ONCE THE SYSTEM REACHES WESTPARK DR. (RT. 5061) IT THEN TRAVELS NORTH WHERE IT INTERSECTS WITH THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). AT THIS POINT, THE TWO (2) UNDERGROUND STORM SEWER SYSTEMS LEAVING THE SUBJECT SITES CONVERGE AND FLOW INTO THE UNDERGROUND STORM SEWER SYSTEM OF JONES BRANCH DR. (RT. 5062). ONCE IN THE JONES BRANCH DR. (RT. 5062) UNDERGROUND STORM SEWER SYSTEM, WATER FLOWS NORTHEAST FOR APPROXIMATELY 1100 FEET UNTIL THE PIPE SYSTEM TURNS NORTH TO FOLLOW THE BEND IN THE ROAD. FROM THIS POINT, STORM WATER WITHIN THE SYSTEM FLOWS NORTH UNTIL IT OUTFALLS INTO POND "C". FROM POND "C" WATER OUTFALLS INTO REACH E. SEE ATTACHED STORM DRAINAGE COMPUTATIONS INCLUDED AS SHEET C8.0.1 FROM FFX COUNTY PLAN #6028-SP-018-2 WHICH SHOW THAT THE DOWNSTREAM DRAINAGE PIPE SYSTEM IS MORE THAN ADEQUATE TO ACCOMMODATE THE WATER LEAVING THE PROPOSED SITES. THE SYSTEM WAS ORIGINALLY DESIGNED TO ACCOMMODATE THE BUILD OUT OF THE WATER SHED AND OUR IMPROVEMENTS DO NOT INCREASE THE C-FACTOR OF THIS WATER SHED BEYOND THAT OF THE BUILD OUT C-FACTOR USED FOR THESE COMPUTATIONS. THE COMPUTATIONS SHOW THAT THE Qcap IS APPROXIMATELY 60% GREATER THAN THE Qinflow. WE WILL DO A FULL ANALYSIS OF THE DOWNSTREAM PIPE SYSTEM AT SITE PLAN AND IF DEFICIENCIES ARE FOUND AT THAT TIME, THE APPLICANT WILL TAKE STEPS TO ENSURE THE OUTFALL IS ADEQUATE.

REACH E– THE STORM WATER FLOW PATH OF REACH E TRAVELS FROM POND "C" TO POINT X. WATER EXITS POND "C" VIA TWO (2) 72" RCP PIPES LOCATED AT THE EASTERN PORTION OF THE POND AND DAYLIGHTS INTO AN OPEN CHANNEL JUST PAST THE DAM EMBANKMENT. FROM THERE WATER CONTINUES NORTHEAST AND ENTERS A CULVERT WHICH TRAVELS UNDER THE DULLES TOLL ROAD (RT. 267) EASTBOUND ACCESS RAMP TO CAPITAL BELTWAY I-495. ONCE PAST THE ACCESS RAMP WATER AGAIN DAYLIGHTS AND CONTINUES NORTHEAST UNTIL IT ENTERS A SECOND CULVERT AND CROSSES UNDER THE DULLES TOLL ROAD (RT. 267) EAST AND WEST BOUND LANES. WATER THEN DAYLIGHTS BEYOND THE WESTBOUND LANE OF DULLES TOLL ROAD (RT. 267) INTO AN OPEN CHANNEL WHERE IT CONTINUES NORTHEAST TO POINT X.

POINT X– THE DRAINAGE AREA TO POINT X IS APPROXIMATELY 750 ACRES, AND ENCOMPASSES THE SUBJECT SITES. FROM POINT X, WATER TRAVELS EAST UNTIL IT ENTERS INTO SCOTTS RUN WHICH FLOWS NORTHEAST, PARALLEL TO CAPITAL BELTWAY I-495.

SUMMARY:

STORMWATER LEAVES THE SUBJECT SITE VIA EXISTING CLOSED CONDUIT SYSTEMS, TRAVELS TO VARIOUS PONDS, THEN OUTFALLS INTO SCOTTS RUN STREAM AT POINT 'X'. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 750 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST.

PFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR THE SUBJECT SITE TO BE INCLUDED IN A SITE PLAN, WHICH WILL DETERMINE THE ADEQUACY OF THE SITE'S OUTFALL. THE DOWNSTREAM EXTENT OF ANALYSIS SHALL MOST LIKELY BE DETERMINED BY PFM SECTION 6-0203.2A, WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTREAM FROM THE POINT OF CONFLUENCE, PER PFM SECTION 6-0203.3B(1).

CONCLUSION:

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT THE STORM SEWER OUTFALLS HAVE BEEN SUFFICIENTLY DESCRIBED PER THE REZONING CHECKLIST. ADDITIONALLY, AT THE TIME OF FINAL SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

COMMONWEALTH OF VIRGINIA — MATTHEW J. TAUSCHER — Lic. No. 000833 — 8/23/12 — LANDSCAPE ARCHITECT

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ADEQUATE OUTFALL AND SWM CHECKLIST
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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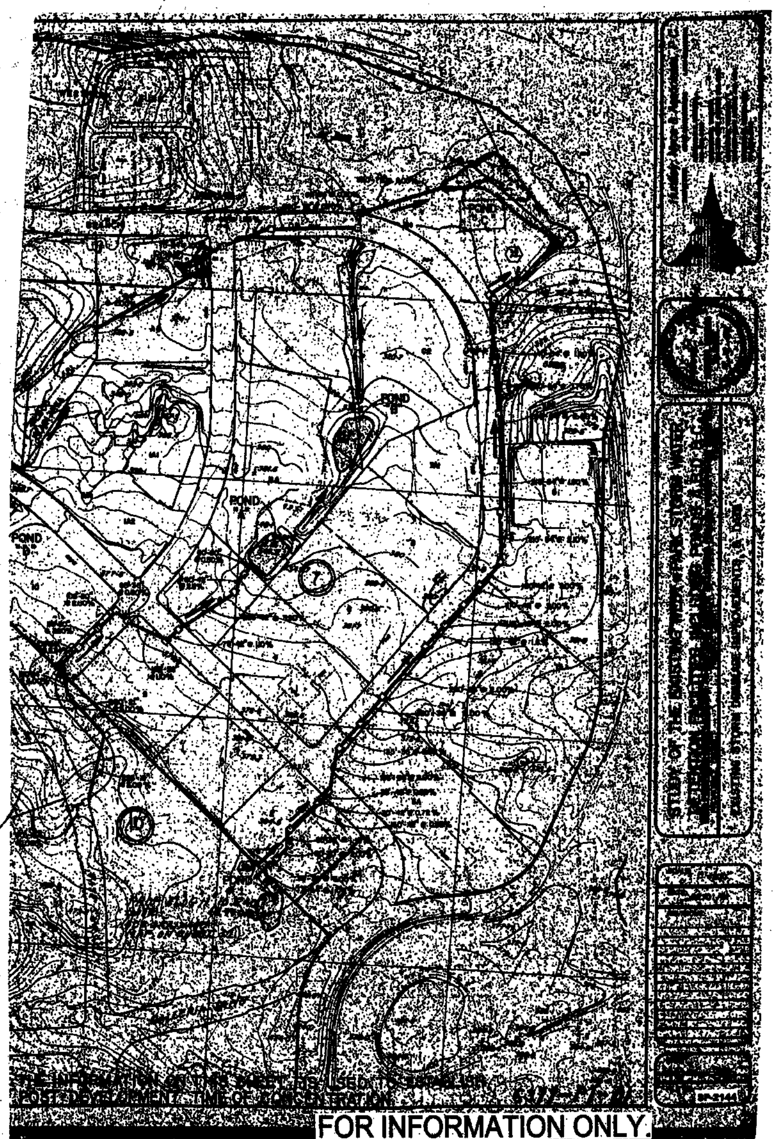

STORM DRAINAGE COMPUTATIONS

FROM STR STR #	TO STR #	AREA ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE %	LENGTH FT	n	Q CAP CFS	VELOCITY ACTU. FPS
Pond #1,51B	51A	10.80	10.80						8.99	8.99						
51A	51	0.00	10.80		0.00		5	7.27	0.00	8.99	15					
site2	51	0.54	0.54	0.83	0.45	0.45	5	7.27	3.26	3.26						
50	51	0.67	0.67	0.80	0.54	0.54	5	7.27	3.90	3.90						
51	C	0.00	11.71	0.00	0.00	0.99	5	7.27	0.00	16.15	30	2.00%		0.013	57.99	10.31
C	D	0.30	12.01	0.85	0.26	1.24	5	7.27	1.85	18.00	36	1.70%		0.013	89.93	8.65
D	E	0.51	12.52	0.85	0.43	1.67	5	7.27	3.15	21.15	42	0.56%		0.013	74.59	8.77
E	F	0.51	13.03	0.85	0.43	2.11	5	7.27	3.15	24.30	42	0.80%		0.013	86.41	8.34
F	G	0.00	13.03	0.00	0.00	2.11	5	7.27	0.00	24.30	48	1.00%		0.013	143.59	8.49
G	6	3.80	16.83	0.83	3.15	5.26	5	7.27	22.93	47.23	42	0.96%		0.013	100.07	10.31
6	7	1.36	18.19	0.85	1.15	6.41	5	7.27	8.34	55.57	36	2.74%		0.013	110.37	15.74
7	8	0.13	18.31	0.86	0.11	6.52	5	7.27	0.80	56.38	36	3.20%		0.013	119.27	16.72
8	8A	0.33	18.64	0.85	0.28	6.80	5	7.27	2.04	58.42	36	3.73%		0.013	128.77	17.87
8A	9	1.59	20.23	0.89	1.42	8.21	5	7.27	10.29	68.70	36	3.73%		0.013	128.77	18.48
9	10	0.99	21.22	0.54	0.53	8.75	5	7.27	3.89	72.59	36	3.78%		0.013	129.63	18.87
10	11	0.72	21.94	0.80	0.58	9.32	5	7.27	4.19	76.78	36	3.40%		0.013	122.94	18.39
11	12	0.73	22.67	0.55	0.40	9.73	5	7.27	2.92	79.70	36	4.17%		0.013	136.15	19.95
12	20	1.99	24.65	0.72	1.43	11.16	5	7.27	10.36	90.06	42	2.62%		0.013	162.79	17.41
20	ex13,(6)	1.17	25.82	0.76	0.89	12.04	5	7.27	6.46	96.53	42	2.62%		0.013	162.79	17.66
ex13, (6)	15	1.13	26.95	0.80	0.90	12.94	5	7.27	6.57	103.10	42	3.01%		0.013	174.49	18.81
15	15A	2.53	29.48	0.72	1.82	14.77	5	7.27	13.24	116.34	42	4.02%		0.013	201.66	21.71
15A	14	0.45	29.93	0.72	0.32	15.09	5	7.27	2.36	118.70	42	3.00%		0.013	174.20	19.48
14	13	0.00	29.93	0.00	0.00	15.09	5	7.27	0.00	118.70	54	2.09%		0.013	284.19	17.17
13	16, (ex22)	3.59	33.52	0.67	2.41	17.50	5	7.27	17.49	136.19	54	2.09%		0.013	284.19	17.70
16, (ex22)	17	1.60	35.12	0.73	1.17	18.66	5	7.27	8.49	144.67	54	2.02%		0.013	279.39	17.83
17	18	1.90	37.02	0.81	1.54	20.20	5	7.27	11.19	155.86	54	2.05%		0.013	281.46	18.21
18	19	1.19	38.21	0.80	0.95	21.15	5	7.27	6.92	162.78	54	1.94%		0.013	266.65	17.90
19	20	3.15	41.36	0.82	2.58	23.74	5	7.27	18.78	181.56	54	2.02%		0.013	279.39	18.69
20	21	2.05	43.41	0.83	1.70	25.44	5	7.27	12.37	193.93	60	2.46%		0.013	409.35	20.81
21	22	3.00	46.41	0.84	1.68	27.12	5	7.27	12.21	206.15	72	1.63%		0.013	533.87	17.59

Information of the existing storm outfall storm pipe is obtained from available site plan as built information and Fairfax County Storm Sewer Inventory. The system was originally designed to accommodate the total build out of the shed. These computations show the system to be more than adequate.

Dewberry

Dewberry & Davis LLC

TYSONS II
BUILDING "H"
ROUGH GRADING PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description

REVISIONS

DRAWN BY VC
APPROVED BY TCC
CHECKED BY DGM
DATE JULY, 2008

TITLE

OUTFALL ANALYSIS

PROJECT NO. 6028-SEP-008 (6028-SP-018)

SHEET NO. 32A of 83 ~~15B of 39~~

SP-2182

Matthew J. Tauscher Lic. No. 000533 8/27/12 Landscape Architect

PROVIDED FOR INFORMATION ONLY! FROM FFX PLAN #6028-SP-018-2

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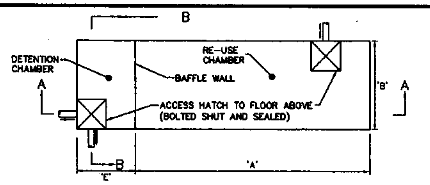
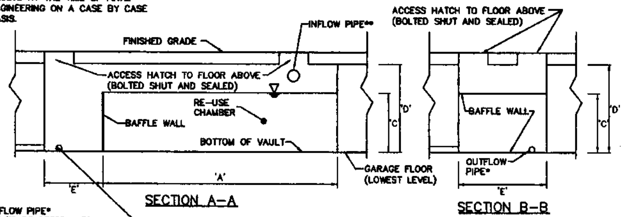


PLAN VIEW

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. OUTFALL MAY BE PUMPED.

** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP.

NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF SWM VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.
3) PUMPS SHALL BE INTEGRATED INTO VAULTS AT THE TIME OF FINAL ENGINEERING ON A CASE BY CASE BASIS.



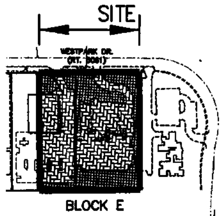
SECTION A–A

SECTION B–B

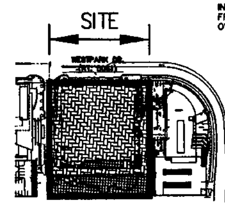
SWM SUMMARY

VAULT ID NAME	REQUIRED VOLUME (CF)	LENGTH (FT) A	WIDTH (FT) B	RE-USE DEPTH (FT) C	STORAGE DEPTH (FT) D	DET. CHAMBER SIZE (FT) E	VOLUME PROVIDED (CF)
BLOCK E	805	22	10	4	6	4	880

1 / C8.1 TYP. CISTERN DETAIL
NOT TO SCALE



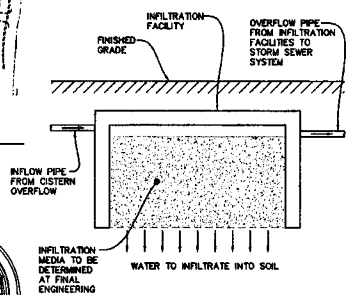
2 / C8.1 EX IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'



3 / C8.1 PROPOSED IMPERVIOUS AREA EXHIBIT
SCALE: 1"=200'

Site	
Area =	3.140 Ac
Ex. Impervious %	62%
Ex. C-Factor =	0.67
Prop. Impervious %	72%
Prop. C-Factor =	0.73

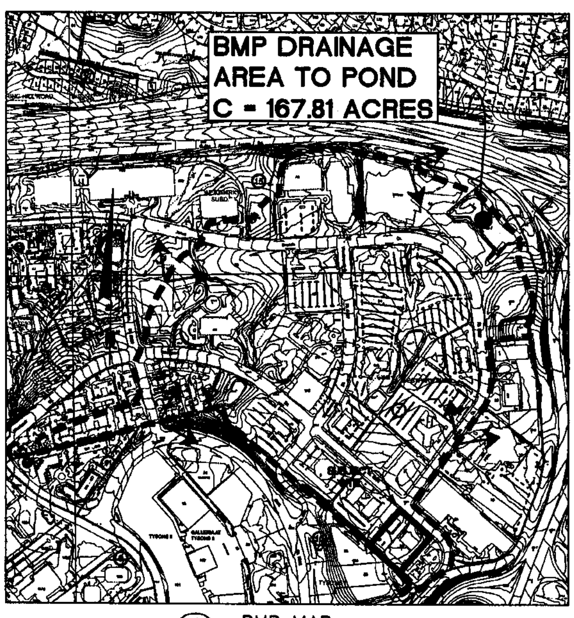
IMPERVIOUS AREA =
PERVIOUS AREA =



THE APPLICANT RESERVES THE RIGHT TO ALTER INFILTRATION TRENCH DESIGN, STYLE, VOID MEDIA, SIZE, ETC. AT THE TIME OF FINAL ENGINEERING.

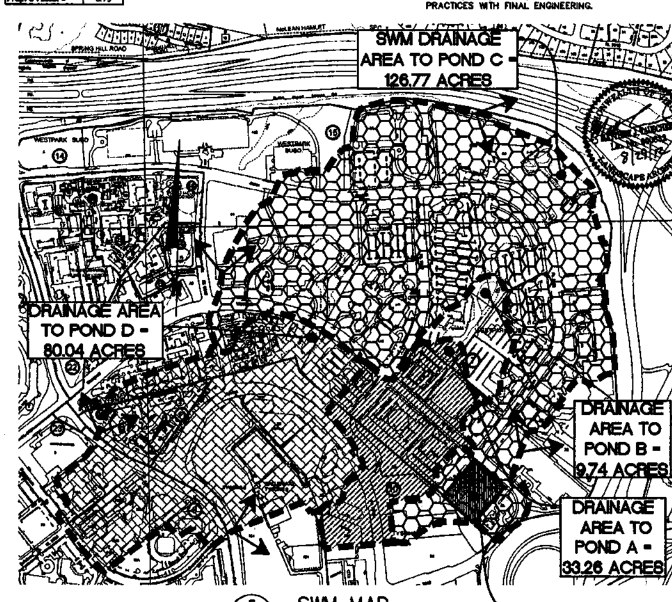
6 / C8.1 TYP. INFILTRATION DETAIL
NOT TO SCALE

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.



4 / C8.1 BMP MAP
SCALE: 1"=600'

PER PLAN #6377–PI–01, POND C WAS DESIGNED TO TREAT A DRAINAGE AREA OF 167.81 ACRES, WITH A C–FACTOR OF 0.80.



5 / C8.1 SWM MAP
SCALE: 1"=500'

STORMWATER MANAGEMENT NARRATIVE:

GENERAL INFO:

THE SUBJECT SITE OF THIS APPLICATION, ALSO KNOW AS THE FRANKLIN SITE AND GRAYSON SITE, IS LOCATED ON FAIRFAX COUNTY TAX MAP PARCELS #029–4–((7))–0001 AND #029–4–((7))–0002, RESPECTIVELY. THIS SITE COMPRISES THE PROPOSED 'E' BLOCK AS NOTED IN THE CDP APPLICATION, CDP PLAN# RZ/CDP 2011–PR–023.

STORMWATER (SWM) DETENTION FOR THE SUBJECT SITE IS CURRENTLY PROVIDED FOR BY THE EXISTING POND 'C'. POND 'C' WAS REDESIGNED IN 1994 AS PART OF REZONING CASE NO. RZ–88–D–006 TO SUPPLY BMP (WATER QUALITY) TREATMENT FOR THE ENTIRE 167.81 ACRE WESTPARK AREA, AS WELL AS DETENTION FOR AREAS WHERE DETENTION IS NOT PROVIDED BY PONDS "A", "B", OR "D". SEE SWM MAP ON THIS SHEET. HOWEVER, ALTHOUGH STORMWATER REQUIREMENTS FOR THE SUBJECT SITE ARE CURRENTLY SATISFIED VIA OFFSITE EXISTING SWM FACILITIES, ADDITIONAL STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE FOR THE SUBJECT APPLICATION, AS DESCRIBED IN FURTHER DETAIL BELOW.

SWM CONTROL FOR THE SUBJECT APPLICATION SHALL BE ACHIEVED THROUGH A COMBINATION OF METHODS INCLUDING STORAGE OF STORMWATER IN VAULTS FOR RE–USE, TREE BOX PLANTERS, CURB EXTENSIONS, GREEN ROOFS, INFILTRATION, POSSIBLE BIORETENTION, MINIMIZING IMPERVIOUS AREAS AND BY DETAINING STORMWATER IN VAULTS TO REDUCE PEAK FLOW RATES OF GIVEN RAIN STORM EVENTS. PER THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN, THERE ARE THREE SEPARATE CRITERIA/GOALS FOR STORMWATER CONTROL, WHICH INCLUDE 1" RAINFALL CAPTURE/RE–USE COMPLIANCE, LEED COMPLIANCE, AND PFM DETENTION COMPLIANCE. THE SWM COMPUTATIONS AND ANALYSES FOR EACH GOAL ARE DISCUSSED BELOW:

COMPREHENSIVE PLAN (1" RUNOFF RETENTION COMPLIANCE):

THE PROPOSED BLOCK E HAS A PROPERTY AREA OF 3.14 ACRES, OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED, TO THE MAXIMUM EXTENT PRACTICABLE, BY MEANS OF INFILTRATION, EVAPOTRANSPIRATION, AND/OR REUSE TO MEET THE CURRENT GOALS AND STANDARDS OF THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT." THE GOAL IS TO CAPTURE THE FIRST 1" OF RAINWATER RUNOFF. DUE TO THE LIMITED LEVEL OF PROJECT DESIGN DETAIL THAT IS AVAILABLE TO BOWMAN AT THE TIME OF FDP SUBMISSION, THE 1" RETENTION REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. OF THE MEASURES LISTED IN THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET" AND THE "TYSONS CORNER COMPREHENSIVE PLAN STORMWATER COMPLIANCE FLOWCHART" THE MOST VIABLE OPTIONS INCLUDE: INFILTRATION, RAINWATER HARVESTING CISTERN, STORMWATER PLANTERS, TREEPITS, CURB EXTENSIONS, VEGETATED GREEN ROOF, AND BIORETENTION. PRELIMINARY IRRIGATION DEMANDS WERE CALCULATED FOR BLOCK E WHICH RESULTED IN AN AVERAGE DAILY DRAWDOWN OF 1,200 GALLONS.

INFILTRATION FACILITIES WOULD BE THE IDEAL PRACTICE. INFILTRATION TESTING WAS DONE WHICH SHOWED THAT THE SOIL IS SUITABLE FOR THE PRACTICE. THE PREFERRED LOCATIONS FOR THE INFILTRATION FACILITY WOULD BE IN THE REAR OF THE PROPERTY UNDER THE PRIVATE CONNECTOR STREET WHICH HAS AN INFILTRATION RATE OF 5.66 IN/HR, AND UNDER THE DRIVE AISLE BETWEEN THE BUILDING AND THE EASTERN PROPERTY LINE WHICH HAS AN INFILTRATION RATE OF 1.28 IN/HR. THE INFILTRATION FACILITIES WERE PRELIMINARILY SIZED TO PROVIDE 15,390 CUBIC FEET OF STORAGE AND PROVIDE A RUNOFF REDUCTION VOLUME OF 5,379 CUBIC FEET. THE DRAINAGE AREA TO THE INFILTRATION FACILITIES IS 2.38 ACRES WITH A C–VALUE OF 0.73. SIZING OF THE PRACTICE HAS TAKEN INTO ACCOUNT OVERFLOW FROM THE RAINWATER HARVESTING CISTERN THAT CAPTURES THE 1.50 ACRES OF THE BUILDING AND GARAGE FOOTPRINT. SEE COMPUTATIONS ON SHEET C9.1.

ROOF RAINWATER HARVESTING WILL BE UTILIZED TO CAPTURE 1" OF RAINWATER THAT FALLS ONTO THE BUILDING AND GARAGE FOOTPRINT. THIS AREA IS MADE UP OF A COMBINATION OF VEGETATED ROOF AND IMPERVIOUS AREA. WATER THAT FALLS ONTO THE VEGETATED ROOFS WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING. THE RAINWATER HARVESTING CISTERN HAS BEEN SIZED TO HOLD APPROXIMATELY 6,000 GALLONS (805 CF), WHICH IS APPROXIMATELY 5 DAYS WORK OF IRRIGATION WATER DEMAND (1,200 GALLONS PER DAY). ONCE THE CISTERN VOLUME HAS REACHED CAPACITY, THE OVERFLOW RELIEF WILL GO TO THE INFILTRATION FACILITY. ROOF RAINWATER HARVESTING WILL GENERATE APPROXIMATELY 4,173 CUBIC FEET OF RUNOFF AND PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 1,235 CUBIC FEET WITH THE REMAINING CREDIT OF 3,158 CUBIC FEET OVERFLOWING TO THE INFILTRATION FACILITY.

VEGETATED GREEN ROOF WILL BE UTILIZED TO CAPTURE AN AREA OF APPROXIMATELY 0.20 ACRES WITH A STORAGE VOLUME OF 10,619 CUBIC FEET. THIS PRACTICE WILL BE LINKED IN SERIES TO THE CISTERN VIA UNDERDRAINS WITHIN THE BUILDING. THIS PRACTICE WILL PROVIDE AN APPROXIMATE RUNOFF REDUCTION CREDIT OF 1,000 CUBIC FEET.

DISCONNECTED STORMWATER PLANTERS, TREEPITS, AND CURB EXTENSIONS ARE PROPOSED IN THE SIDEWALKS ALONG WESTPARK DRIVE (RT. 5061), THE PROPOSED JONES BRANCH DRIVE (RT. 5062) EXTENSION, AND THE PRIVATE STREET SURROUNDING THE BUILDING. THESE MEASURES ARE EXPECTED TO COLLECT IMPERVIOUS AREAS (0.60 ACRES) AND MANAGED TURF COVER (0.18 ACRES) OUTSIDE OF THE CISTERN AND INFILTRATION PRACTICE DRAINAGE AREAS WHICH RESULT IN A RUNOFF VOLUME OF 2,069 CUBIC FEET. THIS PRACTICE WILL PROVIDE AN APPROXIMATE STORAGE VOLUME OF 2,430 CUBIC FEET AND A RUNOFF REDUCTION VOLUME CREDIT OF 2,069 CUBIC FEET.

BIORETENTION COULD BE USED AS A VIABLE OPTION AT THE REAR OF THE SITE IN THE MANAGED TURF AREA. THIS APPEARS TO BE THE IDEAL LOCATION BASED ON INFILTRATION RATES FOUND IN THE AREA. THIS PRACTICE COULD BE USED IF ADDITIONAL INFILTRATION IS NEEDED.

PERMEABLE PAVEMENT COULD BE USED IN THE DRIVE AISLE SURROUNDING THE BUILDING; HOWEVER, THE WEIGHT OF SERVICE VEHICLES THAT WILL BE TRAVELING ON THE DRIVE AISLE AND THE RISK OF POLLUTANTS/CONTAMINANTS DRAINING THROUGH THE PAVEMENT NEAR THE SERVICE ENTRANCES LEAD TO THE CONCLUSION THAT PERMEABLE PAVEMENT IS NOT A PRACTICABLE OPTION.

LOW IMPACT DEVELOPMENT (LID) TECHNIQUES INCLUDE BIORETENTION TREE PITS, GREEN ROOFS, AND BASIN TYPE 'A' AND 'B'. BIORETENTION TREE PITS ARE INCORPORATED INTO THE PROPOSED STREET AND SIDEWALK DESIGN TO TREAT WATER THAT WOULD NORMALLY FLOW INTO INLETS AND GO UNTREATED. WATER WILL ENTER THESE TREE PITS AND BE TREATED BEFORE GOING DOWNSTREAM IN THE UNDERGROUND STORM SEWER SYSTEM. SEE 'LOW IMPACT DEVELOPMENT CONCEPT PLAN,' SHEET C10.0, FOR FURTHER DETAIL.

ACCORDING TO THE "TYSONS CORNER COMPREHENSIVE PLAN AMENDMENT," RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHALL BE PURSUED WHERE FEASIBLE. NO STREAMS OR CHANNELS ARE PRESENT ON BLOCK E. THE PROPOSED STORMWATER RUNOFF REDUCTION MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY WHICH WILL IMPROVE THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER.

THROUGH THE VOLUMES PROVIDED BY THE RAINWATER HARVESTING CISTERN AND INFILTRATION FACILITIES, THESE PRACTICES WILL, TO THE MAXIMUM EXTENT POSSIBLE, MEET THE COMPREHENSIVE PLAN 1" RUNOFF RETENTION AND REUSE REQUIREMENTS.

LEED:

THE LEED REQUIREMENT THAT IS APPLICABLE TO THE SUBJECT APPLICATION IS CREDIT SS 6.1. ITS REQUIREMENT IS TO REDUCE THE POST–DEVELOPED 1–YR AND 2–YR, 24–HOUR STORMS' TOTAL VOLUME OF RUNOFF TO LESS THAN OR EQUAL TO 75% OF THE PRE–DEVELOPED 1–YR AND 2–YR, 24–HOUR DESIGN STORMS. FOR THE LEED CALCULATIONS, THE LEED BOUNDARY HAS BEEN DEFINED AS THE LIMITS FROM THE EXISTING PROPERTY LINE ALONG WESTPARK DRIVE (RT. 5061), TO THE PROPOSED ACCESS EASEMENT ALONG THE JONES BRANCH EXTENSION (RT. 5062), TO THE PROPOSED SOUTHERN AND EASTERN PROPERTY LINES FOR AN APPROXIMATE AREA OF 2.61 ACRES. BLOCK E'S LEED BOUNDARY IS SHOWN ON SHEET C9.0. THE LEED COMPLIANCE COMPUTATIONS FOR BLOCK E ARE ON SHEET C9.2. THE COMPUTATIONS RESULT IN THE REQUIRED STORAGE VOLUME THAT IS NEEDED FOR LEED COMPLIANCE. THE REQUIRED VAULT STORAGE VOLUME NEEDED TO SATISFY THE LEED COMPLIANCE IS 7,166 CUBIC FEET. THIS VOLUME IS MET THROUGH A COMBINATION OF THE CISTERN AND INFILTRATION FACILITIES (TOTAL OF 18,195 CF PROVIDED).

PFM DETENTION COMPLIANCE:

PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), THE PEAK RELEASE RATES FOR THE POST–DEVELOPED 2–YEAR AND 10–YEAR STORMS SHALL BE REDUCED TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE EXISTING CONDITION PEAK FLOW RATES FOR THOSE SAME STORM EVENTS. THIS REDUCTION IN PEAK FLOW RATE SHALL BE ACCOMPLISHED MAINLY THROUGH THE DETENTION OF THE RE–USE VOLUMES NOTED ABOVE, AND THROUGH ADDITIONAL DETENTION IN THE INFILTRATION FACILITIES. AT THE TIME OF FINAL ENGINEERING, THE CISTERN AND INFILTRATION FACILITIES SHALL BE ROUTED TO COMPUTE AND CONFIRM THAT THE POST–DEVELOPED PEAK FLOW RATES ARE LESS THAN THE EXISTING FLOW RATES. HOWEVER, IN ADDITION, THE COMPUTATIONS ON SHEET C9.2 SHOW THAT THE SIZE OF THE INFILTRATION FACILITIES AND CISTERN WILL PROVIDE ENOUGH STORAGE TO HOLD ALL OF THE 2–YR, 2–HR STORM, AND THE MAJORITY OF THE 10–YR, 2–HR STORM SUCH THAT THE RELEASE RATES WILL BE WELL UNDER THE ALLOWABLE. FOR BLOCK E ALLOWABLE RELEASE RATE AND DETENTION COMPUTATIONS SEE SHEET C9.2. THE REQUIRED STORAGE TO SATISFY PFM DETENTION COMPLIANCE IS 1,478 CUBIC FEET. THE APPLICANT RESERVES THE RIGHT TO UTILIZE EXISTING PONDS, SERVING THE SITE, TO MEET PFM DETENTION REQUIREMENTS. ADDITIONAL COMPUTATIONS WILL BE PROVIDED AT SITE PLAN FOR THESE FACILITIES IF UTILIZED.

STORMWATER CONTROLS:

THE CISTERN WILL PROVIDE BOTH RE–USE AND RETENTION AND THE INFILTRATION FACILITIES WILL PROVIDE RETENTION. DEPENDING ON THE FINAL SELECTION OF METHOD OF WATER RE–USE, STORMWATER WILL FIRST ENTER INTO SOME STRUCTURAL BMP FACILITY FOR WATER QUALITY TREATMENT, EITHER A FILTER OR SEPARATOR OF SOME KIND, AND THEN INTO THE RE–USE CISTERN, WHICH WILL HAVE NO OUTLET EXCEPT FOR A PUMP DISCHARGE TO THE PLUMBING / MECHANICAL / IRRIGATION SYSTEMS FOR RE–USE. ONCE THE CISTERN IS FULL, WATER WILL OVERFLOW BY A PIPE OUTLET TO THE INFILTRATION FACILITIES TO BE STORED AND INFILTRATE INTO THE SOIL. WHEN THE INFILTRATION FACILITIES ARE FULL DURING A LARGE STORM EVENT, STORMWATER WILL OVERFLOW INTO AN OUTLET PIPE. THE OUTFALL FROM THE INFILTRATION FACILITIES WILL CONNECT TO THE STORM SEWER SYSTEM. SEE CONCEPTUAL CISTERN AND INFILTRATION DETAILS ON THIS SHEET.

SUMMARY:

THE GOAL OF THE 1" RUNOFF IS TO CAPTURE A TARGET RUNOFF REDUCTION VOLUME OF 9,276 CUBIC FEET FOR THE ENTIRE SITE. THE RUNOFF REDUCTION VOLUME WHICH WAS ACHIEVED THROUGH THE PRACTICES LISTED ABOVE IS 9,365 CUBIC FEET WHICH EQUATES TO A MAXIMUM EXTENT PRACTICABLE RAINFALL DEPTH CAPTURED.

THE APPLICANT RESERVES THE RIGHT TO REVISE THE SWM DESIGN BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN. THE APPLICANT ALSO RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, AND LOCATION OF THE DEPICTED SWM VAULTS AT THE TIME OF FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN.

BMP NARRATIVE:

EXISTING POND 'C' IS LOCATED AT THE SOUTHWEST CORNER OF RTE. #495 & DULLES AIRPORT ACCESS ROAD. IT PROVIDES BMP (WATER QUALITY) FOR 167.81 ACRES OF THE WESTPARK WATERSHED PER PLAN #6377–PI–01. THE SITE OF THE SUBJECT APPLICATION IS INCLUDED WITHIN THIS WATERSHED. SEE BMP MAP ON THIS SHEET. POND 'C' WAS DESIGNED FOR A 40% PHOSPHORUS REMOVAL EFFICIENCY ASSUMING THAT ALL SITES INCLUDED WITHIN THE 167.81 ACRE WATERSHED ARE DEVELOPED AND HAVE AN ASSUMED C–FACTOR OF 0.80. THIS IS DEMONSTRATED ON SHEET 6 OF FAIRFAX COUNTY PLAN, 'STUDY OF THE EXISTING WESTPARK STORM WATER DETENTION FACILITIES INCLUDING PONDS A, B, D, & C' (PLAN #6377–PI–01). THEREFORE, SINCE THE PROPOSED RE–DEVELOPMENT OF THE SUBJECT SITE RESULTS IN A C–FACTOR LESS THAN OR EQUAL TO 0.80, THE BMP REQUIREMENTS ARE SATISFIED BY POND 'C'. SEE IMPERVIOUS AREA ANALYSIS ON THIS SHEET WHICH CONFIRMS THAT THE SITE AREA WILL HAVE A C–FACTOR OF LESS THAN 0.80. PER PFM 6–0401.2C, THE SUBJECT APPLICATION IS CURRENTLY AND ADEQUATELY SERVED BY AN OFFSITE BMP FACILITY AND THE PROJECTED PHOSPHOROUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS POLLUTION LOAD. IT SHOULD BE NOTED THAT ALL BMP FACILITIES PROPOSED WITH THIS APPLICATION, INCLUDING TREE BOX FILTERS, WATER RE–USE VAULTS, AND STRUCTURAL PRE–TREATMENT FILTERS OR SEPARATORS WILL PROVIDE ADDITIONAL WATER QUALITY BENEFITS BEYOND THOSE ALREADY PROVIDED BY THE OFFSITE POND.

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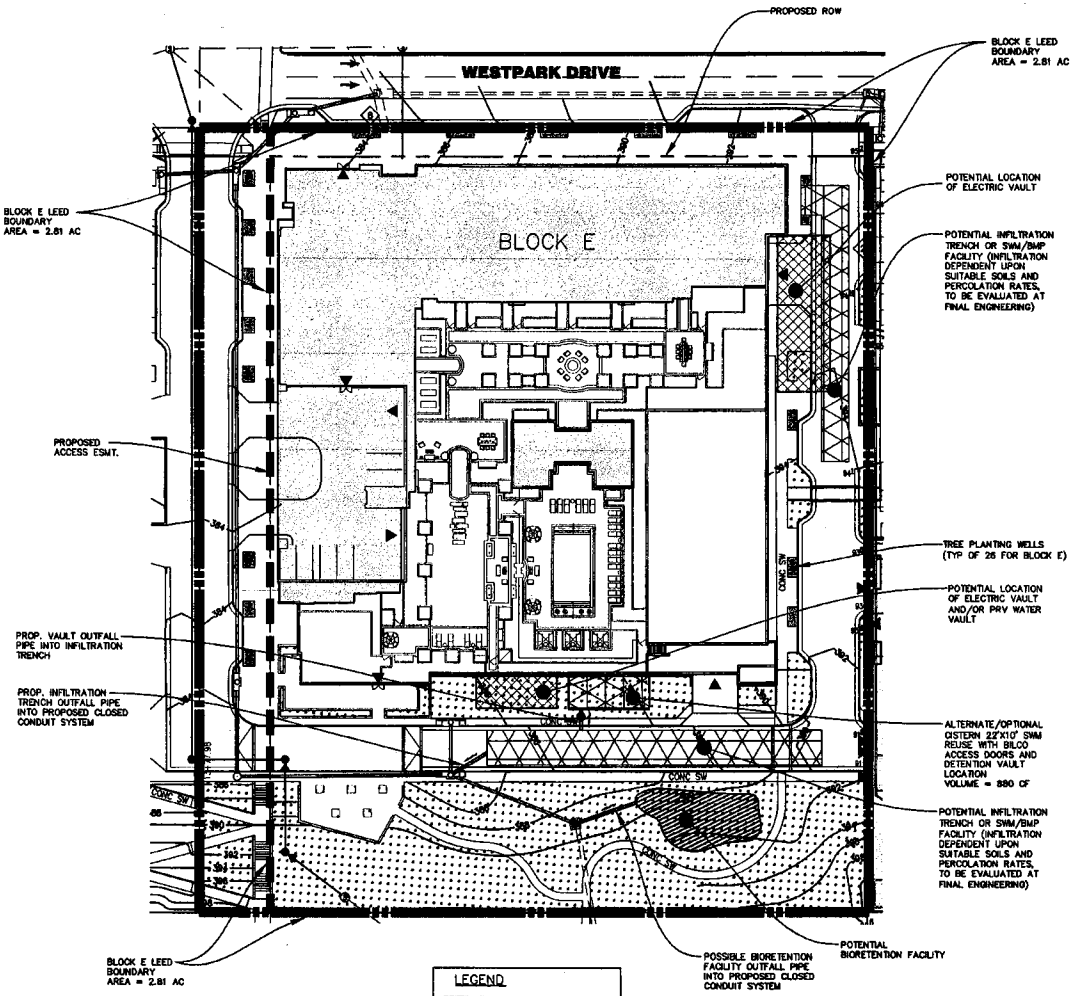
SWM & BMP NARRATIVE

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C8.1



LEGEND

- LEED BOUNDARY (2.81 ACRES)
- APPLICATION LINE
- PERVIOUS AREA
- TREE PLANTING WELLS

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

Stormwater Management Design – PFM Deviation Narrative

In keeping with the Comprehensive Plan's policy and objectives of the 'Environmental Stewardship Guidelines' for stormwater management, and the acknowledgement that such goals will require a 'progressive approach' and 'innovative design techniques' for the redevelopment of land in the Tysons Corner Urban Center, the following deviations from the strict adherence to the Public Facilities Manual (PFM) will be necessary in order to implement such objectives:

- Deviation of PFM Section 6-1304.4I to allow utilization of infiltration rates less than 0.52 in / hr for field test rate of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff onsite.
- Deviation of PFM Section 6-1306.3F to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.
- Deviation of PFM Section 6-1307.2C to allow for installation of Bio-retention and infiltration facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.
- Deviation of PFM Section 6-1307.2E to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of bio-retention and infiltration systems in an urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.
- Deviation of PFM Section 6-1307.2G to allow for the maximum drainage areas to bio-retention filters utilized for retention of the first 1" of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.
- Deviation of PFM Section 6-1309.2C to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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CONCEPTUAL SWM PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

SCALE H: 1" = 30'

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET C9.0

INFILTRATION SIZING COMPUTATIONS:

INFILTRATION TRENCH DESIGN

1. Given the infiltration rate, calculate the design infiltration rate:

$f_d = 0.5 * f$

f =	5.76	in/hr
f_d =	0.24	ft/hr

2. Calculate the maximum design depth depth for the infiltration trench:

$d_{max} = f_d * T_{max} / V_r$

T_{max} =	48.00	hr
V_r =	0.40	
d_{max} =	28.80	ft

3. Calculate the water quality volume requirements for the trench:

VOLwq = ImpArea * first flush depth

Drainage Area =	2.36	Ac
C-Value =	0.73	
First Flush Depth =	1.00	in
VOL_{wq} =	6,137	cf

4. Calculate the minimum surface area for the bottom of the infiltration trench:

BAmin = VOLwq / (fd * Tmax)

SA_{min} =	543	sf
Design Length =	171.00	ft
Design Width =	18.00	ft
Design SA =	3,078	sf
Design Depth =	5.00	ft

Design Depth is Less than Max

5. Compare provided volume to required volume:

Required Volume = VOLwq/Vr

Provided Volume = Design Length * Design Width * Design Depth

Required Volume =	15,342	ft³
Provided Volume =	15,390	ft³

Design Volume is Sufficient

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
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BLOCK E FIRST INCH OF RUNOFF COMPUTATIONS:

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Block E

Description: Total Drainage area = 3.14 Ac. D.A.A. = Rooftop drainage area to cistern and infiltration. D.A.B. = drainage area to Tree pits and curb extensions. All soils are B.

Post-Development Land Cover — data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.39			0.39
Impervious Cover (acres)		1.97			1.97
				Total	2.36

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)		0.18			0.18
Impervious Cover (acres)		0.60			0.60
				Total	0.78

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

* See the Instructions tab for a definition of each land cover type.

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.57
Weighted Rv (turf)	0.20
% Managed Turf	18%
Impervious Cover (acres)	2.57
Rv (impervious)	0.95
% Impervious	82%
Total Site Area (acres)	3.14
Site Rv	0.81

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	11,398
Volume Not Converted to Runoff (cf)	2,122
1-inch Runoff Volume for entire site (cf)	9,276

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	9,276
Runoff Reduction Volume Achieved (cf)	9,382
Total Runoff Volume Retained (cf)	11,503
Total Area of Site Captured in a BMP (acres)	2.96

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%): 94% — ** SUBJECT TO CHANGE AT FINAL DESIGN.

Rainfall Depth Retained Onsite (inch): 1.00 — ** SUBJECT TO CHANGE AT FINAL DESIGN.

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 — Site Name: Block E

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.39	0.00	0.00	0.39
Impervious Cover	0.00	1.97	0.00	0.00	1.97
				D.A. Total (acres)	2.36

Rv (turf) 0.20; Rv (impervious) 0.95; Runoff from 1" Rainfall (cf) = 7,877 — data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting		1.30	1.00	4,483	Estimate Runoff Reduction % Using Spreadsheet		28%	0	4,483	1,200	6,000	1,344	3,475	Infiltration Practice

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice		0.47	0.39	1,804	Subtract 100% of provided storage vol.	100%	3,475	5,279	N/A	15,390	5,279	0	
Vegetated Roof		0.20	N/A	690	Subtract 100% of provided storage vol.	100%	N/A	690	N/A	10,619	690	0	Rooftop Rainwater Harvesting
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		1.97	0.39											

Total Drainage Area Treated (acres): 2.36

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,313

See Site Data and Summary Tab for Site Results

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012 — Site Name: Block E

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.18	0.00	0.00	0.18
Impervious Cover	0.00	0.60	0.00	0.00	0.60
				D.A. Total (acres)	0.78

Rv (turf) 0.20; Rv (impervious) 0.95; Runoff from 1" Rainfall (cf) = 2,200 — data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement.	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Bioretention - DCR Level 1 Design Spec (standard)				0	Subtract 60% of provided storage vol.	60%	0	0	N/A		0	0	
Disconnection to A/B Soils or Compost-Amended Filter Path			N/A	0	Reduce volume to conservation area by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to C/D Soils			N/A	0	Reduce volume to conservation area by 0.02 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Simple Disconnection to Conservation Area			N/A	0	Reduce volume to conservation area by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	
Disconnection to Bioretention				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design			N/A	0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Disconnection to Dry Well/French Drain-DCR Level 1 Design			N/A	0	Subtract 50% of provided storage vol.	50%	0	0	N/A		0	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)		0.60	N/A	2,069	Subtract 100% of provided storage vol.	100%	0	2,069	N/A	2,480	2,069	0	
Dry Swale - DCR Level 2 Design Spec				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Dry Swale - DCR Level 1 Design Spec				0	Subtract 40% of provided storage vol.	40%	0	0	N/A		0	0	
Grass Channel A/B Soils				0	Reduce volume conveyed through grass channel by 20%.	20%	0	0	N/A	N/A	0	0	
Grass Channel C/D Soils				0	Reduce volume conveyed through grass channel by 10%.	10%	0	0	N/A	N/A	0	0	
Grass Channel with Compost Amended Soils				0	Reduce volume conveyed through grass channel by 30%.	30%	0	0	N/A	N/A	0	0	
Extended Detention Pond				0	Reduce volume directed to extended detention pond by 10%.	10%	0	0	N/A	N/A	0	0	
Sheetflow to Conservation Area with A/B Soils				0	Reduce volume by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Conservation Area with C/D Soils				0	Reduce volume by 0.04 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils				0	Reduce volume by 0.08 cu. ft per sq. ft. of conservation area.	N/A	0	0		N/A	0	0	N/A
Proprietary / Other practice not listed above				0	Subtract % Credit of provided storage vol.		0	0	N/A		0	0	
Totals:		0.60	0.00											

Total Drainage Area Treated (acres): 0.60

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,069

See Site Data and Summary Tab for Site Results

COMMONWEALTH OF VIRGINIA — MATTHEW J. TAUBER — Lic. No. 000892 — 8/29/12 — LANDSCAPE ARCHITECT

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BLOCK E SWM COMPUTATIONS (1 OF 2)

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE: H: AS SHOWN

JOB No.

DATE: February 24, 2012

FILE No. 7403-12-001

SHEET C9.1

BLOCK E LEED COMPUTATIONS:

NOTE:
SEE SHEET C9.0 FOR LIMITS OF 2.81 ACRES LEED BOUNDARY.

FDPKEB3.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 02-01-2012
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS BLOCK E

Data: Drainage Area : 2.81 Acres
Runoff Curve Number : 89
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.15	0.13	0.07
Used	0.15	0.13	0.10
Runoff (in)	1.21	1.61	3.63
Unit Peak Discharge (cfs/acre/in)	1.548	1.562	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	5	7	16

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
1 YR STORM: 2.81 AC X 1.21 (IN) X 1FT/12IN X 43560 = 12,343 CU. FT.
2 YR STORM: 2.81 AC X 1.61 (IN) X 1FT/12IN X 43560 = 16,423 CU. FT.

FDPPE.PRN
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10

Project : WESTPARK REDEVELOPMENT — User: RSD — Date: 02-01-2012
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED CONDITIONS BLOCK E

Data: Drainage Area : 2.81 Acres
Runoff Curve Number : 87
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.5
Ia/P Ratio	0.11	0.09	0.05
Used	0.11	0.10	0.10
Runoff (in)	1.48	1.91	4.04
Unit Peak Discharge (cfs/acre/in)	1.572	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	7	8	18

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
1 YR STORM: 2.81 AC X 1.48 (IN) X 1FT/12IN X 43560 = 15,097 CU. FT.
2 YR STORM: 2.81 AC X 1.91 (IN) X 1FT/12IN X 43560 = 19,483 CU. FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)
PER LEED, POST-DEVELOPED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUMES. THEREFORE ANY STORAGE REQUIRED SHALL BE MET WITH A REUSE VAULT.

1-YEAR STORM
15,097 CU. FT. - (0.75 X 12,343 CU. FT.) = 5,840 CU. FT.

2-YEAR STORM
19,483 CU. FT. - (0.75 X 16,423 CU. FT.) = 7,166 CU. FT.

SUMMARY
THE 2-YEAR STORM EVENT CONTROLS, AND 7,166 CF OF STORAGE IS NEEDED TO SATISFY THE LEED REQUIREMENT.

BLOCK E PFM COMPLIANCE:

ALLOWABLE RELEASE COMPUTATIONS (RATIONAL METHOD):

Q=CIA

1.) PRE-DEVELOPMENT RUNOFF
TOTAL SITE AREA = 3.14 AC
C = 0.67
I_5 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{PRE5} = 11.47 CFS
Q_{PRE10} = 15.29 CFS

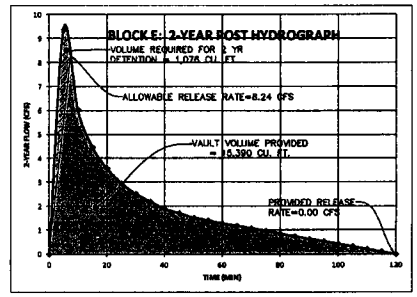
2.) POST-DEVELOPMENT DETENTION FACILITY INFLOW
AREA = 2.350 AC
C = 0.73
I_5 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{POST5} = 9.38 CFS
Q_{POST10} = 12.52 CFS

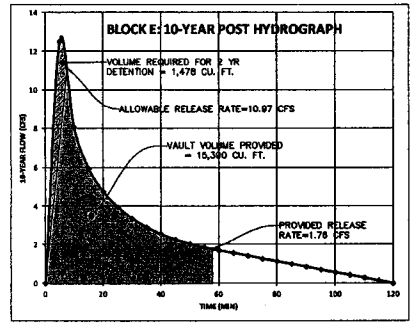
3.) POST-DEVELOPMENT ONSITE UNDETAINED
AREA = 0.781 AC
C = 0.76
I_5 = 5.45 IN/HR
I_{10} = 7.27 IN/HR
Q_{UNDET5} = 3.23 CFS
$Q_{UNDET10}$ = 4.32 CFS

4.) ALLOWABLE RELEASE RATE COMPUTATION
Q_5(ALLOWABLE) = [PRE-DEVELOPED RUNOFF] - [ONSITE UNDETAINED]
Q_5(ALLOWABLE) = 11.47 CFS - 3.23 CFS = 8.24 CFS
Q_{10}(ALLOWABLE) = 15.29 CFS - 4.32 CFS = 10.97 CFS

5.) SWM VAULT RELEASE RATE
Q_5 PEAK OUT = 0.00 CFS
Q_{10} PEAK OUT = 1.78 CFS

THE RELEASE RATES FROM THE SWM/REUSE VAULT SHALL BE LOWER THAN THE ALLOWABLE RELEASE RATES FOR THE 2-YR AND 10-YR STORM EVENTS, AS SUCH THE PFM DETENTION REQUIREMENTS HAVE BEEN MET.





BLOCK E OVERALL SWM SUMMARY:

	REQUIRED STORAGE
LEED:	7,166 CF
1" RUNOFF:	4,173 CF
PFM:	1,478 CF

← CONTROLS SWM VAULT STORAGE REQUIREMENT

TO ENSURE THAT THE STORAGE NECESSARY TO DETAIN THE 10-YEAR STORM (PER THE PFM) IS AVAILABLE WITHIN 48 HOURS OF A PREVIOUS STORM, THE VAULT HAS BEEN SIZED AS FOLLOWS:

MAX VOLUME FOR REUSE (LEED) = 7,166 CF
AMOUNT THAT CAN BE DRAINED IN 48 HOURS DURING THE WINTER = 0 CF (IRRIGATION DEMAND)
VOLUME FOR 10-YEAR STORM DETENTION (PFM) = 1,478 CF

7,166 - 0 + 1,478 = 8,644 => 8,750 CF OF STORAGE NEEDED

FINAL BLOCK E STORAGE REQUIREMENT = 8,750 CF
STORAGE PROVIDED THROUGH INFILTRATION: 15,390 CF

COMMONWEALTH OF VIRGINIA
JO MATTHEW A. TABORSKI
Lic. No. 0202053
8/27/12
LANDSCAPE ARCHITECT

NOTE:
1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

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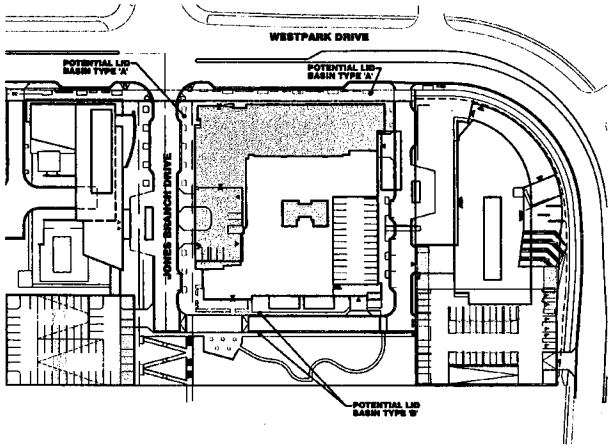
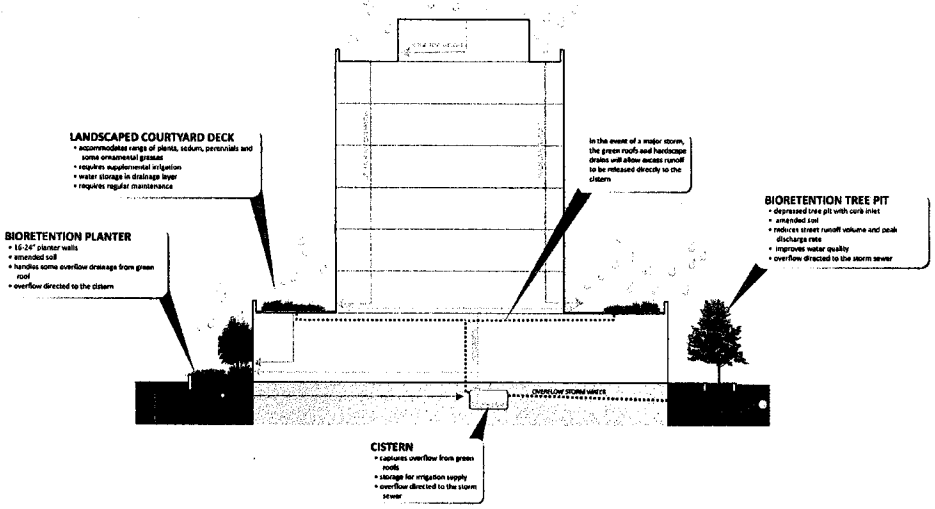
BLOCK E SWM COMPUTATIONS (2 OF 2)
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/23/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/28/12	PER COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C9.2

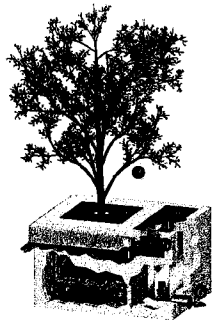


1 LOW IMPACT DEVELOPMENT TECHNIQUES - CONCEPT PLAN
NTS



CONCEPTUAL BUILDING DIAGRAM FOR L.I.D TECHNIQUES

BASIN TYPE 'A' & PERMEABLE PAVERS



BASIN TYPE 'B'

NOTE:

1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED FOR APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.
2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE LID PRACTICES WITH FINAL ENGINEERING.

COMMONWEALTH OF VIRGINIA
MATTHEW J. TANCHEK
Lic. No. 000632
3/29/12
LANDSCAPE ARCHITECT

COMMONWEALTH OF VIRGINIA
MATTHEW J. TANCHEK
No.000632
LANDSCAPE ARCHITECT

NOTE:

1. THIS PLAN IS INTENDED FOR INFORMATION ONLY TO DEMONSTRATE POTENTIAL L.I.D. METHODS OF RAINWATER REUSE IN ACKNOWLEDGEMENT OF THE TYSON URBAN CENTER COMPREHENSIVE PLAN GUIDELINES FOR STORM WATER MANAGEMENT. FINAL METHODS, MEANS, LOCATIONS, SIZES AND SPECIFIC L.I.D FACILITIES WILL VARY WITH FINAL ENGINEERING DESIGN.
2. REFER TO SHEET L5.02 FOR ADDITIONAL SUSTAINABILITY DESIGN INFORMATION.

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LOW IMPACT DEVELOPMENT
CONCEPT PLAN
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C10.0

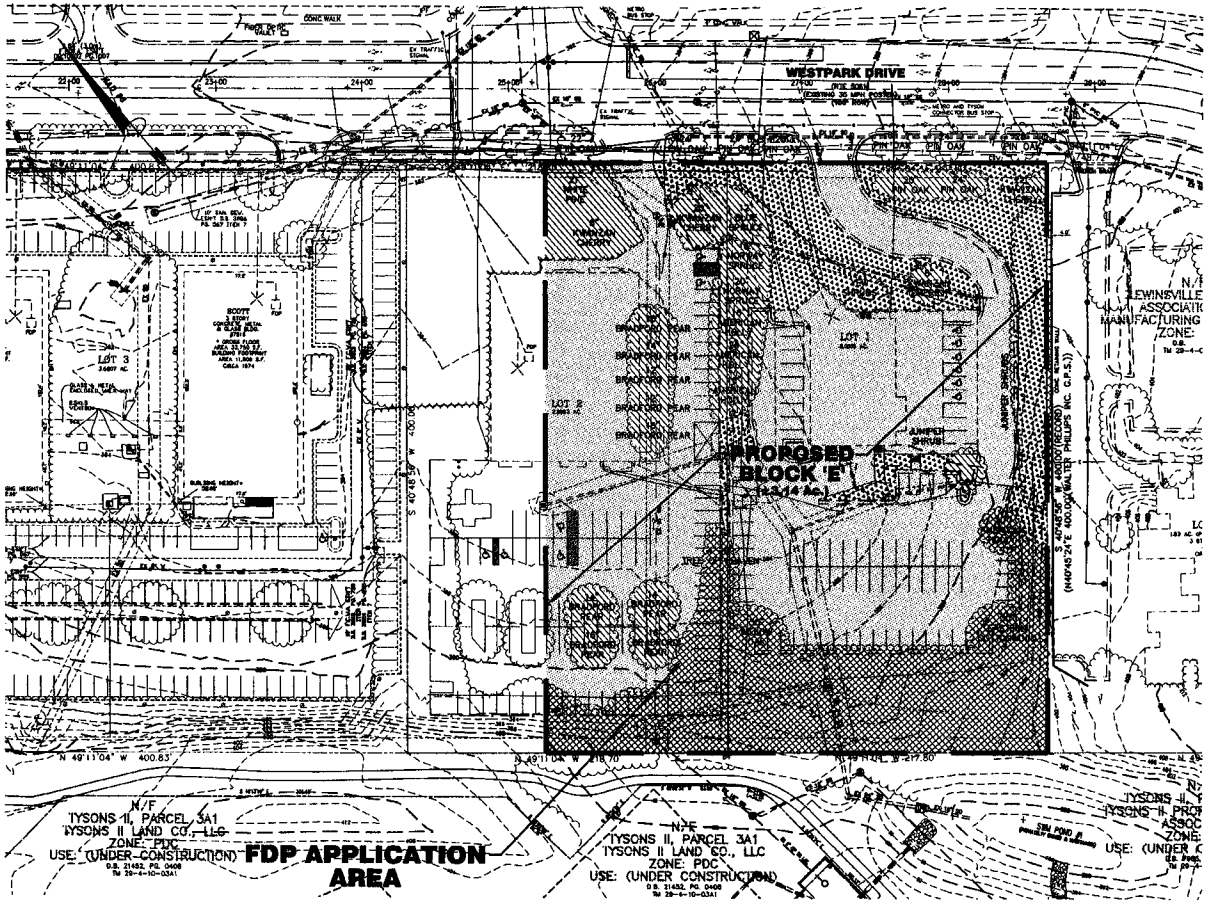

Table 12.9 Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	1.02 AC
B	Percentage of gross site area covered by existing tree canopy =	32%
C	Percentage of 10-year canopy required for site (see Table 12.6 = (Per Comprehensive Plan Goal = 30%)	30% (0.934 AC.)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	32% (0.10 AC.)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0% (0.00 AC.)
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	OK
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4	OK
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	N/A

NOTE: A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED AS SHOWN ON ATTACHED REQUEST LETTER.

'BLOCK E' COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	*USAGE ORANGE, BLACK LOCUST, BLACK CHERRY, NORWAY SPRUCE, PIN OAK, WHITE PINE, TULIP POPLAR	EARLY	FAIR TO POOR	.62 AC.
	DEVELOPED LAND	N/A	N/A	N/A	1.68 AC.
	LANDSCAPE TREE CANOPY	SEE EVM	MID-LATE	FAIR TO GOOD	.40 AC.
	MISC. (SHRUB AND GROUND COVER)	N/A	N/A	FAIR TO GOOD	.44 AC.

*DOMINANT TREE SPECIES

TOTAL SITE AREA = 3.14 AC.

EXISTING TREE CANOPY = 44,516 S.F. OR 1.02 AC.
(.40 AC. OR 17,472 S.F. LANDSCAPE TREE CANOPY +
.62 AC. OR 27,044 S.F. FOREST)

Bowman
CONSULTING

July 25, 2012

Mike Knapp - Director
Fairfax County Urban Forest Management Division
12000 Government Center Parkway
Fairfax, VA 22035

Re: Arbor Row Block 'E' Tree Preservation Target Deviation Request
FDP 2011-PR-023-03

Dear Mr. Knapp,

This letter is to request a deviation to the Tree Preservation Target requirements for the above referenced site, Fairfax County tax assessment map number 0294-07-0001 and a portion (.87 acres) of 0294-07-0002. The subject property lies within Sub-Area Two (South West Park) of the North Sub-District of the Tysons Central 123 District of the Tysons Corner Urban Center Planning District within Area II of the Fairfax County Comprehensive Plan. The subject property is part of a concurrent rezoning application RZ/CDP 2011-PR-023 with proposed zoning category of PTC, and is subject of partial PCA-88-D-005-7.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (3.14 acres) is currently covered by approximately 1.02 acres or 32% tree/shrub cover. The final development plan propose to clear 1.02 acres for proposed grading and construction improvements. Per the Comprehensive Plan 10-year tree canopy goals, 10% (.314 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. According to these numbers, the site has a tree preservation target of .10 acres (.314 acres x 32%). Since no preservation credit will be taken, a tree preservation target deviation is hereby requested.

The deviation is based on the following three allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

(1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

(2) Section 12-0508.3A(2): Meeting the tree preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

(3) Section 12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Significant portions of the existing vegetation on the referenced site had been planted with the previous development of the property while other portions of the existing vegetation on the site are remnant wooded areas that were not cleared during the previous development process. Attempting to save any of these onsite trees would adversely impact development potential as envisioned by the Comprehensive Plan/PTC District and would result in unnecessary and unreasonable hardship to the developer.

Per field observation, many of the existing trees and shrubs proposed to be removed are in fair/poor condition, displaying susceptible health and/or structural conditions that may be hazardous to other life or property, including susceptibility storms, exaggerated lean, broken/dead ascribed branches, girdling, etc. Per Section 12-0403.3.-4, trees that do not meet pre-development standards for structural integrity and health shall not be affiliated tree canopy cover credits and shall be subject to removal.

In addition, proposed grading and construction improvements (roads, structures, utility infrastructure, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per PFM Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

The basis for this deviation is warranted as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center redevelopment. The Tree Preservation Target vegetation requirements cannot be fulfilled with this redevelopment. Therefore, it is requested that UFMD deem the tree preservation requirement will be hereby satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the redevelopment. Please refer to the project landscape plans.

Thank you for your assistance and cooperation in this matter. Please contact me at 703-464-1900 if you should have any questions regarding this matter.

Sincerely,

Greg Eberly - Applicant Representative
RLA, MA Certified Arborist, MA-4616A
Bowman Consulting Group

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 026632
8/29/12
LANDSCAPE ARCHITECT

LEGEND

EXISTING INDIVIDUAL TREE LINE

EXISTING TREE CANOPY LINE

AREA OF FDP APPLICATION

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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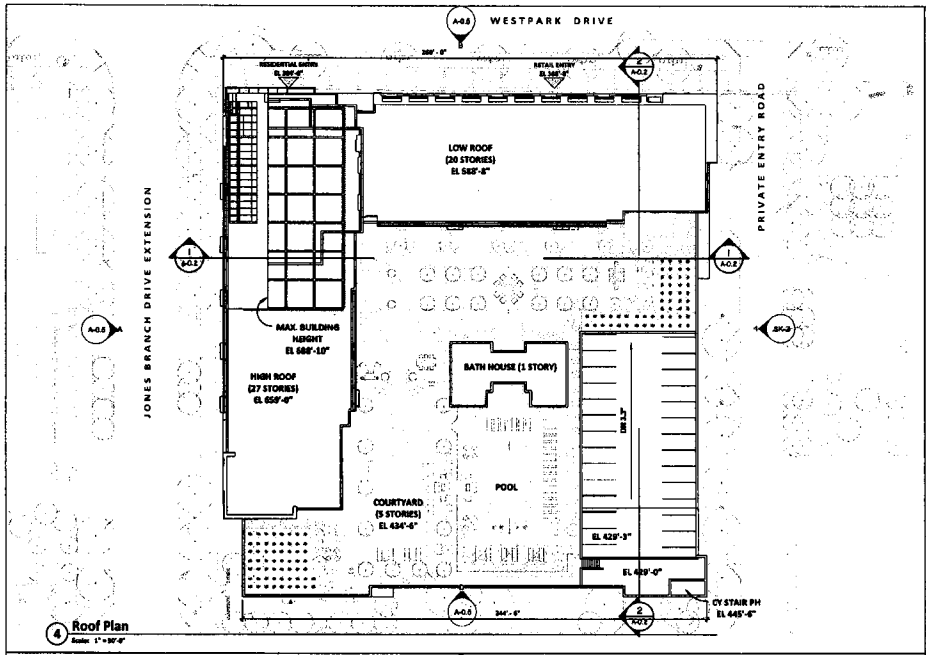
EXISTING VEGETATION MAP
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-03
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

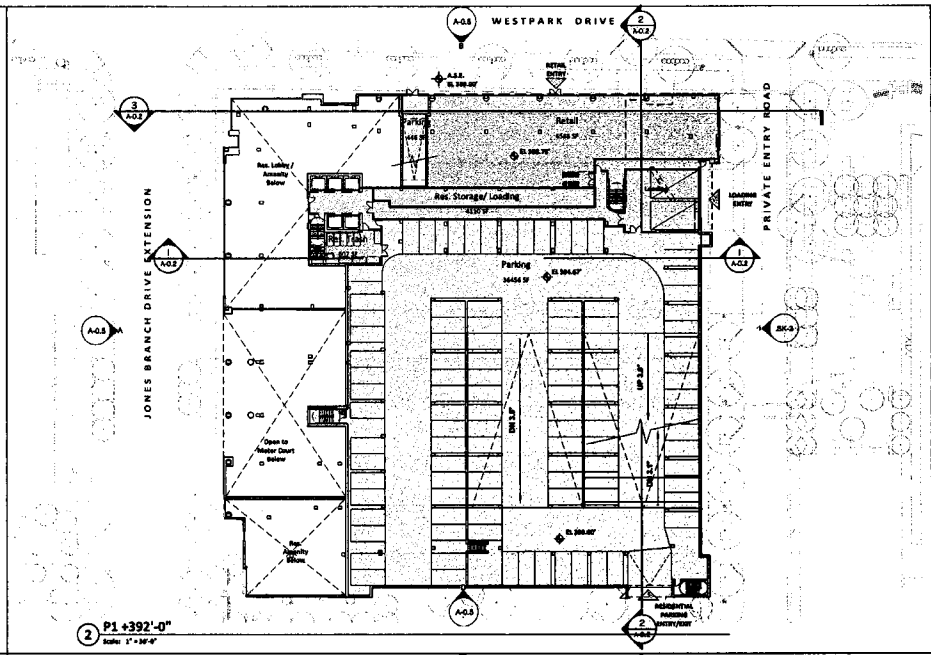
PLAN STATUS	
6/29/12	PER COUNTY COMMENTS
7/23/12	PER COUNTY COMMENTS
08/29/12	PER COUNTY COMMENTS

DATE	DESCRIPTION

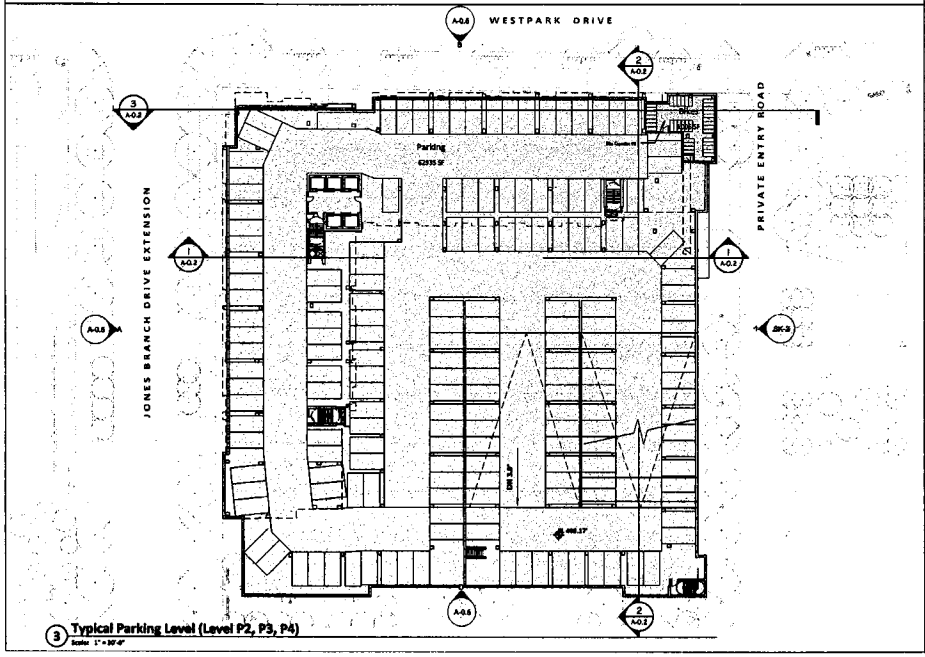
SCALE H: 1" = 40'
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET C11.0



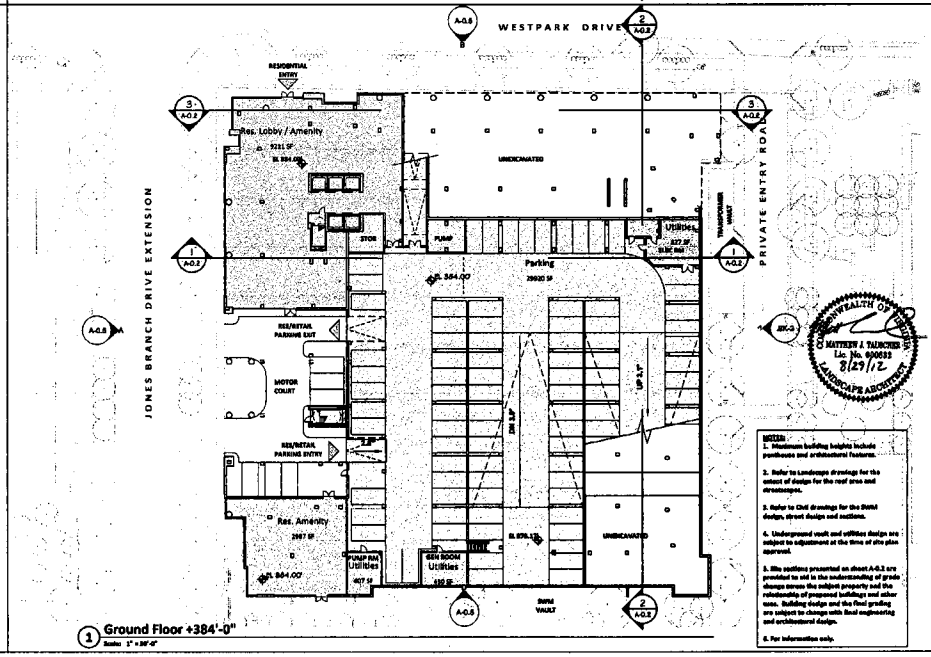
4 Roof Plan
Scale: 1" = 30'-0"



2 P1 +392'-0"
Scale: 1" = 30'-0"



3 Typical Parking Level (Level P2, P3, P4)
Scale: 1" = 30'-0"



1 Ground Floor +384'-0"
Scale: 1" = 30'-0"

NOTES:

1. Maximum building heights include penthouses and architectural features.

2. Refer to Landscape drawings for the extent of design for the roof area and streetscape.

3. Refer to Civil drawings for the SWM design, street design and sections.

4. Underground vault and utilities design are subject to adjustment at the time of site plan approval.

5. Site sections presented on sheet A-0.2 are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.

6. For information only.

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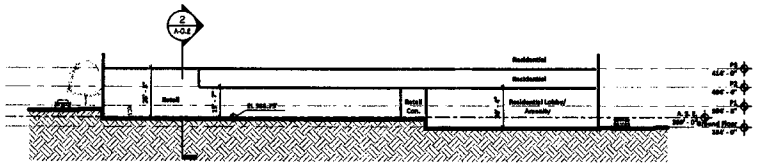
PLANS

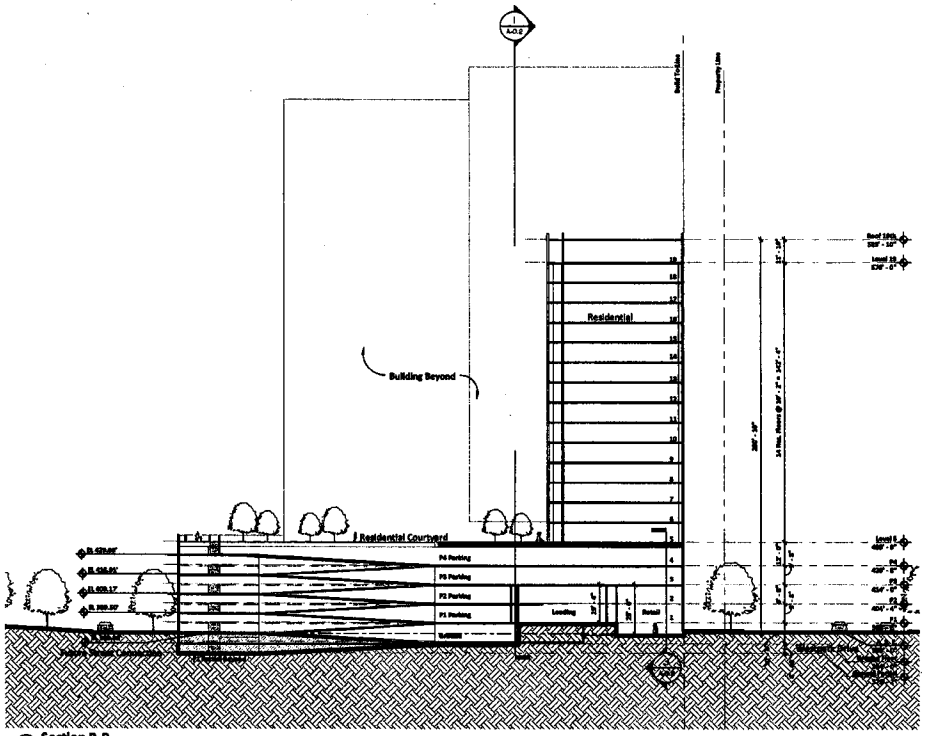
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION
SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.08
FILE No.:	7403-12-001
SHEET	A-0.1



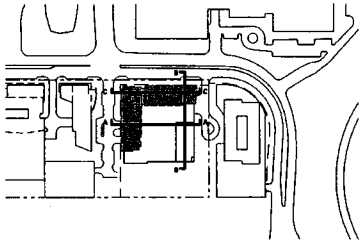
3 Section C-C
Scale: 1" = 30'-0"



2 Section B-B
Scale: 1" = 30'-0"

1 Section A-A
Scale: 1" = 30'-0"

NOTES:
1. Maximum building heights include penthouse and architectural features.
2. Refer to Landscape drawings for the extent of design for the roof area and streetscapes.
3. Refer to Civil drawings for the SWM design, street design and sections.
4. Underground vault and utilities design are subject to adjustment at the time of site plan approval.
5. Site sections presented on sheet A-0.2 are provided to aid in the understanding of grade change across the subject property and the relationship of proposed buildings and other uses. Building design and the final grading are subject to change with final engineering and architectural design.
6. For information only.



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SECTIONS A-A, B-B, C-C

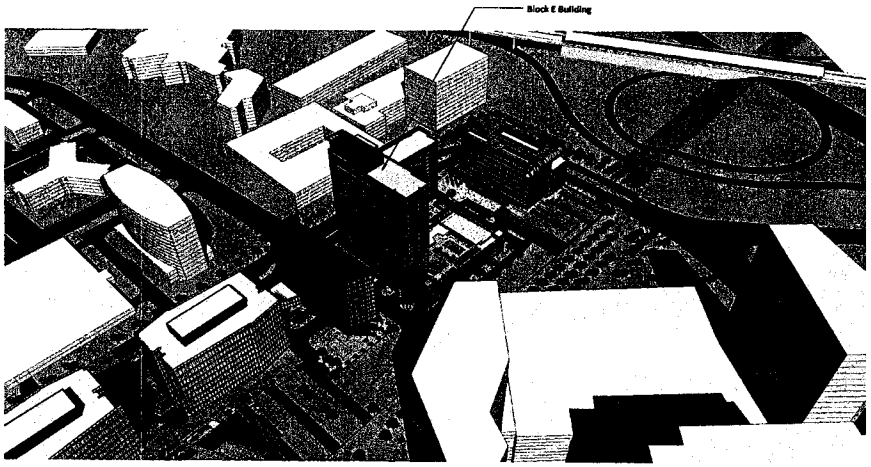
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-022-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. PARRISH
Lic. No. 000538
8/29/12
LANDSCAPE ARCHITECT

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION

SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.2



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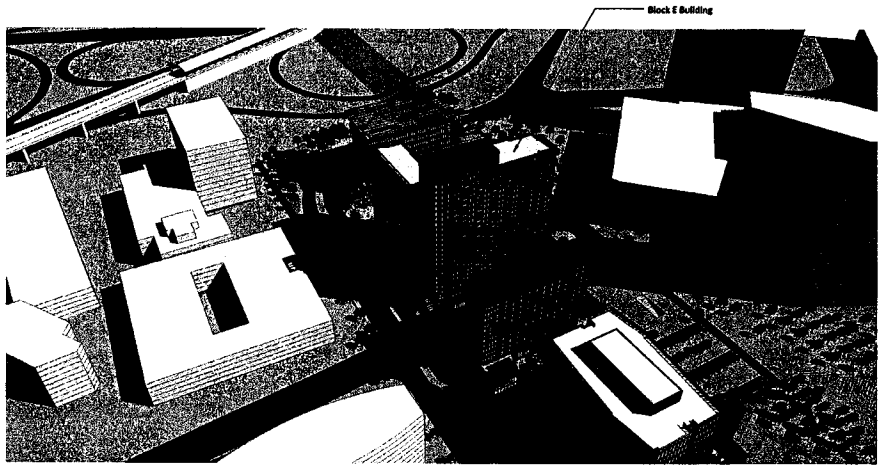
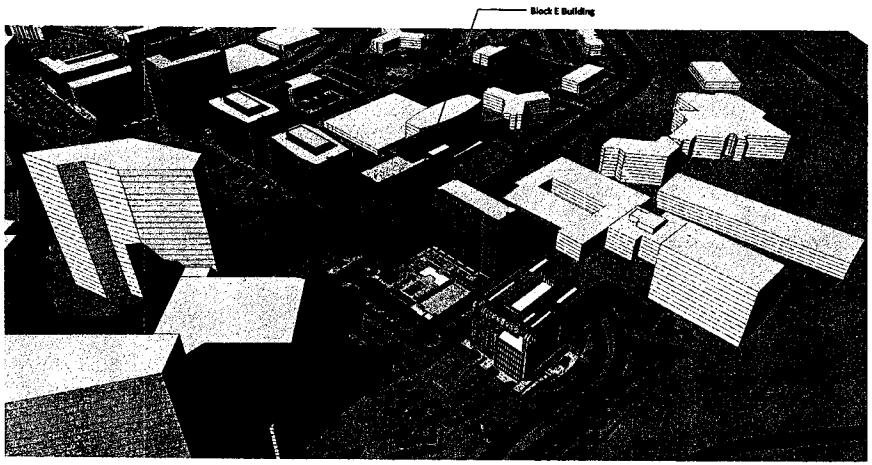


B



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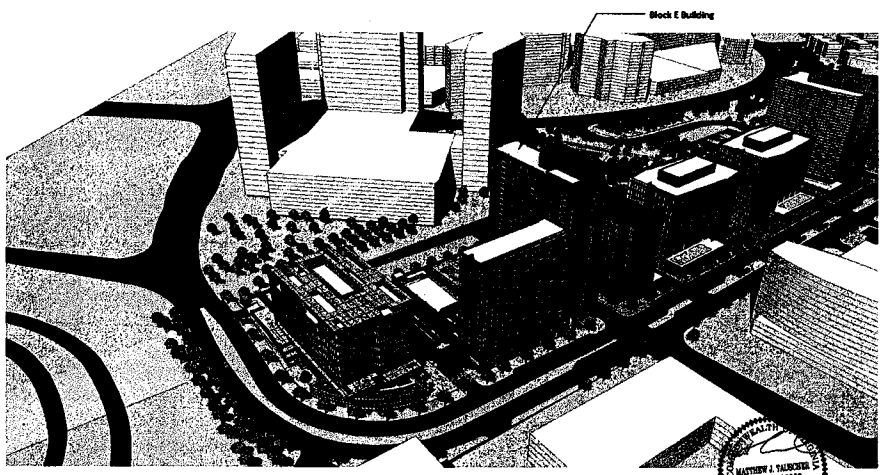

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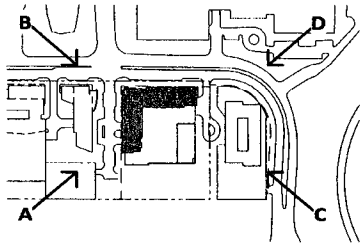

NOTE:
For information only. Birds eye view massings shown are illustrative, and do not represent the maximum allowable building height proposed for each building.

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PROPOSED DEVELOPMENT WITH PROPOSED NEIGHBORING PROPERTIES

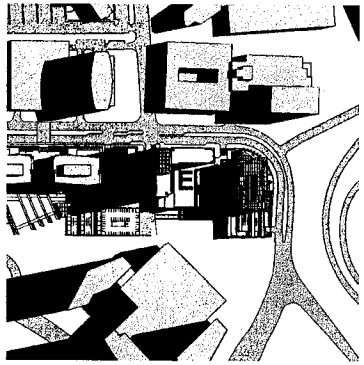
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

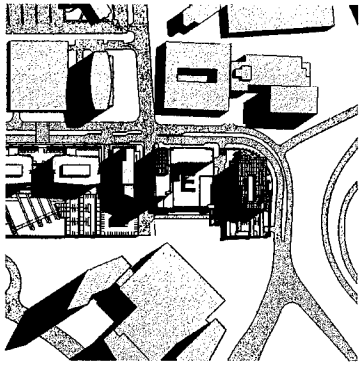
PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION

SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.3

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000835
8/29/12
LANDSCAPE ARCHITECT



March 21, September 21 - 9:00 am



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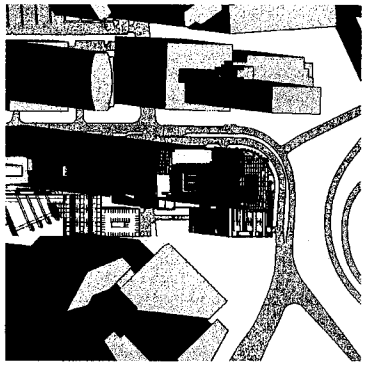
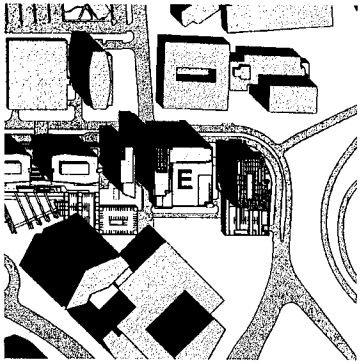
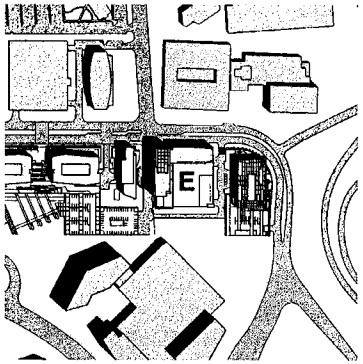


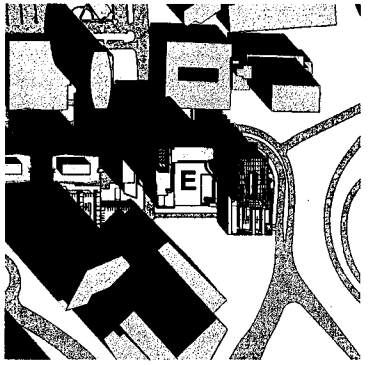
December 21 - 9:00 am



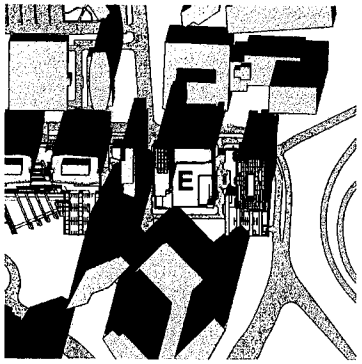
March 21, September 21 - 12:00 pm



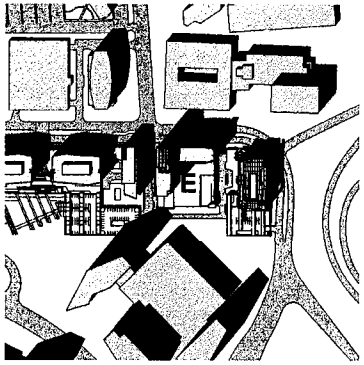
June 21 - 12:00 pm



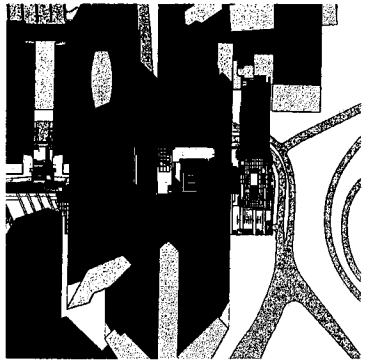
December 21 - 12:00 pm



March 21, September 21 - 3:00 pm



June 21 - 3:00 pm



December 21 - 3:00 pm

COMMONWEALTH OF VIRGINIA
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8/29/12
LANDSCAPE ARCHITECT

NOTE:
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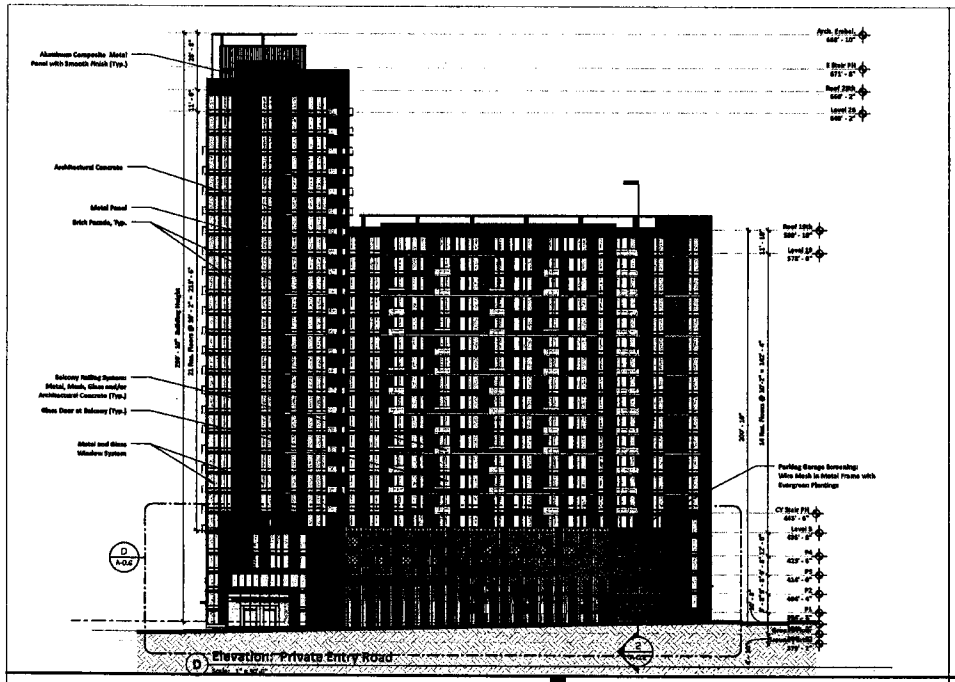
SHADOW STUDY

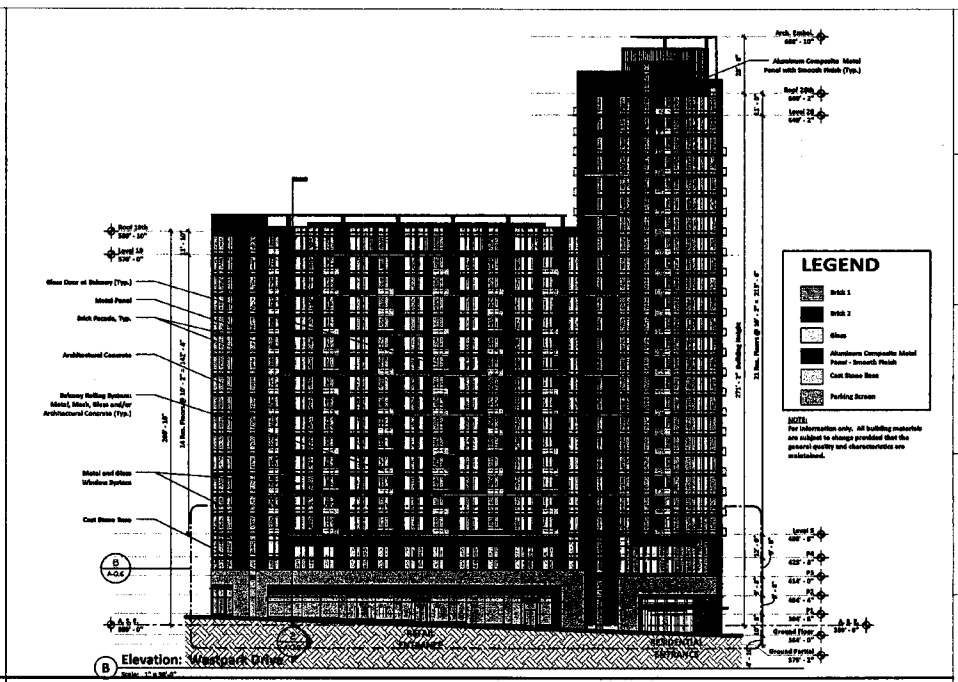
ARBOR ROW - BLOCK 'E'

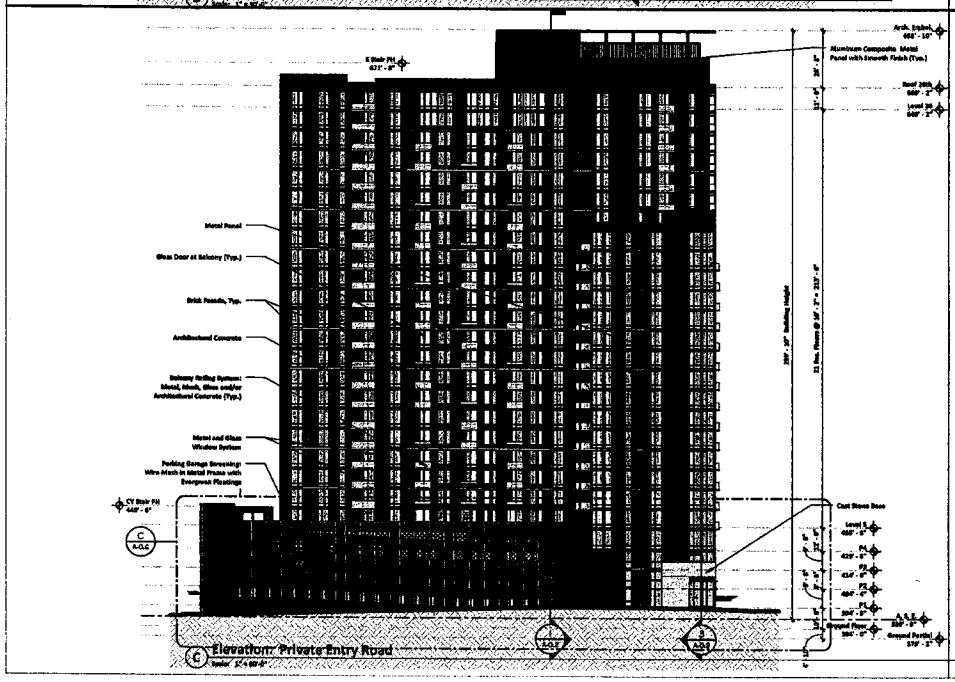
FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

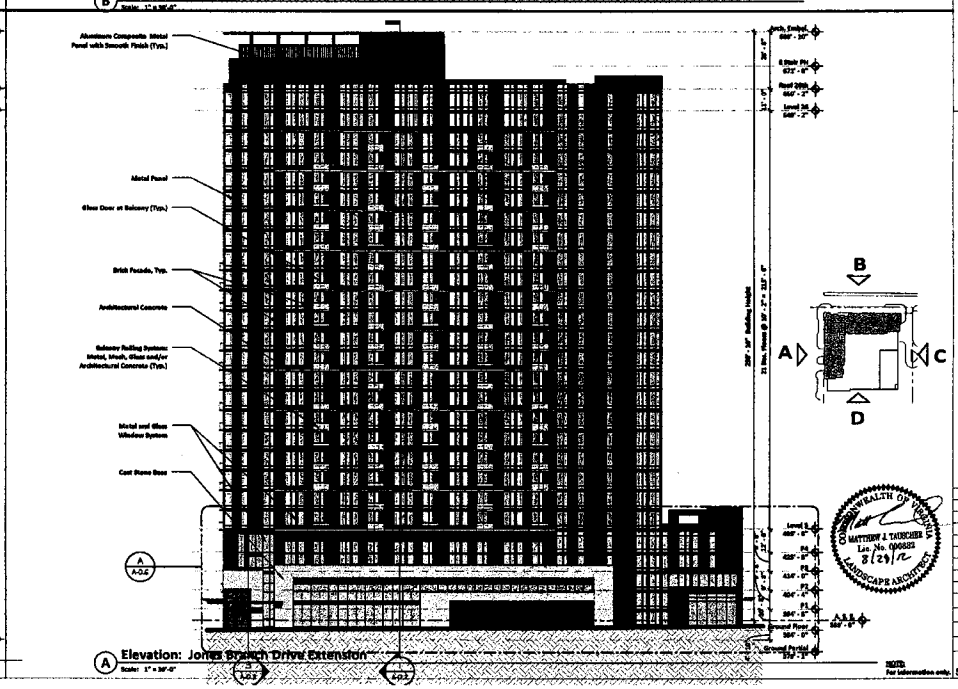
PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION

SCALE:
JOB No.: WA11041
DATE: 2012.03.06
FILE No.: 7403-12-081
SHEET A-0.4









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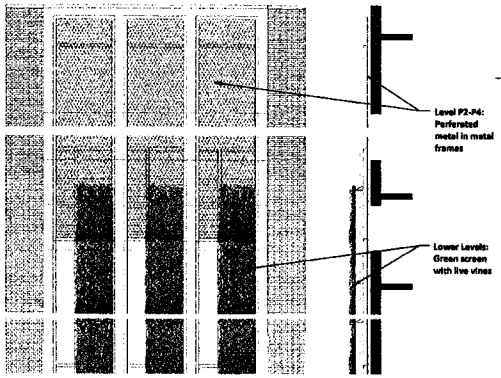
ELEVATIONS

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

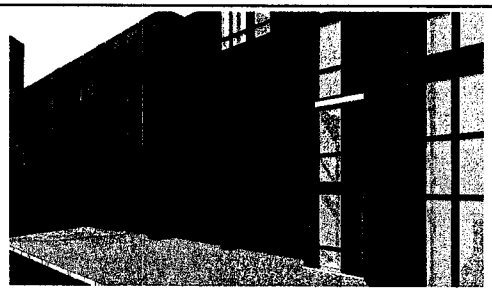
PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments

DATE	DESCRIPTION
SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7493-12-001
SHEET	A-0.5



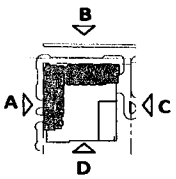
Green Screen Detail

NOT TO SCALE



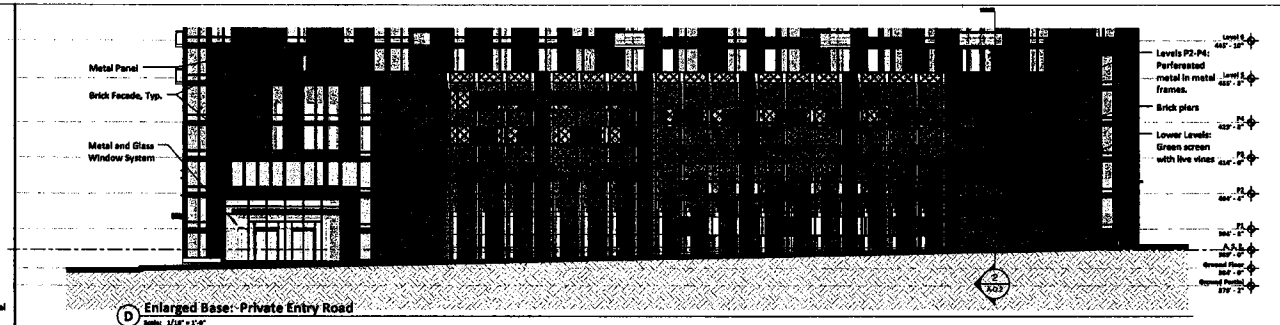
OVERHEAD DOORS DETAIL

NOT TO SCALE



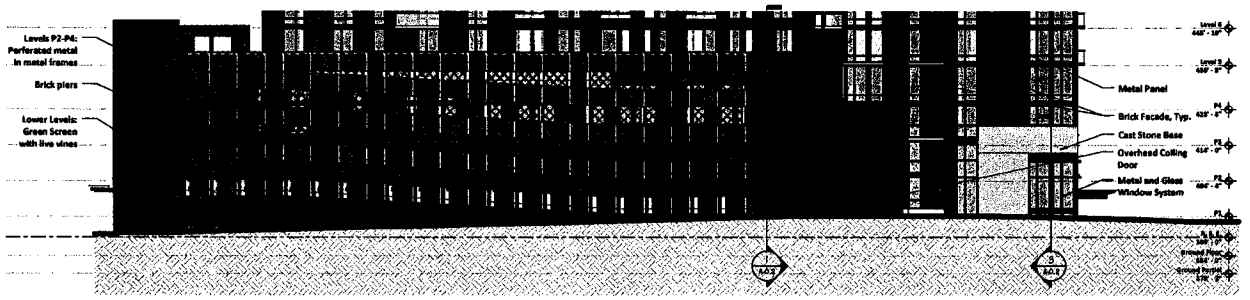
MAJOR COURT MATERIALS
WALLS - Cast Stone & Brick
ROADWAY - Precast Pavers
CEILING - Gypsum board with special and decorative lighting

NOTE:
For information only. All building materials are subject to change provided that the general quality and characteristics are maintained.



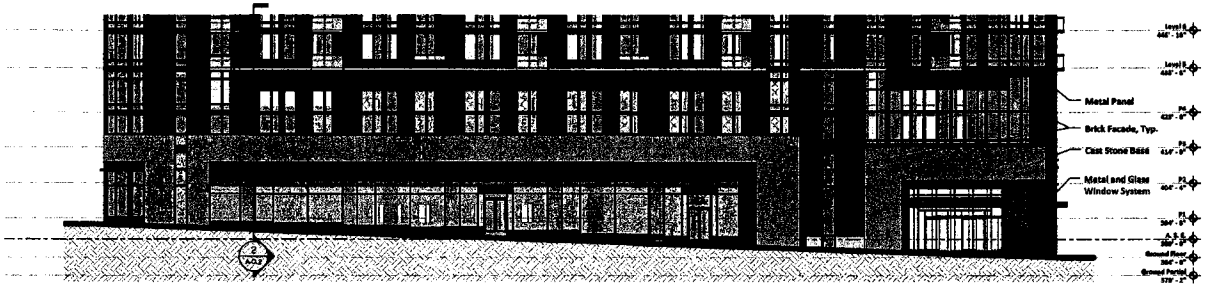
D Enlarged Base: Private Entry Road

Scale: 1/16" = 1'-0"



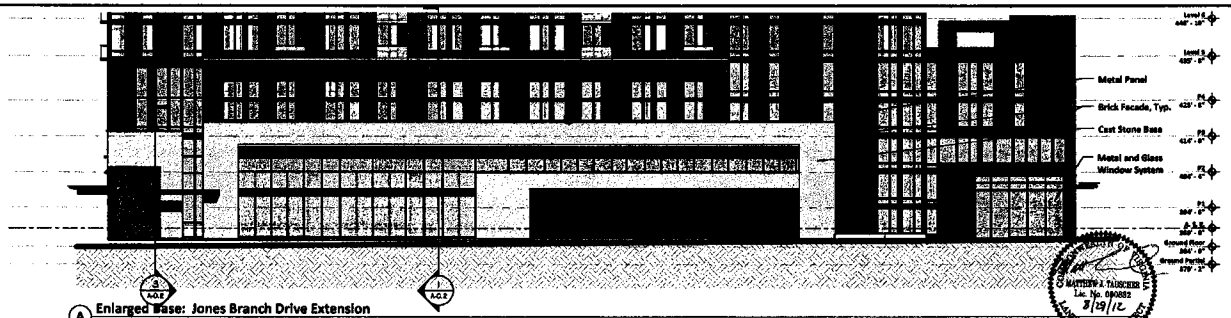
C Enlarged Base: Private Entry Road

Scale: 1/16" = 1'-0"



B Enlarged Base: Westpark Drive

Scale: 1/16" = 1'-0"



A Enlarged Base: Jones Branch Drive Extension

Scale: 1/16" = 1'-0"

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ELEVATIONS - BASE

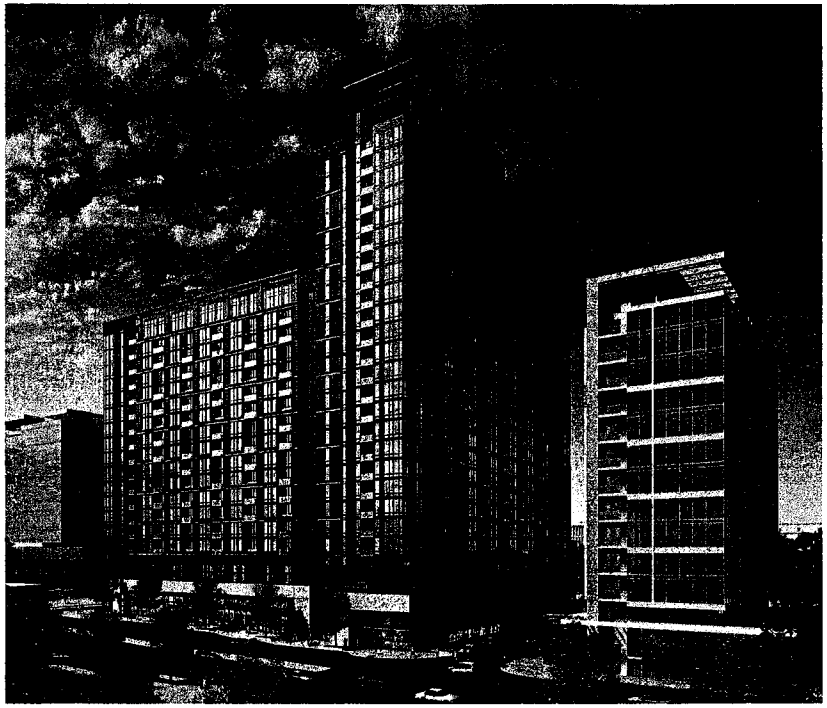
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

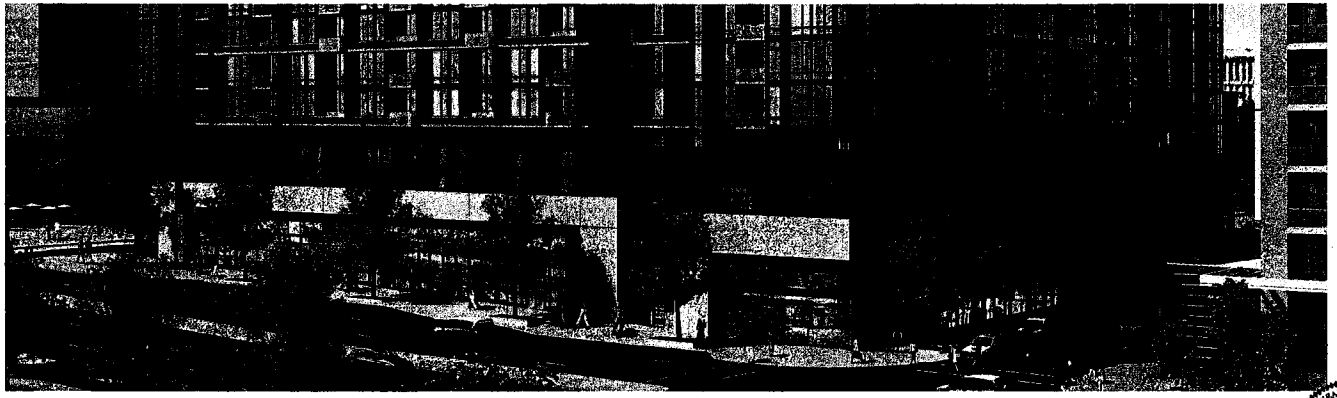
PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments

DATE	DESCRIPTION
SCALE:	As indicated
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.6

NOTE:
For information only. These view are illustrative examples and are subject to final engineering and design.



Overall View Looking at Entrance



Enlarged View at Base of Building Looking at Entrance

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VIEWS - ENTRANCE

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/28/12	Per County Comments

DATE	DESCRIPTION
SCALE:	12" = 1'-0"
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.7

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUBOREK
Lic. No. 000833
8/29/12
LANDSCAPE ARCHITECT

NOTE:
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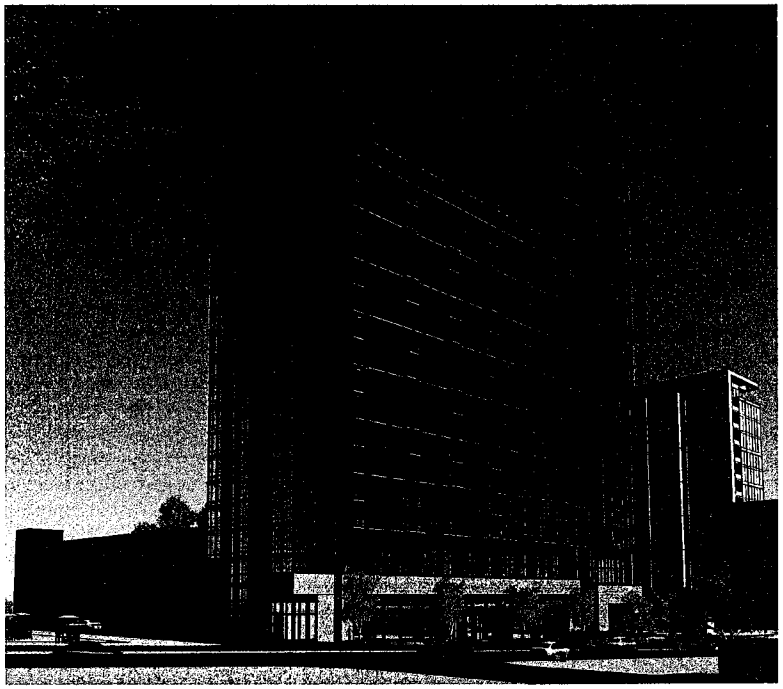

Overall View from Westpark Drive East

Enlarged View at Base of Building from Westpark Drive East

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VIEWS - WESTPARK DRIVE EAST

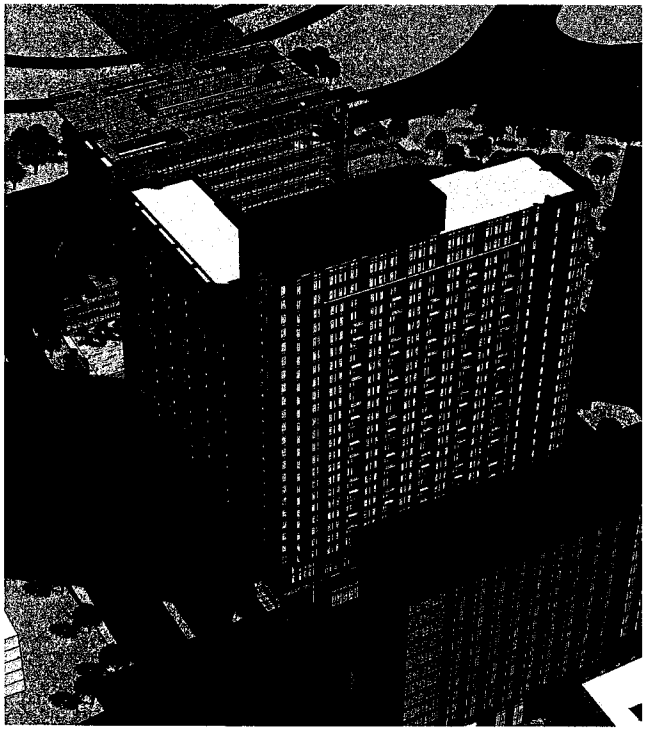
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-022-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

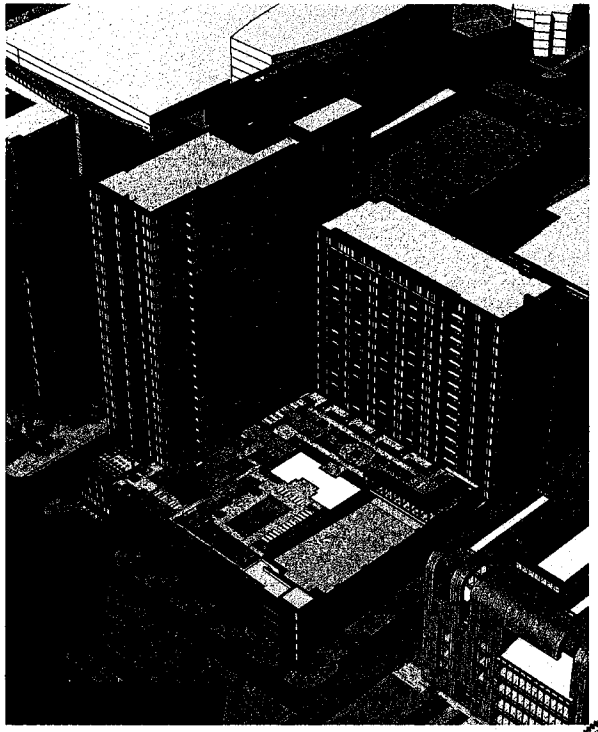
PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments

DATE	DESCRIPTION
SCALE:	12" = 1'-0"
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.8

NOTE:
for information only. These view are illustrative examples and are subject to final engineering and design.



Rooftop View: North



Rooftop View: South

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ROOF VIEWS

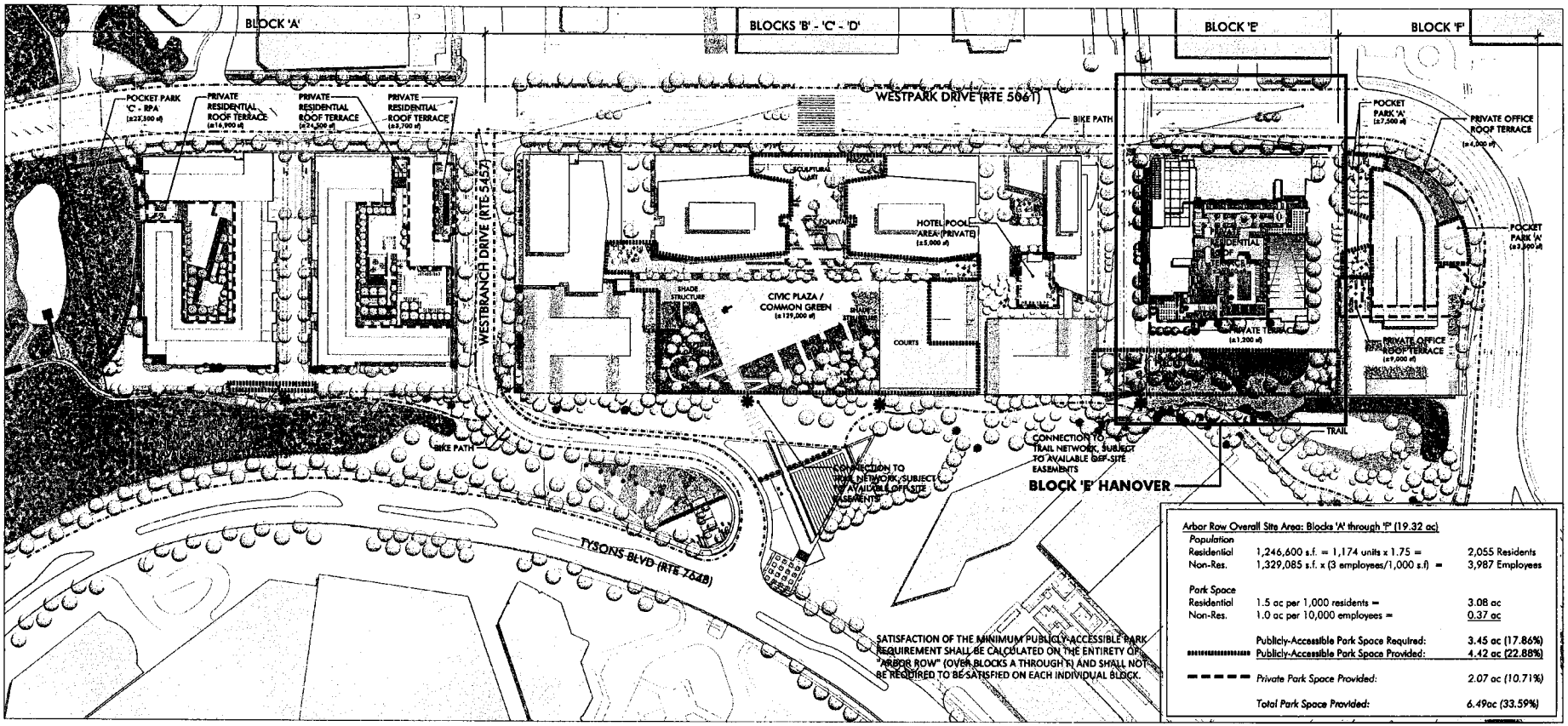
ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	Per County Comments
7/23/12	Per County Comments
8/29/12	Per County Comments
DATE	DESCRIPTION

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000622
8/29/12
LANDSCAPE ARCHITECT

SCALE:	12" = 1'-0"
JOB No.:	WA11041
DATE:	2012.03.06
FILE No.:	7403-12-001
SHEET	A-0.9



SATISFACTION OF THE MINIMUM PUBLICLY-ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

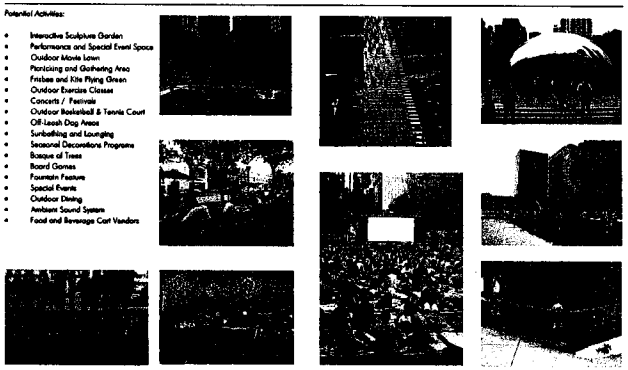
Arbor Row Overall Site Area: Blocks 'A' through 'F' (19.32 ac)

Population		
Residential	1,246,600 s.f. = 1,174 units x 1.75 =	2,055 Residents
Non-Res.	1,329,085 s.f. x (3 employees/1,000 s.f) =	3,987 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Res.	1.0 ac per 10,000 employees =	0.37 ac
	Publicly-Accessible Park Space Required:	3.45 ac (17.86%)
	Publicly-Accessible Park Space Provided:	4.42 ac (22.88%)
	Private Park Space Provided:	*2.07 ac (10.71%)*
	Total Park Space Provided:	*6.49ac (33.59%)*

COMMON GREEN / CIVIC PLAZA - a flexible open space with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. centrally located civic gathering plaza including public art and large enough to support casual unprogrammed use as well as community events. Serves as a focal point and unique placemaking places for civic purposes and commercial supporting activities.

Potential Activities:

- Interactive Sculpture Garden
- Performance and Special Event Space
- Outdoor Movie Lawn
- Picnicking and Gathering Area
- Frisbee and Kite Flying Green
- Outdoor Exercise Classes
- Concerts / Festivals
- Outdoor Basketball & Tennis Court
- Off-Leash Dog Areas
- Sunbathing and Lounging
- Seasonal Decorations Programs
- Bosque of Trees
- Board Games
- Fountain Feature
- Special Events
- Outdoor Dining
- Ambient Sound System
- Food and Beverage Cart Vendors



POCKET PARKS - small scale open spaces designed for casual use by people working and living in the immediate area.

Pocket Park 'A' Potential Activities:

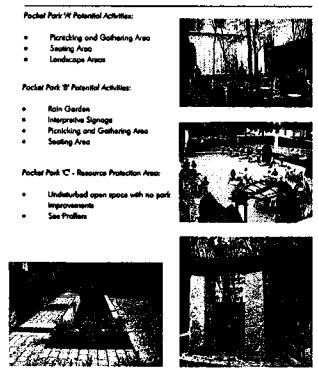
- Picnicking and Gathering Area
- Seating Area
- Landscape Areas

Pocket Park 'B' Potential Activities:

- Rain Garden
- Interpretive Signage
- Picnicking and Gathering Area
- Seating Area

Pocket Park 'C' - Resource Protection Area:

- Undisturbed open space with no park improvements
- See Profiles



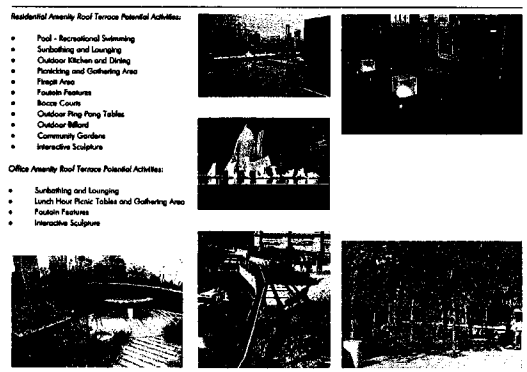
PRIVATE AMENITY ROOF TERRACES - provides outdoor amenity space for residents and workers at residential building and office complexes.

Residential Amenity Roof Terrace Potential Activities:

- Pool - Recreational Swimming
- Sunbathing and Lounging
- Outdoor Kitchen and Dining
- Picnicking and Gathering Area
- Fitness Area
- Fountain Features
- Bocce Courts
- Outdoor Ping Pong Tables
- Outdoor Billiard
- Community Gardens
- Interactive Sculpture

Office Amenity Roof Terrace Potential Activities:

- Sunbathing and Lounging
- Lunch Hour Picnic Tables and Gathering Area
- Fountain Features
- Interactive Sculpture



BLOCK 'E' FDP CALCULATIONS

Overall Site Area 136,788 sf (3.14 ac)

Population
Residential: ±509,800 sf
Retail: ±7,000 sf
Office: 0

Publicly-Accessible Park Space: ±28,000 sf (0.64 ac)
Private Park Space Provided: ±27,200 sf (0.62 ac)

Total Park Space Provided:* ±55,200 sf (1.27ac)
**For reference only.*

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUNCER
Lic. No. 0002
8/27/12
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PUBLICLY-ACCESSIBLE PARK SPACE PROVIDED WITHIN BLOCK 'E' SHALL CONTRIBUTE TO THE OVERALL PUBLICLY-ACCESSIBLE PARK SPACE OF THE ARBOR ROW CDP

SCALE 1" = 80'

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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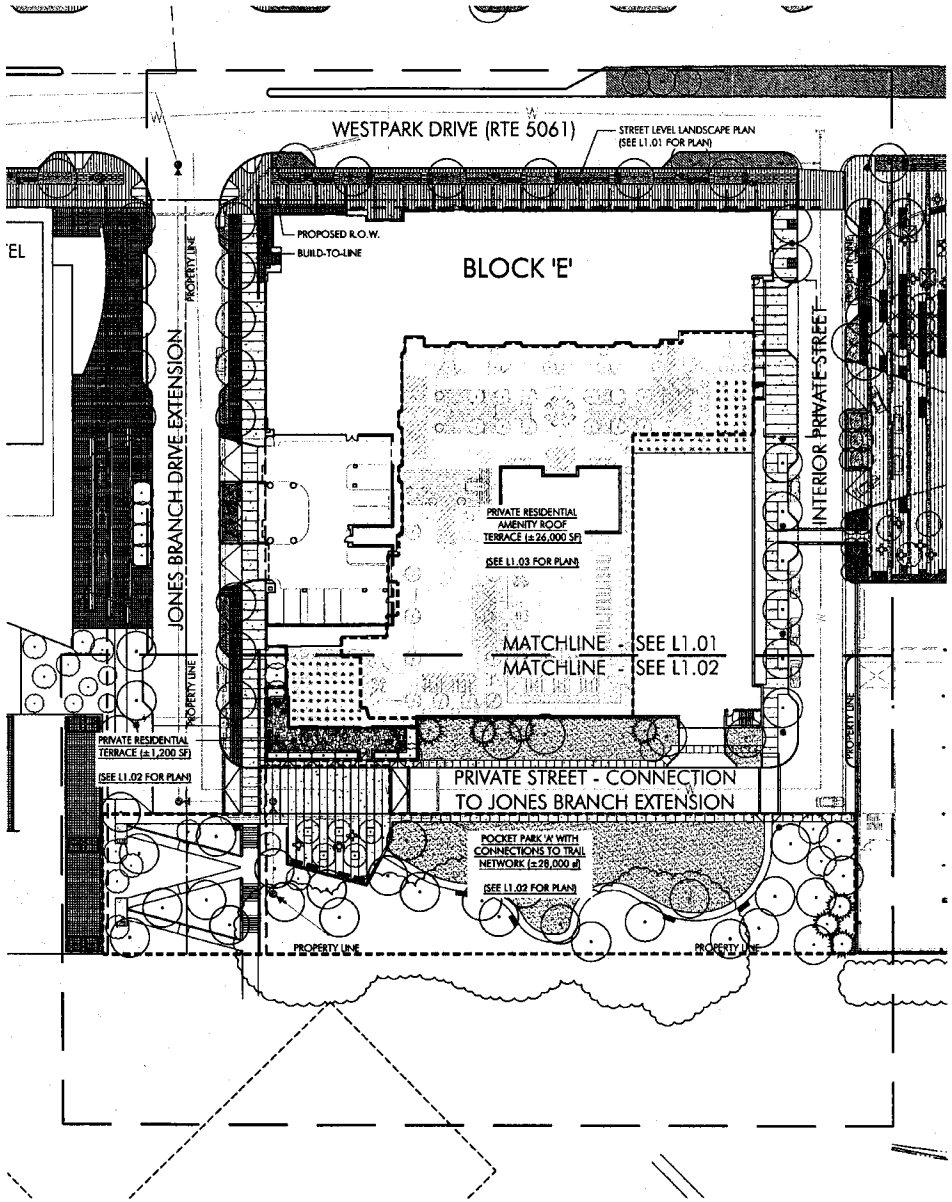
URBAN PARKS PLAN
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/28/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: 1" = 80'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L0.01

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE



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REFERENCE LANDSCAPE PLAN

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
MATTHEW J. TALBURDI
Lic. No. 000882
8/29/12
LANDSCAPE ARCHITECT

PLAN STATUS	
6/28/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/28/12	COUNTY COMMENTS
DATE	DESCRIPTION

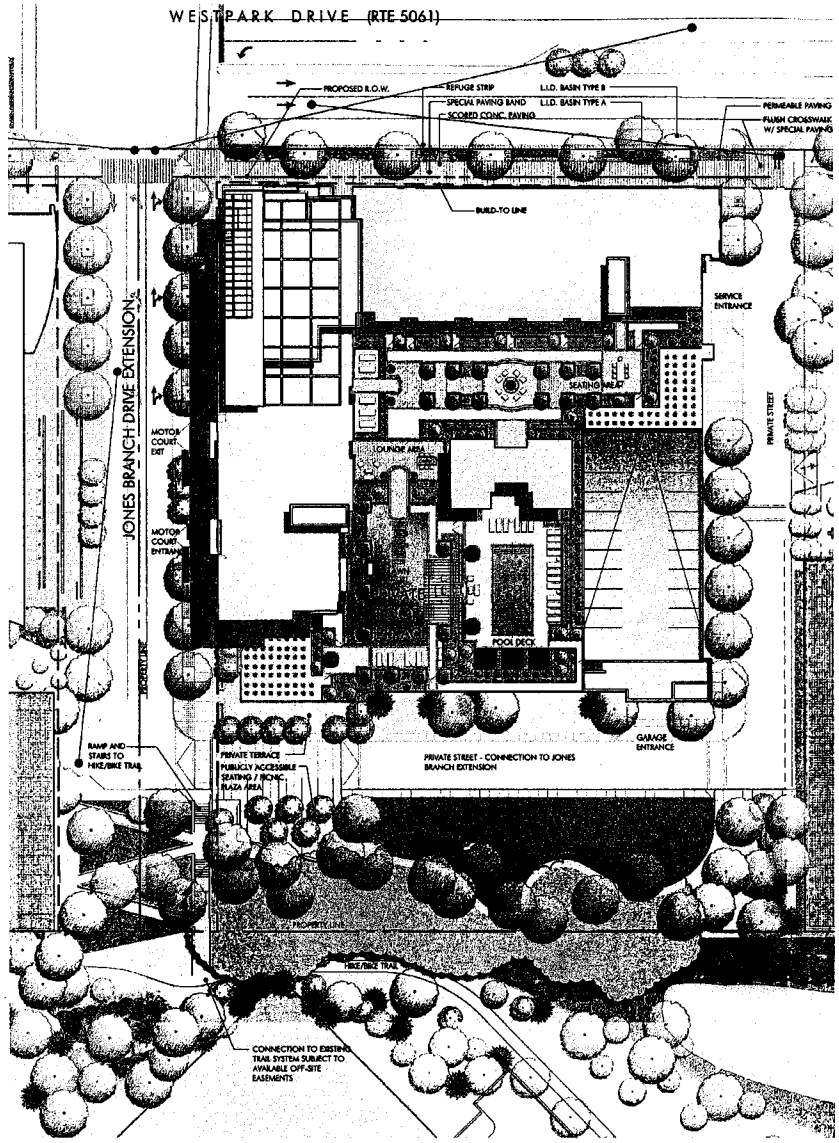
SCALE H: 1" = 30'-0"

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET L0.02



THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

30 15 7.5 0 30
1"=30'

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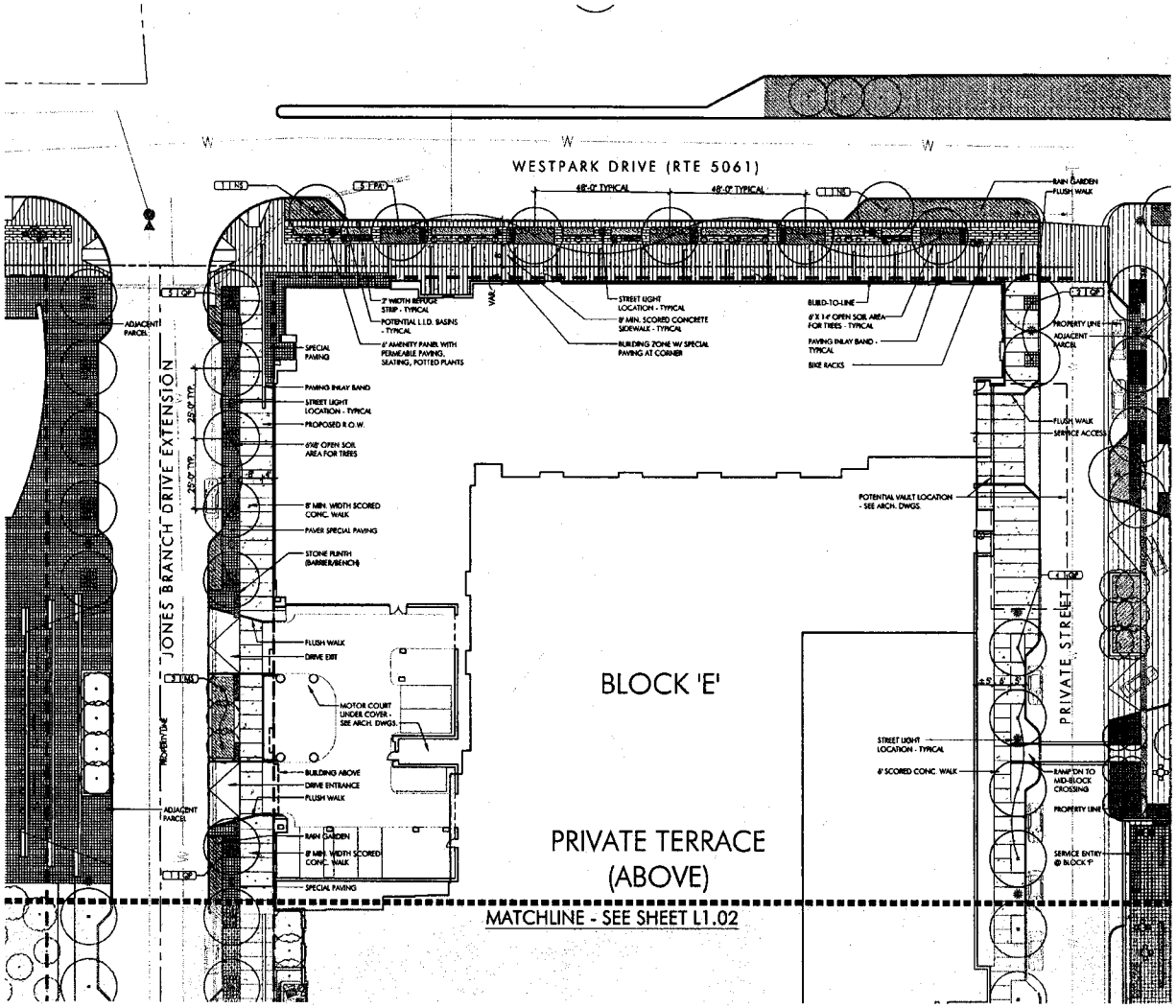
ILLUSTRATIVE PLAN
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 30'-0"
JOB No.
DATE : February 24, 2012
FILE No. 7403-12-001
SHEET L0.03

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.
4. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE
5. REFER TO SHEETS L5.01/2 FOR REPRESENTATIVE FURNISHINGS AND DESIGN DETAILS
6. REFER TO L3.01/L3.02 FOR TYPICAL STREET TREE PLANTING DETAILS TO ACCOMMODATE 400-700 CU/FT OF SOIL VOLUME



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LANDSCAPE ARCHITECT

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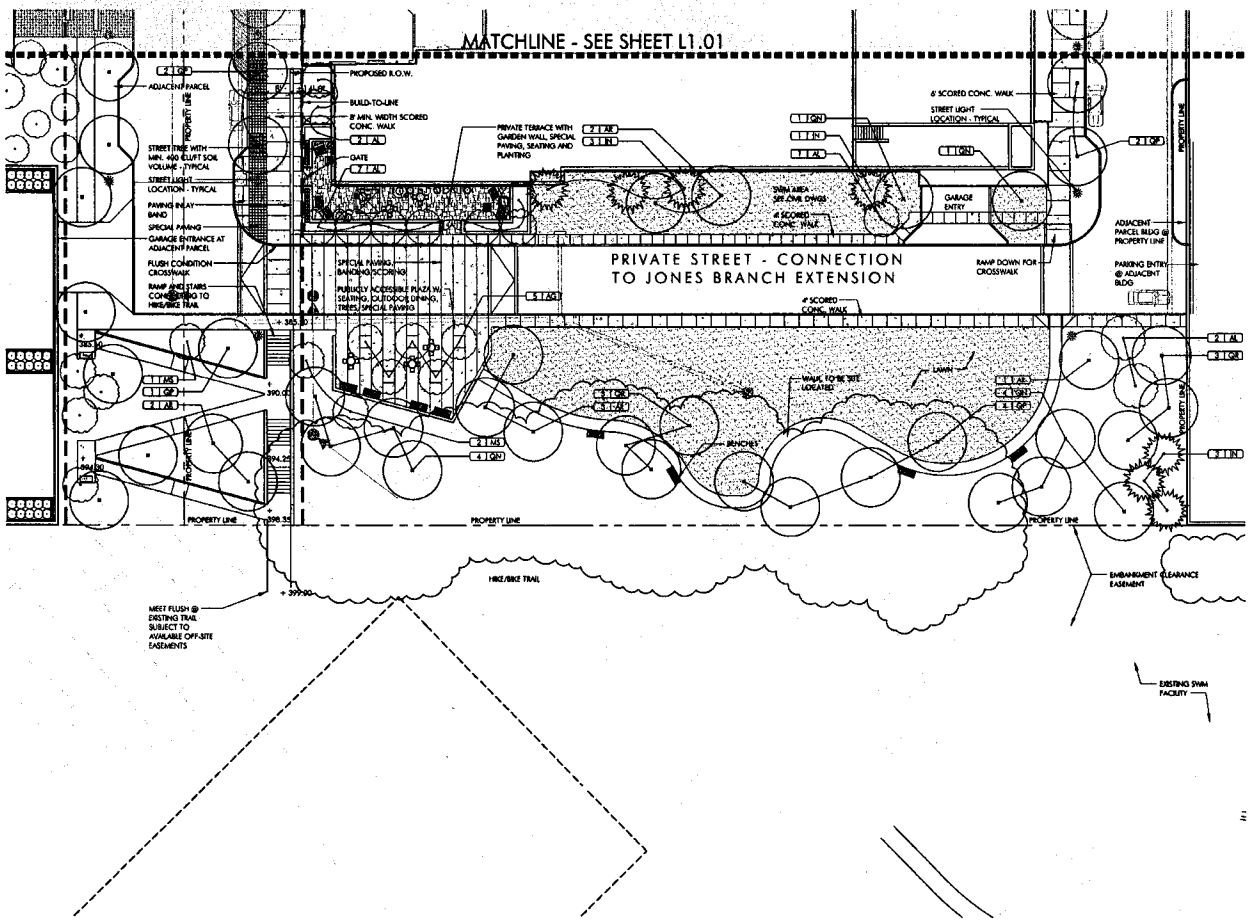
LANDSCAPE PLAN - STREET LEVEL
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H:1" = 20'-0"
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L1.01



LANDSCAPE NOTES :

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6. REFER TO L3.01/L3.02 FOR TYPICAL STREET TREE PLANTING DETAILS TO ACCOMMODATE 400-700 CU/FT OF SOIL VOLUME

COMMONWEALTH OF VIRGINIA
MATTHEW J. THURSTON
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8/29/12
LANDSCAPE ARCHITECT

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

10 5 0 20
1"= 20'

NORTH

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LANDSCAPE PLAN - STREET LEVEL

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/26/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1" = 20'-0"

JOB No:

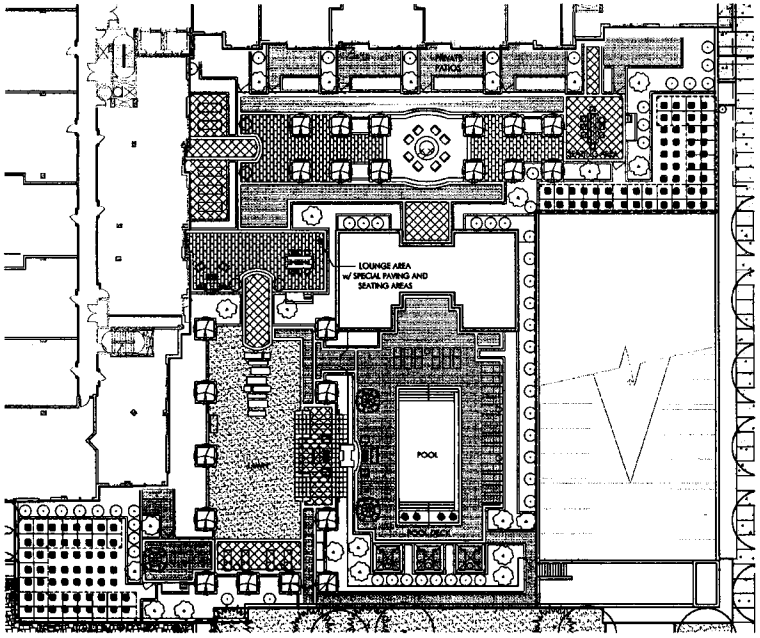
DATE : February 24, 2012

FILE No: 7403-12-001

SHEET L1.02

LANDSCAPE NOTES :

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
4. REFER TO SHEET L3.01 FOR PLANT SPECIES SCHEDULE



01 LANDSCAPE PLAN: PRIVATE ROOF TERRACE

SCALE : 1" = 20'-0"

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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LANDSCAPE PLAN - ROOF TERRACES
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-022-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SCALE	H: 1" = 20'-0"
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DATE :	February 24, 2012
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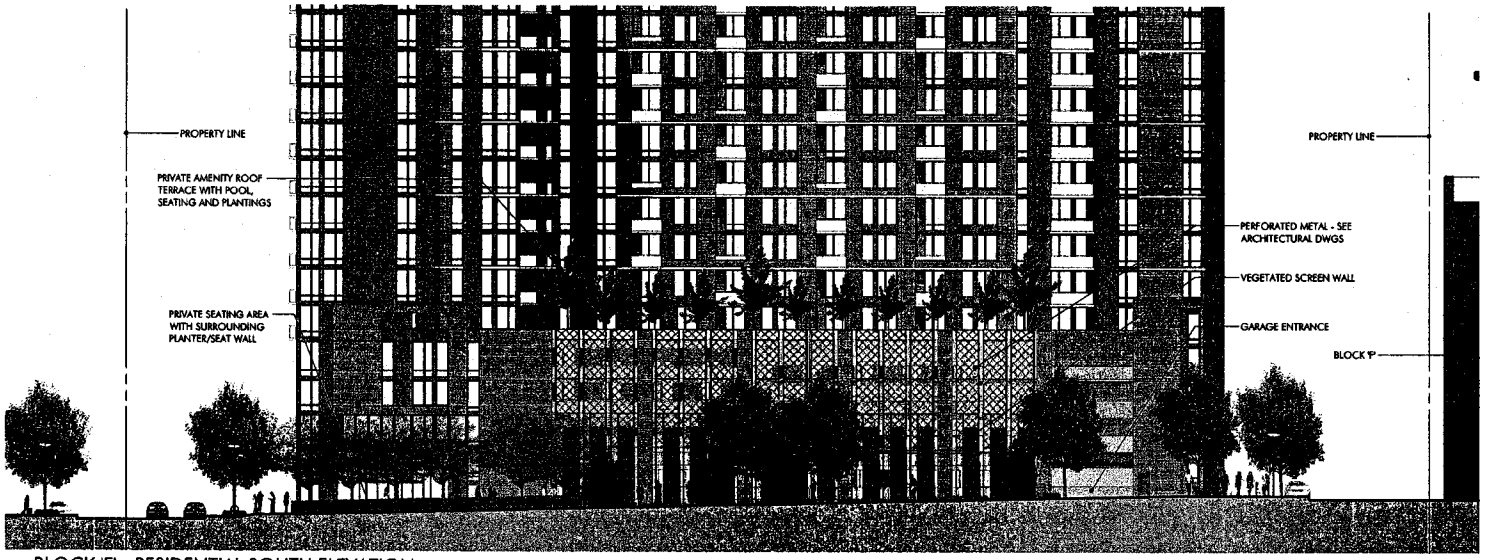
SHEET	L1.03



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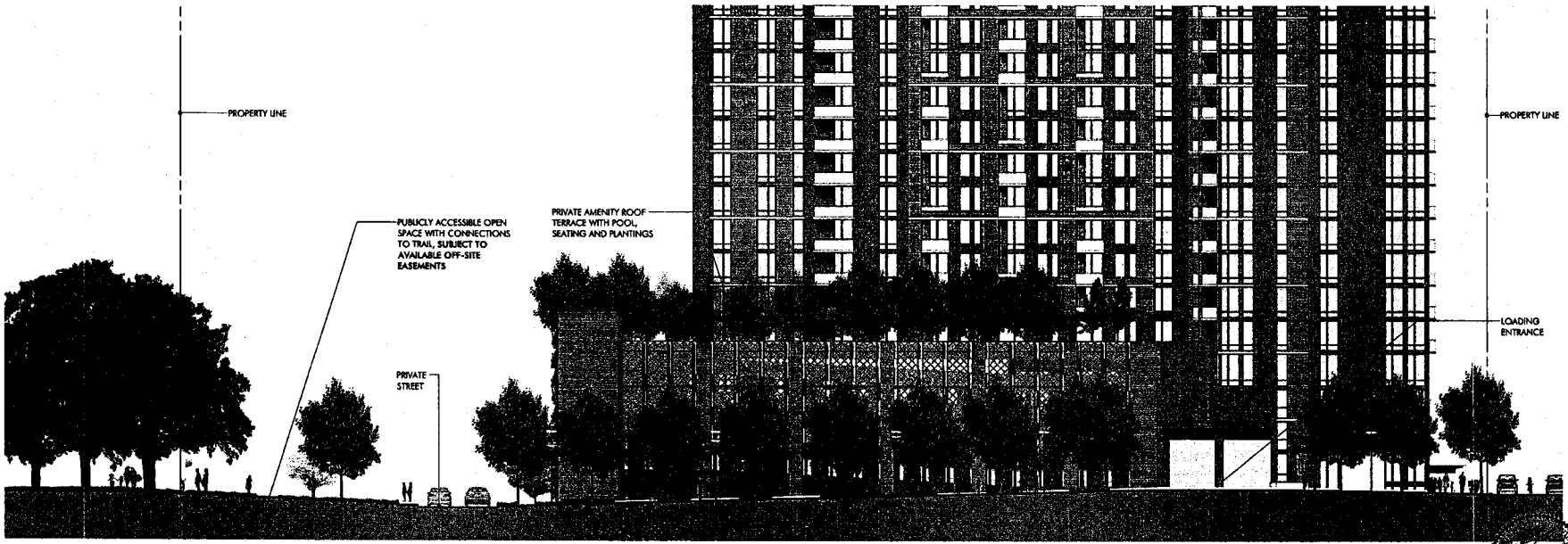
SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

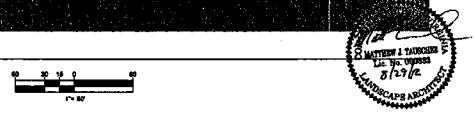
02 BLOCK 'E' - RESIDENTIAL SOUTH ELEVATION

SCALE : 1" = 16'-0"



01 BLOCK 'E' - RESIDENTIAL EAST ELEVATION

SCALE : 1" = 16'-0"



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SITE & STREET SECTIONS

ARBOR ROW - BLOCK 'E'

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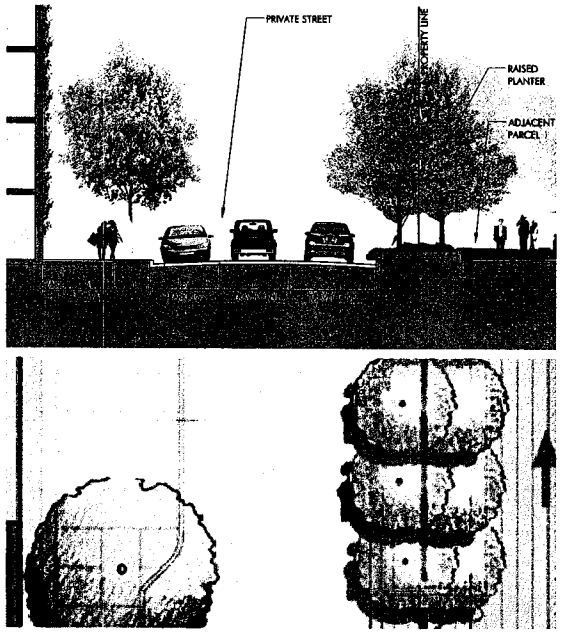
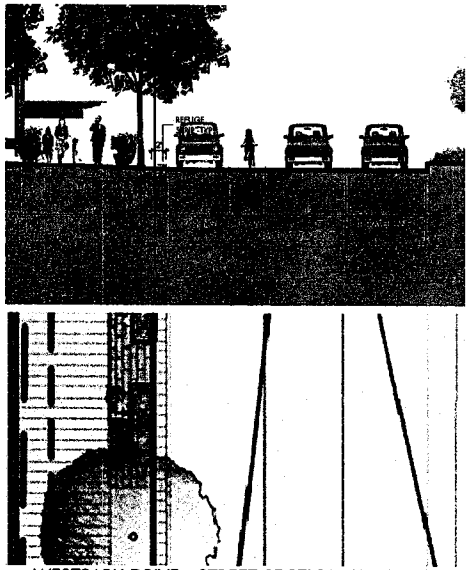
SHEET	L2.01



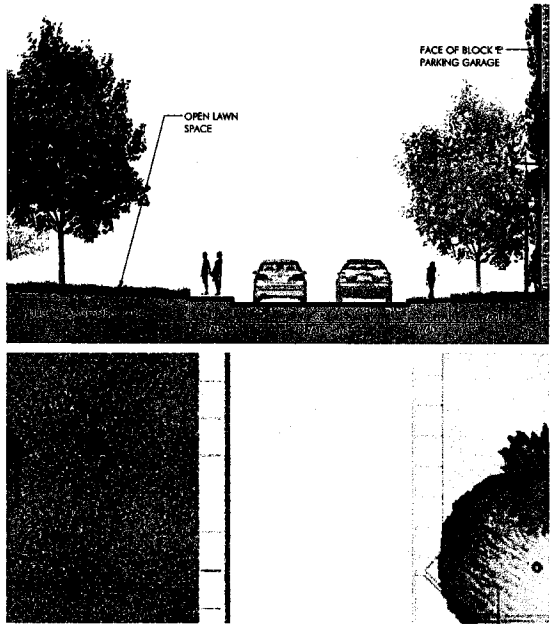
01 PRIVATE DRIVE - STREET SECTION

SCALE : 1/8" = 1'-0"



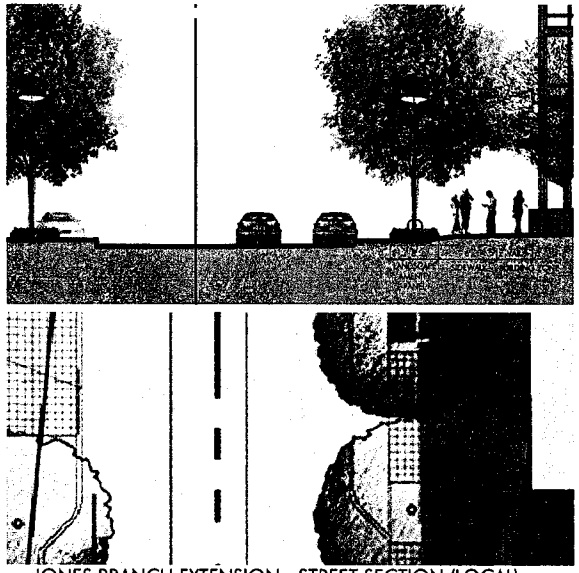
02 WESTPARK DRIVE - STREET SECTION (AVENUE)

SCALE : 1/8" = 10'-0"



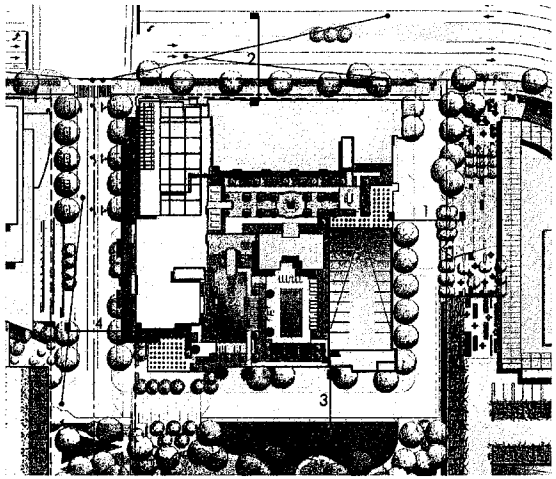
03 PRIVATE DRIVE (JONES BRANCH CONNECTION) - SECTION

SCALE : 1/8" = 1'-0"



04 JONES BRANCH EXTENSION - STREET SECTION (LOCAL)

SCALE : 1/8" = 10'-0"



KEY PLAN

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STREET SECTIONS

ARBOR ROW - BLOCK 'E'

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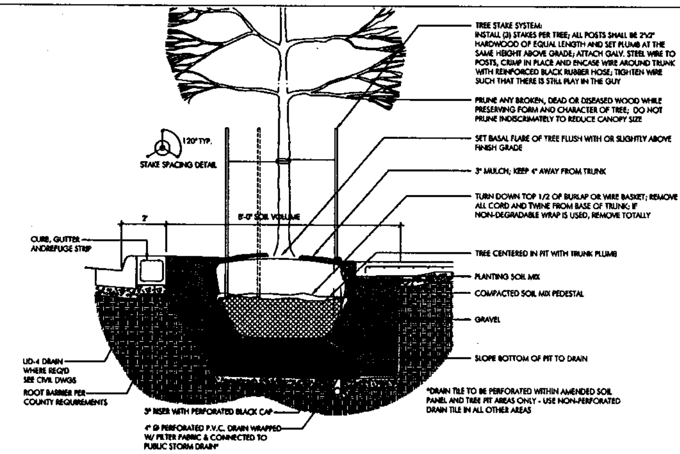
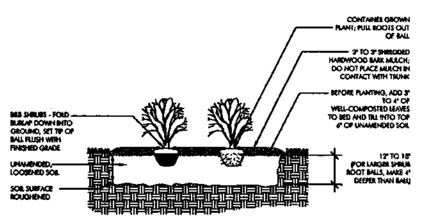
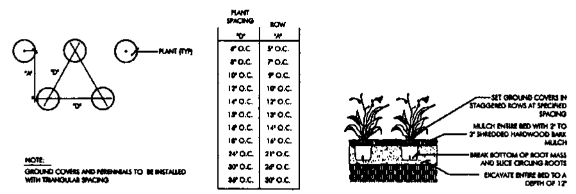
SHEET	L2.02



01 TREE PLANTING DETAIL - TYPICAL STREET TREE
SCALE : 1/2"=1'-0"



04 SHRUB PLANTING DETAIL
SCALE : 1/2"=1'-0"



PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

05 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE : 1/2"=1'-0"

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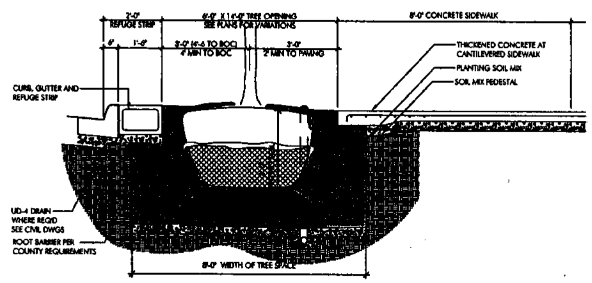
2. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.
3. ALL STREET LEVEL TREES ARE PLANTED ON GRADE UNLESS OTHERWISE NOTED.



02 WESTPARK DRIVE - TYP. TREE PLT DETAIL @ REFUGE STRIP - TREE SOIL SPACE
SCALE : 1/2"=1'-0"

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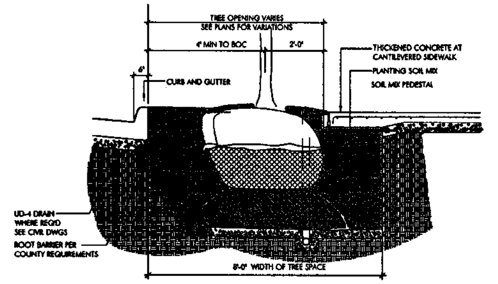
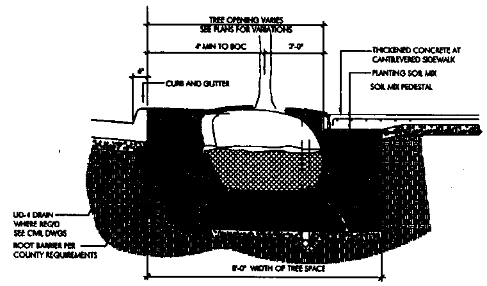


06 PRIVATE STREET - TYP. TREE PLT DETAIL @ CURB - TREE SOIL SPACE
SCALE : 1/2"=1'-0"



03 JONES BRANCH DRIVE - TYP. TREE PLT DETAIL @ CURB
SCALE : 1/2"=1'-0"

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ARBOR ROW OVERALL CDP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	8	3" cal.	B&B	75	600	single leader
	Category II Deciduous Trees							
AG	Acer ginnala	Amur Maple	40	2" cal.	B&B	125	5,000	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	57	2" cal.	B&B	100	5,700	multistem - 3 stems minimum; full branching
CB	Carpinus betulus	Hornbeam	20	3" cal.	B&B	125	2,500	single leader
MS	Magnolia stellata	Star Magnolia	43	2" cal.	B&B	100	4,300	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
BN	Betula nigra	River Birch	20	3" cal.	B&B	175	3,500	multistem - 3 stems minimum; full branching
GT	Gleditsia triacanthos inermis	Honeylocust, Thornless	20	3" cal.	B&B	175	3,500	single leader; full branching
NS	Nyssa sylvatica	Black Gum, Tupelo	9	3" cal.	B&B	175	1,575	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
AR	Acer rubrum	Red Maple	38	3" cal.	B&B	250	9,500	single leader; full branching; symmetrical
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	46	3" cal.	B&B	250	11,500	single leader; full branching; symmetrical
QN	Quercus nuttali	Nuttall Oak	29	3" cal.	B&B	250	7,250	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	73	3" cal.	B&B	250	18,250	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	42	3" cal.	B&B	250	10,500	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	27	8'-10'Ht.	B&B	50	1,350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING : 83,676 sf
EXISTING SITE AREA : 841,395 sf
TOTAL AREA OF R.O.W. DEDICATION : 33,430 sf
ADJUSTED GROSS SITE AREA : 807,965 sf
10% COVERAGE REQUIREMENT = 80,796 sf

ARBOR ROW BLOCK 'E' (HANOVER SITE) - PLANTING LIST & CANOPY COVERAGE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY FT²	TREE CANOPY SUB-TOTAL FT²	REMARKS
	Category I Deciduous Trees							
CF	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	0	3" cal.	B&B	75	0	single leader
	Category II Deciduous Trees							
AG	Acer ginnala	Amur Maple	5	2" cal.	B&B	100	500	multistem - 3 stems minimum; full branching
AL	Amelanchier laevis	Allegheny Serviceberry	13	2" cal.	B&B	100	1,300	multistem - 3 stems minimum; full branching
MS	Magnolia stellata	Star Magnolia	6	2" cal.	B&B	100	600	multistem - 3 stems minimum; full branching
	Category III Deciduous Trees							
NS	Nyssa sylvatica	Black Gum, Tupelo	2	3" cal.	B&B	175	350	single leader; full branching; symmetrical
	Category IV Deciduous Trees							
AR	Acer rubrum	Red Maple	8	3" cal.	B&B	250	2,000	single leader; full branching; symmetrical
PA	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	5	3" cal.	B&B	250	1,250	single leader; full branching; symmetrical
QN	Quercus nuttali	Nuttall Oak	10	3" cal.	B&B	250	2,500	single leader; full branching; symmetrical
QP	Quercus palustris	Pin Oak	22	3" cal.	B&B	250	5,500	single leader; full branching; symmetrical
QR	Quercus rubra	Red Oak	6	3" cal.	B&B	250	1,500	single leader; full branching; symmetrical
	Category I Evergreen Trees							
IN	Ilex x Nellie Stevens	Nellie Stevens Holly	7	8'-10'Ht.	B&B	50	350	multistem - 3 stems minimum; full branching

TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING [illegible]

Note: Plant species are provided to indicate a general intent of tree size. Final species selection may vary from this list but will match tree category type.

LANDSCAPE COMPUTATIONS - ARBOR ROW - BLOCK 'E'

13-201: INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

Total Parking Area (garage) 6,800
5% Percent Required 340
Refer to CDP-R2-2011-PR-023 C2.0 Waiver

13-202: PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-301: TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PTC
Adjacent Zoning Districts; I-6, C-7, PDC, PTC/HC

Transitional Screening and Barriers are Not Required

13-401: TREE COVER CALCULATIONS

Table 12.12 10 year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0508.2 for list of required elements and worksheets
B. Tree Canopy Requirement			
B1	Identify gross site area	136,798	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	19,662	§ 12-0511.1B
B3	Subtract area of exemptions		§ 12-0511.1C(1)
B4	Adjusted Gross Site Area (B1 - B2)	117,136	
B5	Identify site's zoning and/or use	PTC	
B6	Percentage of 10-year Tree Canopy Required	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Requirements requested?	11,714	
B8	Modification of 10-year tree canopy requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area	0	
C2	Total canopy area meeting standards of § 12-0400		
C3	C2 x 1.25		§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities	0	
C5	C4 x 1.5		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "specimen," or "street" trees	0	
C7	C6 x 1.5 to 3.0		§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	
C9	C8 X 1.0		
C10	Total of C3, C5, C7 and C9	0	§ 12-0510.3C(1) If area of C10 is less than B7 then remainder of requirement must be meth through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10)	11,714	
D2	area of canopy planted for air quality benefits	0	
D3	X 1.5		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0	
D5	X 1.5		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits	0	
D7	X 1.25		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits	0	
D9	X 1.5		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees	0	
D11	X 1.5		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties	0	
D13	X 1.25		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings = X 1.0	0	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs = X 1.0	0	§ 12-0510.4D(1) Must no exceed 33%
D16	Percent of D14 represented by D 15	0	of D14
D17	Total of canopy area provided through tree planting	16,025	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree bank or Tree Fund?	0	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
E1	Total of Canopy Provided through tree preservation (C10)	0	
E2	Total of canopy area provided through tree planting (D17)	16,025	
E3	Total of canopy area provided through offsite mechanism (D19)	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	16,025	Total of E1 through E3. Area should meet or exceed are required by B7

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PLANTING DETAILS AND SCHEDULE

ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-023-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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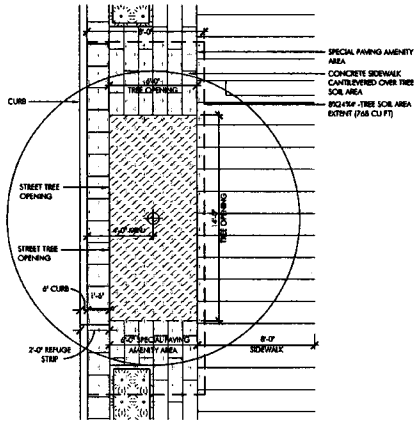
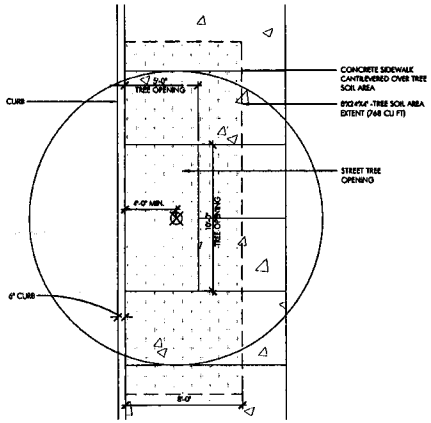
FILE No. 7403-12-001
SHEET L3.01



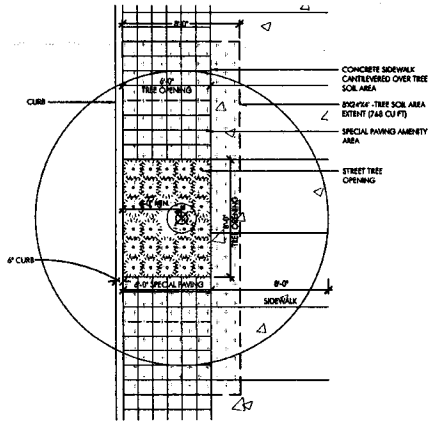
01 WESTPARK RD - TYP PL PLAN DETAIL @ REFUGE STRIP

SCALE : 1/4"=1'-0"



02 PRIVATE STREET - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"



02 JONES BRANCH RD - TYP PL PLAN DETAIL @ CURB

SCALE : 1/4"=1'-0"

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PLANTING DETAILS AND SCHEDULE

ARBOR ROW - BLOCK 'E'

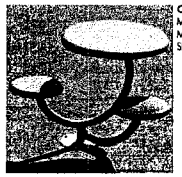
FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
6/26/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/28/12	COUNTY COMMENTS
DATE	DESCRIPTION
SCALE	H: AS NOTED
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L3.02

COMMONWEALTH OF VIRGINIA
MATTHEW J. THURGERS
Lic. No. 002882
8/28/12
LANDSCAPE ARCHITECT

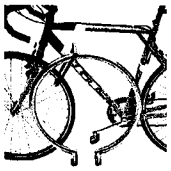
FURNITURE - TABLES AND CHAIRS



OPT 1
MAKE: THOMAS-STEELE
MODEL: U-POD
SIZE: D-30" H-30"

OPT 2
MAKE: FORMS+SURFACES
MODEL: WAVE TABLE
SIZE: D-36" H-28"

BIKE RACKS



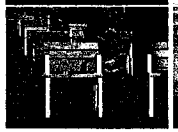
OPT 1
MAKE: LANDSCAPE FORMS
MODEL: RING
SIZE: 1.5" x 25" x 27"

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: KEY
SIZE: 3" x 23" x 32"

BENCHES

OPT 3
MAKE: LANDSCAPE FORMS
MODEL: REST
SIZE: 26 1/4" x 33 1/4" x 80"

OPT 4
MAKE: LANDSCAPE FORMS
MODEL: NU
STEEL & HARDWOOD
SIZE: 8'-6" Length

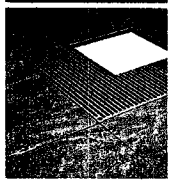


OPT 1
MAKE: LANDSCAPE FORMS
MODEL: NEOCOMBO
ALUMINUM
SIZE: 27" x 31" x 59"
*SINGLE SEAT TO MATCH BENCH

OPT 2
MAKE: LANDSCAPE FORMS
MODEL: NEOLIVIANO
ALUMINUM AND HARDWOOD
SIZE: 27" x 31" x 69"
*SINGLE SEAT TO MATCH BENCH

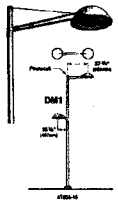
METAL TREE GRATE

OPT 1
MAKE: IRONSMITH
MODEL: MARKET STREET
SIZE: 60"



OPT 2
MAKE: HUB
MODEL: S304 TREE GRATE
SIZE: 1050mm x 1050mm x 35mm

STREET LIGHTS - PER TYSONS URBAN DESIGN GUIDLINES



OPT 1
MAKE: SPLUX
MODEL: ARC / ARC MINI
HID OR LED
AT106 POLE WITH AT635 BASE COVER
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

OPT 2
MAKE: ARCHITECTURAL AREA LIGHTING
MODEL: FLEX
HID MODEL: FH3-400PSMH-11A-1750-B
LED MODEL: FH-T3-99LED-BW-11A-1834
*DUAL ARMS MOUNTED AT PEDESTRIAN & VEHICULAR HEIGHTS

PLANTERS

TBD BY TENANT

TBD BY TENANT

TBD BY TENANT

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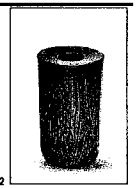
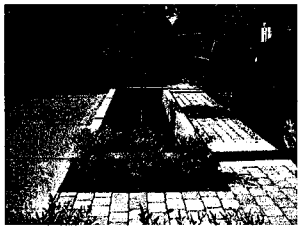
TRASH RECEPICLES

OPT 1
MAKE: VICTOR STANLEY, INC
MODEL: SDC-24 Steelsites
SIZE: 24-gallon



OPT 2
MAKE: LANDSCAPE FORMS
MODEL: LAKESIDE - GRASS
SIZE: 24-gallon

L.I.D. BASINS



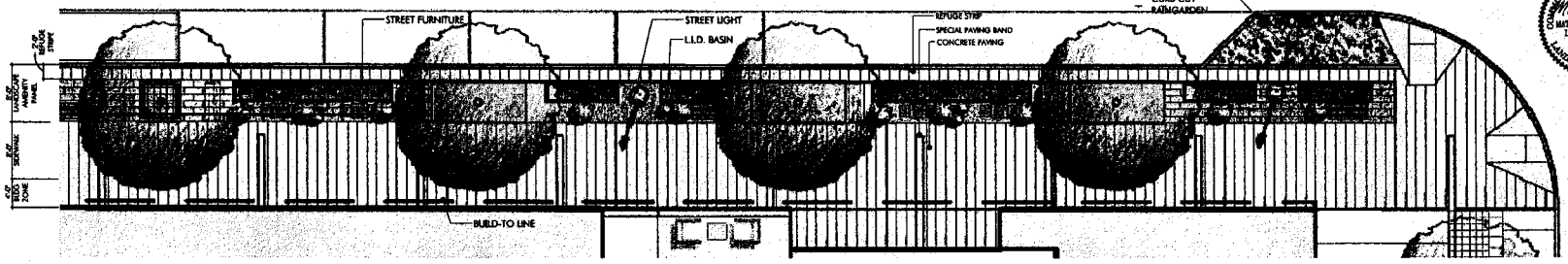
VEHICULAR BOLLARDS

OPT 2 (RIGHT)
MAKE: BEGA
MODEL: STAINLESS BOLLARD WITH LOUVER
SIZE: 41 1/2"

OPT 1 (LEFT)
MAKE: FORMS AND SURFACES
MODEL: LIGHT COLUMN BOLLARD
LBLCO-604
SCREEN: KENTE OR SCAPE
SIZE: 48"

02 SITE FURNISHING EXHIBITS

SCALE : NTS



01 WESTPARK DRIVE - ENLARGED PLAN, TYPICAL

SCALE : 1/8" = 1'-0"

COMMONWEALTH OF VIRGINIA
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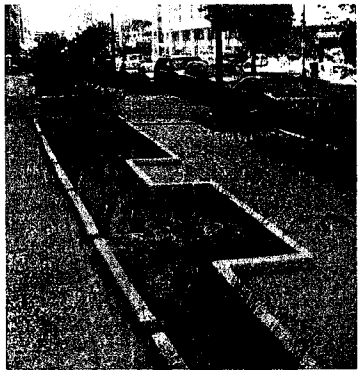
STREETSCAPE ELEMENTS
ARBOR ROW - BLOCK 'E'
FINAL DEVELOPMENT PLAN 2011-PR-022-1
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

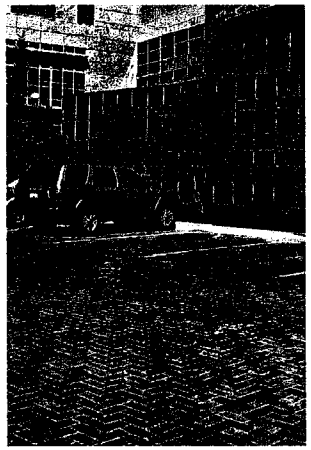
PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/29/12	COUNTY COMMENTS

DATE	DESCRIPTION
SCALE	H: AS SHOWN
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	L5.01

SUSTAINABILITY STRATEGIES:

- L.I.D BASINS & RAIN GARDENS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE





COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 0409001
8/29/12
LANDSCAPE ARCHITECT

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SUSTAINABILITY STRATEGIES

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-1

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	COUNTY COMMENTS
7/23/12	COUNTY COMMENTS
8/28/12	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: NTS

JOB No.

DATE : February 24, 2012

FILE No. 7403-12-001

SHEET L5.02

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

TYSONS CORNER URBAN CENTER BACKGROUND

As a key employment and business center in Fairfax County, Tysons Corner has been the subject of several planning efforts over the past few decades. The most recent effort resulted in a Comprehensive Plan amendment which was approved by the Board of Supervisors (BOS) in June 2010. The effort was largely prompted by the opportunities presented by the expansion of Metrorail's Silver Line, with four new Metro stations in Tysons Corner. Following the adoption of the final Environmental Impact Statement for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons Corner based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses.

The Plan was designed to take advantage of the four new Metro stations and to set a framework for the transformation of Tysons into a transit-oriented, walkable, sustainable urban center. The Plan envisions that Tysons will be Fairfax County's "downtown" with as many as 100,000 residents and 200,000 jobs by 2050. The Plan envisions that Tysons will be a 24-hour urban center where people live, work and play, with growth focused around the stations.

A companion zoning ordinance amendment established a new zoning district for Fairfax County, the Planned Tysons Corner Urban (PTC) District. This new district encourages intense levels of development around the Tysons Metro stations. The PTC District requirements are closely tied to the Comprehensive Plan to ensure that new developments capitalize on the opportunities presented by the four new Metrorail stations and implement the new vision for Tysons.

In order to achieve the transit-oriented densities recommended in the Comprehensive Plan, rezoning applications must demonstrate that the proposed development furthers the Plan's vision for the Tysons Corner Urban Center. To that end, Cityline Partners LLC has submitted RZ 2011-PR-023 to redevelop 19.4 acres along Westpark Drive with a mixed-use neighborhood, called Arbor Row, consisting of 2.6 million SF of office, residential, retail and hotel uses. The application property is located between 1/4 and 1/2 mile from the Tysons Corner Metro Station, which is currently under construction. Cityline Partners has also submitted PCA 88-D-005-7 to remove seven properties from the current proffers associated with RZ-88-D-005 (known as the West*Park office park). In addition to the RZ and PCA applications, Cityline Partners has submitted two Final Development Plans (FDP 2011-PR-023 and FDP 2011-PR-023-03), and the Association for Manufacturing Technology (AMT) has submitted one Final Development Plan (FDP 2011-PR-023-02) for portions of the subject property.

DESCRIPTION OF THE APPLICATION

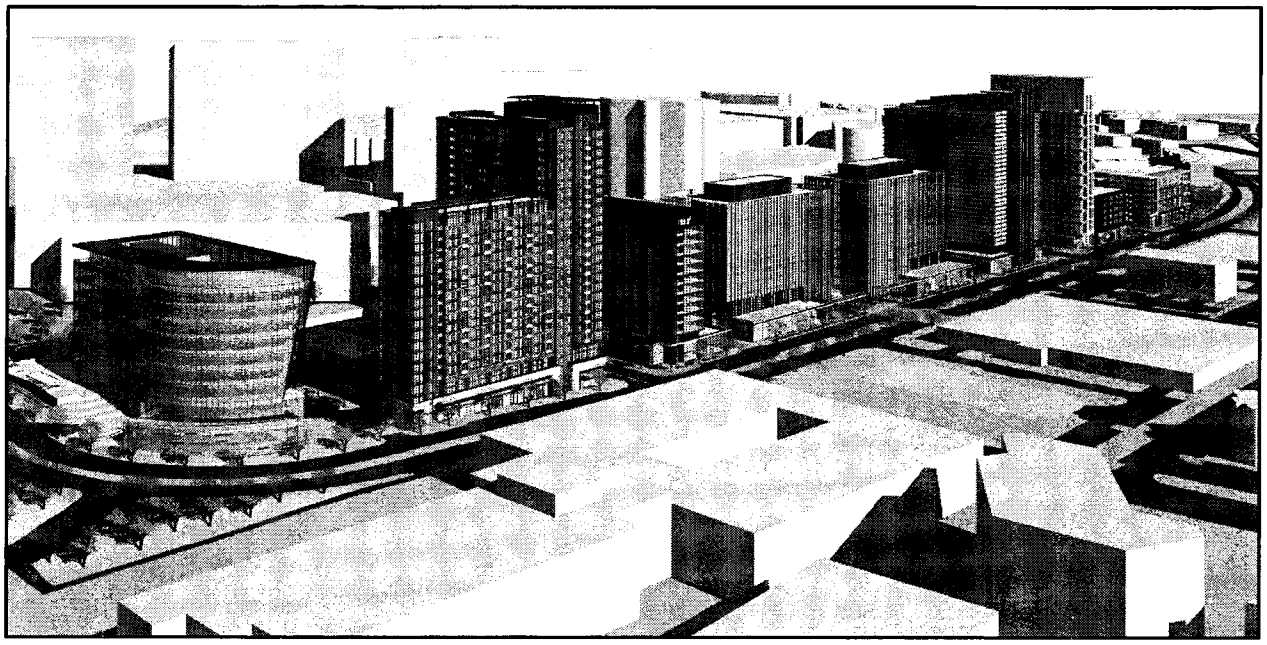


Figure 1. Bird's eye view of the proposed redevelopment, looking southwest from above the Capital Beltway

Overview

Conceptual Development Plan (CDP)

This rezoning application (RZ 2011-PR-023) proposes a mixed-use, transit-oriented development located along Westpark Drive in the Tysons Corner Urban Center within 1/2 mile of the future Tysons Corner Metro station. The applicant proposes to rezone a 19.4 acre property from its current zoning of C-3 to the Planned Tysons Corner Urban (PTC) District. The site is currently developed with five office buildings and associated parking lots. Two additional office buildings on the site were recently demolished in preparation for redevelopment. Under this application all of the existing buildings eventually would be razed for redevelopment.

The subject application requests to construct eight new buildings, totaling approximately 2.6 million square feet (SF) of development. The proposed land uses are summarized in the table below.

Land Use	Gross Floor Area (SF)	Percentage of Total Development	Land Use FAR [1]
Office	1,108,429	43.0%	1.31
Residential	1,246,600 (1,179 DUs maximum)	48.4%	1.48
Hotel	162,000	6.3%	0.19
Retail/Services	58,656	2.3%	0.07
Totals [2]	**2,575,685**	**100%**	**3.05**

[1] FAR based on total site area including proposed right-of-way dedication and vacation.
[2] Percentages and FAR may not add up to totals due to rounding.

The application proposes to address the significant topographical differences between this site and the adjacent parcels to the southwest by building parking structures into the hill at the rear of the site. The largest of these structures will incorporate a three acre rooftop urban park that will connect to the adjacent parcels that were approved as parkland with the previously approved Tysons II development. This park will connect to a civic plaza space along Westpark Drive via a grand staircase located between two proposed office buildings, designated as Buildings C1 and C2. The applicant is also proposing to dedicate a 7.9 acre off-site parcel (referred to in this report as Parcel B2) with frontage on Jones Branch Drive to be used for athletic fields, a stream valley park, and a future public elementary school.

Proffered Condition Amendment (PCA)

The PCA application is being filed to remove the subject property for the CDP application and an off-site parcel that the applicant is proffering to dedicate to the County from the West*Park rezoning (RZ 88-D-005 with subsequent amendments). It is necessary to remove the CDP parcels from the West*Park development so that they can be rezoned to the PTC. Removing the off-site parcel [Tax Map 29-2 ((15)) B2] from the West*Park development will facilitate the public uses proposed for this property, which will remain in the C-3 zoning district.

Final Development Plans (FDPs)

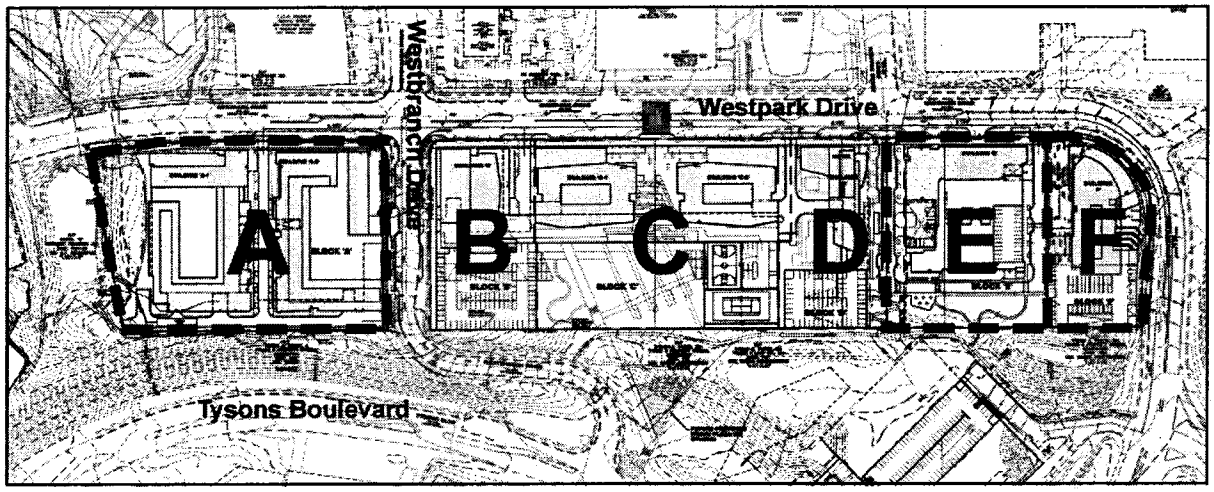


Figure 2. FDP applications have been filed for Blocks A, E, and F

Three separate FDP applications have been filed concurrently with the CDP and PCA applications. The FDP for Block A (FDP 2011-PR-023) proposes two residential buildings with maximum heights of 120 feet and 275 feet. The number of dwelling units provided on this block will be between 450 and 694, with up to 8,000 SF of retail/service uses. The FDP for Block E (FDP 2011-PR-023-03) proposes one residential building with a maximum height of 300 feet and between 430 and 480 dwelling units. Block E also proposes up to 7,000 SF of retail/service uses and a public pocket park approximately 1/2 acre in size. The FDP for Block F (FDP 2011-PR-023-02) proposes a 200,000 SF office building with a maximum height of 175 feet including 2,156 SF of supporting ground floor retail/service uses.

Waivers and Modifications

The requested waivers and modifications include:

- Waiver/Modification of Sect. 2-506, Par. 2 of the Zoning Ordinance which limits projections such as a parapet wall or cornice to no more than three feet above the roof level of a building
- Waiver of Sect. 6-505, Par. 2 of the Zoning Ordinance requiring the submission of a final development plan (FDP) application for the public roadway and infrastructure phasing exhibit shown on the CDP
- Waiver of Sect. 6-505, Par. 7 of the Zoning Ordinance requiring the designation of specific outdoor dining areas on the CDP/FDP
- Waiver of the maximum fence height requirements for sport courts and urban plaza accessory uses in accordance with Sect. 10-104, Par. 3E of the Zoning Ordinance

- Modification of Sect. 11-102, Par. 12 of the Zoning Ordinance requiring off-street parking spaces to meet the geometric design standards in the Public Facilities Manual (PFM)
- Modification of Sect. 11-201 and 11-203 of the Zoning Ordinance requiring a minimum number of loading spaces for multi-family, office, and retail/service uses
- Modification of Sect. 11-202, Par. 4 of the Zoning Ordinance requiring that loading spaces be located no more than 40 feet from a travelway
- Waiver/modification of Sect. 13-202, Par. 8 of the Zoning Ordinance requiring interior landscaping for above-grade parking structures and interim surface parking lots, as allowed by Sect. 13-202, Par. 6 of the Zoning Ordinance
- Modification of Sect. 13-203, Par. 5 of the Zoning Ordinance requiring peripheral landscaping for above-grade parking structures and interim surface parking lots, as allowed by Sect. 13-203, Par. 3 of the Zoning Ordinance
- Waiver of Sect. 17-201, Par. 3B of the Zoning Ordinance requiring construction of a travel lane for interparcel access
- Waiver of Sect. 17-201, Par. 7 of the Zoning Ordinance requiring "no parking" signs along travel ways at 15 meter intervals
- Modification of Sect. 17-201, Par. 4 of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers
- With regard to off-site improvements on Tax Map 29-2 ((15)) B2, waiver of Sect. 17-201, Par. 3B, 4, 12, 13, and 14 of the Zoning Ordinance requiring the construction or installation of inter-parcel access, roadway frontage improvements, utility relocations, driveways, street lights or other improvements not identified on Exhibit A of the proffers.
- Waiver of Sect. 6-0303.8 of the Public Facilities Manual (PFM) to allow the use of underground stormwater management and best management practices in a residential development subject to Waiver #6377-WPFM-001-1
- Waiver of Sect. 7-0403.4 of the PFM requiring a minimum width of 30 feet for private streets and commercial entrances connecting to VDOT roadways
- Modification of Sect. 7-0800 of the PFM to allow tandem/valet parking spaces to count toward required parking
- Modification of Sect. 7-0802.2 of the PFM to allow for projection of structural columns into parking stall areas
- Waiver of Sect. 8-0201.3 of the PFM requiring trails and bike trails shown on the Comprehensive Plan to be provided
- Modification of Sect. 12-0508 of the PFM requiring that the Tree Preservation Target be met, as allowed by deviations described in Sect. 12-0508.3A(1) through Sect. 12-0508.3A(3)
- Modification of Sect. 12-0510.4E(5) of the PFM to permit reduction of the minimum planting area from 8 feet to 4 feet in order for trees to satisfy the tree cover requirement
- Modification of Sect. 12-0511 of the PFM to allow the required ten percent tree canopy to be calculated on the overall development area

- Modification of Sect. 12-0515.6B of the PFM to allow for trees located above a percolation trench to count toward tree cover requirements
- Deviations/Modification of required stormwater management and best management practices criteria in Sect. 6 of the PFM, as detailed on the CDP

A reduced copy of the proposed Conceptual and Final Development Plans (CDP and FDPs) are included in the front of this report.

The applicant's draft proffers are included as Appendix 1. Draft Final Development Plan conditions are included as Appendix 2. The applicant's affidavits are included as Appendix 3, and the applicant's statements regarding the CDP, FDP, and PCA applications are included as Appendix 4.

LOCATION AND CHARACTER

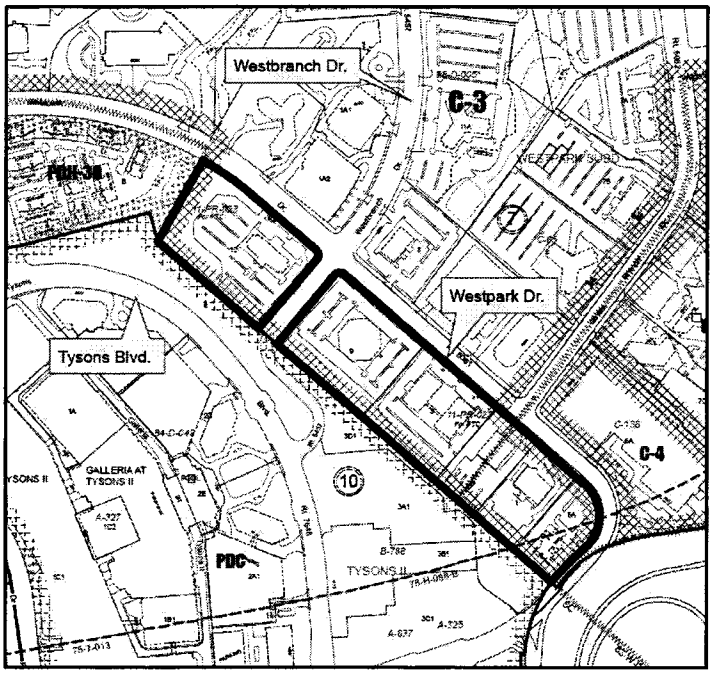


Figure 3. Tax Map of site

The subject site is located in the South West Park Subarea of the North Subdistrict of the Tysons Central 123 District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The site consists of six parcels on the southern frontage of Westpark Drive in the vicinity of Westbranch Drive and Jones Branch Drive, including frontage on both sides of Westbranch Drive. For the purposes of this report, Westpark Drive will be described as running east to west.

The site is currently developed with five office buildings, ranging from three to six stories in height and built between 1970 and 1975, and associated surface parking lots. Two additional office buildings that were located on the site at the time the application was filed have since been demolished in preparation for redevelopment. The site also contains

a portion of a stormwater management wet pond and its associated Resource Protection Area (RPA), Environmental Quality Corridor (EQC) and floodplain.

To the south of the subject property, between the property and Tysons Boulevard, is land that is currently owned by the Lerner Corporation and is approved for three office buildings and an associated parking structure as part of the Tysons II rezoning (CDPA 84-D-049-5/FDPA 84-D-049-6). The first of these buildings and a portion of the parking structure are currently under construction. Approximately five acres of these adjacent parcels are proffered to be dedicated to the Fairfax County Park Authority (FCPA) as parkland. To the west of the subject property, adjacent to Block A, is a stormwater detention pond (known as Pond D) and the Avalon Crescent apartment community. Land uses to the north of the subject property include four office buildings that front on Westpark Drive and their associated parking structures and surface lots. To the east of the subject property, across Westpark Drive from Block F, is a ramp from the Capital Beltway (I-495) to Chain Bridge Road (Route 123).

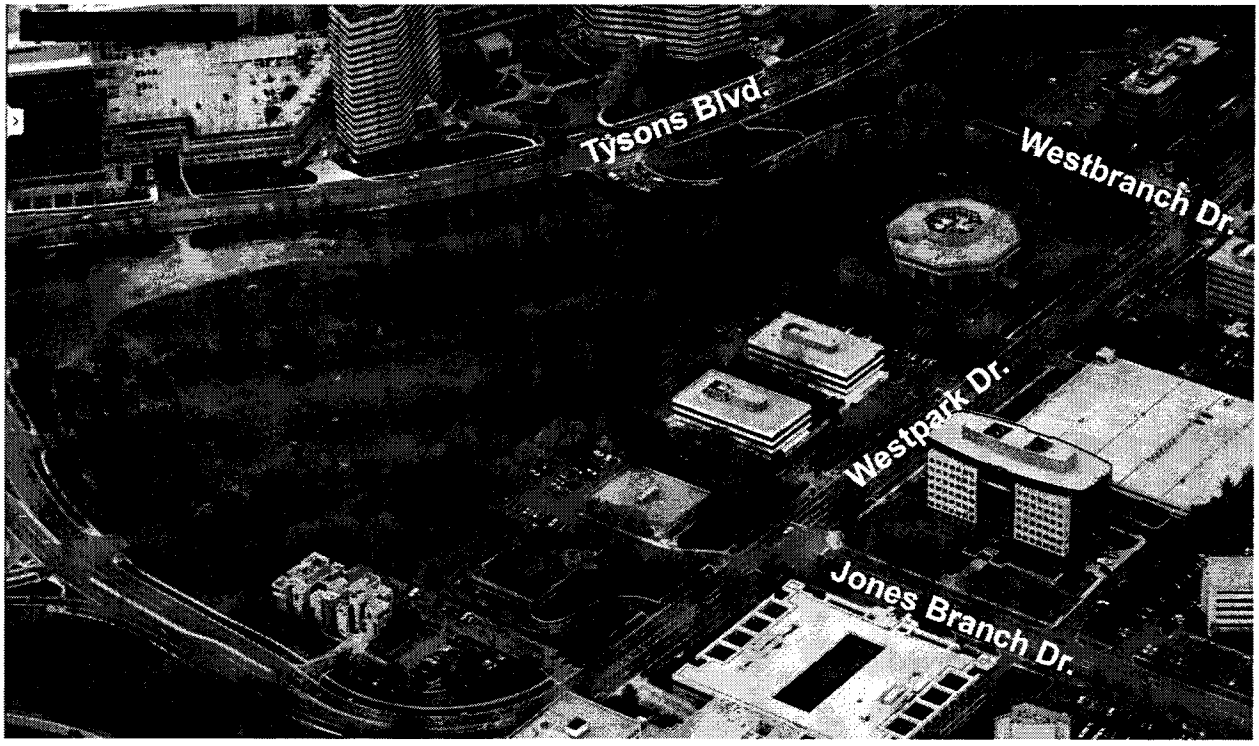


Figure 4. Aerial photograph of the subject site, facing southwest

A chart describing the surrounding uses is provided below:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Office (West*Park Office Park, Warren, Dickenson, and Shenandoah buildings)	C-3	Residential Mixed Use
	Office (7900 Westpark Drive)	C-4	Office
South	Vacant Land and Office (Tysons II Building H under construction)	PDC	Transit Station Mixed Use Park / Open Space
East	Office (across Beltway)	C-3 I-4	Residential Mixed Use
West	Multi-Family Residential (Avalon Crescent apartments)	PDH-30	Residential Mixed Use

BACKGROUND

On October 15, 1990, the Board of Supervisors (BOS) approved **RZ 88-D-005** to rezone 193.54 acres of land from the I-3 and I-4 Districts to the C-3 District. The approval permitted a floor area ratio (FAR) of 0.54 on the property, or a total of 4,691,753 SF (SF) of gross floor area (GFA). This property is known as West*Park and is composed of the following subareas identified in the Comprehensive Plan: South West Park, Dulles Airport Access Road (DAAR) Office Area, and West Park Urban Neighborhood. This rezoning also include a portion of the Park Crest and Crescent Subarea, which was later deleted from West*Park with the approval of PCA 88-D-005-5.

On October 31, 1994, the BOS approved **PCA 88-D-005:** to divide the overall 193.54 acres contained within the West*Park site into five (5) Land Bays (A through E); to establish the C-3 Zoning District regulations for yard requirements; to amend the proffers to allow construction of Pond C in accordance with the Chesapeake Bay Preservation Ordinance; to establish a 90 foot height limitation and a 75 foot height limitation for those buildings along the Dulles Access Airport Road (DAAR) unless increased by special exception; and to re-designate certain Environmental Quality Corridor (EQC) lands as private open space in accordance with the Comprehensive Plan.

On September 18, 1995, the BOS approved **PCA 88-D-005-02** to increase the overall allowable FAR within West*Park from 0.54 FAR (4,691,753 SF of GFA) to a maximum of 0.599 FAR (5,200,000 SF of GFA).

On March 22, 1999, the BOS approved **PCA 88-D-005-03** to increase the proffered density at West*Park from 0.599 FAR (5,200,000 SF of GFA) to 0.6096 FAR (5,297,325 SF of GFA). PCA 88-D-005-3 also amended the Transportation Demand Management (TDM) proffer to provide both a private and a public TDM program. Under this proffer change, the private program was to be run by the applicant to include the current members of the TYTRAN program. In addition, the County would continue to

run the public program for those companies within Tysons that employ more than 100 people and which did not participate in TYTRAN.

On July 26, 1999, the BOS approved **PCA 88-D-005-04** to create a new land bay and to change the boundaries and site area of Land Bays A-1 and D-2. As a result of these changes to the site area, the floor area ratio (FAR) for Land Bay A and Land Bay D was altered slightly. Land Bay A decreased from 0.48 FAR to 0.47 FAR and Land Bay D increased from 0.69 FAR to 0.73 FAR. However, because there was no increase or decrease in site area for West*Park overall, the overall FAR for West*Park remained unchanged at 0.6096 FAR. In addition, the overall land area, uses, and other proffered commitments for West*Park remained unchanged.

On January 6, 2003, the BOS approved **PCA 88-D-005-5** in order to delete Land Bay A-6, which reduced the overall land area in West*Park from 189.49 acres to 175.94 acres and reduced the overall development potential of West*Park from 0.6096 to 0.5812 FAR. In addition, under this application, Land Bay C was incorporated into Land Bay A.

On September 24, 2007, the BOS approved **PCA 88-D-005-06** to permit the creation of a new land bay (Land Bay F). The uses, GFA, and other proffer commitments in West*Park remained unchanged.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Area II
Planning District:	Tysons Corner Urban Center
Tysons Corner Urban Center District:	Tysons Central 123 District North Subdistrict Subarea 2: South West Park

The Comprehensive Plan Map shows the application property for this case to be planned for office use consistent with the Base Plan recommendation for the site. The land use concept for the Redevelopment Option for the Tysons Central 123 District shows the application property as appropriate for Transit Station Mixed Use. In the 2011 Edition of the Comprehensive Plan, Area II, Tysons Corner Urban Center, on pages 141-142, the Plan states:

Subarea 2: South West Park

This portion of West Park forms the northeastern boundary of the subdistrict and is comprised of about 20 acres. Existing development is suburban office buildings with surface parking. The area's existing intensity is about 0.40 FAR.

Base Plan

This area is planned for office with support retail and service uses at an intensity averaging about 0.6 FAR. As an option, it is planned for a mix of office and residential uses averaging about 0.80 FAR (if the mix of uses has less traffic impact than office redevelopment at 0.6 FAR).

(The base plan describes existing development. The subject application is filed under the redevelopment option.)

Redevelopment Option

With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).

The successful redevelopment of this area is closely linked to the redevelopment of the adjacent West Park Urban Neighborhood Subarea in the North Central District. South West Park is planned for a mix of uses with a concentration of office uses. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- *The vision is to redevelop the subarea with more intense mixed use buildings for portions within 1/2 mile distance of the Metro station. Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.*

- *Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the*

desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. This level of consolidation would be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- *In this subarea, coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade change between the two subareas. To address the issue of improving pedestrian connectivity, pedestrian terraces and plazas should be built into the side of the hill between Tysons Boulevard and West Park Drive.*

- *Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. To improve vehicular circulation, redevelopment should accommodate the Jones Branch extension as shown in the Areawide Transportation Recommendations.*

- *To improve connectivity, other streets creating urban blocks and other pedestrian and bike circulation improvements may need to be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.*

- *Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.*

- *If redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations.*

- *Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed*

improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- *The maximum building height in this subarea is 225 feet, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. As indicated under the Building Height guidelines in the Urban Design Recommendations, building heights should vary within the subarea.*

- *Potential circulator routes, as described in the Areawide Transportation recommendations, extend through or abut portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the Intensity section of the Areawide Land Use Recommendations.*

Urban Design Guidelines

Since the adoption of the Comprehensive Plan, the BOS has endorsed the Tysons Urban Design Guidelines (TUDG). The Guidelines expand upon the recommendations within the Plan, and provide a set of implementation tools that address the unique challenges inherent in transforming a suburban office-dominated edge city into a sustainable, attractive, pedestrian-friendly, and well-functioning urban environment to live, work and play. The Guidelines are being used by property owners, developers, and designers when creating or refining their proposals. General concepts and specific elements have been incorporated into development applications, thereby responding directly to the recommendations of the Comprehensive Plan and the implementation measures described in the Guidelines. These include Pedestrian Hierarchy Plans incorporating language from the Guidelines and planting details reflecting the streetscape recommendations.

DESCRIPTION OF THE DEVELOPMENT PLANS

PCA General Development Plan Amendment (reduction at front of staff report)

Title of General Development Plan:	General Development Plan Amendment, Applicant: Cityline Partners LLC
Prepared by:	Bowman Consulting Group, Ltd.
Original and Revision Date:	September 5, 1990 through April 26, 2011

As described above, the subject parcel is currently part of a larger rezoning, RZ 88-D-005, which governs the office park development known as West*Park. The Zoning Administrator has determined that the proposed partial PCA, which is a

"tabs-only" amendment to the General Development Plan (GDP), meets the requirements of Sect. 18-204, Par. 6 of the Zoning Ordinance. Under this proposed PCA, a new land bay (Land Bay G) will be created from Land Bay A-2, Land Bay A-4, and the Hanover parcel in Land Bay A-1. The PCA proposes to remove Land Bay B and Land Bay G from RZ 88-D-005. Together, these land bays comprise the subject rezoning application and an off-site parcel (Tax Map 29-2 ((15)) B2), which is proffered to be dedicated to the County with the subject rezoning application. No other changes to the proffers for RZ 88-D-005 are proposed.

The PCA application also updates the GFA for the properties that remain in West*Park to provide a consistent measurement of the actual GFA for the existing buildings. The previously approved tabulations of GFA are based on old calculations that do not include certain elements that are in the current Zoning Ordinance definition of GFA. The total GFA being removed from RZ 88-D-005 is 284,055 SF. With the updated GFA calculations reflecting existing development and the removal of GFA associated with Land Bays B and G, the remaining overall GFA in West*Park is 4,486,652 SF. The remaining overall FAR is 0.65. Staff supports the requested removal of Land Bays B and G from RZ 88-D-005.

Conceptual Development Plan (reduction at front of staff report)

Title of Conceptual Development Plan:	Arbor Row
Prepared By:	Bowman Consulting Group, Ltd.
Original and Revision Date:	April 26, 2011 as revised through August 29, 2012

The CDP consists of 77 sheets which show the site layout, massing, basic architecture and engineering used to design the proposed mixed-use development.

Final Development Plan (reduction at front of staff report)

Title of Final Development Plan:	Arbor Row – Block A
Prepared By:	Bowman Consulting Group, Ltd.
Original and Revision Dates:	December 7, 2011 as revised through August 29, 2012

The FDP for Block A contains 49 sheets which show the details of site layout, engineering and architecture of Block A, as noted on the CDP. Block A includes two residential buildings, designated as A-1 and A-2, with ground floor retail/service uses, associated parking, rooftop private amenity space, and a RPA to remain undisturbed.

Final Development Plan - 02 (reduction at front of staff report)

Title of Final Development Plan:	The Association for Manufacturing Technology, Arbor Row – Block F
Prepared By:	Walter L. Phillips, Inc.
Original and Revision Dates:	February 24, 2012 as revised through August 29, 2012

The FDP for Block F contains 43 sheets which show the details of site layout, engineering and architecture of Block F, as noted on the CDP. Block F includes an office building with ground floor retail/service uses, associated parking, and rooftop private amenity space, and two publicly accessible plazas.

Final Development Plan - 03 (reduction at front of staff report)

Title of Final Development Plan:	Arbor Row – Block E
Prepared By:	Bowman Consulting Group, Ltd.
Original and Revision Dates:	February 24, 2012 as revised through August 29, 2012

The FDP for Block E contains 40 sheets which show the details of site layout, engineering and architecture of Block E, as noted on the CDP. Block A includes a residential building with ground floor retail/service uses, associated parking, rooftop private amenity space, and a publicly accessible pocket park.

Proposed Site Layout

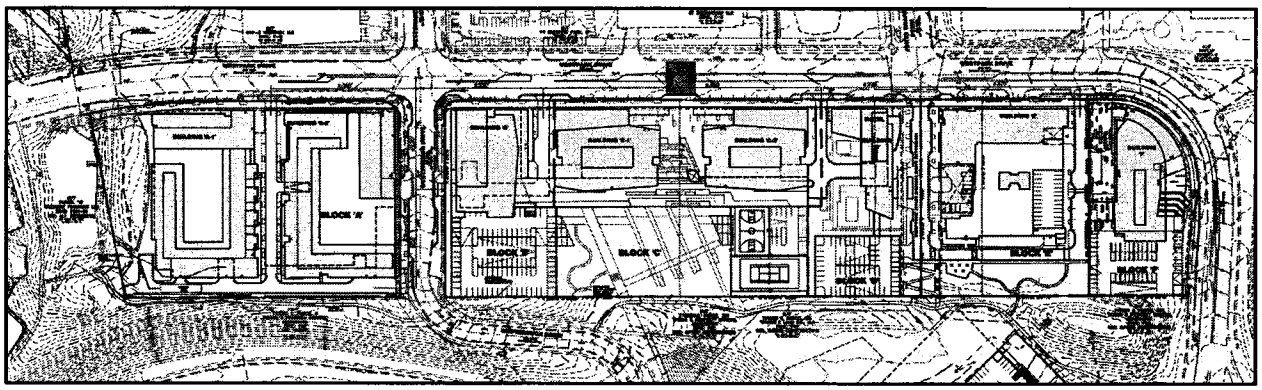


Figure 5. Conceptual Development Plan

The applicant proposes to redevelop the subject site with eight new buildings. No existing buildings are proposed to be retained. The development plan includes a building program which encompasses the entire site. The eight new buildings will result in 2,575,685 SF of development on this 19 acre site, which is located between 1/4 and 1/2 mile of the Tysons Corner Metro station (currently under construction). The overall FAR would be 3.06. The maximum heights proposed for all of the buildings range from 120 feet to 300 feet. The buildings are organized into a series of six new blocks (Blocks A through F) and are oriented toward Westpark Drive. The following illustrations provide a close-up view of the development plan for each block and a description of the proposed development for that block.

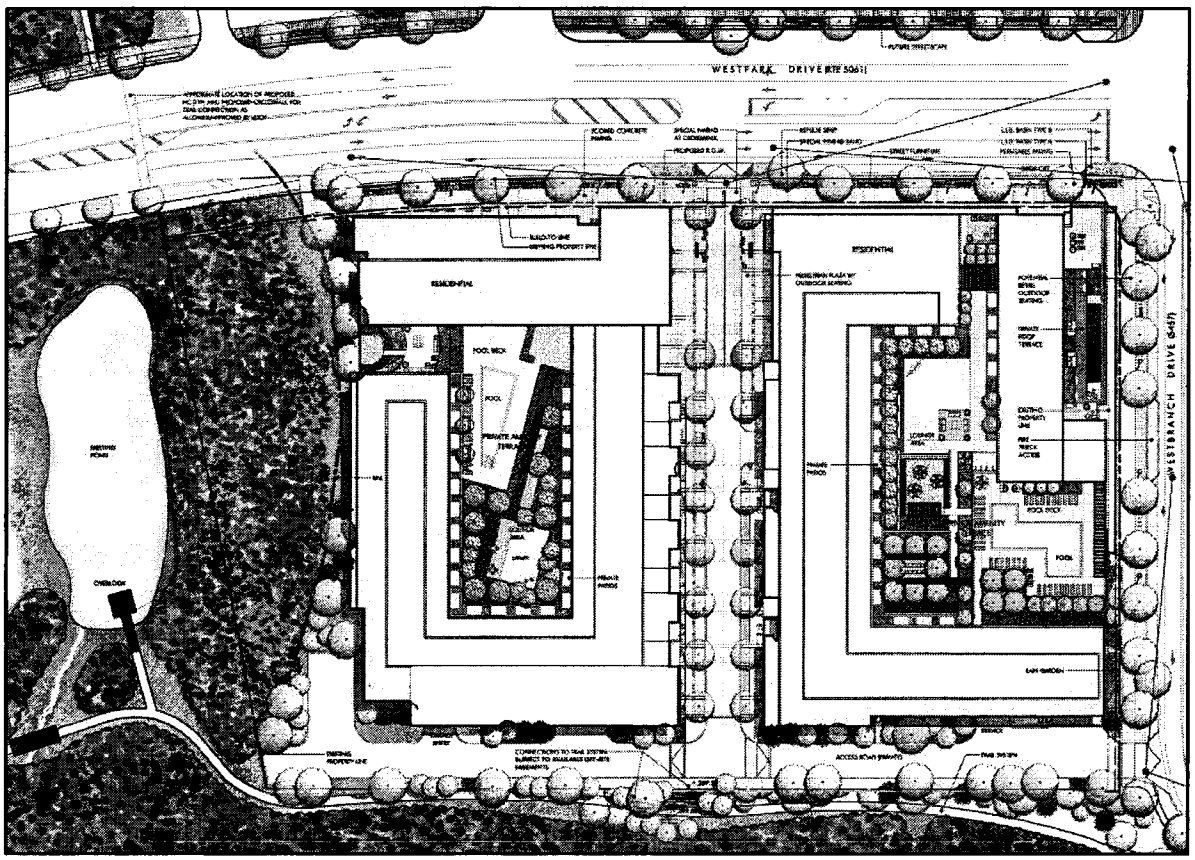


Figure 6. Detail of Block A

Block A

Block A, located west of Westbranch Drive, consists of two residential buildings separated by an internal street that connects to Westpark Drive. Building A1, the westernmost building on the block, is proposed to include 262 mid-rise multi-family dwelling units in a six-story building. These units will surround a private roof terrace on top of the building's parking structure. Building A1 is adjacent to an existing stormwater management wet pond and its associated RPA, EQC, and floodplain areas. The buildings and proposed roadways on Block A do not encroach into these features.

Building A2 is a multi-family building with approximately 407 dwelling units. This building is proposed to consist of a high-rise tower, up to 22 stories in height, at the corner of Westpark Drive and Westbranch Drive and a mid-rise component of up to six stories. Building A2 also includes ground floor retail and service uses concentrated at the corner of Westpark and Westbranch and a private terrace on top of the parking structure, which is almost completely wrapped by the building.

A FDP application (FDP 2011-PR-023) has been submitted for Block A which is being reviewed concurrently with the CDP application.

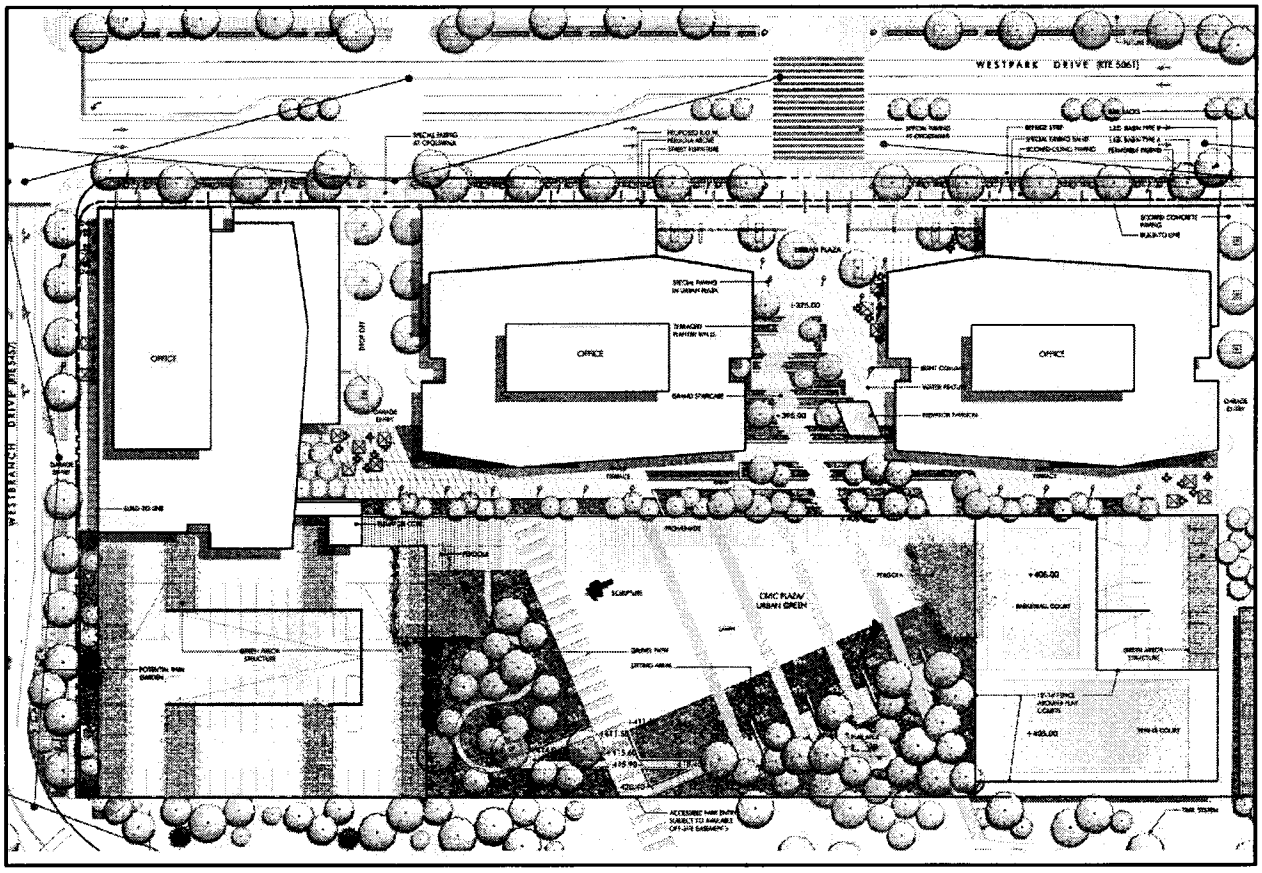


Figure 7. Detail of Blocks B and C

Blocks B and C

Block B, located east of Westbranch Drive, consists of a 392,785 SF office building, including ground floor retail that is intended to mirror the retail proposed directly across Westbranch Drive in Building A2. This building is proposed to be up to 17 stories tall and is proposed to connect to a four story parking garage that will be built into the hill on the south side of the property.

Block C, located to the east of Block B, consists of two office buildings, Buildings C1 and C2. These buildings are proposed to be identical, each with 275,650 SF and a height of 13 stories. Ground floor retail or service uses are proposed in each building, and an urban plaza is proposed between the two retail areas. This plaza will include a

large water feature, terraced planters, and overhead pergolas. Due to the upward slope on the site from north to south, a grand staircase leads from the plaza up to a three acre, publicly accessible civic plaza/common green built on top of a four-level parking structure.

This civic plaza/common green park is proposed to include features such as a lawn for passive recreation and special events, seating areas, public art, curvilinear pathways, and groves of trees. Due to the site topography, the elevation of this park will be approximately 45 feet above the plaza on Westpark Drive but at the same grade as the proposed off-site urban park located along the southern boundary of Blocks B and C that is proffered with the Tysons II rezoning. Elevator access to the on-site park is proposed in addition to the grand staircase. The applicant proposes to construct a trail that will connect the two parks. A basketball court and tennis court are also proposed to be located on top of the garage behind Building C2. These courts will be separated from the three acre park by a chain link fence.

No FDP applications have been filed for Blocks B and C.

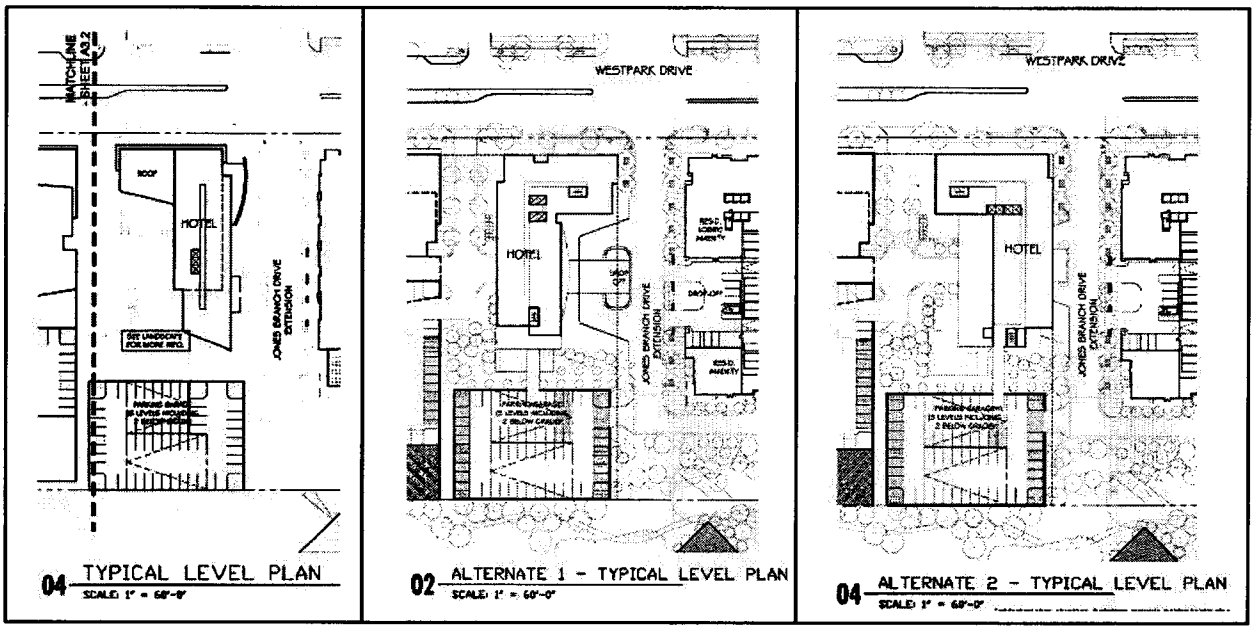


Figure 8. Layout Alternatives for Block D

Block D

Block D, located between Block C and the proposed extension of Jones Branch Drive, is proposed for a 170,000 SF hotel, including retail or service uses and approximately 250 rooms. Three alternative designs are proposed for the hotel. All alternatives include the same square footage but range in height from 9 to 17 stories. The alternatives include varying layouts for outdoor courtyards for use by a restaurant, a pool, or an outdoor seating area. An associated five-level parking structure will be built into the hill to the south of the hotel building.

No FDP has been filed for this block.

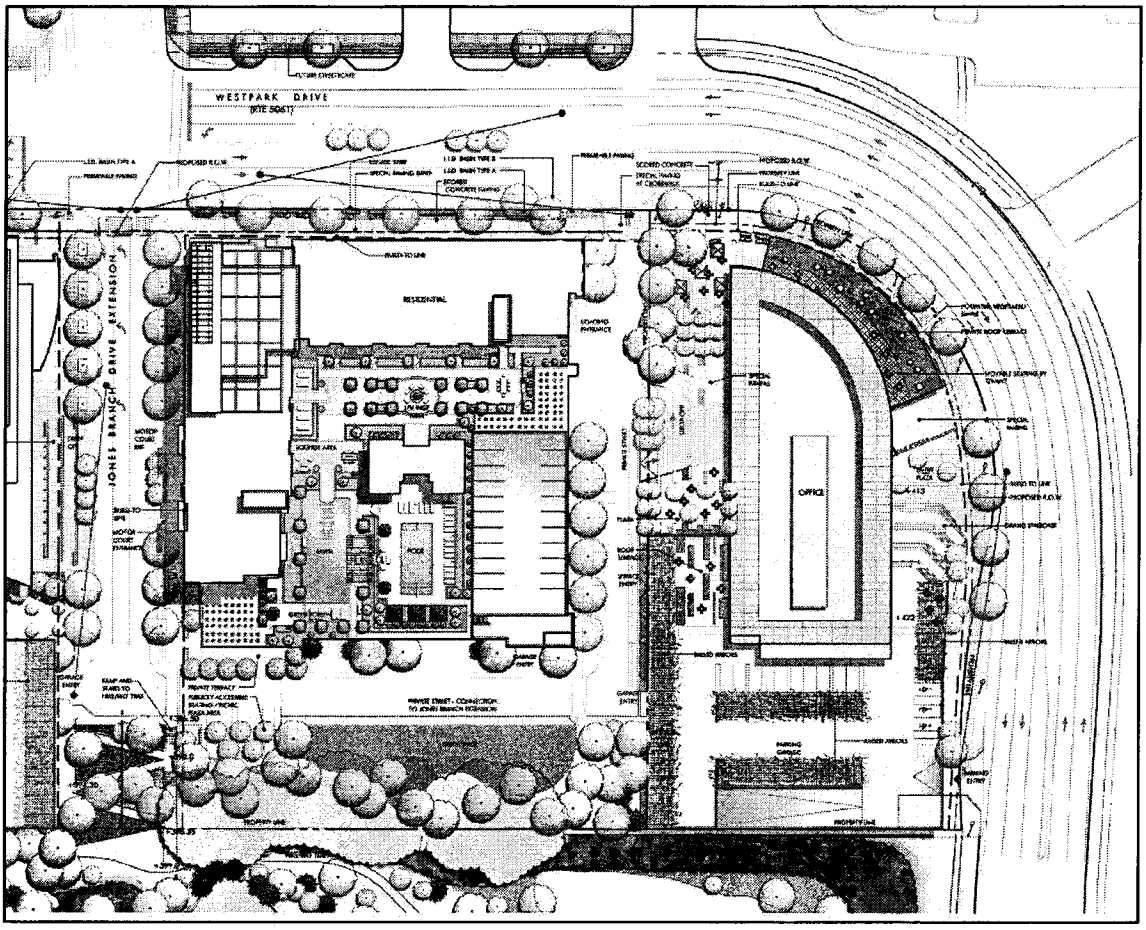


Figure 9. Detail of Blocks E and F

Blocks E and F

Block E, located east of the extension of Jones Branch Drive, will be developed with a high-rise multi-family building with an L-shaped tower which steps up from 20 to 27 stories. Approximately 480 dwelling units are proposed in this building. This tower is built into a five- level parking podium that is partially underground. A rooftop amenity terrace with a pool is proposed on top of the parking podium. Block E includes the potential for up to 7,000 SF of ground floor retail or service uses. In addition to the proposed extension of Jones Branch Drive, two internal access streets will be constructed to the south and the east of the proposed building so that the block is surrounded by streets on all sides. A nearly half-acre publicly accessible pocket park is proposed on the other side of Private Access Road E-1, adjacent to the planned trail and open space on the Tysons II development.

A FDP application (FDP 2011-PR-023-02) has been submitted for Block E which is being reviewed concurrently with the CDP application.

Block F, located at the eastern end of the subject site where Westpark Drive turns southward to connect to Galleria Drive, consists of a 200,000 SF office building

including ground floor retail. The site is currently owned and occupied by the Association for Manufacturing Technology (AMT). The proposed building, which is intended to serve as the new headquarters for AMT, would be up to 10 stories in height and feature two publicly accessible plazas and two private roof terraces for employees. A six-level parking garage is built into the hillside located to the south such that the top level is at grade with Westpark Drive on the east side. The west side of the garage, which is four stories above grade and visible to the west, is screened with decorative panels, a green screen planted with vines, and trees adjacent to the pocket park on Block E.

A FDP application (FDP 2011-PR-023-03) has been submitted for Block F which is being reviewed concurrently with the CDP application.

A summary of the proposed development program, including building height ranges and land uses, is provided in the table below.

Building	Building Height (Min - Max)	Use	GFA by Use (SF)	Max GFA (SF)	Dwelling Units (Min - Max)
A1	70' - 120'	Residential	279,405	279,405	450 - 694
A2	70' - 225'	Residential	457,395	465,395	
		Retail/Services	8,000		
B	175' - 225'	Office	384,285	392,785	
		Retail/Services	8,500		
C1	105' - 180'	Office	263,150	275,650	
		Retail/Services	12,500		
C2	105' - 180'	Office	263,150	275,650	
		Retail/Services	12,500		
D	108' - 220'	Hotel	162,000	170,000	
		Retail/Services	8,000		
E	270' - 300'	Residential	509,800	516,800	430 - 480
		Retail/Services	7,000		
F	135' - 175'	Office	197,844	200,000	
		Retail/Services	2,156		
Total				2,575,685	880 - 1,174

Major Elements of the Application

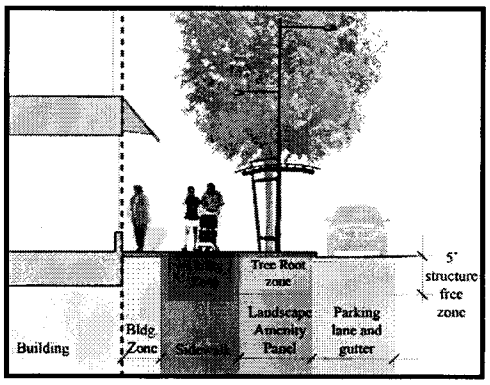
- *Urban Design.* This application seeks to redevelop a row of stand-alone office buildings and associated surface parking lots with new mixed-use buildings and structured parking. The proposed buildings will face pedestrian-oriented streetscapes along Westpark Drive and Westbranch Drive. The applicant proposes to activate the streets with retail uses and distinctive architecture. A system of public urban park spaces is proposed to be connected via pedestrian pathways.

Images, conceptual elevations, and land use diagrams are located within the CDP and FDPs to illustrate potential layouts and architecture for the site. The plans also contain proposed streetscape layouts for the site.The plans and proffers further commit to a pedestrian hierarchy for the site that details how different pedestrian areas will use design elements and uses to promote active streetscapes.

- *Street Grid and Vehicular Access.* The subject site is located along two public streets, Westpark Drive and Westbranch Drive. Under the proposed redevelopment, these streets will be redesigned to accommodate bike lanes and on-street parking, and new internal streets will be constructed to provide vehicular access to the proposed parking garages and drop-off areas. The new internal streets will be privately owned with public access easements, and Westpark and Westbranch Drives will remain public roads. The extension of Jones Branch Drive will be designed to meet public street standards so that it can be accepted into the public street system at the time the road is extended south to Tysons Boulevard. However, this extension of Jones Branch Drive is unlikely due to the location of the Tysons II office building and parking garage that are currently under construction.

- *Streetscape.* The Comprehensive Plan contains streetscape recommendations to ensure an attractive, active and safe pedestrian environment. The streetscape recommendations include three zones, consisting of the building zone adjacent to the building, a sidewalk, and a landscape amenity panel with vegetation and trees, as depicted in Figures 10 and 11 below. Along the public streets, the sidewalk and landscape amenity panel would be located within the public right-of-way. The building zone, which could be used for outdoor seating or displays as illustrated in Figure 11, is a private space and could be used for outdoor displays and dining.

The applicant has provided street sections within the CDP and FDPs which depict the streetscape on Westpark Drive, Westbranch Drive, Jones Branch Drive, and the private internal streets.



Figures 10 and 11. Streetscape Sections

- *Urban Parks.* The applicant proposes to provide approximately 4.4 acres of publicly accessible park spaces on-site, including the civic plaza/common green on Block C, a pocket park on Block E, plaza spaces on Block F, and preserved RPA on Block A. Precedential photographs are shown on the park enlargement sheets in the CDP to detail the location and amenities of the proposed urban space areas. Design details for the urban park spaces on Blocks A, E, and F have been provided with the FDP applications. Refining details for the common green/civic plaza will be provided when the FDP for Block C is filed; nevertheless, the proffers for this park commit to providing a large lawn, shade structure, walkways, seating areas, terraces, public art, and active recreation. The proffers further commit to providing each park and appropriate public access easements at issuance of the first RUP or Non-RUP for new construction in its respective block.

- *Private Open Space.* As noted above, private amenity spaces are proposed on the parking podiums for Blocks A, E, and F. The applicant proposes to construct terraces on the rooftops of these garages, which will be for the use of the residents or employees for the respective buildings. In addition to the terrace on its parking structure, Building A-2 is proposed to feature private open space on the roof of its tower at the corner of Westpark Drive and Westbranch Drive. These spaces are detailed on the FDPs.

- *Transit.* The site is located between 1/4 mile and 1/2 mile from the Tysons Corner Metro station currently under construction. The ultimate redevelopment of the site as proposed will provide multiple pedestrian connections to the Metro via sidewalks and paved trails. As a first phase of development, the applicant proposes to construct an interim streetscape along Westpark Drive which will set the ultimate curb location and provide a five-foot wide sidewalk and two-inch caliper street trees along the application's Westpark Drive frontage. The interim streetscape will provide pedestrian access to the Metro station via existing sidewalks along the frontage of the Tysons II property.

  A transit circulator system is planned for Tysons to provide access to the Metro for areas that are not within a short walk. While staff is continuing to refine the detailed plans for this system, it is likely that one of the routes will travel along Westpark Drive. During the review process, it was determined that circulators running along this route would travel in mixed traffic in the vicinity of the subject site. Therefore, dedicated right-of-way for the circulator is not needed from this application.

- *Transportation Demand Management (TDM).* The applicant has committed to reducing vehicle trips by establishing a TDM program to encourage the use of different transportation modes, as well as monitor the vehicle trips made to and from the site. The program establishes a remedy fund to provide further trip mitigation should the trip reduction goals not be met. There is also a penalty fund if the goals are not met.

- *Parking.* At the time of ultimate build-out of the proposed development, all of the parking for the site will be located within parking structures, which will be integrated into the various blocks with spaces both underground and above-ground. The applicant has proffered to meet the PTC parking requirements, which mandate maximum numbers of spaces instead of the traditional parking minimums. While the proffers allow the applicant to meet the Zoning Ordinance, the applicant has provided tabulations which would permit the provision of slightly fewer parking spaces than the maximums allowed in the Zoning Ordinance. At this time, the parking tabulation shows a total of 4,128 parking spaces to support the roughly 2.6 million SF of office, residential, retail/service, and hotel uses on site. The applicant has submitted a Parking Plan (Exhibit 1 of the RZ/CDP Statement of Justification) as required by the Zoning Ordinance. This Parking Plan provides a narrative that describes how the application meets the PTC District's off-street parking and loading requirements.

- *Athletic Fields.* The Comprehensive Plan provides specific guidance on the need to accommodate athletic fields within Tysons Corner in order to serve the existing and future employee and resident populations. In general, one full-size athletic field is needed for every 4.5 million SF of mixed-use development in Tysons. Based on the new development proposed with this application, the Comprehensive Plan recommends the provision of 1/2 of an athletic field. The applicant proposes to meet this objective by dedicating an off-site property [Tax Map 29-2 ((15)) B2, known as "Parcel B2"] and constructing two fields (one full-sized and one half-sized) with lighting and artificial turf. The applicant is requesting to use the additional field credits above the 1/2 field generated by the subject application to meet the field needs of the Scotts Run Station South rezoning applications in the Tysons East District (RZ 2011-PR-010 and RZ 2011-PR-011). The proposed fields would be publicly owned and maintained. The applicant is proposing to construct both fields by the end of 2014 and to dedicate them to the County within 120 days of completion.

- *Public Facility.* The applicant is proffering to dedicate the 7.9 acre Parcel B2 to the County for a variety of public purposes. As noted above, one full-sized and one half-sized athletic field will be constructed on the property. The smaller field is intended to be temporary and its site could be utilized by the County for an elementary school that is projected to be needed to serve Tysons in 2030. A portion of Parcel B2 includes a stream and its associated RPA. The applicant is proffering to improve approximately 125 linear feet of the stream and to perform spot improvements within the stream at a cost of approximately $500,000. The applicant is also proffering to construct a trail along the stream that would connect the subject site to the proposed athletic fields on Parcel B2. Finally, the applicant is proffering to contribute $600,000 toward the design of the elementary school. These funds could also be used for athletic field maintenance or additional stream improvements.

- *EQC, RPA & Floodplain.* The site is impacted by RPA, EQC, and floodplain associated with stormwater management wet pond, all located on Block A. This pond is mostly off-site, but a small portion is located on Block A. An area of

approximately 80 acres drains into this pond, of which less than 5 acres is located on the subject property. The initial design proposed for the subject application included a building and private access road that encroached into these areas. At the request of staff, the applicant redesigned Block A so that these features would not be affected. The applicant is also proffering to construction practices that would not disturb these environmentally sensitive areas. It should be noted, however, that minor encroachments into the RPA will be necessary for the proposed frontage improvements along Westpark Drive, the relocation of an existing asphalt trail, and the construction of two storm sewer outfalls, all of which will occur with construction of Block A. At the time the site plan for Block A is submitted, the applicant will also submit a Water Quality Impact Assessment (WQIA) describing how these minor encroachments are exempt in accordance with the Chesapeake Bay Preservation Ordinance. The WQIA will be subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

- *Tree Preservation.* Much of the existing on-site tree canopy (38%) will be lost under the proposed development of the site. As such, the applicant proposes to meet the tree canopy requirements in its entirety with new trees planted within the streetscape and park areas, as well as with tree preservation within the RPA. The proposed tree cover after redevelopment has been calculated at 10.4% for the entire site. The proposed tree cover for the submitted FDPs ranges from 12% to 20%.

- *Stormwater Management/Best Management Practices*. The Comprehensive Plan recommends an aggressive strategy to deal with the increased stormwater impacts associated with the increased intensity of development expected for Tysons Corner. Specifically, the Plan recommends the reuse and retention of the first inch of rainfall. In order to satisfy this goal, the applicant proposes to accommodate the stormwater detention, retention and reuse needs on-site through the use of storage vaults, green roofs, bioretention facilities, and infiltration. The applicant is concurrently requesting a waiver of the PFM standard related to use of underground SWM vaults in a residential area.

- *Affordable and Workforce Housing*. The applicant is proffering to provide workforce housing at a rate of 20% of the dwelling units on-site in accordance with the BOS Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. In addition, the applicant is proffering to contribute $3.00 for each SF of non-residential space (excluding retail and space reserved for public facilities) built on the subject site to the BOS for the provision of affordable and/or workforce housing to serve Tysons. As an alternative to this $3.00 contribution, the applicant is proffering to contribute $0.25 per non-residential SF for a period of 16 years. For either option, the contributions would be provided as Non-RUPs are issued.

FDP Description Overview

As noted earlier in this report, three FDP applications have been filed concurrently with the CDP and PCA applications. The boundaries for each of these FDPs coincide with Block A, E, and F boundaries, respectively. These FDPs conform to the proposed CDP designs for the sites, which are described in the Proposed Site Layout section above. As each FDP block is developed, all associated streetscape, street, and park improvements will be provided in conjunction with the proposed buildings.

Perspective views of each FDP application's frontage on Westpark Drive are provided below.

Figure 12. Block A Final Development Plan, looking southwest from the corner of Westpark Drive and Westbranch Drive

Figure 13. Block E Final Development Plan, looking west along Westpark Drive

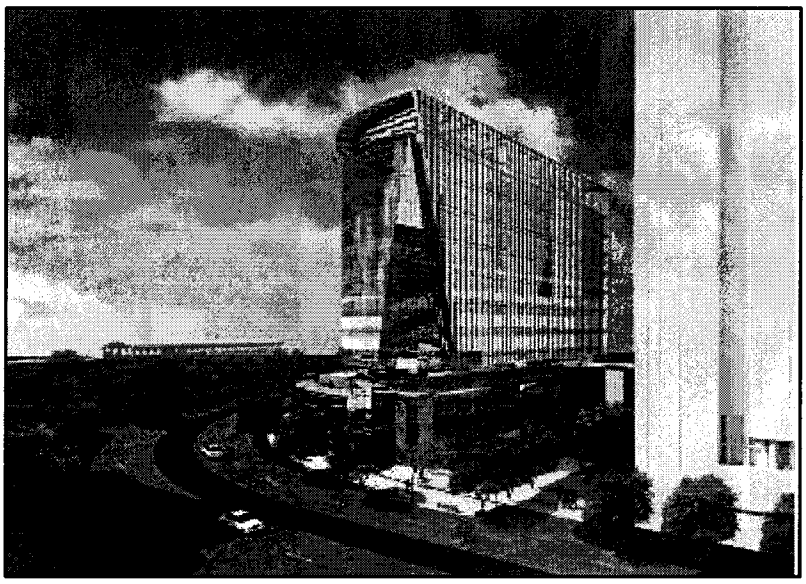


Figure 14. Block F Final Development Plan, looking east along Westpark Drive

ANALYSIS

Land Use

The application is within the Transit Station Mixed-Use land use category on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines the Transit Station Mixed-Use land category as follows:

> ***Transit Station Mixed-Use**: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed-use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.*

The District Recommendations for the subject property further address the land use envisioned for this area by setting a maximum amount of office space that can be built in the South West Park Subarea, which comprises the entire subject property, and the West Park Urban Neighborhood Subarea located to the north.

> *The successful redevelopment of this area is closely linked to the redevelopment of the adjacent West Park Urban Neighborhood Subarea in the North Central District. South West Park is planned for a mix of uses with a concentration of office uses. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.*
>
> The subject application proposes the following land use mix:

Land Use	Gross Floor Area (SF)	Percentage of Total Development	Land Use FAR [1]
Office	1,108,429	43.0%	1.31
Residential	1,246,600 (1,179 DUs maximum)	48.4%	1.48
Hotel	162,000	6.3%	0.19
Retail/Services	58,656	2.3%	0.07
Totals [2]	**2,575,685**	**100%**	**3.05**

[1] FAR based on total site area including proposed right-of-way dedication and vacation.
[2] Percentages and FAR may not add up to totals due to rounding.

The land use mix above is based on a maximum buildout of the subject property. The applicant is proffering to construct a minimum of 880 dwelling units on the property. This proffer will help to ensure that a balanced land use mix is maintained if the maximum development potential is not realized for the site.

The proposed residential percentage of 48% is consistent with the Comprehensive Plan recommendations for Transit Station Mixed Use areas. While the proposed office percentage of 43% is lower than the target of 65%, the office component is consistent with the District Recommendations for this site (quoted above), which set a cap of three million SF for office development in the South West Park (the subject site) and West Park Urban Neighborhood subareas.

The West Park Urban Neighborhood Subarea is located to the north of the site, bounded by Westpark Drive, Jones Branch Drive, and Park Run Drive. This subarea is currently developed primarily with office uses but is planned to redevelop as an urban residential neighborhood. As the Plan's redevelopment option for the West Park Urban Neighborhood has not yet been exercised, this cap sets a limit on the amount of office space that can be constructed on the subject property. Sheet C2.1 of the subject CDP application (Table 3 – Westpark Office Allocation Tabulation) demonstrates that the maximum buildout of office uses proposed for the subject application will result in a total of 2,996,731 SF of office development for both subareas.

The proposed ground floor retail and service uses and hotel are consistent with the Transit Station Mixed Use recommendations and the subarea recommendations. These uses will promote activity during different times of the day to help create a vibrant urban community.

Staff believes that the land use mix proposed for the subject applications is in conformance with the Comprehensive Plan.

Intensity

In TOD Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. The following Plan citations have been considered in evaluating the application's proposed intensity.

> *Tiered Intensity*
>
> *Projects that include areas of different intensity recommendations should have an overall intensity that is based on the proportion of land area associated with each intensity recommendation. The resulting development pattern should generally conform to the goal of locating the highest intensities closest to transit. In addition, proposed intensities should be consistent with the urban scale and character that is envisioned for the area.*
>
> *TOD District Intensity*
>
> *TOD District areas that are located more than 1/4 mile from the Metro stations are recommended for redevelopment at 2.0 FAR and are encouraged to achieve higher intensities by utilizing bonuses for affordable and workforce housing and superlative contributions toward implementing public facilities. However, sites that are located between 1/4 and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved.*
>
> *South West Park Subarea Recommendations*
>
> *Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).*

The subject application extends into three Metro station distance tiers. As demonstrated on Table 2 on Sheet C2.1 of the CDP application, approximately 28% of the 19.4 acre application area is located between 1/4 and 1/3 mile of the Tysons Corner Metro station, 70% of the area is located between 1/3 and 1/2 mile of the station, and 2% is located more than 1/2 mile from the station. When the intensities recommended in the Plan for these areas are applied to each of the distance tiers, the result is 1,682,320 SF, or 1.99 FAR. The Plan recommendation of 2.0 FAR for the 1/4 to 1/3 mile area applies to this application because office uses are proposed in this area.

The subject application is also requesting consideration for additional intensity based on three provisions in the Plan. A tabulation documenting these requests can be found in Table 6 on Sheet C2.1 of the CDP application. The first request relates to a Plan recommendation on re-allocating intensity between sites to accommodate public facilities, as cited below.

Allocating Floor Area Between Sites

Floor area planned for a site that is being used for a public purpose may be allocated to another development site through concurrent rezoning applications."

The applicant is proffering to dedicate an off-site 7.9 acre parcel (Parcel B2) to the BOS for athletic fields, public parkland, and a public elementary school. This parcel is currently undeveloped and is located within Tysons in the West Park Urban Neighborhood Subarea of the North Central District. The Plan provides a redevelopment option for this subarea.

Redevelopment Option

With the provision of Metrorail and circulator service linking Subarea 3 to the rest of Tysons, the vision for this area is to redevelop to urban residential neighborhoods at substantially higher intensity. Redevelopment of this area to an urban residential neighborhood should be considered if it will provide affordable and workforce housing and if the redevelopment is phased with the provision of circulator service. Prior to operation of circulator service, the area should be developed in residential use up to 1.5 FAR.

The applicant is proposing to re-allocate the planned residential floor area from Parcel B2 (located in the South West Park Subarea of the North Central District) to the subject application. The amount of floor area being re-allocated is equal to Parcel B2's land area (345,522 SF) multiplied by 1.5 FAR, a total of 518,283 residential SF. The applicant is not proposing to rezone Parcel B2, but the dedication of the parcel for public uses meets the Plan intent.

The second consideration for additional density requested by the subject application relates to the provision of workforce housing. The Plan recommends a 20% intensity bonus for meeting affordable and workforce housing objectives. The "base" residential floor area for the subject application prior to applying the 20% bonus is 871,518 SF. Therefore, the workforce housing bonus is 174,304 SF, consistent with the Plan recommendations. The application proposes to use the entire bonus floor area for residential uses.

The third consideration for additional density requested by the subject application relates to a bonus for superlative contributions toward public facilities. The Plan recommendations for public facility bonus intensity are as follows.

In addition to intensity credit given for dedicating land for parks and roads, additional floor area could be allowed in limited circumstances for the provision of major public facilities, such as a school, a conference center, or facilities associated with a large urban park. In order to achieve this additional floor area, the facility provided should significantly advance securing the necessary improvements identified in the Public Facilities

section and in the District Recommendations. The extent of the public benefit being provided, which should be substantially greater than the expectations described in the 'Phasing to Public Facilities' portion of the Land Use section, will be considered in determining the amount of additional floor area.

The total amount of bonus floor area for public facilities granted through the rezoning process should be no more than 2 million SF of office uses and 10 million SF of residential uses throughout Tysons.

The applicant is requesting 200,778 SF of public facility bonus floor area, all of which is proposed to be residential. This amount represents an intensity increase of 8.5% after accounting for the re-allocation of intensity and the workforce housing bonus.

One outstanding issue related to intensity is the applicant's draft proffer allowing GFA to be shifted between buildings. Staff does support the applicant's approach, which limits the amount of GFA that can be adjusted to the equivalent of two stories within Blocks B, C, and D only. The applicant is also proffering to provide tabulations identifying where GFA is assigned with each site plan. However, staff is concerned that this approach could lead to situations where site plans conflict with each other. Staff is continuing to work with the applicant to determine a better way to track the shifting of intensity between buildings.

With the application of the requested bonuses, the overall gross floor area proposed for the subject application is 2,575,685 SF, or 3.05 FAR. This intensity is in conformance with the Comprehensive Plan, subject to the provision of proffers on workforce housing and public facilities that are consistent with Plan objectives and resolution of the issue relating to GFA adjustments at site plan.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons. On March 29, 2011, the BOS directed the PC, working with staff, to develop a process to address the initial development level and other issues such as transportation funding.

The PC Tysons Committee recently published a draft summary of its work and recommendations. This draft, dated September 10, 2012, can be accessed at the following address:

http://www.fairfaxcounty.gov/planning/tysons_docs/091012pc_committee_reccommendations_to_pc.pdf

The committee's draft lays out preliminary recommendations to the BOS for funding transportation improvements in Tysons. The document also includes a preliminary recommendation regarding the initial development level (page 21). This draft

recommendation, cited below is being provided for informational purposes only and is subject to change with subsequent PC and BOS actions.

> *As the Planning Commission's recommendations for financing infrastructure (identified above) addresses the increment beyond 2030 to the 2050 time period, the Planning Commission recommends:*
>
> *30) The Board direct staff to incorporate within the next Tysons-wide plan amendment consideration of a change the current IDL of 45 million square feet of office use.*

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

Category	**CDP/GDP Office GFA (SF)**	**FDP/GDP Office GFA (SF)**
Existing Development[1]	26,862,000	26,862,000
Approved, Unbuilt Development [2]	8,964,178	5,976,725
RZ 2011-PR-023 [3]	863,048	- 79,537
Total Office GFA	**36,689,226**	**32,759,188**

[1] *Report to Board of Supervisors on Tysons Corner*, October 2011
[2] Includes all proffered rezonings, including PTC and other zoning districts, and assumes approval of RZ 2010-PR-021 (Capital One Bank), which is scheduled for BOS public hearing prior to the subject application
[3] Net increase/decrease when accounting for existing office development to be razed

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million SF set as the initial development level for office uses in the Comprehensive Plan.

Phasing Development to Major Transportation Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements. Regarding transportation, the Plan states the following:

> *Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:*
>
> - *A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;*

- *A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or*
- *Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030.*

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy:

> *Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed.*

The PC Tysons Committee, at the direction of the BOS, and the Tysons Partnership are continuing efforts to reach an agreement on a strategy for funding Tysons-wide transportation improvements. In the committee's most recent draft strawman document (link provided in the Initial Development section of this report), it recommends that the BOS establish a Tysons-wide tax (service) district to fund $253 million of the Tysons-wide road improvements needed by the year 2050, which are listed in Table 7 in the Comprehensive Plan. The committee further recommends that rezoning applicants contribute $5.63 per non-residential square foot and $1,000 per dwelling unit for Tysons-wide improvements and an additional $6.44 per non-residential square foot and $1,000 per dwelling unit for the off-site street grid improvements in Tysons. The committee's strawman recommendations are still in draft form and subject to change, but it is anticipated that the PC and BOS will endorse a funding strategy prior to the public hearings on the subject application.

The applicant's draft proffers represent a good faith effort to be consistent with the recommendations of the PC Tysons Committee. It is anticipated that as the transportation funding recommendations are finalized, the applicant will continue to revise the proffers to be consistent with the final recommendations and to be in conformance with the Comprehensive Plan goals to phase development to transportation improvements and funding.

Phasing and Interim Conditions

Since the Plan contemplates that zoning approvals in Tysons will develop over time and in reaction to market conditions, it is likely that this development will occur in phases. It is expected that development will occur in a piecemeal fashion with different owners/developers implementing the CDP. Unlike a typical zoning case where development is imminent, the proposed project could take decades to complete. As such, the applicant and staff have worked to ensure that interim development phases are consistent with the vision for Tysons expressed in the Comprehensive Plan. The applicant has provided a phasing plan in the CDP. The phases include block by block development, noting that each building could stand alone, and providing details of when expected commitments will be implemented.

The applicant anticipates filing a Public Improvement (PI) Plan that is consistent with the Public Roadway Phasing Exhibit on Sheet C8.4 of the CDP. These improvements will set the curb location, lane configurations, and provide an interim streetscape consisting of street trees and a sidewalk with a width of 5 feet on Westpark Drive. Utilities will also be relocated during this phase rather than in a piecemeal fashion as each block redevelops. While staff strongly supports this proposal, the applicant is not proffering to implement these improvements all at once. Staff recommends that the applicant revise the draft proffers to state that it will make an effort to the best of its abilities, in coordination with VDOT and FCDOT, to pursue the complete Westpark Drive frontage improvements prior to any redevelopment on-site. A commitment to these interim streetscape improvements is particularly important since the applicant is requesting the option to provide commercial off-street parking as an interim use on the site's existing surface parking lots. If the applicant pursues this option, staff feels that the streetscape improvements will partially mitigate the urban design impacts of the temporary surface parking.

As the site is laid out as a series of blocks along Westpark Drive, it is possible for each block to develop independent of one another. Thus, the phasing plans (Sheets C8.1 through C8.4 on the CDP) indicate that all improvements will occur with the development of the block on which they are located. Furthermore, because all of the proposed buildings are separated from each other by streets or open space features, there will be no unfinished party walls as buildings are constructed. The applicant is proposing to utilize existing surface parking lots for off-street parking until such time as they are redeveloped. The applicant has further agreed not to create any new surface parking spaces and to seed and irrigate any land created when an existing building is demolished but not immediately redeveloped. The applicant is also proffering to plant additional trees in existing surface lots if they remain undeveloped for more than 18 months.

One area where staff would like to see a change in the phasing is Block A. Specifically, on the FDP for Block A, staff is requesting that the applicant commit to provide the pedestrian connection from Private Street A-1 to the off-site trail with the first building to be built on the site. This will ensure that residents of the first building constructed on the site have access to the trail, which will provide additional connectivity to the Metro.

In addition to providing on-site improvements as each block is developed, the applicant's commitment to provide off-site athletic fields, stream improvements, and stream valley park space on Parcel B2 by the end of 2014 will ensure that the level of public benefits being proffered with the application will not lag behind the development of the site.

With the exception of the timing of interim improvements along Westpark Drive and the trail connection on Block A, staff finds that the proposed phasing is adequate to satisfy the Comprehensive Plan recommendations.

Role of FDP

Future FDP applications will refine and further the plans and interim conditions as envisioned on the CDP. To that end, the proffers stipulate a series of development criteria which will be shown with each FDP. Specifically, GFA and land use tabulations, heights, architectural details, build-to lines, streetscape design details, conceptual utility plans, parking structure façade treatments, landscape plans, interim building conditions, stormwater management, parks, tree canopy calculations, bicycle parking and storage, and sustainable energy practices will all be described or shown on any FDP for the review and approval of the PC. Staff believes this commitment will ensure that future development of the site meets the vision of the Plan.

Affordable and Workforce Housing

The applicant is proposing to meet the Comprehensive Plan guidance for provision of affordable housing by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010.

The applicant is committing to provide 20% workforce units on-site based on the number of units provided, excluding units created with bonus floor area. This commitment is consistent with the Plan recommendations for sites located more than 1/4 mile from a Metro station. Because the application is requesting bonus intensity for both workforce housing and public facilities, the applicant has further clarified that only the workforce housing bonus floor area is excluded from the 20% calculation.

The applicant is also proffering to two options for non-residential contributions toward affordable housing. The first option is to contribute $3.00 per office or hotel square foot when a Non-RUP is issued. The second option is to contribute $0.25 per office or hotel square foot annually for 16 years, starting when a Non-RUP is issued. The applicant will decide which option will be pursued for each building. While the Plan does not specify the time period that would apply for the $0.25 annual contribution, 16 years is an appropriate term that is roughly equivalent to the net present value of an upfront $3.00 contribution. These contributions would be provided to the BOS for the provision of affordable and/or workforce housing to serve Tysons. These options are generally

consistent with the Comprehensive Plan recommendation; however, staff recommends that these contributions should be made prior to the first Non-RUP issued for each non-residential building.

Consolidation and Coordinated Development

The Comprehensive Plan recommends that the subject site should consolidate with a significant portion of the West Park Urban Neighborhood Subarea, located north of Westpark Drive and that redevelopment should be coordinated with the Tysons II development to the south. The Plan specifically recommends that pedestrian terraces and plazas be built into the side of the hill on the subject site to improve pedestrian connectivity with Tysons II.

The subject application includes the entire 19.4 acre South West Park Subarea. Significantly, it includes multiple land owners who have worked together to envision a common future for their properties. The Plan encourages coordination between private entities to facilitate larger transportation, parks, and urban design objectives, and the applicant is to be commended for meeting this challenge. While the application does not include any land in the West Park Urban Neighborhood Subarea (located north of Westpark Drive from the subject site), the applicant is proffering to dedicate land and to provide athletic fields, stream improvements, and other infrastructure on a 7.9 acre parcel in that subarea (Parcel B2).

The Tysons II development that is referenced in the District Recommendations for the subject property is located to the southwest of the subject site and is part of a rezoning approved in 2003 (CDPA 84-D-049-5/FDPA 84-D-049-6). The first building from this rezoning to be built on the parcels adjacent to the subject application, Building H, is currently under construction. Since the Tysons II owner is beginning to implement its approved redevelopment plans, it is unlikely that that the owner will seek to exercise a redevelopment option under the Comprehensive Plan for this area. As such, the level of coordination between the applicant and the Tysons II owner is limited to that which can be accomplished within the bounds of the approved Tysons II development plans and proffers. The subject application has designed the site to provide parks and trails that connect to the parks and trails proffered in the Tysons II rezoning. The site design for the subject application also improves pedestrian connectivity by building its parking structures into the hill at the boundary with Tysons II.

In addition to the specific subarea recommendations in the Comprehensive Plan, the Areawide Recommendations set five specific objectives for consolidations:

> *In all cases, consolidations or coordinated development plans should meet the following objectives:*
>
> - *Commitment to a functioning grid of streets both on-site and off-site;...*
> - *Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;*

- *Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;*
- *Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and*
- *Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.*

The extent to which the application meets the first four objectives is discussed in the relevant sections of this report. For the fifth objective, the subject application includes views of a massing model for the site and the adjacent Tysons II redevelopment. These views do not include potential redevelopment massings for the area across Westpark Drive. However, since the application is separated from these properties by Westpark Drive, staff does not believe the proposed application will affect these properties' ability to redevelop in conformance with the Plan. Similarly, the application is separated from the Avalon Crescent apartments, which have a Plan redevelopment option, by a stormwater detention pond. Again, staff does not believe the proposed application will adversely impact the apartments from redeveloping in the future.

Staff believes that the application is in conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

Public Facilities

The Comprehensive Plan's goal of attracting new residents to Tysons Corner means that further public services for these residents will be necessary. The Plan specifically notes that "making Tysons a livable place requires the provision of public services, infrastructure and utilities at a sufficient level for the envisioned urban environment." The Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district.

The applicant proposes to meet the Plan's public facility objectives by proffering to dedicate land and contribute $600,000 toward the design of a public elementary. The draft proffers reserve approximately 2.5 acres of Parcel B2 for a future school site. An exhibit depicting the proposed improvements to Parcel B2 is included as Exhibit A with the draft proffers. The Comprehensive Plan recommendations for the provision of schools to serve Tysons are as follows:

> *Under the envisioned growth for Tysons, there will be a need for at least two new elementary school sites in Tysons. One school could be located in the North Central district where it could share recreational space with the proposed eight to ten acre park.*
>
> *An elementary school has a capacity for 900 students. The existing households in Tysons generate 400 elementary students. Between 2010 and 2030, projections call for 12,900 new households in Tysons. This number of new households will generate an additional 555 elementary students, resulting in a need for the first elementary school by 2030.*

Parcel B2 is located in the West Park Urban Neighborhood Subarea of the North Central District. The Plan recommendations for this area also reference the need for an elementary school.

> *In addition, a specific public facility need identified for this area is an elementary school; the school should either be located next to the area's large urban park to utilize this open space amenity or be located elsewhere in this subarea on property which can accommodate its recreational needs. An alternative site on Jones Branch Drive is shown on the Conceptual Land Use Map.*

The Conceptual Land Use Map for the North Central District identifies the two potential locations for an elementary school in this subarea. Figure 15 depicts the boundary of Parcel B2 overlaid on this map with the potential school locations represented with stars.

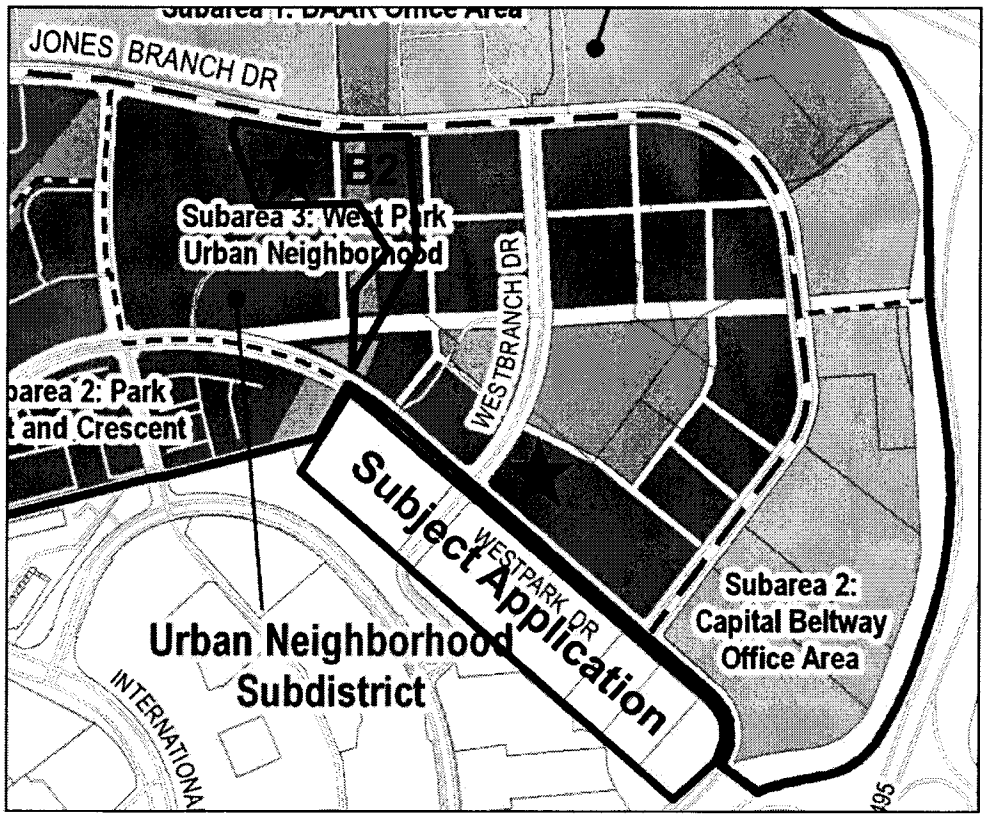


Figure 15. North Central District Conceptual Land Use Map with stars indicating alternative elementary school locations

As discussed in the Intensity section of this report, the applicant is requesting a public facility bonus of 200,778 residential SF. The Plan recommendations on evaluating the public benefits associated with a public facility bonus specifically call out a school as a major public facility that could warrant additional floor area.

> *In addition to intensity credit given for dedicating land for parks and roads, additional floor area could be allowed in limited circumstances for the provision of major public facilities, such as a school, a conference center, or facilities associated with a large urban park. In order to achieve this additional floor area, the facility provided should significantly advance securing the necessary improvements identified in the Public Facilities section and in the District Recommendations. The extent of the public benefit being provided, which should be substantially greater than the expectations described in the "Phasing to Public Facilities" portion of the Land Use section, will be considered in determining the amount of additional floor area.*

In addition to committing to dedicate land and funds for designing an elementary school, the applicant is providing a significant public benefit by proffering to early delivery of the improvements proposed on Parcel B2. These improvements include the following: a permanent full-sized athletic field; a temporary, smaller athletic field on the school site (the school is not projected to be needed until 2030); a temporary surface parking lot to serve the fields; a paved trail through the stream valley; stream bank restoration at a cost of up to $500,000; and streetscape improvements along the parcel's Jones Branch Drive frontage. The applicant is committing to complete these improvements by December 31, 2014, with dedication of Parcel B2 to the BOS no later than 120 days after construction is completed. Staff would note that this timing is much sooner than would otherwise be expected for such improvements, which are typically phased in as redevelopment occurs.

There are some issues with this proposal which concern staff. First, the applicant states that the stream and trail improvements shall not be pre-conditions to site plan or permit approvals. With this condition, it would be difficult to enforce the proffers in the event that the improvements are not built. Second, the applicant states that no approvals shall be withheld for Blocks A, D, E, or F after December 31, 2014 as long as the applicant has obtained site plan approval and posted bonds for the athletic fields. As written, this condition would allow the County to only withhold approvals for Blocks B and C if the applicant does not complete the field improvements. Staff will continue to work with the applicant to resolve these concerns and ensure that the Parcel B2 improvements are provided within the proposed time frame.

Staff believes that the public facility commitments proposed for the subject application are in general conformance with the Comprehensive Plan. Additionally, the public benefits being provided with these commitments are significantly greater than the Comprehensive Plan expectations, and as such, staff finds that they justify the public facility bonus floor area requested, subject to the resolution of the timing and enforcement issues raised above.

Street Grid and Design

The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross-sections for various street types. The application shows a grid layout for the entire site, including reconfigurations of existing streets and the construction of new streets on-site. Specifically, the applicant proposes to extend Jones Branch Drive into the site as a local street, to widen Westpark Drive to meet the Plan recommendations for an avenue, to narrow Westbranch Drive to meet the Plan recommendations for a collector, and to construct new service streets to provide internal vehicular access.

Dedication of the Jones Branch Drive extension is not being requested at this time as it is unlikely that this street will be extended through the Tysons II property in the foreseeable future. Neither the County nor VDOT desire to take on the maintenance responsibility until such time that Jones Branch Drive is extended further. In the event that Jones Branch Drive is extended in the future, the applicant is proffering to dedicate the right-of-way and constructed elements of the road and streetscape. It should be noted that Jones Branch Drive will be designed to comply with the current Transportation Design Standards for Tysons Corner Urban Center. The Transportation Design Standards for Tysons are part of a Memorandum of Agreement between the County and VDOT. Streets that are built to these standards, which are consistent with the Comprehensive Plan recommendations for street design, can be accepted into the public street system and will be maintained by VDOT.

The applicant proposes to dedicate land and construct a reconfiguration of Westpark Drive to be consistent with the avenue section recommended in both the Plan and the Transportation Design Standards. This section will include a parallel parking lane along the applicant's frontage, bike lanes on both sides of the street, and a variable width median with left turn lanes.

Along Westbranch Drive, the applicant is providing a full width collector street with on-street parking and bike lanes. In addition, the applicant proposes to extend the on-site bike lane on Westbranch Drive to Tysons Boulevard in the uphill direction.

The street grid and design proposed for the application are in conformance with the Plan recommendations and the Transportation Design Standards.

Pedestrian Amenities

The Comprehensive Plan envisions a robust pedestrian network for Tysons. The application provides streetscape areas with sidewalks along all proposed streets and building frontages. These sidewalks are either part of the public right-of-way (along public streets) or are covered by public access easements (along private streets).

In addition to sidewalks, the applicant is proposing multiple connections to an off-site trail that is proffered with the Tysons II application. However, the applicant is conditioning these trail connections on its ability to procure construction easements from

the owner of the off-site property at no cost to the applicant. While a portion of this off-site area is proffered be dedicated to the Fairfax County Park Authority, it is currently in the control of the Tysons II landowner. Staff notes that the Tysons II proffers included a commitment to coordinate the construction of certain trail connections with the owner of the subject site. If the applicant is unable to obtain the easements, it proposes to escrow the cost of constructing the trail connections. Staff finds this solution to be acceptable as long as the applicant revises the draft proffers to specify that it will provide documentation of its efforts to procure the off-site easements.

Another trail issue that remains unresolved is the off-site trail in the stream valley on Parcel B2. The applicant has secured an easement to construct this trail, but the slope of the trail as currently proposed is approximately 13%. Staff recommends that the applicant redesign the trail for a less severe slope and, if necessary, negotiate a new easement agreement to accommodate the reconfiguration.

Bicycle Facilities

The Comprehensive Plan calls for on-street bicycle lanes on all streets designated as avenues and collectors. In the subject application Westpark Drive is designated as an avenue, and Westbranch Drive is designated as a collector. The applicant is proposing to construct bicycle lanes in both directions on both of these streets.

On Westpark Drive, the applicant initially proposed to dedicate half of the section needed for dedicated transit circulator lanes. When staff determined that this right-of-way (ROW) would not be necessary because the circulator would travel in mixed traffic in this location, the applicant proposed to use a portion of the ROW to provide for bike lanes on the opposite side of the street. This dedication goes above and beyond the typical expectations for street improvements and will complete a significant link in the bicycle network early on. As noted in the Street Grid and Design section of the report, the applicant is proposing to construct off-site facilities to complete the bicycling infrastructure on Westbranch Drive from Westpark Drive to Tysons Boulevard.

The draft proffers also commit the applicant to providing bicycle racks, bicycle lockers, and bicycle storage areas throughout the site, with the specific locations to be determined at the time of FDP approval for each phase. The number of bicycle parking/storage spaces will be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking.

Staff finds that the applicant's commitments to providing bicycle facilities are consistent with the Comprehensive Plan and Transportation Design Standards.

Transportation Demand Management (TDM)

In discussing the needed transportation improvements in Tysons Corner, the Comprehensive Plan begins with transit. The Plan does not focus only on the new Metrorail stations, but also on bus and circulator service, accommodation of bike users

and creation of safe and attractive pedestrian linkages. In order to encourage use of all the transportation modes, the Plan recommends the implementation of TDM programs Tysons-wide. Specifically, the Plan defines TDM as "a variety of strategies aimed at reducing the demand on the transportation system, particularly to reducing single occupant vehicles during peak periods, and expanding the choices available to residents, employees, shoppers and visitors." The Plan notes that TDM is critical to its implementation and that "traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities."

Staff has recently worked with the Tysons Partnership to restructure the way TDM proffers will be handled with PTC rezoning applications to better achieve the Plan goals. Under the previous approach, applicants made a contribution in the form of a Penalty Fund that the County could access if trip reduction goals were not being met at stabilization. Staff believes that these funds could be better utilized if they were contributed to a Remedy Fund, which could be accessed by the applicant when trip goals were not achieved to enhance the TDM program.

In addition to reducing the Penalty Fund, the new program requests that applicants contribute funds to establish a Tysons-wide Transportation Management Association (TMA). The TMA will capitalize on the synergies of multiple developments throughout Tysons while reducing the operating costs of individual TDM programs by applicants. In staff's view, this new methodology will make better use of the proffered contributions and will ultimately have a more positive impact on reducing trips throughout Tysons Corner.

The applicant has agreed to the new TDM approach and is proffering the following commitments:

- The applicant is committing to meet the Plan goals during all phases of development of the site in conformance with a new approach to TDM. The specific vehicle reduction goals are as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million SF of GFA	30%
65 million SF of GFA	35%
84 million SF of GFA	40%
90 million SF of GFA	43%
96 million SF of GFA	45%
105 million SF of GFA	48%
113 million SF of GFA	50%

- The applicant proposes to substantially increase the contribution to the Remedy Fund in lieu of a large contribution to a Penalty Fund so that money

would be immediately available and accessible to enhance the TDM program in the event that goals are not being met.

- The applicant proposes to make a non-refundable contribution to a Tysons wide TMA for seed money. The TMA will provide synergies between developments in Tysons and help reduce trips through an areawide TDM program that applicants can join if they so choose.

- The applicant is committing to monitor its TDM program with annual traffic counts and surveys every three years. This commitment is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.

- The applicant is committing to pay a $100 per day non-compliance fee for failure to submit an annual report by the date outlined in the proffers. Assuring that TDM programs are operating as proffered is very important to the County, and the annual reports provide information on the TDM programs, trip levels in Tysons, and commuter behavior.

- The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program both to address changes necessary during the life of the project.

Staff finds two outstanding issues with the draft proffers related to TDM. First, the proffers state that the use of funds provided to the County by the applicant for failure to achieve goals or for non-compliance with agreements set forth in the proffers must be approved by the applicant's TDM Program Manager. Because these funds are penalties for non-attainment or non-compliance of proffered commitments, staff believes that the County should have full discretion of where and how they can be used.

The second issue relates to a TDM incentive fund. The draft proffers state that these contributions may be used to enhance multimodal facilities within and proximate to the site. Staff believes that this sentence is not consistent with the staff's recommended TDM approach because these funds are specifically intended to incentive non-SOV travel and should not be used to enhance facilities.

Traffic Impact Analysis (TIA)

The Comprehensive Plan envisions an overall Level of Service (LOS) of E for traffic in Tysons. While other PTC rezonings are participating in a Consolidated Traffic Impact Analysis (CTIA) for their districts, staff determined that such a study would not be required for the subject application since no other rezonings have been filed in the Tysons Central 123 or North Central Districts. The applicant has conducted its own individual Traffic Impact Analysis (TIA) which has been reviewed by VDOT and County staff.

Based on the results of the TIA, the applicant is proffering to construct a 275 foot extension of the southbound left turn bay on International Drive at Westpark Drive with the existing ROW. Since only 23% of the projected traffic using this turn lane is generated by the subject application, the remainder of the construction costs will be credited against the applicant's contributions to the Tysons Transportation Fund. In staff's view, this off-site commitment satisfies the Plan objectives for mitigating traffic impacts.

Parking

The parking tabulations provided by the applicant on the CDP show that 4,128 parking spaces will be provided on-site in parking structures. This parking will be spread across all the blocks in the proposed neighborhood. While the tabulations show that this application is providing fewer than the maximum number of parking spaces allowed, the applicant has proffered to conform to the Zoning Ordinance requirements on parking, which allows the applicant some leeway to provide more parking than depicted on the CDP. Staff continues to urge the applicant to provide the fewest parking spaces needed to adequately support the uses on-site.

The applicant's draft proffers commit to unbundle residential parking, meaning that the cost of a parking space is separate from the lease rate for a dwelling unit. Staff is concerned, however, that the draft proffers are currently written such that this provision would not be in effect until five years after each rental apartment building is occupied. The applicant's stated reason for delaying the implementation of this proffer is to remain competitive with comparable residential developments in Tysons. Staff notes that the newest residential building in Tysons, Avalon Park Crest, which is located about two blocks west of the subject application, is leasing its parking spaces separately from its apartment units. In addition to helping the applicant achieve its transportation demand management goals, strategies such as unbundling parking can reduce the cost of housing for residents who do not need a parking space (or multiple spaces).

Staff also notes that besides the number of spaces, the location and screening of parking is important to creating a safe, attractive and active pedestrian streetscape. Staff has reviewed the proposed screening of the parking structures on the three FDPs and finds them to be in harmony with the goals of the Plan and the Tysons Urban Design Guidelines (TUDG). The design for Block A, in particular, wraps its garages with residential units and sets a good precedent for architectural form in Tysons. The applicant is proffering to provide pleasant and attractive parking facades for the other blocks with details depicted on future FDPs. The applicant is also proffering to use full cut-off, low intensity, or directionally shielded recessed lighting to mitigate the light impacts associated with above ground parking structures.

Staff believes that the amount of parking proposed and the design of parking structures are in general conformance with the recommendations in the Comprehensive Plan. However, the issue of unbundling parking remains outstanding.

Building and Site Design

The Comprehensive Plan guidance for building and site design includes elements such as build-to lines, bulk and massing, and step-backs. This application generally adheres to these Plan guidelines or to the purpose of the guidelines.

The proposed CDP layout sites buildings along build-to lines that will create a consistent street wall. The applicant has developed a pedestrian hierarchy as recommended in the TUDG and is proffering to varying levels of street activation based on whether a building face is located along a primary, secondary, or tertiary pedestrian corridor. In addition, the proffers note that specific building materials, architecture, and streetscape activation features shall be presented for the review and approval of the PC with each FDP.

Staff has also reviewed the street grid as a way of evaluating the proper scale and form, the ground plane uses to ensure street activation, and articulation and massing of the buildings on the site. The majority of block lengths, as measured along Westpark Drive, range from 200 to 300 feet. The largest block, Block C, is approximately 500 feet long. All of these blocks are consistent with the Plan and the TUDG, which establish a maximum block side of 600 feet.

The FDP applications provide additional architectural details, including diverse building materials and fenestration patterns. In staff's view, the resulting urban design for these blocks is architecturally interesting and engaging for pedestrians and is in conformance with the Plan.

Streetscape Design

An important aspect of urban design is the streetscape design between the building and the streets. The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes, depending on street type (local, collector, avenue) within Tysons. As described above, the Plan defines three streetscape zones, including the building zone, the sidewalk, and the landscape amenity panel, which were depicted in Figures 10 and 11. Each zone serves a distinct purpose and has varying dimensions based on the street type and land use.

The proposed redesign of Westpark and Westbranch Drives in the subject application meets the Comprehensive Plan recommendations for avenue/collector streetscapes (minimum 20 feet wide). The proposed extension of Jones Branch Drive is designed as a local street, and it meets the Plan's streetscape recommendations for this type of street (minimum 16 feet wide). The other new streets in the application function as service streets (minimum 5 feet wide, sidewalk only), but the streetscapes are all designed with sidewalks and in some cases landscape amenity panels with street trees and dimensions that are closer to, but not quite as wide as, the local street standard.

In addition to meeting the recommended streetscape dimensions, the applicant has provided a general palette of streetscape materials and furnishings that may be used throughout the application area. The CDP indicates potential locations for electrical and stormwater vaults. These locations will be refined during the evaluation of FDPs, but, in general, staff recommends that the vaults be sited to avoid conflicts with streetscape features and plantings.

There are two outstanding issues related to the streetscape. The first issue concerns the draft proffer regarding streetscape maintenance. The Plan recommends that all public streetscape areas be privately maintained. The draft proffers agree to such maintenance only under certain conditions regarding the applicant's ability to secure permits for stormwater facilities, security bollards, and other infrastructure. Staff feels that these conditions are unnecessary and not consistent with the Plan recommendations.

The second outstanding issue relates to public access on private streetscapes. The applicant is proffering to provide public access easements for the entire streetscape area, from the curb to the build-to line with exceptions for building zone areas that contain uses such as outdoor dining. The applicant also proposes exceptions for private streetscape areas that are specifically designated on an approved FDP. Rather than having such exceptions, staff recommends that the applicant only provide public access easements on the landscape amenity panel and sidewalk zones within private streetscapes.

The quality and dimensions of the proposed streetscapes are in conformance with the Plan, but the proffers regarding streetscape maintenance and public access on private streetscape areas should be revised to be consistent with the Plan recommendations

Building Height

The Plan states that building heights in Tysons should reflect the proposed intensity pattern. Under the Plan guidance, the tallest buildings are to be located closest to the Metro stations, with heights stepping down gradually as the distance from the stations increases.

The subject property is located entirely within Tier 2 on the Comprehensive Plan's Conceptual Building Heights Map. Tier 2 recommends maximum building heights ranging from 175 to 225 feet. The applicant is requesting height flexibility for two residential buildings that are proposed to exceed this height range. Building A-2 is proposed to have a maximum height of 275 feet, and Building E is proposed to have a maximum height of 300 feet. The Plan recommends flexibility when evaluating building heights in certain circumstances.

> *Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center.*

For the residential buildings where height flexibility is requested, the additional height is 22 - 33% above the Plan maximum. Staff finds that the requested amount of flexibility is appropriate because the applicant is proffering to provide meet the Plan objectives for affordable and workforce housing. It should be noted that the subject application is not located in proximity to any height sensitive uses, such as stable residential neighborhoods outside of Tysons. Staff also believes that the additional height for the towers on Buildings A-2 and E help contribute to a dynamic skyline, and the location of these buildings at major intersections will enhance the sense of place and add architectural interest and diversity.

The building heights proposed in the subject applications are consistent with the recommendations of the Comprehensive Plan.

Tree Canopy and Plantings

The Comprehensive Plan recommends increased tree planting in Tysons and recognizes that much of this new planting will be accomplished through the provision of street trees. In this case, the applicant has demonstrated that it will achieve the Plan's 10% tree coverage goal for overall site. The tree canopy coverage for the FDPs is as follows: Block A is providing 20%, Block E is providing 14%, and Block F is providing 12%. The applicant has also agreed that all FDPs will provide tabulations to show how each FDP will advance the overall tree canopy goals.

The applicant has requested a deviation to the tree preservation goal, stating that preservation of existing on-site trees would make the goals of intensifying development near the Metro difficult and that much of the existing vegetation is in fair or poor condition. It should be mentioned that the applicant will preserve the existing trees within the RPA on Block A. Prior to the consideration of the Tree Preservation Target Deviation Request, staff recommends that preliminary 10-year tree canopy calculations be provided in accordance with PFM Table 12.10.

The applicant is proffering to a conduct a tree appraisal at the time of site plan that will determine the value of all trees greater than 12 inches in diameter within 25 feet of the limits of disturbance. In the event that any of these trees die due to unauthorized construction activity, the applicant is committing to replace them and make an additional payment to the County to further tree preservation objectives. The applicant proposes to post a bond equal to 25% of the replacement value for such trees. However, given the importance of these trees, which are within the RPA, staff encourages the applicant to increase this bond amount to 50% of the replacement value to ensure compliance with this proffer.

Water Quality and Quantity Treatment of Stormwater

The Comprehensive Plan's water quantity goals for the Tysons Corner Urban Center represent a departure from the typical County stormwater management quantity goals. The Comprehensive Plan states:

> *Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons. By using a progressive approach to stormwater management, downstream stormwater problems can be mitigated and downstream restoration efforts can be facilitated. Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.*

In addition, the Plan provides the following specific goals for redevelopment proposals:

- *Low Impact Development (LID) techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.*

- *At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.*

- *At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits 2 of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided.*

In order to meet this Plan goal, the draft proffers commit to meeting the one inch stormwater retention goal "to the maximum extent practicable." The CDP provides narrative summaries indicating that Blocks A through E will meet this Plan goal "to the maximum extent possible." The CDP notes state that all new development for the site proposes vaults to store and re-use stormwater within each block. In addition, a series of low impact development (LID) techniques are proposed.

The FDP for Block A provides stormwater calculations for its two buildings sites, A1 and A2. The submission indicates that Block A1 and A2 have retained the first inch of rainfall onsite by using facilities such as infiltration trenches, tree planting wells, pervious pavement and underground vaults.

The Block E FDP indicates that the proposed stormwater management measures, including infiltration facilities, a vault, and LID techniques, capture the first inch of rainfall. A green roof is mentioned in the detailed stormwater note for Block E; however, this feature is not specifically shown on the development plan.

The Block F FDP proposes to use a vegetated swale, a vegetated roof (described in the narrative but not shown on the development plan), and an infiltration/percolation trench to retain stormwater on-site. These measures capture the first inch of rainfall.

The draft proffers state that the applicant "shall strive to" retain and/or reuse the first inch of rainfall on-site. In order to ensure that the Plan goals will be met, the applicant must commit to the specific amount of stormwater controls (e.g. 1.0 inch) that will be achieved as part of the development. The draft proffers also indicate that the stormwater commitments may be met for each individual block or for the total subject property area. In staff's view, meeting the plan goals for the total site area is an acceptable solution; however, it is not clear from the proffers how this would be tracked over time since FDPs and site plans will be submitted individually for each building.

Environmental Quality Corridor and Resource Protection Area

As mentioned previously, Block A contains an EQC, RPA, and floodplain associated with an existing stormwater pond. While the stormwater pond is predominantly located on the adjacent property west of the application area, the eastern portion of the pond embankment and the accompanying EQC/RPA are located on Block A. In response to staff's earlier request, the applicant has delineated the EQC boundary, which is a smaller area than the RPA, on the subject property. Staff concurs with the applicant's delineation of the EQC, which is depicted on the development plans.

As noted in this report, the original submission of the development proposed significant encroachment into the RPA and the EQC with a road, retaining wall, and a residential building. The applicant revised the site layout, which is a significant improvement. Specifically, the applicant has redesigned the site layout to move all features out of the RPA. Staff still has some concerns that disturbance may occur in the RPA during construction of the building foundation because the revised plan for Block A1 shows that the building footprint is, at the closest point, within 5 feet of the RPA. In response to this concern, the applicant is proffering to install tree preservation fencing with signage and a super silt fence to protect the RPA during construction, and the draft proffers state that the applicant shall ensure that building construction does not encroach into the RPA. Staff believes that, at the time of site plan approval, the applicant should specify the steps which will be taken to preclude any encroachment in to the RPA and EQC.

Though the site layout no longer depicts any disturbance in the RPA, the applicant is requesting an exemption for minor encroachments into the RPA for the proposed frontage improvements along Westpark Drive, for the relocation of an existing asphalt trail, and for the construction of two storm sewer outfalls. At the time the site plan for Block A is submitted, the applicant will also submit a Water Quality Impact Assessment (WQIA) describing how these minor encroachments are exempt in accordance with the

Chesapeake Bay Preservation Ordinance. The WQIA will be subject to the review and approval of DPWES.

The proposed storm sewer outfalls also encroach into the EQC. In staff's view, these encroachments are acceptable because they are consistent with the recommendations of the watershed management plan for the existing wet pond (SC9141 BMP Retrofit Project) and because they will help restore the ecological integrity of the EQC.

Staff believes that the applicant has adequately addressed the EQC and RPA issues.

Stream Restoration

With regard to stream restoration, an unnamed tributary associated with Scotts Run traverses the western edge of the site, adjacent to Block A, crosses under Westpark Drive and continues north through Parcel B2. Staff believes that this stream valley presents an important off-site restoration opportunity as the stream has become degraded and eroded due to decades of uncontrolled runoff. Continued degradation of this stream poses a hazard to the properties which surround it. A severely eroded portion of this system is located in the northwest corner of Block A at the outfall under Westpark Drive, which the applicant intends to improve. Staff continues to urge the applicant to seek partnership opportunities to further restore this stream.

As noted previously, the applicant is proffering to construct further stream improvements north of Westpark Drive in Parcel B2. The applicant has set a cost cap of $500,000 for these improvements, which staff believes is an appropriate amount. However, because the stream is partially on parcels adjacent to Parcel B2, the draft proffers state that certain spot improvements will only be provided subject to the provision of off-site easements at no cost to the applicant. Staff recommends that the proffers be revised to include a contingency in the event that such easements are not provided to ensure that the proposed improvements will be completed. Staff further recommends that the proffers be revised to specify a minimum outcome that will be achieved with the proposed stream restoration improvements.

Green Buildings

The Plan recommends that zoning proposals in Tysons provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED certification or equivalent for residential buildings and LEED Silver certification for non-residential buildings. The applicant is proffering to attain LEED certification for the proposed residential buildings and LEED Silver for the proposed office buildings. The applicant is only proffering to apply for LEED pre-certification for Block D, which is proposed to be a hotel. This commitment is not consistent with the Comprehensive Plan, which recommends that LEED-silver certification be achieved for all non-residential buildings, including hotels. Staff notes that many hotel companies have embraced LEED standards and that the Marriott, Starwood Hotels, and InterContinental Hotels have all signed on the new LEED Volume

Program. This program streamlines LEED certification for national chains such as hotels that propose to construct many buildings to similar standards.

The green building commitments for Blocks A, B, C, E, and F are all consistent with the Plan recommendations. The applicant should also provide a commitment to LEED Silver certification, or its equivalent, for Block D.

Energy/Resource Conservation

The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices that will reduce the use of energy and water resources. The draft proffers include a commitment to provide an assessment of the potential for shared energy systems at the time of site plan. Additionally, the applicant is committing to provide at least one electric vehicle charging station on each block. The submitted FDPs also provide depictions of water conservation measures that will be pursued, such as green roofs, low impact development basins, permeable paving, and overhead shade screens. Staff believes these commitments address the Plan recommendations.

Noise Impacts

The Policy Plan of the Comprehensive Plan seeks to minimize exposure to unhealthy noise impacts by recommending that noise levels be mitigated to 65 dBA for outdoor activity areas, 50 dBA for office environments, and 45 dBA for residences, schools, theaters, hotels, and other noise sensitive uses.

Based on the location of the proposed public park spaces, staff believes that mitigation will not be necessary to meet the 65 dBA standard for such areas. The applicant is proffering to provide a noise study in support of achieving the recommended Plan noise attenuation level of no more than 45 dBA for interior areas within any new residential or hotel building. According to the proffered commitment, the applicant shall not obtain building permits until DPZ has approved the interior noise study. The draft proffers specify that an interior noise study will be provided to staff at the time of building plan submission and that no permit shall be issued until the Director of DPZ has approved the study. Staff finds that these proffers are generally consistent with the Plan objectives, but staff suggests that the draft proffers be revised to specify that the interior noise studies be submitted to the Chief of the Environment and Development Review Branch of DPZ and to DPWES rather than to the Director of DPZ in order to facilitate a timely review period.

Urban Parkland Needs

The Tysons Plan calls for a comprehensive system of public open spaces to serve residents, visitors, and workers. This system of public spaces should include parks of different types, including pocket parks, civic plazas, common greens, recreation-focused

parks, linear parks/trails, and natural resource areas, to enhance the quality of life, health, and the environment for those who live, work, and visit Tysons Corner. The Plan states the following:

> *The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied.*

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 3.5 acres of urban parkland on-site. The development plan identifies 4.4 acres of on-site public park space, located primarily in the preserved RPA on Block A, the three acre civic plaza/common green on Block C, a pocket park on Block E, and plaza spaces on Block F. The design details shown on the FDP for Block F is generally consistent with the Comprehensive Plan and the TUDG.

However, staff notes that the proposed bioretention facility in the Block E park, while helping the application meet its stormwater management goals, could disrupt the character of the park. Staff encourages the applicant to reconsider the location of this facility and consider placing it underground. There are also potential conflicts between proposed tree plantings and underground utilities within this park. Finally, a trail connection from Block E to the Tysons II trail has been removed from the most recent development plans. While staff does not oppose this change since another trail connection is being provided nearby, the removal of this connection results in an awkward alignment for the residual trail on the Block E park. The applicant should consider re-evaluating the design of this trail and park features that may conflict with utilities.

Staff is satisfied that the quantity and quality of urban parkland on-site meets the recommendations of the Comprehensive Plan, but staff encourages the applicant to continue to refine the design of the Block E park.

Athletic Fields

In addition to the need for urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the need of new residents, workers and visitors. The Plan states the following:

> *Recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields. This adjusted need should be addressed through*

> *on-site development of needed facilities and/or through equivalent monetary or in-kind contributions to the Park Authority for facility development at nearby parks or other sites appropriate for park facilities. In general, the need for an athletic field is generated by the development of approximately 4.5 million SF of mixed use development in Tysons.*

As described above, the new development proposed by this rezoning generates the need for approximately 0.5 athletic fields. The applicant is proffering to dedicate the 7.9 acre Parcel B2 and construct a full-size (360 feet by 190 feet, plus 15 feet wide overruns), lighted, synthetic turf athletic field. The applicant is also proffering to construct a reduced size (225 feet by 180 feet plus 15 feet wide overruns), lighted, synthetic turf field. This second field would be located on land that is to be held in reserve for a future elementary school and is therefore only available on a temporary basis. As a contingency, the applicant proposes to escrow $450,000 to re-turf the full-size, permanent field in the event that the smaller, temporary field is redeveloped for a school site less than ten years from the time of its construction.

With its reduced size and interim status, the second field would qualify for 0.5 athletic field credits. The proposed athletic field proffers provide 1.5 fields for an application with a minimum expectation of 0.5 fields. The draft proffers propose that the additional fields created with this application may be credited to the pending Scotts Run South rezoning cases (RZ 2011-PR-010 and 011). Cityline Partners LLC is also the applicant for these cases, located in the Tysons East District.

The applicant's commitment to deliver both fields prior to December 31, 2014, assures that these facilities will immediately benefit the Tysons community.

Staff believes that the proposed athletic field commitments are in conformance with the Plan.

Recreational Facility Needs

Using adopted recreational facility standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, staff finds that the publicly accessible recreational facilities needed to support the proposed new development include one playground, one basketball court, 1.5 tennis courts (a half court could be provided with a practice wall), and one playground.
The proposed development plan shows a basketball court, full-size tennis court, and a playground within the civic plaza/common green park on Block C. These proffered recreation facilities satisfy the Plan recommendations.

Fairfax County Public Schools

The proposed development would be served by the Westgate Elementary School, Kilmer Middle School and Marshall High School. Kilmer is expected to be over capacity through 2016, with Marshall High School and Westgate Elementary undergoing renovations to increase capacity during that time. The total number of students generated by the proposed development is projected to be as follows:

School	Students
Elementary	55
Middle	15
High	32
Total	102

The applicant is proffering a contribution of $9,378 per expected student generated by each residential building. The applicant is also proffering to adjust this contribution if the County modifies the ratio of students per multi-family unit or the per student contribution amount.

Sanitary Sewer

As development in the Tysons Corner Urban Center is expected to increase dramatically based on the Comprehensive Plan recommendations, staff notes that off-site sewer upgrades might be necessary in the future. Such upgrades would be handled by a pro-rata share contribution. For on-site sewer needs, the applicant should be aware that it will be required to provide a sanitary sewer capacity study to DPWES with site plan submission to determine if any upgrades are necessary and to rectify any inadequacies.

It should be noted that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

Fire and Rescue

The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department. The applicant prepared an exhibit depicting areas which could be used for fire truck access. , The Fire Marshal has reviewed these exhibits along with the proposed development and determined that the application currently meets fire access guidelines. The Fire Marshal notes that the proposed buildings on Block A that are proposed to be Construction Type 3A (wood frame) are understood to have non-combustible siding materials, such as HardiePlank. Staff recommends a FDP

condition which would require the applicant to use such materials on all wood frame buildings.

Fairfax Water

Fairfax Water has the ability to provide water service to the proposed development. A 24-inch water main and control valve vault along Westpark Drive are required in conjunction with this site development. The applicant intends to coordinate with Fairfax Water so that this infrastructure can be installed when Westpark Drive is reconfigured prior to redevelopment.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The purpose and intent of the Planned Tysons Corner (PTC) District is to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted Comprehensive Plan for the Tysons Corner Urban Center. These provisions require the applicant to demonstrate that the development furthers the vision of the Tysons Corner Urban Center as outlined in eight objectives that reflect the standards of the Areawide Recommendations contained in the Plan text, which are discussed in detail above.

The Zoning Ordinance provides requirements relating to parking, building height and bulk regulations, open space and intensity. All of these requirements reflect the recommendations of the Comprehensive Plan and are discussed in the sections above. It is staff's opinion, as expressed in this analysis, that the application meets these standards.

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

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. These general and design standards include the same elements that are included in the Areawide Recommendations which are addressed above.

Overlay District Requirements

Sign Control (SC) (Sect. 7-500)

The Sign Control Overlay District imposes additional constraints on the amount of signage permitted for commercial uses. No action is necessary at this time, and it should be noted that the applicant may apply for a Comprehensive Sign Plan in the future.

Highway Corridor (HC) (Sect. 7-600)

The Highway Corridor (HC) Overlay District puts additional restrictions on certain automobile-oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores and service stations and service station/mini-marts. All of these uses are permitted by the PTC District when shown on an approved final development plan.

The subject CDP and FDP applications request that quick service food stores and fast food restaurants be permitted within the subject property. These uses will be located interior to the buildings. Staff believes that the layout of the buildings satisfies the uses limitations of the HC Overlay District.

Waivers and Modifications Requested

- *Modification of Height for Accessory Structures*

  The applicant seeks a modification of Par. 2 of Sect. 2-506 of the Zoning Ordinance, which states that a parapet wall, cornice or similar projection may exceed the height limit established for a given zoning district by not more than three (3) feet, but such projection shall not extend more than three (3) feet above the roof level of any building. Specifically, in Block F, the applicant requests a modification of this requirement in order to add an architectural element to their building. The proposed building's roof/roof screen feature element is an extension of the exterior perimeter wall and "encloses" the main roof area. As an extension of the main building façade, the applicant is concerned that this architectural element could be considered an extended parapet. The applicant requests a modification to permit the feature, as shown on the FDP, to be 2 feet above the main roof to conceal the penthouse. Staff supports the requested modification.

  Staff recommends that the BOS modify Par. 2 of Sect. 2-506 in order to permit the proposed roof/roof screen feature element in Block F as depicted on the CDP/FDP.

- *Waiver of FDP*

  The applicant seeks a waiver of Sect. 16-403, which requires a FDP to be filed as a prerequisite of a site plan. Specifically, the applicant seeks a waiver of this requirement for the land associated with a public improvement plan along the Westpark Drive frontage of the site. The applicant has filed phasing exhibits for roadway and other public infrastructure improvements along Westpark Drive and Westbranch Drive as part of the CDP. Approval of this waiver request would enable all Westpark Drive and Westbranch Drive road frontages and utility improvements to be designed and implemented at one time in conjunction with a public improvement plan.

  Staff recommends that the BOS waive Sect. 16-403 in order to permit a public improvement plan for frontage improvements along Westpark and Westbranch Drive to be filed without the need for an FDP.

- *Waiver of Requirement to Depict Areas of Outdoor Display and Seating*

  The applicant seeks a waiver of Par. 7 of Sect. 6-505, which requires outdoor seating associated with a permitted use to be designated on a FDP. Specifically, the applicant seeks a waiver of this requirement in order to encourage outdoor seating adjacent to dining or other retail uses that will activate streetscapes and park areas. The applicant is proffering not to place outdoor display and outdoor dining areas within sidewalk areas, which are intended to provide clear paths for pedestrians. This proffer satisfies staff concerns that outdoor display and seating not shown on a FDP could conflict with the sidewalk zone.

  Staff recommends that the BOS waive Par. 7 of Sect. 6-505 in order to permit outdoor displays and seating associated with a permitted use without the need for an FDP.

- *Modification of Maximum Fence Height*

  The applicant is requesting a modification of Par. 3E and G of Sect. 10-104 of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts from 7 feet to 14 feet as depicted on CDP Sheet L3.1 Specifically, the applicant is requesting this increase in fence height for safety reasons due to the location of publicly-accessible sport courts as shown on CDP Sheet C7.0 in the southeast corner of Block C adjacent to the "Civic Plaza/Urban Green," the pedestrian terrace and the Block D parking deck. Paragraph 3E allows the BOS to increase the fence height (other than single family lots) and Paragraph 3G further states modifications in fence height and location may be granted in conjunction with a public use. Staff supports this requested modification.

  Staff recommends a modification of Par. 3E and G of Sect. 10-104 of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts on Block to be between 7 and 14 feet height as depicted on the CDP.

- *Modification of Required Loading Spaces*

  The applicant seeks a modification of Sect. 11-201 and 11-203 of the Zoning Ordinance to permit the minimum required loading spaces for residential, office, hotel, retail and other uses to two per building as depicted for each development block on the CDP. The applicant notes that Par. 3 of Sect.6-509 of the PTC Ordinance states that the loading space provisions in Sect. 11-203 are to "be used as a guide," thus, there is no formal loading space minimum requirement. However, in order to avoid any issue at the time of site plan review, the applicant is formally seeking this modification. The proposed number of loading spaces anticipated to be provided for each building is depicted on the Block Plans on CDP Sheets A3.0 through A3.3. Based upon their experience, the landowners and contract purchasers for each block have determined that two loading docks

are adequate to serve each building within each block of Arbor Row. Loading spaces are proposed to be accessed through and located within parking garages as shown on "Typical Block Plans" on CDP Sheets A3.0 through A3.3. Loading dock areas for Blocks A, E and F front onto a private drive and Blocks E and F will be screened from view using recessed roll-up doors. Tenants will be required to "reserve" loading docks and corresponding "move-in" elevators, so that management can control scheduling and use of loading docks and freight elevators. Staff supports the requested modification.

Staff recommends that Sect. 11-201 and 11-203 of the Zoning Ordinance be modified to permit the minimum required loading spaces to be two spaces per building as depicted on the CDP.

- *Modification of Interior Parking Lot Landscaping*

The applicant has requested a modification of Par. 8 of Sect. 13-202 which requires interior parking lot landscaping, to permit the landscaping and architectural treatments shown on the CDP. Rather than interior parking lot landscaping, the applicant proposes to use trellises and/or vegetated arbor structures as a creative and attractive way to provide shade and to break-up the visual impact of parking on top decks. According to the applicant, these structures can provide four times the square footage of shade would be provided with arbors when compared to planting trees in accordance with Par. 8 of Sect. 13-202. Further, the applicant states that arbors need less soil volume and would be expected to have a longer life expectancy than trees typically planted on garage roof decks. Staff supports the requested modification of the interior parking lot landscaping to permit the trellises and/or vegetation arbors as shown on the CDP.

Staff recommends that the BOS modify Par. 8 of Sect. 13-202 to permit the depicted trellises and/or vegetated arbors as shown on the CDP in lieu of the required interior parking lot landscaping.

The applicant is requesting a modification of Par. 8 of Sect. 13-202 to modify the Interior parking lot landscaping for the existing surface parking lots. The applicant seeks to use these existing surface lots for any interim uses taking place within the existing buildings, as well as for interim commercial off-street parking. The applicant notes that the Zoning Ordinance permits the interior parking lot landscaping to be modified in these instances where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. The applicant believes that this request satisfies all three of the above criteria since the existing parking lots contain existing, mature trees, which will be preserved to the extent possible. Staff supports the requested modification.

Staff recommends that the BOS modify Par. 8 of Sect. 13-202 of the Zoning Ordinance to permit the existing parking lot landscaping as depicted on the CDP

and described in the proffers to serve as the interior parking lot landscaping on an interim basis.

The applicant is seeking a modification of Par. 8 of Sect. 13-202 of the Zoning Ordinance (interior parking lot landscaping) for Block E to that shown on the CDP.

In Block E, the top parking garage ramp will contain approximately 22 parking spaces. This ramp will be partially exposed; however, it will be approximately five to 10 feet lower than the surrounding private amenity, landscaped courtyard (see CDP Sheet L3.2 and FDP Sheets C7.2 and L0.03). Instead of providing the required interior parking lot landscaping within this ramp, the applicant proposes to plant trees planted in the amenity courtyard of the building, which the applicant believes will effectively serve as landscaping and, coupled with other architectural elements of the building, will screen these approximately 22 parking spaces from the adjacent properties. Staff supports the requested modification.

Staff recommends that the BOS modify Par. 8 of Sect. 13-202 of the Zoning Ordinance to permit the landscaping within the amenity courtyard of Block E in lieu of the interior parking lot landscaping requirement.

- *Modification of Peripheral Parking Lot Landscaping*

The applicant seeks a modification of Par. 5 of Sect. 13-203 of the Zoning Ordinance. Instead of providing the required peripheral parking lot landscaping, the applicant seeks to modify the requirement to the landscaping proposed above-grade parking structures and interim surface parking lots on the CDP.

The applicant notes that Par. 3 of Sect. 13-203 allows the BOS, in conjunction with a rezoning application, to modify or waive peripheral parking lot landscaping for an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. For above-grade parking garages, the applicant will provide peripheral landscaping using trees planted within the urban streetscapes in accordance with the PTC District requirements and the Tysons Urban Design Guidelines in areas where garages adjoin street frontages and by existing topographic features and other urban design elements where garages do not adjoin street frontages. For existing parking lots that will remain on an interim basis, existing, mature vegetation and new interim streetscape plantings along Westpark Drive and Westbranch Drive will be used to provide peripheral parking lot landscaping to the extent feasible. For new above-grade parking structures in this urban development innovative design and landscaping techniques, such as vegetated arbors (i.e. trellises) as depicted on the CDP and FDPs shall be provided in lieu of requirements.

Staff recommends that the BOS modify Par. 5 of Sect. 13-203 of the Zoning Ordinance to permit the landscaping depicted on the above-grade parking

structures and within the interim surface parking lots as shown on the CDP and described in the proffers.

- *Waiver of Interparcel Access*

The applicant has requested a waiver of Par. 3 of Sect. 17-201 which requires interparcel access to be provided between adjacent properties. While the applicant is providing interparcel access between many of the proposed blocks, the applicant notes that there are certain areas on the CDP and FDPs where such access could not be provided due to topography. Staff has reviewed these issues with the CDP and FDPs and believes that the proposed interparcel access shown on these plans is sufficient.

Staff recommends that Par. 3 of Sect. 17-201 be waived to permit only those areas of interparcel access shown on the CDP/FDPs and described in the proffers to be provided.

- *Modification of Frontage Improvements*

As part of the PCA, the applicant seeks a modification of Par. 3B, 4 and 12 through 14 of Sect. 17-201 of the Zoning Ordinance. These sections of the Zoning Ordinance request the construction or installation of certain frontage improvements including, but not limited to, inter-parcel access, roadway frontage improvements, utility relocations, driveways, and street lights. The applicant is proposing to construct certain frontage improvements along Parcel B2's Park Run Drive frontage. Parcel B2 is the parcel which the applicant is seeking to dedicate to the County for a field and future elementary school site. The proposed frontage improvements are identified on Exhibit A of the proffers. Staff supports the requested modification.

Staff recommends that the BOS modify Par. 3B, 4, and 12 through 14 of Sect. 17-201 of the Zoning Ordinance to permit the proposed Jones Branch Drive frontage improvements along Tax Map Parcel 29-2 ((15)) B2 as depicted on Exhibit A of the proffers.

- *Waiver of Underground Detention in a Residential Area*

To achieve the higher intensities envisioned by the Plan in limited land areas, staff believes that use of underground detention for stormwater is necessary. Waiver request 6377-WPFM-001-1 has been reviewed by DPWES staff and recommended for approval, with the imposition of conditions found in the waiver report and including specifications for the design of the facilities, requirements for maintenance agreements and financial commitments to ensure funds are available for appropriate maintenance and any necessary reconstruction. With the implementation of these conditions, staff can support the requested waiver.

Staff recommends that the BOS waive Sect. 6-0303.8 of the Public Facilities Manual (PFM) to permit underground facilities in a residential development,

subject to conditions consistent with the Proposed Waiver Conditions #6377-WPFM-004-1.

- *Other Requested Waivers and Modifications*

  The remaining requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The rezoning proposal before staff and the Planning Commission represents a significant step toward the vision for Tysons Corner set forth in the Comprehensive Plan. The project sets a high standard for urban design and transit-oriented development in an area that is not located in the Plan's highest intensity tiers adjacent to a Metro station. Furthermore, the three concurrent FDP submissions are an excellent indication that this new neighborhood will begin to take shape in the near future, bringing much needed residents and community-serving retail and parks to Tysons.

The project lays out streets and park spaces which create the walkable urban form that is envisioned in the Comprehensive Plan. Staff notes that the applicant is committing to complete streets and streetscapes that exceed the typical expectations and that the applicant has made considerable effort in designing an attractive park that will further enhance the proposed park on an adjacent property. The applicant is committing to provide land for an elementary school and to begin constructing two athletic fields soon after rezoning approval, which will benefit both current and future residents and employees in Tysons. The applicant should also be recognized for redesigning the site to avoid impacts on an environmentally sensitive area and for coordinating redevelopment with multiple owners. In general, this project meets much of the intent of the Comprehensive Plan for a pedestrian- and transit-oriented, mixed use development.

Therefore, staff finds these applications to be in conformance with the Comprehensive Plan and in conformance with the Zoning Ordinance provisions subject to execution of proffers consistent with the proffers in Appendix 1 as may be amended to address the following concerns:

- The green building proffers for Block D, which is proposed to be a hotel, do not commit to achieving LEED Silver certification. The Plan recommends that all non-residential buildings achieve this level of certification, or its equivalent.

- The applicant's commitments to provide stream improvements are subject to the availability of off-site easements, and they do not include a contingency if such easements cannot be procured. These commitments also do not specify a minimum outcome that will be achieved with the improvements.

- The applicant's commitments to stream, trail, and athletic field improvements related to Parcel B2 specify that the County cannot withhold certain approvals and permits if these improvements are not provided in the time frame specified in the proffers.

- While the application provides a phasing plan for interim frontage improvements to Westpark Drive that addresses many of staff's issues, the applicant is not committing to construct these improvements prior to redevelopment.

- The applicant is committing to maintain public streetscape areas only under certain conditions that are not consistent with the Comprehensive Plan recommendations.

In addition to these issues, staff continues to urge the applicant to: (1) develop an acceptable method for tracking and assigning adjustments to GFA between buildings; (2) provide the proposed non-residential contributions for affordable housing prior to issuance of a building's initial Non-RUP; (3) specify that documentation will be provided of unsuccessful efforts to procure off-site easements for trails and other improvements; (4) address park design issues related to the Block E pocket park and the slope of the trail connection north of Westpark Drive; (5) remove conditions stating that the TDM Program Manager must approve the use of penalty funds and stating how incentive funds can be utilized; (6) unbundle the cost of parking spaces from residential leases as soon as buildings are constructed; (7) address issues relating to public access on private streetscape areas; (8) provide preliminary 10-year tree canopy calculations in accordance with PFM Table 12.10; (9) commit to post a bond equal to 50% of the replacement value of trees covered under the tree appraisal proffer; (10) commit to specify the steps which will be taken to preclude encroachment of the RPA and EQC at the time of site plan approval; and (11) specify that interior noise studies be submitted to DPWES and the Environment and Development Review Branch of DPZ.

Staff will continue to work with the applicant to address these issues and is hopeful that resolution will be forthcoming.

Recommendation

Staff recommends approval of PCA 88-D-005-07, subject to the execution of proffers consistent with those found in Appendix 1A.

Staff also recommends approval of RZ 2011-PR-023, subject to execution of proffers consistent with those found in Appendix 1B (as may be amended to address outstanding issues).

Staff recommends approval of FDP 2011-PR-023, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff recommends approval of FDP 2011-PR-023-02, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff recommends approval of FDP 2011-PR-023-03, subject to FDP conditions consistent with those contained in Appendix 2 and the Board's approval of RZ 2011-PR-023.

Staff further recommends approval of the following waivers and/or modifications for these applications:

- Modification of Sect, 2-506, Par. 2 of the Zoning Ordinance in order to permit the proposed roof/roof screen feature element in Block F as depicted on the CDP/FDP;

- Waiver of Sect. 16-403 of the Zoning Ordinance in order to permit a public improvement plan for frontage improvements along Westpark and Westbranch Drive to be filed without the need for an FDP;

- Waiver of Sect. 6-505, Par. 7 of the Zoning Ordinance in order to permit outdoor displays and seating associated with a permitted use without the need for an FDP;

- Modification of Sect. 10-104, Par. 3E and G of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts on Block to be between 7 and 14 feet height as depicted on the CDP;

- Modification of Sect. 11-201 and 11-203 of the Zoning Ordinance to permit the minimum required loading spaces to be two spaces per building as depicted on the CDP;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the depicted trellises and/or vegetated arbors as shown on the CDP in lieu of the required interior parking lot landscaping;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the existing parking lot landscaping as depicted on the CDP and described in the proffers to serve as the interior parking lot landscaping on an interim basis;

- Modification of Sect. 13-202, Par. 8 of the Zoning Ordinance to permit the landscaping within the amenity courtyard of Block E in lieu of the interior parking lot landscaping requirement;

- Modification of Sect. 13-203, Par. 5 of the Zoning Ordinance to permit the landscaping depicted on the above-grade parking structures and within the interim surface parking lots as shown on the CDP and described in the proffers;

- Waiver of Sect. 17-201, Par. 3B of the Zoning Ordinance to permit only those areas of interparcel access shown on the CDP/FDPs and described in the proffers to be provided;

- Waiver of Sect. 17-201 Par. 3B, 4, 12, 13, and 14 of the Zoning Ordinance to permit the proposed Jones Branch Drive frontage improvements along Tax Map Parcel 29-2 ((15)) B2 as depicted on Exhibit A of the proffers; and

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6377-WPFM-004-1.

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

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

APPENDICES

1. Draft PCA Proffer Statement and Draft RZ Proffer Statement
2. FDP Conditions
3. Affidavits
4. Statements of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analyses
7. Office of Community Revitalization Analysis
8. Environmental Analysis
9. DPWES Stormwater Management Analyses
10. Waiver #6377-WPFM-001-1 (Underground SWM)
11. DPWES Urban Forest Management Analyses
12. Park Authority Analyses
13. Public Schools Analysis
14. Sanitary Sewer Analyses
15. Fire Marshal Review
16. Fairfax Water Analyses
17. Health Department Analysis
18. Selected Excerpts from the Zoning Ordinance
19. Glossary of Terms

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WEST*PARK
PCA 88-D-005-7
DRAFT PROFFER STATEMENT
September 14, 2011

Pursuant to 15.2-2303(A) of the *Code of Virginia* (1950), as amended, and Section 18-203 of the Fairfax County Zoning Ordinance (1978), as amended, and subject to the Fairfax County Board of Supervisors' approval of the requested Proffered Condition Amendment 88-D-005-7 ("PCA-7") for the West*Park development, Cityline Partners LLC (the "Applicant") and the owners, for themselves and for their successors and assigns, hereby proffer that development of Fairfax County Tax Map Parcels 29-4-((7))-1, -1A1, -1A2, -A4, -C1, -C2, -2, -3, -5A, -6, -7A1, -7B, -8, -9, -10 and -11A and 29-2-((15))-B2 (collectively, the "Application Property") shall be in accordance with the Proffers dated August 23, 1995, a copy of which is attached as Exhibit A, as amended by Proffers dated February 26, 1999 (attached as Exhibit B), Proffers dated June 21, 1999 (attached as Exhibit C), Proffers dated July 18, 2002 (attached as Exhibit D) and, except with respect to Parcels 29-4-((7))-A4 and -5A, Proffers dated August 9, 2007 (attached as Exhibit E) (collectively, the "Existing Proffers"), all of which are hereby reaffirmed and all of which shall hereafter be in full force and effect as to all of the Application Property, except with respect to the Removed Land Bays (as defined below) and as further amended as follows:

ADDITIONAL PROFFERED CONDITIONS:

The following conditions are added to the Existing Proffers with respect to the Application Property:

VII. Creation of Land Bay G and Removal of Land Bays G and B. Land Bay G, containing approximately 25.4110 acres, is hereby established from a portion of previously identified Land Bays A1, A2 and A4, as shown on the Generalized Development Plan dated September 5, 1990 and revised on October 4, 1994, August 15, 1995, February 23, 1999, April 12, 1999, July 16, 2002, August 9, 2007 and April 26, 2011 (the "PCA-7 GDP"). Land Bays G and B as identified on the PCA-7 GDP (collectively, the "Removed Land Bays") shall no longer be subject to the Existing Proffers nor shall they be subject to these Proffers for PCA-7.

VIII. Partial PCAs. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Application Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE") or Special Permit ("SP") application without joinder and/or consent of the owners of the other portions of the Application Property, provided that such PCA, SE or SP application does not materially adversely affect the other portions of the Application Property. The then existing proffered conditions applicable to the balance of the Application Property that is not the subject of such PCA, SE or SP application shall otherwise remain in full force and effect. Future PCA applications to remove any individual parcel or assemblage of parcels from this PCA-7 for the purpose of rezoning such parcels to a new zoning district shall be deemed to not have a material adverse effect on the balance of the Application Property, nor on any property that is subject to the Existing Proffers, even if the removal of such parcels causes the

property not included in such PCA application to exceed the floor area ratios identified in Exhibit F to these PCA Proffers. Such PCA applications shall be allowed without the joinder or consent of the owners of the other properties that are subject to the Existing Proffers or to this PCA-7.

AMENDMENTS TO EXISTING PROFFERED CONDITIONS:

Proffer I.A. is amended and restated in its entirety as follows:

I. ***Generalized Development Plan.*** *The location of buildings shown on the PCA-7 GDP shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, open space, parking, and final location of proposed buildings and parking structures shall be determined at the time of site plan review and approval. At the time of each site plan submission, a copy of the site plan shall be submitted to the Providence District Planning Commissioner for review and comment. The GDP is not proffered in its entirety, but certain elements of the GDP as specifically defined and described below are proffered.*

A. Floor Area Ratios ("FAR") [adjusted to reflect removal of Land Bays G and B and to provide updated consistent measurements of actual GFA for the existing buildings]. The total FAR on the 158.6893 acre Gross Tract Area (as defined below, and which no longer includes the Removed Land Bays) for all uses permitted in the C-3 Zoning District by right shall not exceed 4,486,652 of non-residential square feet as shown in attached Exhibit F, which shall supersede all limitations on and provisions related to the maximum permitted GFA and/or FAR in the Existing Proffers. Individual Building Sites (as defined below) within each Land Bay may exceed a 1.0 FAR.

Definitions:

Gross Tract Area shall be defined as the total FAR on the 148.6932 acres of land plus the 5.9419 acres of land previously dedicated to public use or right-of-way, plus the 4.0542 acres of land dedicated for the Destination Station, totaling 158.6893 acres for density computation purposes as set forth in Exhibit F.

Building Site shall be defined as the land associated with a building(s), parking and/or parking structure(s), open space and accessory structures as shown on the "site plan."

*Land Bays remaining within the West*Park development (i.e., excluding the Removed Land Bays) shall be defined as follows and as depicted on the PCA-7 GDP:*

- *Land Bay A-1, A-3, and A-5, collectively referred to as Land Bay A (consisting of approximately 71.9796 acres of land (not including "Hanover" Tax Map Parcel 29-2-((15))-B2, which formerly was part of Land Bay A-1).*

- *Land Bay D-1 and D-2 (consisting of 37.8177 acres of land and 8.0173 acres of land dedicated for public use and right-of-way, for a total of 45.8350 acres of land for density calculation purposes.)*

- *Land Bay E (consisting of 30.0097 acres of land notwithstanding that said total land area 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 land bay) may be located on the remaining +/- 25 acres of the site, notwithstanding the fact that this may result in an FAR that exceeds 1.0 when calculated only on the +/- 25 acres.*

- *Land Bay F (consisting of 10.8660 acres of land.)*

To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement collectively constitute a single instrument.

[SIGNATURES ON FOLLOWING PAGES]

CITYLINE PARTNERS LLC
Applicant and Agent for Title Owners

By:_____
Name:_____
Title:_____

FRANKLIN 7903 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-1

By:_____
Name:_____
Title:_____

GRAYSON 7913 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-2

By:_____
Name:_____
Title:_____

CAMPBELL-SCOTT WESTPARK LLC
Title Owner of Parcel 29-4-((7))-3

By:_____
Name:_____
Title:_____

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

By:_____
Name:_____
Title:_____

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By:_____
Name:_____
Title:_____

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By:_____
Name:_____
Title:_____

KAISER FOUNDATION HEALTH PLAN OF
THE MID-ATLANTIC STATES, INC.
Title Owner of Parcel 29-4-((7))-A4

By:_____
Name:_____
Title:_____

HANOVER JONES BRANCH LLC
Title Owner of Parcel 29-2-((15))-B2

By:_____
Name:_____
Title:_____

PSB LANCASTER LLC
Title Owner of Parcel 29-4-((7))-C1

BY: PS Business Parks, L.P., Manager
BY: PS Business Parks, Inc., General Partner

By:_____
Name:_____
Title:_____

PS BUSINESS PARKS, L.P.
Title Owner of Parcels 29-4-((7))-C2, 1A2, 6, 7A1, 7B, 8, 11A

BY: PS Business Parks, Inc., General Partner

By:_____
Name:_____
Title:_____

COPT WESTBRANCH, LLC
Title Owner of Parcel 29-4-((7))-1A1

By:_____
Name:_____
Title:_____

HOME PROPERTIES TYSONS, LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., Sole Member
BY: Home Properties, Inc., General Partner

By:_____
Name:_____
Title:_____

HANOVER R.S. LIMITED PARTNERSHIP
Contract Purchaser of Parcel 29-4-((7))-1 and 2 (pt.)

BY: THC Capital G.P. LLC, Sole General Partner

By:_____
Name:_____
Title:_____

_____
Contract Purchaser of Parcel 29-4-((7))-____

By:_____
Name:_____
Title:_____

Exhibit F

NEW TAB 3

PCA 88-D-005-7 – UPDATED GROSS FLOOR AREAS
FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A WITH NEW LAND BAY G REMOVED AND UPDATED GFA			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A(1)(5)(6)(7)	63.2796	1,205,726	
SITE MOVED FROM LAND BAY C(8)	8.7000	185,696	
TOTAL(7)	71.9796	1,391,422	0.45
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE (3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD (4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			

LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F	158.6893	4,486,652	0.65
TOTAL LAND AREA LAND BAYS A, D, E, F	148.6932 AC		
+TOTAL LAND AREA DESTINATION STATION	4.0542 AC		
TOTAL LAND AREA	152.7474 AC		
+TOTAL PRIOR ROW DEDICATION	5.9419 AC = 158.6893 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.			
(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.			
(8) ACTUAL GFA BUILT IS 175,940; UNBUILT AVAILABLE GFA IS 9,756.			

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

RZ 2011-PR-023

ARBOR ROW

DRAFT PROFFER STATEMENT

September 14, 2011
February 24, 2012
May 25, 2012
July 23, 2012
August 31, 2012
September 10, 2012

Cityline
PARTNERS

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EXHIBITS

Exhibit A: Playing Fields and Public Facilities Exhibit
Exhibit B: Cover Sheet and Table of Contents of TDM Plan, dated August 31, 2012

ARBOR ROW
RZ 2011-PR-023

DRAFT PROFFER STATEMENT
September 14, 2011
February 24, 2012
May 25, 2012
July 23, 2012
August 31, 2012
September 10, 2012

Rezoning Application RZ 2011-PR-023 (the "Rezoning") has been filed by and on behalf of (i) CITYLINE PARTNERS LLC, as applicant, (ii) FRANKLIN 7903 WESTPARK LLC, GRAYSON 7913 WESTPARK LLC, CAMPBELL-SCOTT WESTPARK LLC, ESSEX 7929 WESTPARK LLC and FREDERICK 8003 WESTPARK LLC, as owners of land identified as Fairfax County Tax Map Parcels 29-4-((7))-1, -2, -3, -9 and -10 (collectively the "Cityline Property"), (iii) AMT-THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY, as owner of land identified as Fairfax County Tax Map Parcel 29-4-((7))-5A (the "AMT Property"), and (iv) the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA (the "Board"), as owner of an approximately 3,428 square foot portion of the Westbranch Drive right-of-way proposed for future abandonment and/or vacation. Such right-of-way, together with the Cityline Property and the AMT Property, are referred to collectively as the "Subject Property." The Rezoning seeks to rezone the Subject Property from the C-3 (proffered), SC and HC Districts to the PTC-Planned Tysons Corner Urban ("PTC"), SC and HC Districts.

Pursuant to Sect. 15.2-2303(A) of the Code of Virginia (1950), as amended, and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended, the applicant and the property owners on behalf of themselves and their respective successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually as the "Applicant"), hereby proffer that redevelopment of the Subject Property shall be in accordance with the following conditions (the "Proffers") if, and only if, the Rezoning, as proposed by the Applicant, is granted by the Board. If the Rezoning is granted by the Board, these Proffers shall replace and supersede any and all existing proffered conditions applicable to the Subject Property. In the event the Rezoning is denied by the Board, these Proffers shall immediately be null and void and the previous proffered conditions shall remain in full force and effect.

GENERAL

1. Substantial Conformance. Subject to the Proffers and the provisions of Sect. 6-500, Sect. 16-400 and Sect. 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "Zoning Ordinance"), the Subject Property shall be developed in substantial conformance with the proffered elements of the Arbor Row Conceptual Development Plan ("CDP") dated April 26, 2011, as revised through August 29, 2012, and prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC, Shalom Baranes Associates, P.C., KGD Architecture and Parker Rodriguez, Inc., and as further modified by these Proffers.

2. Redevelopment of Blocks A through F. The Subject Property is divided into six (6) separate redevelopment "Blocks," which are identified on the CDP as Blocks A through F. Development of each Block may proceed in any order, provided that each such Block provides the phasing conditions depicted for such Block on the CDP and that all Proffers that apply to such Block are addressed with the redevelopment of that Block. Where a Proffer establishes an obligation that applies to redevelopment of a specific Block, reference to the "Applicant" in such Proffer shall mean the party undertaking the redevelopment of such Block.

3. Proffered CDP Elements. The proffered elements of the CDP are limited to the grid of streets, the general location of the points of access to each Block of the proposed redevelopment, the general location of the buildings, mix of uses, the build-to lines, the overall maximum gross floor area ("GFA") for the Subject Property, the minimum and maximum building heights, the minimum amount and general location of publicly-accessible urban park land as may be applicable for each Block and the general quality and character of the streetscape along the public and private streets within and abutting the Subject Property and as otherwise specified in these Proffers. Other elements of the CDP may be adjusted or modified with future Final Development Plan ("FDP") approvals in accordance with Sect. 16-402 of the Zoning Ordinance.

4. Minor Modifications to the CDP. In addition to adjustment of GFA among and within uses and buildings in certain Blocks as provided for below, minor modifications to the CDP may be permitted as determined by the Zoning Administrator, including the flexibility to modify the layout shown on the CDP for each respective Block, without requiring approval of an amended CDP, provided such modifications are in substantial conformance with the CDP and these Proffers and do not affect the proffered elements of the CDP as specified in these Proffers. Building envelopes and the number of units, rooms, floors and square footage within and among the buildings may be adjusted as set forth on the CDP and in these Proffers, as long as (i) the build-to lines shown on the CDP are maintained; (ii) the minimum and maximum number of residential units and the minimum and maximum building heights comply with those indicated on the CDP and in these Proffers; and (iii) the redevelopment otherwise is in substantial conformance with the CDP and these Proffers.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Any one or more of the individual Blocks A through F as shown on the CDP may be the subject of a separate Proffered Condition Amendment ("PCA"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use applications, without joinder and/or consent of the owners of any of the other Blocks, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for another Block. In addition, pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, any portion of any Block may be the subject of a separate PCA, CDPA, FDP, FDPA, SE, SP, variance and/or other similar land use applications, without joinder and/or consent of the owners of the other portions of such Block or of any other Block, provided that such application does not materially or adversely affect the general layout, minimum and

maximum building height, physical improvements and/or access for other portions of such Block or any other Block. All existing land use approvals that are applicable to the portion of the Subject Property not included in such PCA, CDPA, FDP, FDPA, SE, SP, variance and/or other similar land use applications shall otherwise remain in full force and effect as to such portion of the Subject Property.

6. Final Development Plans. FDP and FDPA approvals may be requested from the Planning Commission in accordance with Sect. 16-402 of the Zoning Ordinance with respect to each respective Block, or portion thereof, without obtaining the consent and/or joinder of the owners of any of the other Blocks. FDPs approved for individual Blocks or building sites on the Subject Property shall establish the maximum GFA for each Block or building shown on the FDP, within the limits established by these Proffers and the CDP, including adjustments between buildings as set forth in these Proffers and on the CDP. The specific GFA for each building shall be established at the time of final site plan approval for such building; however, adjustments between buildings on Blocks A through E may be permitted as set forth in these Proffers and on the CDP.

7. Final Development Plan Information. The following Final Development Plans have been filed concurrently with this Rezoning Application: FDP 2011-PR-023 for Block A, FDP 2011-PR-023-3 for Block E and FDP 2011-PR-023-2 for Block F. For all other FDP and FDPA Applications for all or any portion of the Subject Property not filed concurrently with this Rezoning Application, the following tabulations and information shall be provided:

A. A tabulation indicating the redevelopment status of the entire Subject Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP and all approved FDPs and any approved site plans. The tabulation shall identify the reassignment of any GFA within Blocks A through E (as compared with what was originally shown on the applicable CDP), exclusive of Block F, and shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.

B. A tabulation indicating the tree canopy calculations of the entire Subject Property, which shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.

C. The following information to supplement the requirements of the Zoning Ordinance: (i) a copy of the previous TDM Annual Report to determine progress toward attaining TDM goals and any planned modifications to the TDM Program; (ii) location of existing and proposed utilities to serve the area subject to such FDP, FDPA or site plan; (iii) vehicular sight distance lines at all intersections adjacent to the area subject to such FDP, FDPA or site plan based on existing posted/design speeds as well as future design speeds, as established in the approved "Transportation Design Standards for the Tysons Corner Urban Center," dated September 13,

2011 (the "Transportation Design Standards"), as may be amended by the Board, except as waived or modified by VDOT and/or FDCOT; and (iv) a comparison of the trip generation based on ITE's 8th Edition, Trip Generation, associated with the FDP or FDPA for the subject Block compared to those uses reflected for that Block in the Transportation Impact Analysis prepared by Wells & Associates, dated May 23, 2011, as revised December 2, 2011 ("TIA").

D. Adjustments to GFA within and between certain Blocks as provided in Proffer 10 and Proffer 12, respectively.

E. List of proposed uses as set forth in Proffer 13 and identified on the CDP and demonstration of how such uses meet the applicable "Use Limitations" of the PTC District.

F. Architectural elements and build-to lines as provided in Proffer 18 and Proffer 19.

G. Graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 20.

H. Proposed parking garage façade treatments as provided in Proffer 21.

I. Building heights for Blocks B, C and D as provided in Proffer 22.

J. Detailed landscape plans as provided in Proffer 36 with alternative planting width details, as may be necessary as provided in Proffer 37.

K. Refinement of, and adjustments to, streetscape elements as provided in Proffer 39.

L. Provision of a preliminary utility plan overlaid over the landscape plan, including the location of any utility vaults and maintenance points to stormwater management facilities as provided in Proffer 41.

M. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 43.

N. Identification of specific proposed phased improvements in accordance with those generally set forth on the phasing-related exhibits provided on Sheets C8.1 through C8.4 of the CDP (collectively, the "Phasing Sheets").

O. For on-site parks and active recreation facilities, depiction of special amenity features committed by Block as provided in Proffer 56.

P. Bicycle parking and storage and bicycle lane dimensions as provided in Proffer 83 and Proffer 84, respectively.

Q. Refinement of the number of parking spaces as provided in Proffer 85.

R. Identification of specific stormwater management facilities as provided in Proffer 95.

8. Fire Marshal. The Applicant has coordinated the layouts depicted on the CDP and the concurrent FDPs filed for Blocks A, E and F with the Fire Marshal. Further changes to the CDP and FDPs shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), and the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and in substantial conformance with the intent of the CDP, FDPs and these Proffers.

PERMITTED USES AND INTENSITY/DENSITY

9. Maximum Gross Floor Area ("GFA"). The maximum GFA permitted on the Subject Property is 2,575,685 square feet, inclusive of density bonuses, in a mix of land uses across Blocks A through F. Of this 2,575,685 square feet of GFA, 200,000 square feet of GFA shall be allocated to and reserved for Block F and the remaining 2,375,685 square feet shall be allocated and reserved for Blocks A through E, as shown on the CDP. The maximum GFA for office use on the Subject Property shall be 1,108,429, which includes the maximum 200,000 GFA for office use on Block F.

10. Adjustments to GFA in Blocks B, C and D. GFA may be adjusted among and within uses and buildings in Blocks B, C and D up to a maximum GFA equivalent of two floor plates, as listed on the CDP and depicted conceptually on the CDP, without requiring a PCA, CDPA or FDPA provided the maximum heights for each building are not exceeded, the minimum heights for these Blocks are maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers. With respect to Blocks B, C and D, if the GFA approved with the FDP for a building is less than the maximum shown on the CDP for such building, or if the GFA approved with the site plan for such building is less than the maximum shown on the FDP, the excess GFA may be utilized in another building or buildings within Blocks B, C and D notwithstanding the notes on the CDP, provided the maximum heights for each building are not exceeded, the minimum heights and minimum total GFA for these Blocks, as described in the notes on the CDP, are maintained, the overall urban form and building types depicted on the CDP are maintained, such adjustments are consistent with these Proffers and a tabulation identifying the GFA assigned to Block B, Block C and Block D is provided with each site plan for each Block.

11. Residential Dwelling Units in Blocks A and E. Block A shall contain a minimum of 450 residential dwelling units and a maximum of 694 residential dwelling units. In the event

that retail/service uses in Block A are converted to Live-Work Units, as described in Proffer 14, this maximum shall increase to 704 residential dwelling units. Block E shall contain a minimum of 430 residential dwelling units and a maximum of 480 residential dwelling units.

12. Adjustments to GFA within Block A. GFA may be shifted between the two residential buildings located within Block A provided the maximum height shown for each building is not exceeded, the overall urban form and building type as shown on the CDP and the approved FDP for Block A are maintained, and such adjustments are consistent with these Proffers. Within Block A, if at the time of site plan, the GFA approved for one residential building is less than the GFA shown on the approved FDP, the excess GFA may be utilized in the other residential building within Block A, provided the maximum heights for each building are not exceeded, the minimum heights and minimum total GFA for each building is maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers.

13. Uses. The primary uses on the Subject Property shall be office, hotel and residential as identified on the CDP, with ancillary retail, services and other uses, including uses listed in the CDP notes and may include accessory uses and/or accessory service uses as defined in the Zoning Ordinance. "Retail/Services" as identified in the redevelopment tabulations on the CDP may include any non-residential use permitted by-right, by SE or by SP in the PTC District, exclusive of office, as limited by Sect. 6-505 "Use Limitations," including accessory uses and/or accessory service uses. Such retail/service uses may be provided generally within the ground floor (i.e., street level) of the proposed buildings; however such uses may also be provided within upper floors if shown on an FDP. The type, extent and location of all "Retail/Services" and other permitted uses shall be provided with the submission of the FDP for each Block.

14. Live-Work Units. The Applicant shall use good faith, commercially reasonable efforts to lease the spaces designated for non-residential uses in residential buildings. The occupancy of such areas with such a non-residential use shall not be a condition to issuance of RUPs and/or Non-RUPs for other uses in any of the buildings on their respective Blocks or elsewhere on the Subject Property.

In the event that the Applicant is unsuccessful in leasing, at market rates and on market terms for non-residential tenants comparable to tenants in similar residential buildings and acceptable to the owner of the building, any of the non-residential GFA for the respective Blocks after a period of at least thirty-six (36) months after issuance of the first RUP for the building in which such non-residential GFA would be located, then such Applicant shall demonstrate its good faith, commercially reasonable marketing efforts to the Zoning Administrator who shall confirm that good faith, commercially reasonable efforts have been made. If the Zoning Administrator confirms that good faith, commercially reasonable efforts have been made, thereafter such Applicant may utilize such spaces that have not been successfully leased as described above, for Live-Work Units as a residential use as noted on the CDP. All Live-Work Units on the Subject Property shall be subject to all per residential dwelling unit contributions set forth in these Proffers, including transportation, workforce housing and school contributions, which contributions shall be paid prior to issuance of the applicable RUP and/or Non-RUP for

the first user of each Live-Work Unit. A Live-Work Unit shall be defined as a residence for a proprietor, storekeeper or employee and his/her family that is located in the same building as his/her place of occupation. These Live Work-Units shall be permitted without requiring approval of a PCA or CDPA, however, FDPA approval will be required prior to issuance of a RUP and/or Non-RUP for such Live-Work Units.

15. SE/SP Uses. Uses allowed by SE or SP in the PTC District may be authorized through the approval of a separate SE or SP application without the need for a PCA, CDPA, FDP, or FDPA, provided the use is in substantial conformance with the approved CDP and these Proffers.

16. Intensity/Density Reservation. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced below) shall be subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

17. Existing and Interim Structures and Uses. Existing structures and parking areas on Blocks A through F, as shown on the CDP, may be demolished or remain in use until such time as those portions of the Subject Property are redeveloped in accordance with this Rezoning, or as otherwise stated in these Proffers. Existing structures may not be modified or enlarged; however, minor structure additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Zoning Ordinance. Interior modifications to all existing structures shall be permitted. Any use that is permitted in the "C-3 Office District," including uses subject to SE and SP approval, shall be permitted on the Subject Property as an interim use subject to the Use Limitations in Sect. 4-304 of the Zoning Ordinance, including privately owned and operated commercial off-street parking and commuter parking, which shall be permitted upon notification to FCDOT and without PCA/CDPA/FDP/FDPA approval, as an interim use on the existing parking areas in Blocks A, B, C and/or D, at the sole discretion of the Applicant as to each respective Block and remain privately owned and operated at rates determined by the Applicant.

ARCHITECTURAL DESIGN

18. Proffered Architectural Quality and Elements. Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting and landscaping. Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided at the time of FDP approval for the respective Blocks. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved by Fairfax County (the "County") with an FDP for an individual building or Block. Each FDP shall, for the Block on which that FDP is filed, specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and set forth in these Proffers, as determined by the Fairfax County Department of Public Works and Environmental Services ("DPWES") in consultation with DPZ or OCR without the need for administrative approval.

19. Build-To Lines. Build-to-lines ("BTL") have been depicted on the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the adjacent street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured where possible to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided they are in general conformance with the CDP and are shown on an approved FDP. Awnings, building signage and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, possible locations along the street level for outdoor dining adjacent to cafes and restaurants shall be identified, as applicable, and appropriate building zones for such uses shall be identified, as applicable.

20. Activated Streetscape. Buildings A-1, A-2, B, C-1, C-2, D, E and F, but not the parking garages associated with such buildings, shall generally be designed and constructed with ground floors having a minimum floor to floor height of 12 feet along Westpark Drive and Westbranch Drive to accommodate potential non-residential uses designed to activate the streetscape. In addition, a hierarchy of activated streetscapes shall be provided as delineated and described conceptually on the "Pedestrian Hierarchy Plan" presented on the CDP. The specific activation elements to be utilized for each building shall be included on the FDP for each Block.

A. Primary Pedestrian Corridors. "Primary Pedestrian Corridors" are intended to have the highest levels of pedestrian activity and interaction and typically have the widest streetscape and most animated building facades. Primary Pedestrian Corridors shall generally incorporate the

following elements, which can be adjusted at the time of FDP approval for each respective Block:

i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent translucent materials.

ii. Parking garages and loading/trash/service areas along the ground floor facades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street level or the general façade detailing of the building above such areas may be continued to the ground plane.

iii. Except for Block F, access to parking garages and loading/trash/service areas shall not be provided directly from Westpark Drive but may be provided from internal private streets that connect to Westpark Drive.

iv. Loading/trash/service areas shall be screened, to the extent reasonably practicable, from public view through the use of roll down doors, recessed entryways and/or similar treatments.

B. Secondary Pedestrian Corridors. "Secondary Pedestrian Corridors" typically have significant pedestrian volumes and generally are used for pedestrian movement as opposed to pedestrian interaction. Some retail activity may occur in these corridors, but generally it will be neighborhood-serving. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors which generally have wide streetscapes and significant building façade animation in proximity to such entrances. Secondary Pedestrian Corridors generally shall incorporate the following elements, which can be adjusted at the time of FDP approval for each respective Block:

i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces,

topographical features or as may be approved by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent translucent materials.

ii. In portions of residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary facades shall incorporate, to the degree feasible, leasing offices, lobbies, recreational and amenity spaces on the ground floor with a minimum of thirty-five percent (35%) of the ground floor façade constructed with glazed windows and/or doors or other transparent translucent materials, and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall use design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers), except conditions where Live-Work Units may be permitted as provided in Proffer 14, combining work areas open to the public with residential areas.

iii. Parking garages and loading/trash/service areas along the ground floor facades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level or the general façade detailing of the building above may be continued to the ground plane.

iv. If access to parking garages and loading/trash/service areas are provided along secondary pedestrian corridors then loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

C. Tertiary Pedestrian Corridors. "Tertiary Pedestrian Corridors" are intended to accommodate modest pedestrian activity-making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors shall incorporate the following elements, which can be adjusted at the time of FDP approval for each Block:

i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, a minimum of twenty percent (20%) of the area of the ground floor facades of such buildings shall be constructed

with glazed windows and doors or other transparent translucent materials.

ii. In residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, efforts shall be made to incorporate recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers).

iii. Parking garages and loading/trash/service areas along the ground floor facades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level, or the general façade detailing of the building above may be continued to the ground plane.

iv. Access to parking garages and loading/trash/service areas may be provided along tertiary pedestrian corridors and from the adjacent private alleys. Loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

21. Parking Structure Façade Treatments. Parking garage façade design features shall be depicted on the FDPs for each Block and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:

A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied.

B. Where garage space is located beneath a tower element, in some instances, the general façade detailing of the tower above may be continued down to the top of the retail level storefront.

C. Retail signage and/or architectural elements may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance and/or a future Comprehensive Sign Plan.

D. Areas of above-grade parking decks may be wrapped by active uses at the ground floor to screen the garage areas from street view.

E. Areas of above-grade garages located between towers shall also be treated architecturally and/or with landscaping.

F. For purposes of this Proffer, materials to treat parking garage facades may include, but not be limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation or other materials; precast concrete or masonry elements; vegetative screening systems; glass stair towers and elevators, or other systems approved at the time of FDP.

22. Minimum and Maximum Building Heights. Building heights shall not exceed the maximum heights identified on the CDP for each Block as measured from the average grade. Final building and podium heights shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDP, provided that the buildings retain a compatible urban form to that shown on the CDP and that the average roofline of the primary building or buildings on each Block are not less than minimum heights shown in the CDP tabulations. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) feet above the roof level of the top floor of the building; all building penthouses and rooftop structures shall be integrated into the architecture of the building, and the height and extent of any rooftop penthouse shall be provided on the FDP for each respective Block and/or buildings.

23. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any building. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed from the property line of the Subject Property. Screening measures may, without limitation (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units.

24. Trellises and Arbors. As shown conceptually on the CDP, the main trellis structures may be located along Westpark Drive and may consist of, but shall not be limited to, materials such as steel or aluminum, concrete or similar materials/systems. The height of the main trellis structures shall range from approximately 12 to 22 feet and generally be compatible with the height of retail podium. As determined by the Applicant, additional trellis-type structures may be located throughout the Subject Property as architectural features. Arbor structures which incorporate natural vegetation as a shading device may be located on the top decks of parking garages in Blocks B, C, D and F (in lieu of interior parking lot landscaping if

approved by the Board) and, as determined by the Applicant, may be located elsewhere on the Subject Property as architectural design features and/or shading devices. Such arbors shall consist of, but shall not be limited to, materials such as steel or aluminum, wood, concrete or other similar materials/systems.

GREEN BUILDING AND SUSTAINABLE ENERGY PRACTICES

25. LEED Equivalents and Conflicts. All references in these Proffers to the U.S. Green Building Council ("USGBC") shall also and equally apply to such other green building certifying entities selected by the Applicant as to each respective Block in connection with redevelopment of the buildings on each Block, provided such alternative certifying entity is acceptable to the County. All references in these Proffers to a LEED rating system shall also and equally apply to such other LEED or similar rating system determined to be applicable by the USGBC or such alternative certifying entity. In the event a LEED or LEED equivalent requirement (i.e. prerequisite) precludes compliance with other applicable building code or other legal requirements, as determined by DPWES, construction of the buildings on each respective Block may, at the option of the party constructing such building, comply with such other applicable building code or other legal requirement, and in such case, shall not be required to comply with the conflicting LEED or LEED equivalent requirement.

26. Block F Office Green Building Practices. With Block F, the Applicant shall include a Leadership in Energy and Environmental Design ("LEED") accredited professional ("LEED-AP") as a member of the design team for Block F. The LEED-AP shall work with the design team for Block F to incorporate design elements under the USGBC's LEED Core and Shell ("LEED-CS") rating system into the office building to be constructed on Block F. At the time of site plan submission for Block F, the Applicant shall provide documentation to the Environmental and Development Review Branch ("EDRB") of DPZ, demonstrating compliance with the commitment to engage such a professional. The Applicant has registered the office building to be constructed on Block F with the USGBC under the 2009 version of the LEED-CS rating system. In the event the USGBC establishes a newer version of the LEED-CS rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-CS rating system, so long as the USGBC continues to administer such version, or 2) proceed under the newer version of the LEED-CS rating system. The Applicant will include, as part of the site plan submission and building plan submission for the office building to be constructed on Block F, a list of specific credits within the applicable LEED-CS rating system that it anticipates attaining for the office building on Block F. The LEED-AP, who is also a professional engineer or licensed architect, will provide 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 certification for the office building to be constructed on Block F. In addition, prior to site plan approval for Block F, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED online system with respect to the office building on Block F. 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. Prior to building plan approval for the office building to be constructed on Block F, the Applicant shall provide documentation to EDRB demonstrating that the office building on Block F has applied for LEED Gold pre-certification under the applicable LEED-CS program. Prior to release of the bond for the office building on Block F, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the office building on Block F. If the Applicant is unable to provide the precertification documentation prior to building plan approval, but does anticipate receiving the documentation prior to the attainment of LEED certification, it may, prior to the issuance of the building permit, post an escrow identical to the one described in Proffer 27 below. This escrow will be released upon the Applicant's submission of documentation from the USGBC to the EDRB demonstrating that the office building on Block F is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

27. Block F Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 26 above, or if the USGBC's pre-certification documentation indicates that the office building to be constructed on Block F is not anticipated to attain LEED Gold certification, the Applicant shall execute a separate agreement and post a "Green 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 or a surety bond from a financial institution licensed to do business in Virginia in the amount of $2.00 per gross square foot of GFA for the office building to be constructed on Block F. The Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of the attainment of LEED Silver certification, or a higher level of certification, by the USGBC under the applicable version of the LEED-CS rating system. The provision to the EDRB of documentation from the USGBC that the office building on Block F has attained LEED Silver certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-Residential Use Permit ("Non-RUP") for the office building on Block F, documentation demonstrating that LEED Silver certification for the office building on Block F has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating that LEED Silver certification for such office building has not been attained but that such office building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating the attainment of LEED Silver certification or demonstrating that the office building on Block F is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County

environmental initiatives. If the Applicant provides evidence that such LEED-CS certification has been delayed through no fault of its own or of its contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

28. Blocks B and C Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks B and C, respectively. The LEED-AP shall work with the design teams for Blocks B and C to incorporate appropriate LEED design elements for each building, under a version of the LEED rating system available at the time of registration, into the office buildings to be constructed on Blocks B and C. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for their respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system for each proposed office building. 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.

As part of the building plan submission for each office building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED rating system available at the time of registration (or such other rating system as may be applicable under Proffer 25) shall be included that is anticipated for attainment for such office building. The LEED-AP who is a professional engineer or licensed architect will provide certification statements at the time of site plan review and 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 for the subject office building. Each building on their respective Blocks may be pursued separately and certification pursuant to this Proffer or the alternative provided below may be pursued on a building-by-building basis.

Prior to final building plan approval, documentation shall be submitted to the EDRB for their respective Blocks demonstrating that the subject office building has applied for at least LEED Gold pre-certification under LEED-CS or LEED Gold design phase review under LEED-NC. Prior to release of the bond for the subject office building, documentation shall be provided to the EDRB for their respective Blocks demonstrating the status of attainment of LEED Gold or a higher level of certification from the USGBC for the office buildings on their respective Blocks. If either the pre-certification or design phase review documentation cannot be provided prior to building plan approval, but it is anticipated that the documentation will be received prior to the attainment of LEED certification, then prior to the issuance of the building permit, an escrow identical to the one described in Proffer 29 below may be posted. This escrow will be released upon the submission of documentation to the EDRB from the USGBC demonstrating that the office building is anticipated to either attain a sufficient number of credits to attain LEED Gold pre-certification or LEED Gold design phase review.

29. Blocks B and C Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 28 above, or if the USGBC's pre-certification or design phase review indicates that the office building to be constructed on Blocks B and C is not anticipated to attain LEED Gold certification, then, a separate agreement shall be executed for that office building, a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Fairfax County Public Facilities Manual (the "PFM") or a surety bond from a financial institution licensed to do business in Virginia, in the amount of $2.00 per gross square foot of GFA shall be posted for that office building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements for the subject building and shall be released upon demonstration of attainment of certification by the USGBC under any available version at the time of such Applicant's registration of in a LEED rating system. The provision to the EDRB of documentation from the USGBC that each office building has attained LEED Silver or higher certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-Residential Use Permit ("Non-RUP") for each office building, documentation demonstrating that LEED Silver certification for such building has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating that LEED Silver certification for such building has not been attained but that such building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating the attainment of LEED Silver certification or demonstrating that such building is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If evidence is provided that such LEED Silver or higher certification has been delayed through no fault of the Applicant, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

30. Block D Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Block D. The LEED-AP shall work with the design team for Block D to incorporate appropriate LEED design elements for the building, under a version of a the LEED rating system available at the time of registration, into the hotel to be constructed on Block D. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for Block D, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system for the proposed hotel building. 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.

As part of the building plan submission for the hotel building to be constructed on Block D, a list of specific credits within a version of the LEED rating system available at the time of registration (or such other rating system as may be applicable under Proffer 25) shall be included that is anticipated for attainment for such hotel building. The LEED-AP who is a professional engineer or licensed architect will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the subject hotel building.

Prior to final building plan approval, documentation shall be submitted to the EDRB for Block D demonstrating that the subject hotel building has applied for LEED pre-certification.

31. Blocks A and E Residential Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks A and E, respectively. The LEED-AP shall work with the design team to incorporate design elements under a version of the LEED-New Construction ("LEED-NC") rating system available at the time of such Applicant's registration into the residential buildings to be constructed on Blocks A and E. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for these respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute 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.

As part of site plan and building plan submission for each residential building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED-NC rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 25), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-AP, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification for the subject residential building. Each building on the respective Blocks may be registered separately and certification may be pursued pursuant to this Proffer or the alternative provided below on a building-by-building basis.

Prior to the building plan approval, a separate agreement shall be executed for each building, and a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia shall be posted in the amount of $2.00 per square

foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED-NC certification, by the USGBC under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the EDRB of documentation from the USGBC that each residential building has attained LEED-NC certification shall be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environmental Review Branch, the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If the Environmental Review Branch receives, within three (3) years of issuance of the final RUP for the subject residential building, documentation demonstrating that LEED-NC certification for such building has not been attained but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the final RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation fails to be provided from the USGBC demonstrating, to the satisfaction of the Environmental Review Branch, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

32. Blocks A and E Residential Green Building Alternative. As an alternative to the actions outlined in Proffer 31 above, a certification level higher than LEED certification may be pursued, in which case a LEED-AP will provide certification statements at the time of site plan and building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to building plan approval for the building to be constructed, documentation shall be submitted to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative,

a "Green Building Escrow" shall not be required unless the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification fails to be provided.

33. Additional Sustainable Energy Practices. The minimum energy performance criteria may be satisfied by the residential and office buildings through meeting their respective LEED requirements, but LEED requirements may be satisfied on a Block with any mix of credits. To further promote efficient, renewable and sustainable energy practices, the following shall be provided by the Applicant for each of the buildings located within a Block:

A. Electric Vehicle Charging Infrastructure. In each Block, a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars and conduit to facilitate additional future recharging stations shall be provided.

B. Shared Energy. For any Site Plan that includes more than one building, provide an assessment of the potential, within the area subject to the Site Plan, of shared energy systems, including but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome.

C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, aggregated non-proprietary energy and water consumption data, as practicable, shall be provided to the County for the buildings within each respective Block as may be applicable.

URBAN SITE DESIGN AND LANDSCAPING

34. Site Design. The Subject Property shall be developed in substantial conformance with the concepts presented on the "Block Illustrative Plans," "Typical Street Sections," and "Illustrative Streetscape Elements" of the CDP, which present concepts regarding streetscapes, urban parks, urban plazas, terraces, lawns, courtyards and private amenity areas for the Subject Property. At the time of FDP approval for any portion of the Subject Property, these concepts may be modified and additional details provided, so long as they are in conformance with the CDP and with the understanding that such modifications shall be reviewed against the Tysons Corner Urban Design Guidelines. Site design may be further modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable design requirements, provided that such modifications are in substantial conformance with the FDP.

35. Landscaping. The CDP includes conceptual "Illustrative Landscape Plans" consisting of overall plans and concepts for each Block. Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent FDPs and site plans for each respective Block. Landscaping may be modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the FDP.

36. Detailed Landscape Plans. As part of the site plan submission for each building on the Subject Property, a detailed landscape plan shall be submitted for the corresponding Block to the Urban Forest Management Division (the "UFMD") of DPWES for review and approval. The planting and landscaping materials shown on each detailed landscaping plan shall be in substantial conformance with those shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets, the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Arbors (i.e., trellises) may be provided in lieu of interior parking lot landscaping requirements, subject to Board' approval of a modification of relevant Zoning Ordinance and Public Facilities Manual requirements.

37. Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP but remain subject to such revisions as may be approved by the UFMD at the time of FDP and site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

A. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees (as defined in Table 12.19 of the PFM), with the tree located in the center of such open area.

B. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm), with no barrier to root growth within four feet of the base of the tree.

C. Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall

be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones.

D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning submission.

E. Trees zones shall be installed with a fully automatic drip irrigation system.

F. Tree grates shall only be required if necessary to maintain a certain sidewalk dimension.

38. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible park and open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on the CDP and as further defined in these Proffers and may be adjusted at the time of FDP and site plan approval to allow for final engineering and design considerations.

STREETSCAPES

39. Streetscape Elements. Streetscaping shall be installed throughout the Subject Property in substantial conformance with the "Block Illustrative Plans" and "Typical Street Sections" on the CDP, with more refined streetscape plans provided for each Block at the time of FDP. Except as shown conceptually on the CDP with respect to certain private access or service-type streets, streetscape elements shall generally include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building designed to allow access to the building and/or additional landscaping adjacent to residential uses, or storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Outdoor display and outdoor dining areas shall not be permitted within pedestrian sidewalk areas. Streetscaping elements may be adjusted at the time of FDP and during site plan review, and individual Blocks may have slight variations, provided the quality of the streetscape is consistent with that shown on the CDP. Tree planting sites are set forth conceptually on the CDP and may be revised at the time of FDP or site plan approval, subject to UFMD approval.

40. Non-Invasive Plant Materials. Invasive species, as defined in the PFM, shall not be used within the streetscape and landscaped open space areas.

41. Utility Locations. To the extent feasible and in accordance with the Transportation Design Standards, proposed future utilities, including, but not limited to water, sanitary sewer, storm sewer, electricity, gas and cable television lines, may be relocated or installed within the street network, or placed in locations that minimize conflicts with the

landscaped open space areas and streetscape elements shown on the CDP and/or FDPs submitted subsequent to approval of this Rezoning. If there is no other cost-effective option as determined by each Applicant for its respective Block, in consultation with DPZ, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP and subsequent FDPs, as determined by the UFMD and as set forth above. A preliminary utility plan shall be overlaid on the landscape plan included with each FDP or FDPA filed subsequent to approval of this Rezoning and shall include the location of any utility vaults and maintenance points to SWM facilities. Adjustments to the type and location of plantings may be made to avoid conflicts with utilities or for other site engineering considerations. Maintenance access points to SWM Facilities and utility vaults beneath the streetscape shall be located outside the clear pedestrian walkway zone of the streetscape, where feasible. If the Dominion Virginia Power vaults must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to the Americans with Disabilities Act ("ADA") requirements), be flush with the walkway, and meet ADA accessibility requirements.

42. Sight Distance and Utility Considerations. If the Virginia Department of Transportation ("VDOT") determines at the time of site plan approval that street tree locations conflict with either the sight distance requirements set forth in the Transportation Design Standards or with utility requirements, and good faith efforts have been made to gain necessary approval of such conflicting trees by making minor adjustments to their locations or by removing their lower branches but VDOT, the County or the applicable utility company does not approve such street tree locations, then such tree(s) may be deleted and replaced at an alternative location on the subject Block, so long as the alternative location is coordinated with the UFMD.

43. Streetscape Furnishings and Materials and Lighting. High quality and unified streetscape materials shall be provided within the public realm for each Block in substantial conformance with the CDP and may include, but not be limited to, decorative concrete, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A "Streetscape Furnishing and Materials Plan" in substantial conformance with that shown on the CDP shall be submitted in conjunction with all FDPs submitted subsequent to approval of this Rezoning. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Although minor variations may occur within Blocks, materials, furnishings, and lighting along public streets shall generally be compatible in Blocks A through F and consistent with any streetscape design approved by the Tysons Partnership, but shall not be subject to approval by the Tysons Partnership. All streetscape lighting shall be energy efficient and generally consistent with the Tysons Urban Design Guidelines. On-site, outdoor and parking garage lighting shall not exceed the limitations in the Outdoor Lighting Standards of Sect. 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently throughout the development along public streets and be selected from those listed in the Tysons Corner Urban Design Guidelines, or other lights as may be approved by OCR. All parking lot

and building-mounted security lighting shall utilize full cut off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on adjacent properties.

44. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

45. Construction Lighting. During construction, the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

46. Signage and Way Finding. Signage for the Subject Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or a Comprehensive Sign Plan ("CSP") may be sought for one or more Blocks of Arbor Row. The placement of traffic control signage on public streets shall be coordinated with, and subject to, VDOT review and approval. Way finding signage and elements shall be coordinated with the Tysons Partnership to facilitate a consistent way finding and signage system throughout the applicable planning district, but shall not be subject to approval by the Tysons Partnership. Way finding signage shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

47. Maintenance of the Pedestrian Realm. Elements to be maintained within the pedestrian realm include all publicly-owned areas and all privately-owned spaces (with or without public access easements) that are between the curb and the building façade (the "Pedestrian Realm"). The Administrative Group (the "AG," as defined in Proffer 78) shall be responsible on behalf of the Applicant for obtaining all required VDOT permits related to the Pedestrian Realm, for maintaining the Pedestrian Realm in good repair and in compliance with the ADA, and for replacing in kind, as needed, all Pedestrian Realm elements located within or abutting public street right-of-way. For any publicly-owned portions of the Pedestrian Realm, the AG shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit the AG to perform such maintenance. Neither the Applicant nor the AG shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees, contractors, or permittees that are not acting under the direct authority of the Applicant or the AG. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant and/or AG without the requirement for a PCA. Maintenance commitments within the Pedestrian Realm shall include but are not limited to:

A. All plantings including trees, shrubs, perennials, and annuals;

B. All associated irrigation elements;

C. All hard surfaces, including but not limited to paving and retaining walls;

D. All streetscape furnishings including benches and bike racks;

E. All lighting fixtures;

F. All special drainage features, such as Low Impact Development facilities;

G. Snow removal, including from on-street parking spaces on private access drives;

H. Trash recycling and litter removal;

I. Leaf removal;

J. Any sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes that are not VDOT standard devices; and

K. All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, recreation courts and features, and art.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in these Proffers.

48. Ownership of the Pedestrian Realm. Portions of the Pedestrian Realm will be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on the CDP, subject to the following conditions:

A. The County and/or VDOT shall permit all stormwater and other facilities to be constructed and maintained as shown on the CDP, subject to the Applicant accepting maintenance responsibilities for such facilities;

B. The County and/or VDOT shall permit the Applicant to use security-related features, including, but not limited to, bollards, that are constructed within streetscape areas and shown on an approved FDP;

C. The Applicant through the AG shall continue to maintain the Pedestrian Realm facilities as described in these Proffers; and

D. Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur concurrently with dedication of the adjacent roadway.

49. Public Access for the Pedestrian Realm. For areas within the Pedestrian Realm that are privately owned, the Applicant shall dedicate public access easements, in a form approved by the Office of the County Attorney. In areas where a portion of the Pedestrian

Realm is within the public right-of-way, a public access easement shall be placed across the privately-owned area identified as the building zone. In areas where the Pedestrian Realm is entirely under private ownership, the public access easement shall be for the area between the Build-to Line and the back of curb. All public access easements shall be subject to the following conditions:

A. The Applicant may modify public access in the areas identified as building zones on the CDP, to the extent that sidewalk dining and retail browsing areas, and other related functions and facilities need to be placed within those building zones; and

B. Public access easements shall not be required on certain private streetscape areas as designated on an approved FDP.

50. Phased Conditions and Standards. Redevelopment of the individual Blocks may result in various phased conditions associated with the Subject Property. As part of the FDP review for each Block, specific phased conditions shall be identified, generally as set forth in these Proffers and on the Phasing Sheets for the subject Block and the area immediately abutting it and shall ensure such conditions provide safe and reasonable pedestrian connections and vehicular access/ circulation. Phased conditions shall comply with the following general standards:

A. Application of a temporary screening system (which may be removable) to the facades of above grade garages in Blocks B, C and D that will be interior when later phases are complete, but that are exposed at phase lines for more than a one-year period. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades and/or vegetation or other techniques, and shall partially obscure the garage view from outside the garage until the next phase is constructed. As may be appropriate, the specific temporary screening system to be utilized for each building shall be determined at the time of FDP approval and depicted on the FDP. Other alternate temporary garage screening and the use of banners and/or temporary art works as a part of the screening system may be approved at the time of FDP approval;

B. Grading and seeding of areas on the Subject Property where existing improvements are removed to accommodate a portion of the development shown for the Subject Block, not used for construction staging and not scheduled to commence construction within 12 months; and

C. Provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements. Signage shall comply with Article 12 of the Zoning Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

OFF-SITE PUBLIC FACILITIES AND ATHLETIC FIELDS

51. Public Facilities and Athletic Fields Contributions. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the following shall be provided:

A. Dedication of Off-Site Parcel. The approximately eight (8) acres of land identified as Fairfax County Tax Map Parcel 29-2-((15))-B2 (the "Park/School/Athletic Fields Parcel") shall be dedicated, in fee simple, to the Board for public park, athletic fields, public elementary school and/or similar or related public uses. This dedication shall occur within one hundred twenty (120) days after completion of construction of the improvements described in subparagraphs B., C. and D. below, as evidenced by the release of the bonds posted with approval of the Athletic Field Site Plan described below.

B. Athletic Fields. Prior to December 31, 2014 as described in Proffer 52, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 109, the following two athletic fields and related support facilities (collectively, the "Athletic Fields Improvements") shall be constructed on the Park/School/Athletic Fields Parcel generally as shown on the plan entitled "Playing Fields and Public Facilities Exhibit," dated September 10, 2012 and attached to these Proffers as **Exhibit A**:

i. Installation of one synthetic turf, multi-purpose athletic field of approximately 390 feet by 220 feet ("Field One"), which includes fifteen (15) feet wide overruns, two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one (1) athletic field credit). Field construction and lighting shall be consistent with Fairfax County Park Authority ("FCPA") standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager.

ii. Installation of one synthetic turf, multi-purpose athletic field of approximately 180 feet by 255 feet ("Field Two"), which includes fifteen (15) feet wide overruns and two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one-half (1/2) athletic field credit). Field construction and lighting shall be consistent with FCPA standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager. It is anticipated that Field Two may be removed in the future by the County and/or the School Board at such time as this

portion of the Park/School/Athletic Fields Parcel may be needed for school purposes.

iii. The installation and construction of Field One and Field Two will qualify for a minimum total of one and one-half (1½) athletic field credits as defined in the Tysons Urban Center Plan. One-half (1/2) athletic field credit shall meet the approximate one-half (1/2) athletic field requirement anticipated for this Rezoning. The remaining one (1) athletic field credit shall be available to the Applicant to meet the partial anticipated athletic field credit requirement for the property included in pending rezoning applications RZ 2011-PR-010 and RZ 2011-PR-011. The support facilities identified on **Exhibit A**, which include the picnic shelter and seating facilities, a paved parking area for approximately 46 cars, and an internal trail system shall be installed with construction of the athletic fields. An eight (8) foot wide concrete trail, with associated street tree landscaping, also shall be installed along the Jones Branch Drive frontage of the Park/School/Athletic Fields Parcel with construction of the athletic fields. These frontage improvements shall not include any road widening, on-street parking, streetscape or other road frontage improvements along Jones Branch Drive. The improvements to the Park/School/Athletic Fields Parcel as shown on **Exhibit A** shall be located so as not to preculde the future construction by others of (i) road widening, on-street parking and streetscape improvements along public streets, including Jones Branch Drive, and (ii) a future grid street within the thirty-five (35) foot wide right-of-way identified on **Exhibit A** as "AREA FOR POTENTIAL FUTURE ROAD EXTENSION." Subject to approval of the appropriate waivers, the Applicant shall have no obligation, in connection with the site plans for the Athletic Fields Improvements, the Stream Trail Improvements (as defined below) and the Stream Restoration Improvements (as defined below) or otherwise, to design and/or construct, or contribute funds toward construction, of such public street frontage improvements or such future grid street.

C. Construction of Stream Valley Trail. Prior to December 31, 2014 as described in Proffer 52 below, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 109, an asphalt trail, approximately eight (8) feet in width, with a bridge where the trail crosses the stream (collectively, the "Stream Trail Improvements"), shall be constructed through the stream valley corridor on the Park/School/Athletic Fields Parcel from Westpark Drive northward to connect to the portion of the Park/School/Athletic Fields Parcel on which the athletic fields are

located, generally as shown on **Exhibit A**. The location of this trail shall be coordinated with the Park Authority Trails Coordinator.

D. Outfall and Stream Bank Restoration. Prior to December 31, 2014 as described in Proffer 52 below, the Applicant shall construct, up to a total cost not to exceed $500,000, the following: (a) improvements to the storm drain outfall from the culvert under Westpark Drive, such as plunge pools extending approximately 125 linear feet downstream from the outfall, and (b) other spot improvements to the stream that runs through the Park/School/Athletic Fields Parcel as agreed to in consultation with DPWES and FCPA and subject to provision of all offsite easements by others, at no cost to the Applicant (collectively, the "Stream Restoration Improvements"). The Applicant shall provide to the County reasonable documentation, such as invoices and receipts, to document the actual amount of funds spent on these improvements. The Stream Trail Improvements and the Stream Restoration Improvements shall not be pre-conditions to site plan approval, issuance of permits or construction of improvements on any Block. If any of the Stream Restoration Improvements are provided as part of the public improvements plan described in Proffer 63.A., the cost of such improvements shall count toward the $500,000 limit on the commitments in this paragraph.

E. Contribution to Costs of Potential Future Park/School/Athletic Fields Parcel Improvements. A total contribution of $600,000 shall be made to the Board solely for the purposes of designing the elementary school facilities on the Park/School/Athletic Fields Parcel, maintaining, repairing and replacing the athletic fields and/or trails constructed on the Park/School/Athletic Fields Parcel and/or for stream improvements or restoration activities. The amount of this contribution shall escalate as provided in Proffer 112. Such contribution shall be made in three (3) equal payments to the County of $200,000 each, to be made prior to issuance of the building permit for each of the three buildings to be constructed on Block B and Block C.

52. Construction of the Athletic Fields and Related Facilities. Not later than ninety (90) days after the approval of this Rezoning becomes final and unappealable, the Applicant shall submit to the County one or more site plans for the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements. Given the potential that it may take longer to obtain necessary permits for construction of the Stream Trail Improvements and the Stream Restoration Improvements, the Applicant reserves the right to (i) submit a separate site plan for that work or to identify that work as a separate phase from the Athletic Fields Improvements, and (ii) subdivide the Park/School/Athletic Fields Parcel in order to dedicate the portion on which the athletic fields and related facilities are located and obtain bond release for that portion while work continues on the remainder of the Park/School/Athletic Fields

Parcel to complete the Stream Trail Improvements and the Stream Restoration Improvements. The Applicant shall diligently pursue site plan approval for all the proffered improvements to the Park/School/Athletic Fields Parcel. Upon approval of the site plans, the Applicant shall diligently pursue construction of all improvements and complete construction by December 31, 2014, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 109. Notwithstanding the construction status of the improvements proffered with respect to the Park/School/Athletic Fields Parcel, no approvals, including without limitation, site plan, demolition permit, grading permit, building permit, foundation permit, sheeting/shoring permits, RUPs and/or Non-RUPs, shall be withheld for Block A, Block D, Block E and/or Block F (i) during the period between the date this Rezoning is approved and December 31, 2014, or (ii) after December 31, 2014 as long as the Applicant has (i) submitted the site plans within the ninety (90) day period described above, and (ii) obtained site plan approval at least for the Athletic Fields Improvements (the "Athletic Field Site Plan") and posted all required bonds for such site plan improvements.

53. Contingencies for Early Removal of Field Two. In the event Field Two (i) is not constructed because the Fairfax County School Board notifies the Applicant prior to the date the Applicant has posted the bonds for the Athletic Field Site Plan that it intends to proceed with development of such area for a new school, or (ii) is constructed, but is removed on a date that is less than ten (10) years from the date construction of Field Two is completed (the "Field Two Completion Date") because the School Board proceeds with construction of a new school, then the Applicant shall escrow, pursuant to a Future Construction Agreement for the approved Athletic Field Site Plan, an amount equal to $5.50 per square foot of playing surface for Field One to be used exclusively for the removal and replacement of the original artificial playing surface installed on Field One. The total value of the escrow amount is estimated to be $ 450,000.00. The Future Construction Escrow can be in the form of a letter of credit or surety bond consistent with the applicable provisions of the PFM. If either a letter of credit or a surety bond is provided, DPWES shall notify the Applicant at least six (6) months prior to the need for payment of the cost to resurface the playing area on Field One, and the Applicant shall replace the letter of credit or surety bond, as applicable, with a cash escrow to be used by the County to pay to resurface Field One.

54. Public Schools Cash Contribution. In addition to the off-site dedication of the Park/School/Athletic Fields Parcel, prior to the issuance of the first RUP for each building in Block A and the first RUP for the building in Block E, the amount of $9,378.00 per student for students projected to be generated by this redevelopment shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by these residential buildings will attend. This contribution shall be based on student yield ratios of 0.047, 0.013 and 0.027 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for each residential building.

55. Adjustments to Schools Cash Contribution. If, prior to site plan approval for the respective residential buildings, the County should increase the accepted ratio of students per

subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

ON-SITE PARKS AND ACTIVE RECREATION FACILITIES

56. Publicly-Accessible Parks by Block. Parks, plazas, terraces, trails and open space shown on the CDP, while retained in private ownership, shall be subject to public access easements which shall reserve to each Applicant, as applicable, the right, as to its respective Block, to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. Each Applicant may establish reasonable rules and regulations for the public areas on its respective Block provided, however, that such public areas generally are open on a daily basis from dawn until dusk (10:00 p.m. if lighted). At the time of site plan submission for the first building in Block C, the Applicant shall enter into discussions with FCPA regarding opportunities for public programming within the large Urban Park within Block C. Any such agreement between the Applicant and FCPA shall be memorialized in a "Memorandum of Understanding." Special amenity features generally described below shall be depicted on the FDP for Block C, and shall be designed to enhance and complement land uses and may include both hardscape and softscape elements generally as depicted on the CDP. Parks and other publicly-accessible recreation areas shall be provided on each respective Block as generally shown on the Phasing Sheets and Urban Parks Plan on the CDP at the time of issuance of the first RUP or Non-RUP for new construction on that Block and as further described below, with more specific details provided on the FDP for each Block:

A. Block A. As shown conceptually on the CDP, a minimum of two (2) publicly-accessible "Pocket Parks" (one "B" type and one "C" type as defined on the CDP) shall be provided within Block A prior to issuance of the first RUP for the second building within Block A. These two pocket parks shall offer passive recreation opportunities. Pocket Park C is "Resource Protection Area" and, as such, shall remain in undisturbed open space with no improvements as set forth on the CDP and in these Proffers. Pocket Park B located along the southern property boundary will be designed to enhance the adjacent open space and trail areas and provide connectivity and seating as appropriate, subject to availability of appropriate off-site easements at no cost to Applicant. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

B. Block C. As shown conceptually on the CDP, an approximately 2.96-acre, publicly accessible Civic Plaza/Common Green ("Urban Park"), including sport courts, terraces and grand staircase areas shall be provided within Block C prior to issuance of the first Non-RUP for the last of the two buildings in Block C. Design of the Urban Park shall be depicted at the time of FDP for Block C, but at a minimum shall include a large lawn, shade structure, walkways, seating areas, terraces, sculpture or other public art and active recreation. An elevator shall be provided and other design features as determined by the Applicant shall be located in or around the associated urban plaza, subject to final engineering. In addition, one tennis court, one basketball court and a children's playground shall be provided prior to issuance of the first Non-RUP for the second building in Block C, on the top level of the garage for use by the public, as shown conceptually on the CDP. These facilities shall be privately owned and maintained, but they shall be available for public use and subject to a public access easement, which shall reserve to the Applicant the right to restrict access as described in this Proffer 56. Two trail connections to the existing off-site asphalt trail shall be provided within Block C prior to issuance of the first Non-RUP for Block C, subject to appropriate off-site easements being provided by others at no cost to the Applicant. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

C. Block E. As shown conceptually on the CDP, one publicly-accessible "Pocket Park" ("A" type) that is a minimum of one-half acre in size shall be provided prior to issuance of the first RUP or Non-RUP for Block E. This pocket park shall provide important connectivity between Blocks D and F and shall be designed to create an intimate passive park that includes seating, special plantings, plaza area, lawn space and special paving areas activating the space and linking it to the adjacent residential use. One trail connection to the existing off-site asphalt trail, including ramps and stairways depicted on the CDP, shall be provided within Block E prior to issuance of the first RUP or Non-RUP for Block E, subject to appropriate off-site easements being provided by others at no cost to the Applicant. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant

for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

D. Block F. As shown conceptually on the CDP, publicly-accessible "Pocket Parks" totaling a minimum of 10,000 square feet shall be provided prior to the first Non-RUP for Block F. The smaller pocket park along Westpark Drive on the east side of the proposed office building may be designed as a hardscape plaza and include a combination of special hardscape paving, benches, shade trees and/or seating areas. The larger pocket park on the western side of the office building shall be designed to facilitate pedestrian connectivity to the publicly-accessible park space and trail connections to the west and may include, but shall not be limited to, such design elements as special paving, benches, potential outdoor retail seating, shade trees and/or an architectural feature.

57. Urban Parks Tabulations. The publicly-accessible open space tabulations set forth on the CDP shall be achieved when redevelopment of the entire Subject Property is complete, in accordance with Par. 2 of Sect. 16-403 of the Zoning Ordinance.

58. Private Active Recreation Facilities. Pursuant to Par. 2 of Sect. 6-508 and of Sect. 16-404 of the Zoning Ordinance, at the time of site plan approval, a minimum of $1,700.00 per market-rate and workforce residential dwelling unit shall be provided for each residential building within Block A and Block E toward construction of developed on-site recreation facilities (privately and publicly-accessible) for each respective building. The balance of any funds not expended for the applicable residential building, if any as determined by DPWES, shall be contributed or may be escrowed, prior to issuance of the RUP for the final unit in such building, for provision of future on-site recreation facilities (private and publicly accessible) within Block C, and, if no such facilities are identified, then such residual funds shall be contributed to the Fairfax County Park Authority ("FCPA") for the provision of recreation facilities within Tysons Corner. The specific facilities and amenities noted below (which are separate from and in addition to the required provision of publicly accessible park space) shall be provided within each residential Block and may be shared between two or more residential buildings for the use and enjoyment of the residents of those buildings, as determined at the time of FDP approval. Private recreation facilities shall include, but not be limited to:

A. Private exterior courtyard areas, which may be located on the top deck of the parking garages and/or residential buildings or in open areas and may include pool facilities, informal seating areas, landscaping, hardscape areas and/or passive recreation areas; and

B. An interior fitness center furnished with exercise equipment that may include, but is not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

PEDESTRIAN CIRCULATION

59. Pedestrian Connectivity. Pedestrian connectivity shall be provided throughout the Subject Property generally consistent with the concepts shown on the "Pedestrian Circulation Plan" through the use of elements such as wayfinding signage, terraces, sidewalks, trails and lawn areas. As depicted on the CDP, certain connections to open space, trails and/or sidewalks located off-site on the adjacent Tysons II property to the south (Tax Map Parcel 29-4-((10))-30), Parcel B2 to the north (Tax Map Parcel 29-2-((15))-B2) and the Avalon Crescent apartments to the west (Tax Map Parcel 29-4-((7))-B) shall be provided at the time of issuance of the first RUP or Non-RUP for the Block adjacent to such connection, subject to appropriate off-site easements being provided by others at no cost to the Applicant. The Applicant shall make diligent efforts to obtain necessary off-site easements and, if requested, shall provide documentation demonstrating same. In the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied. If approved by VDOT, a pedestrian crosswalk and trail connection across to off-site Fairfax County Tax Map Parcel 29-4-((7))-1A2 shall be provided which connects Arbor Row to the stream valley trail on the Parks/School/Athletic Fields Parcel, as referenced above.

TRANSPORTATION

60. Definition of Construct. The term "construct" as used with respect to the road improvements referenced in these Proffers shall mean such road improvement is open for use by the traveling public whether or not such improvement has been accepted by VDOT for maintenance.

61. VDOT Acceptance and Dedication. The Applicant shall diligently pursue acceptance by VDOT of all public street and related improvements to be maintained by VDOT, as more specifically described in these Proffers. All right-of-way proposed to be accepted by VDOT into the state system for maintenance shall be dedicated to the Board in fee simple.

62. Grid of Streets. With redevelopment of each Block, the frontage improvements along the existing public streets abutting such Block and the portions located on such Block of the proposed grid of streets, generally depicted on the CDP and the Phasing Sheets, shall be constructed and open for use by the public. Alternatively, such frontage improvements along Westpark Drive and/or Westbranch Drive may be constructed pursuant to an approved public improvement plan ("PI Plan"). In such an event, all of those improvements (other than roadway frontage) shown on the CDP will be constructed in accordance with those sheets. The functional classification of the roadways comprising the grid of streets on the Subject Property is summarized below:

Street	Classification
Westpark Drive	Avenue (Public)
Westbranch Drive	Collector Street (Public)
Jones Branch Drive Extended	Local Street (Private; see Proffer 63.C.)
Private Access Roads or Streets	Service Streets (Private)

63. On-Site Road Improvements. All on-site public road improvements, on-site Private Streets and on-site Private Access Roads together with appropriate/required pavement transitions shall be constructed with the redevelopment of the individual Blocks as reflected on the Phasing Sheets, subject to VDOT approval, and prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on the applicable Block. Such on-site road improvements shall generally consist of the following:

A. Westpark Drive Frontage Improvements. Westpark Drive ultimately shall be constructed as generally reflected on the CDP, the "Roadway Striping and Marking Plans" depicted on the CDP, the "Road Cross Sections" depicted on the CDP and consistent with the Phasing Sheets. The extent, final design and timing of these ultimate improvements to Westpark Drive as generally described and referenced above shall be provided in conjunction with the redevelopment of each individual Block and determined at the time of site plan approval for that Block. The Applicant reserves the right, in its sole discretion, to complete such ultimate improvements, and any of the other improvements described in this Proffer 63, as a single public improvement project or in separate segments, as long as at least the frontage improvements for each respective Block have been constructed prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on that Block, except along the Block F frontage as qualified below.

With regard to Block F, the ultimate improvements of Westpark Drive, as described more fully above, shall be constructed along the Westpark Drive frontage of Block F prior to issuance of the first initial non-RUP for the new building on Block F. However, if the utility equipment associated with the I-495 Express Lane improvements that is currently installed in the Block F frontage (and scheduled for removal by VDOT by September 30, 2012) is not relocated prior to approval of the first site plan for the new building on Block F, then (i) the section of Westpark Drive along the Block F frontage will be constructed in an interim configuration as depicted on CDP Sheet C8.1; (ii) funds shall be escrowed with DPWES

for the costs to construct the ultimate improvements of Westpark Drive along the frontage of Block F as described above and reflected on the CDP (exclusive of utility relocations related to the I-495 Express Lane improvements); and, (iii) right-of-way and ancillary and reasonable easements along the Block F frontage necessary for the construction by others of the ultimate section of Westpark Drive along the Block F frontage shall also be provided.

i. Entrances to Westpark Drive. If Block E redevelops prior to Block F, the existing entrance from Westpark Drive to the northwest corner of Block F shall be retained until the construction of the redevelopment of Block F is completed, notwithstanding VDOT's approval of a new entrance from Westpark Drive to Block E, if VDOT permits the two entrances to be open and in operation simultaneously. In the event VDOT refuses to allow the two entrances to remain open at the same time, the existing entrance on Block F in the vicinity of the common property line between Block E and F shall be closed and the new permanent entrance from Westpark Drive to Block E will be constructed as shown on the Phasing Sheets. If Block F redevelops prior to Block E, the ultimate condition of the entrance from Westpark Drive into Block E shall be constructed, as shown on the CDP.

B. Westbranch Drive Frontage Improvements. At the time of site plan approval for the first new building on Block A or Block B, whichever occurs first, or in conjunction with the PI Plan described in Proffer 62, the improvements to Westbranch Drive along the Block A frontage and the Block B frontage, respectively, will be constructed, as approved by VDOT and in general accordance with the, the "Roadway Striping and Marking Plans," the "Road Cross Sections," and consistent with the Phasing Sheets. The final design and extent of the improvements to Westbranch Drive as generally described and referenced above shall be determined at the time of the first site plan approval for Block A or Block B, whichever occurs first.

C. Jones Branch Drive Extended. An extension of Jones Branch Drive ("Jones Branch Drive Extended") from Westpark Drive south as shown on the CDP and in general accordance with the "Roadway Striping and Marking Plans," the "Road Cross Sections" and consistent with the Phasing Sheets shall be constructed with the redevelopment of Block D or Block E, whichever occurs first, unless previously constructed by others. Jones Branch Drive Extended will be designed and constructed in accordance with current public street standards applicable to a "local street," but it will be privately maintained until such time as the adjacent

property to the south redevelops, such section of Jones Branch Drive Extended connects to a public street to the south, and VDOT accepts such section of Jones Branch Drive Extended into the State system for maintenance. The right-of-way area for Jones Branch Drive Extended as shown on the CDP shall be reserved for future dedication for public street purposes if and when VDOT is prepared to accept such section of Jones Branch Drive Extended into the State system for maintenance as described in the preceding sentence. The final design of Jones Branch Drive Extended as generally described and referenced above shall be determined at the time of the first site plan approval for either Block D or Block E, whichever occurs first.

D. Private Streets and Access Roads. With the redevelopment of each Block, the private streets and access roads as shown on the CDP and on the Phasing Sheets, shall be constructed (unless already constructed by others) and open for use by the public and public access easement in a form acceptable to the County Attorney shall be granted.

64. Off-Site Transportation Improvements. Coincident with the submission of the first site plan for a new building on either Block B or C, the Applicant shall submit to VDOT and DPWES, a plan for a 275 foot extension of the southbound left turn bay on International Drive at Westpark Drive within existing rights-of-way and subject to VDOT approval and permitting. This off-site improvement shall be constructed prior to the issuance of the first initial Non-RUP for the second building to be constructed on either of Block B and C. Because Arbor Row generates only 23% of the southbound left-turn traffic (as set forth in the TIA), at least 77% of the construction costs associated with this improvement shall be credited against the Applicant's contribution to the Tysons Area Road Fund as evidenced by construction invoices.

65. VDOT Approval. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with the "Transportation Design Standards for Tysons Corner Urban Center," dated September 13, 2011, as amended, subject to any permitted modifications and/or waivers that may be granted.

66. Westpark Drive/Westbranch Drive Traffic Signal. A warrant study for the installation of a new traffic signal at the Westpark Drive/Westbranch Drive intersection shall be submitted in accordance with the Phasing Sheets and within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the first new building constructed on Block A, B or C. If a signal is deemed warranted by VDOT at that time after having reviewed the warrant study and approved for installation, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant.

In the event the signal proposed for the Westpark Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the first building in Block A, B, or C, then the Applicant shall submit a second warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the fifth

(5th) building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT.

In the event the signal proposed for Westpark Drive/Westbranch Drive is not deemed warranted after the 5th building, then the Applicant shall conduct a third and final warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last new building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as may be required by VDOT. If not warranted with the last building on the Subject Property then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

67. Jones Branch Drive/Westbranch Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Jones Branch Drive/Westbranch Drive intersection shall be submitted within twelve (12) months after the issuance of the first RUP or Non-RUP for the fifth new building constructed on the Subject Property. If a signal is deemed warranted by VDOT and approved for installation at this intersection, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant for such fifth new building.

In the event that the signal proposed for the Jones Branch Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the fifth new building constructed on the Subject Property, then the Applicant shall conduct a second warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT. If not warranted with the last building on the Subject Property, then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

68. Traffic Signal Modifications. Concurrent with the submission of the first site plan for Block D or Block E, a signal modification plan for the Jones Branch Drive Extended intersection with Westpark Drive shall be submitted to VDOT and such signal modifications, including pedestrian enhancements, as may be required by VDOT and in accordance with the Phasing Sheets shall be completed prior to opening Jones Branch Drive Extended to traffic.

69. Potential Future Right-Of-Way Vacation Areas. In the event any public street right-of-way that abuts the Subject Property is vacated and/or abandoned subsequent to approval of this Rezoning, such right-of-way area will become zoned to the PTC District pursuant to Sect. 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Corner Urban Design Guidelines endorsed by the Board on January 24, 2012.

70. Pedestrian Enhancements. Any and all crosswalks shown on the CDP and FDPs crossing public streets are conceptual only and subject to VDOT review and approval at site plan.

71. Supplemental Traffic Analyses. At the time of site plan submission for each Block subsequent to approval of this Rezoning, supplemental operational traffic analyses of the points of access to the subject Block shall be provided if required by VDOT. For purposes of this Proffer, such analyses shall only be required if the Block generates more than an additional 100 peak hour directional trips (either inbound or outbound). Such supplemental operational analyses also shall be limited to an assessment of those driveways and/or turn lanes serving the particular Block.

72. Notification Letter. At the time of filing of the first site plan for each of Block A through F, a notification letter shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards for Tysons Corner.

73. Tysons Road Fund Contributions. At the time of issuance of the first RUP or Non-RUP for each new building on the Subject Property, a contribution shall be made to the Tysons Road Fund in the amount of $6.44 per square foot of non-residential GFA or $1,000 per residential unit for which the RUP or Non-RUP is requested. Credits shall be allowed against such contributions for the costs of the qualifying off-site intersection improvements provided pursuant to these Proffers. These payments may be made earlier than required pursuant to this Paragraph.

74. Board-Initiated Service District for Table 7 Improvements. The Applicant will support the creation of a Tysons-wide service district by the Board, on its own initiative, for the sole purpose of providing funds to Fairfax County for the private sector's share of the costs of the Table 7 transportation improvements to serve the Tysons Corner Urban Center.

75. Additional Tysons Road Fund Contributions for Table 7 Improvements. In the event the Board establishes, on its own initiative, a service district for the express purpose of paying for all or a portion of the Table 7 transportation improvements, the Applicant shall contribute to the Tysons Road Fund the sum of $5.63 per square foot for all new non-residential GFA on each respective Block, and $1,000.00 for each residential unit constructed on the Subject Property. The contribution associated with each building shall be paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. This contribution shall not apply to any public-use facilities constructed on the Subject Property. These payments may be made earlier than required pursuant to this paragraph.

76. Congestion Management Plan.

A. The Applicant shall prepare and implement a construction congestion management plan during construction of each Block or Sub-Block, as appropriate, through its development/construction manager and the TPM (as defined in Proffer 79.F.(i)), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property (each a "Congestion Management Plan").

B. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.

C. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with VDOT and FCDOT.

D. Such Congestion Management Plans shall be prepared by a qualified professional and submitted in connection with the VDOT permit for construction on the subject Block or Sub-Block. In addition, the TPM shall coordinate any adjustments to the TDM Plan (as defined in Proffer 79) as necessary to address each Congestion Management Plan.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

77. Tysons Transportation Management Association. The Applicant shall contribute towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.

A. The Applicant shall make a one-time contribution to the County for the establishment of this future TMA based on a participation rate of $0.10 per gross square foot of new office uses and $0.05 per gross square foot of new residential uses to be constructed on the Subject Property.

B. Twenty-five (25) percent of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Subject Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first RUP or Non-RUP for the first three (3) new buildings, but in any event no later than ten (10) years from the date of rezoning approval.

C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.

D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Subject Property. Further, any funds contributed to the TMA would then be returned to the Applicant that paid such funds.

78. TDM Administrative Group. The Applicant shall establish a TDM Administrative Group (the "AG") to fund, implement and administer the transportation demand management program (the "TDM Program") for the Subject Property as described more fully below. The AG shall include, at a minimum, one representative for each of Blocks A through F. Prior to approval of the first site plan for new development on the Subject Property, evidence shall be provided to FCDOT that the AG has been established.

79. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Arbor Row Transportation Demand Management Plan prepared by M.J. Wells + Associates, Inc. dated February 22, 2012, as revised through August 31, 2012 (the "TDM Plan"). A copy of the cover sheet and table of contents of the TDM Plan is attached hereto as **Exhibit B**. It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Subject Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more

fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each building on the Subject Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million sq.ft. of GFA	30%
65 million sq.ft. of GFA	35%
84 million sq.ft. of GFA	40%
90 million sq.ft. of GFA	43%
96 million sq.ft. of GFA	45%
105 million sq.ft. of GFA	48%
113 million sq.ft. of GFA	50%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the AG shall provide the County with a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

C. TDM Program Components – Arbor Row-Wide. The TDM Program shall include, but not necessarily be limited to, the following Arbor Row-wide components, each of which are more fully described in the TDM Plan:

(i) Arbor Row-wide TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real Time Transit Information.

(v) Arbor Row Transportation Access Guide.

(vi) Live/work/play marketing to new tenants.

(vii) Pedestrian/bicycle facilities.

(viii) Monitoring/reporting.

(ix) Sustainable annual funding.

(x) Parking Management.

D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.

(i) Residential Transportation Coordinators.

(ii) Try Transit Campaign for new residents.

E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.

(i) Office Transportation Coordinators.

(ii) Coordinated Outreach and Marketing Activities with TDM Providers.

(iii) Try Transit Campaign for new employees.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

(i) TDM Program Manager. If not previously appointed, the AG shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Arbor Row. If not previously appointed, the TPM shall be appointed by the AG no later than

sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The AG shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the AG shall do the same within ten (10) days of any change in such appointment.

(ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Subject Property. Every calendar year thereafter but no later than March 15th, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property. The Annual Report shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A summary of the then existing development levels in the Tysons Corner Urban Center as well as within Arbor Row;

d. A determination of the applicable Maximum Trips After Reduction for the Subject Property;

e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and

f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Subject Property.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM

shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM, in conjunction with each annual report summarizing the results of the TDM Program to be submitted no later than March 15th (the "Annual Report"), shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for such year. The expected annual amounts of the TDM Budget are further described in Section 7.0 of the TDM Plan.

(iii) TDM Account. If not previously established, the AG, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDMWP and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the AG, through the TPM. The documents that establish the AG shall provide that the TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a year's TDMWP. In no event shall the TDM Budget exceed $122,500 (this amount shall be adjusted annually from the date of rezoning approval for the Subject Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year in accordance with Proffer 112. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

(iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund) with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one

time on a building by building basis at the rate of $0.40 per gross square foot of new office uses and $0.30 per gross square foot of new residential uses on the Subject Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approval of the Subject Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

(v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within Arbor Row. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to be constructed on the Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property.

(vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the AG shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with Arbor Row, or with the TPM's approval, for other TDM-related improvements or programs within Tysons Corner. To secure the AG's obligations to make payments into the TDM Penalty Fund, the AG shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Subject Property, the AG shall:

a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or

b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or

escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to $0. 10 for each square foot of new office GFA or $0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Subject Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Subject Property has been issued in accordance with Proffer 112 using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the AG (or the TPM) into the TDM Penalty Fund as provided below.

(vii) Monitoring. The AG shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Subject Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Subject Property have been met. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization,

FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

G. Remedies and Penalties.

(i) Pre-Stabilization. If the Maximum Trips After Reduction for the Subject Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP.

a. Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Remedy Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

b. If the results of the Vehicular Traffic Counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owner(s) through the AG. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time of Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**30%**
5% - 10%	50%

10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
Reach Final Goal	**100%**

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**50%**
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
Reach Final Goal	**100%**

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**65%**
5% - 8%	80%
8.1% - 10%	90%
Reach Final Goal	**100%**

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**80%**
5% - 8%	90%
Reach Final Goal	**100%**

96-113,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**90%**
5%	**100%**

113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
Meet Goal	**100%**

c. There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the AG for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

(ii) Following Stabilization.

a. *Remedies*. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Subject Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP and funded by the Remedy Fund (if available) as may be necessary, commensurate with the

extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

b. If the results of the traffic counts conducted upon Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the AG.

c. *Penalties.* If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing and approved development levels in the Tysons Corner Urban Center as described in Proffer 79.B.) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

(iii) The AG through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the AG fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

(iv) The maximum amount of penalties associated with the Subject Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) (either Penalty and/or Remedy Funds) shall be released

to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

H. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 79.G., the AG may request that FCDOT review the vehicle trip reduction goals established for the Subject Property and set a revised lower goal for the Subject Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Subject Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

J. Continuing Implementation. The AG through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

K. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

L. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the AG shall be subject to a penalty of $100 per day not to exceed $36,500 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit,

transportation, or congestion management improvements within the vicinity of the Subject Property, or with the TPM's approval, for other TDM-related improvements or programs within Tysons Corner.

80. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Subject Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will penalties be assessed against any Retail/Hotel Uses, which may be established on the Subject Property.

A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Subject Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Subject Property rather than focusing on the specific trip reductions during the weekday AM or PM Peak Hours.

B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Subject Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.

C. Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Subject Property tenants and their employees.

D. Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options.

This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and Property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

81. Existing or Interim Arbor Row Office Uses. Certain components of the TDM Plan are applicable to and would benefit not only the existing office or interim uses on the Subject Property but potential interim uses as well. The TPM shall make available information on those components to any existing occupied office and/or interim uses which remain or are established on Blocks A-F or any established interim uses. Such uses shall not however be subject to monitoring nor will penalties be assessed against those existing office or interim uses. Beginning with the first September following the issuance of a building permit for any new building on Blocks A through F, the subsequent TDMWP shall be expanded to include those new office or residential uses.

82. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

A. Traffic conditions, road hazards, construction work zones, and road detours.

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

D. Bus stops pre-wired for real-time arrival/departures information, if available.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

BICYCLE FACILITIES

83. Bicycle Parking and Storage. Bicycle racks, bike lockers, and/or bike storage areas shall be provided on each Block, with the specific amounts and locations determined at the time of FDP and finalized with site plan approval in consultation with the FCDOT Bicycle Coordinator. Bicycle racks located outside of buildings and parking garages shall be inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces provided for all Blocks shall be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings, as determined at the time of FDP approval. Signage shall be posted on the exterior side of buildings closest to entrances to bike parking/storage space to indicate bike parking/storage.

84. Bicycle Lanes. In combination with the street and streetscape improvements identified in these Proffers, pavement and striping for on-street bicycle lanes along the Westpark Drive frontage of each respective Block and a temporary bicycle lane along the corresponding westbound frontage of Westpark Drive across from such Block, shall be provided as depicted on the CDP with the final dimension determined at the time of FDP approval. In addition, on Westbranch Drive a dedicated bike lane shall be provided between Westpark Drive and Tysons Boulevard in the southbound (uphill) direction only. The timing and installation of bicycle lane striping shall be subject to VDOT approval.

PARKING

85. Parking Requirements. Parking on the Subject Property shall be provided in accordance with the parking requirements for the PTC District set forth in Sect. 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. Tandem and valet parking shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of parking spaces to be provided for each Block shall be refined with approval of the FDP and determined at the time of site plan approval based on the specific uses of each Block. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking garages, so long as the maximum height and footprints of the parking garages do not increase from that shown on the CDP. Parking at revised ratios may be provided, as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a PCA, CDPA or FDPAs, provided

there is no increase in the size or height of above-grade parking garages beyond minor adjustments to what is shown on the CDP.

86. On-Street Parking Spaces on Private Streets. On-street parking may be provided on the private streets to meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications, if any. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to their respective Blocks, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

87. On-Street Parking Spaces on Public Streets. On-street parking spaces along the public street frontages associated with each respective Block may be constructed as generally shown on the CDP and as may be adjusted at the time of FDP approval. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of required parking spaces to be provided for each Block. Notwithstanding the notes on the CDP, the designation and/or restriction of on-street parking spaces, including the location of handicapped spaces along Westpark Drive and Westbranch Drive, shall be determined in consultation with VDOT and FCDOT at the time of site plan approval for each respective Block.

88. Parking Restrictions. Based on tenant requirements, vehicular access and travel between the parking garages on Blocks B and C may be restricted by the Applicant, so long as Block C can maintain access through the Block B garage to Westbranch Drive. The Block D parking garage will not be connected with adjacent parking garages on other Blocks but will connect to the building on Block D. Block A may have separate parking garages for Sub-Blocks A-1 and A-2 that are not connected. All Blocks may provide gated/restricted parking within the parking garages on the respective Blocks. If gates are provided in any of the Block A through F parking garages, then such gates should be located to provide sufficient stacking capacity within the parking garage to prevent vehicles from stacking onto public roads.

89. Temporary Trees on Interim Surface Parking Lots. Existing surface parking lots may be used for interim parking prior to replacement with parking garages or buildings and, in the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees, subject to Board approval. No interior parking lot landscaping shall be required nor provided for these interim surface lots, subject to Board's approval of a waiver.

90. Unbundled Parking for Residential Uses. All for-sale residential units must be offered exclusive of parking (i.e., at a separate cost). Five (5) years after issuance of the initial RUP for each residential Block, all leases for residential units shall be offered exclusive of parking.

91. Paid Parking for Non-Residential Uses. The Applicant may charge for parking on their respective Blocks, on a per space basis, at rates that the Applicant deems to be market-competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking decks associated with commercial Blocks and on portions of the street network that are privately owned.

AFFORDABLE/WORKFORCE HOUSING

92. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided for Block A and/or Block E, as applicable, pursuant to such provisions unless modified by the ADU Advisory Board.

93. Workforce Dwelling Units. For-sale and/or rental housing units shall be provided within residential buildings in accordance with the Board's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in twenty percent (20%) of the total residential units constructed on Block A and Block E, respectively . The 20% applies to the total number of dwelling units to be constructed on the subject site, respectively; however, any units created with workforce housing bonus floor area shall be excluded from the 20% WDU calculation (e.g., if 500 total units are to be constructed, 84 WDUs/ADUs would be required, based on the calculation of 500/1.20 = 417 base units x .20 = 84 WDUs/ADUs). If ADUs are provided in any residential building , both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

A. The WDUs generated by each residential building shall be provided within such building, however, the WDUs may be consolidated into one or more buildings on a Block, and thereby increase the number of WDUs in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other buildings. The WDUs in each building, if any, shall have a bedroom mix roughly proportional to that provided in the market rate units in such building. Additionally, in the event that parking spaces are offered to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the subject Block.

B. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, in their sole discretion as to their respective Blocks, to opt in to the new policies, in part or in whole, without the need for a PCA or CDPA and, if an Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which the Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right as to their respective Blocks to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Rezoning. Neither the Board nor the County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the land records of the County.

94. Office and Hotel Contributions toward Affordable/Workforce Housing in Tysons Corner. One of the following two options may be chosen by the Applicant for non-residential uses' contribution toward the provision of affordable and/or workforce housing within Tysons Corner. This contribution shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable prior to the issuance of the Non-RUP for each new non-residential building on each respective Block, excluding retail/services uses and public uses. The contributions shall consist of either (i) a one-time contribution of $3.00 for each square foot of office or hotel GFA, excluding retail/services uses and public uses, or (ii) an annual contribution of $0.25 for each square foot of non-residential GFA, excluding retail/services uses and public uses and continuing for a total of sixteen (16) years.

STORMWATER MANAGEMENT

95. Stormwater Management. Stormwater management (SWM) measures for the Subject Property shall be designed with the goal of protecting the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionately improve the condition of such receiving waters. Stormwater detention and Best Management Practices (BMPs) shall be provided in an appropriate system, including but not limited to, underground detention vaults, LID facilities, infiltration trenches, existing off-site stormwater management facilities as generally set forth on the CDP (collectively, the "SWM Facilities"). The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES. Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to

underground vaults. For the purposes of this Proffer, references to "current LEED requirements" shall be defined as the version of LEED under which each building is anticipated to attain certification. At the time of each FDP submission, calculations shall be provided showing the proposed volume reductions for the subject Block and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured and the first inch of rainfall for the subject Block is retained or reused to the maximum extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

A. The SWM Facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates for the subject Block, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes as contemplated within current LEED requirements, depending on the existing impervious condition. Stormwater management plans for each Block shall strive to achieve at a minimum the stormwater management design credits for LEED (provided such LEED stormwater credit does not include a mandatory drawdown requirement that conflicts with other aspects of this Proffer) and retain on-site and/or seek to reuse the first inch of rainfall to the extent practicable during final design of each building in such Block. Seasonal variations in reuse water demand will create fluctuations in the draw down period, and as such, the stormwater system will be designed to the extent practicable in order to not exceed 10 days of storage. If storage exceeds 10 day duration, excess volumes may be discharged off site at release rates as allowed by the PFM.

B. Site plans for each Block shall make use of certain LID techniques that will aid in runoff volume reduction and/or promote stormwater reuse throughout the Subject Property. LID techniques may include, but not be limited to, green roofs, tree box filters, pervious hardscapes/streetscapes, bioretention, vegetated swales, infiltration, and stormwater reuse for landscape irrigation and air conditioning unit cooling, as determined by the Applicant for their respective Blocks, in their sole discretion.

C. At the time of each site plan submission, calculations shall be provided showing the proposed volume reductions for the subject Block and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured to the maximum extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

INTERIOR NOISE ATTENUATION FOR RESIDENTIAL AND HOTEL USES

96. Residential and Hotel Interior Noise Level. The Applicant shall reduce the interior DNL to no more 45 dBA for residential and hotel buildings on the Subject Property. At the time of building plan application for the full shell building permit for each residential or hotel building, the Applicant shall submit to the Director of DPZ an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA. The Applicant shall not obtain full-shell building permits until the Director of DPZ has approved the applicable Indoor Noise Study, provided that a failure to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study.

EQC, RPA AND TREE PRESERVATION WITHIN SUB-BLOCK A-1

97. Environmental Quality Corridor ("EQC") Boundary. The EQC boundary shall be delineated and appropriately labeled on the site plan and is inclusive within the Resource Protection Area boundary referenced below.

98. Resource Protection Area ("RPA") Boundary. Within Sub-Block A-1, the limits of clearing and grading shown along the RPA boundary shall be strictly observed and enforced. With each and every site plan submission that includes Sub-Block A-1, the Phase 1 and 2 Erosion and Sediment ("E&S") control plans and associated narrative shall require the installation of tree protection fencing with signage and super silt fence along the limits of clearing and grading that abut the RPA boundary. The only authorized encroachments into the RPA are those depicted on this plan and set forth in these Proffers, subject to approval of a Water Quality Impact Assessment and those allowed by, or exempt from, the Chesapeake Bay Preservation Ordinance ("CBPO") as approved by DPWES. The Applicant shall be responsible for the means and methods to ensure that the building construction does not encroach into the RPA. Any unauthorized encroachment into, or disturbance of, the RPA is considered a violation of the CBPO and is subject to the penalties in Article 9 (violations and penalties) of such Ordinance.

99. Tree Preservation. A tree preservation plan and narrative for Sub-Block A-1 shall be submitted as part of the first and all subsequent site plan submissions for Sub-Block A-1. Such tree 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 UFMD. Such 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 that are located within 25 feet to either side of the limits of clearing and grading, and have 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), whether on-site or off-site or living or dead. Such 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 CDP and those additional areas in which trees can be preserved as a result of final engineering. Such 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.

100. Tree Preservation Walk-Through. In connection with redevelopment of Sub-Block A-1 pursuant to the previous paragraph, the services of a certified arborist or Registered Consulting Arborist shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to a pre-construction walk-through meeting. During the tree preservation pre-construction walk-through meeting, the certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation without adversely impacting the buildings and related improvements 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.

101. Limits of Clearing and Grading. Construction on Sub-Block A-1 shall conform with the limits of clearing and grading as shown on the CDP, subject to allowances provided in these Proffers and for the installation of utilities, public improvements (i.e. roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions) 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 beyond the limits of clearing and grading for Sub-Block A-1 as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas on Sub-Block A-1 beyond the limits of clearing and grading that must be disturbed for such trails, utilities, roads or similar uses, if any such areas are identified at the time of site plan.

102. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan for Sub-Block A-1 shall be protected by tree protection fencing. 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. 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 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.

103. Root Pruning. Root pruning, as needed to comply with the tree preservation requirements applicable to Sub-Block A-1, shall be performed. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission for Sub-Block A-1. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

B. Root pruning shall take place prior to any clearing and grading, or demolition of structures.

C. Root pruning shall be conducted under the supervision of a certified arborist.

D. A UFMD representative shall be informed when all root pruning and tree protection fence installation is completed.

104. Tree Appraisal. For Sub-Block A-1 only, the Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located within twenty-five (25) feet of the outer limits of disturbance that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond, a letter of credit payable to the County of Fairfax or a surety bond from a financial institution licensed to do business in Virginia, to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit, cash deposit or surety bond shall be equal to 25% of the replacement value of the Bonded Trees.

At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be a minimum three (3) inch caliper in size, and equivalent species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this Proffer shall be returned/released to the Applicant.

105. Demolition of Existing Structures. Any demolition of existing structures and related improvements for Sub-Block A-1 in areas outside of the limits of clearing and grading shown on the CDP for Sub-Block A-1 shall be done by hand without heavy equipment to the extent practicable 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.

106. Site Monitoring. During any clearing or tree/vegetation/structure removal within the tree preservation area in Sub-Block A-1, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by the UFMD. The services of a certified arborist or Registered Consulting Arborist shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with these Proffers and the UFMD approvals. The monitoring schedule shall be described in the tree preservation plan, and reviewed and approved by the UFMD.

MISCELLANEOUS

107. Bird-Friendly Design. At the time of site plan submission for each respective Block, the Applicant for that site plan shall study whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. In addition, the Applicant shall study whether interior lighting should be reduced and direct lighting which is visible from the exterior should be eliminated to reduce a building's attractiveness to birds flying at night. The Applicant shall describe the results of the studies of such bird-friendly design strategies, and to what extent any of the strategies will be implemented, in a narrative that is provided at the time of building permit issuance. To the extent strategies are identified, but not implemented, the narrative shall describe the reasons for the exclusion of such strategies.

108. Tree Preservation and Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant shall make a one-time, total contribution payable at the time of the first site plan approval in the amount of $.002 (two tenths of a cent) per square foot of the maximum proposed GFA as stated in Proffer 9 to the Fairfax County Tree Preservation and Planting Fund "TPPF"). This donation to the TPPF shall supply tree saplings, volunteer support, and information to landowners with which they can enhance tree canopy on their property. Additionally, this donation shall enable educational activities in Fairfax County Public Schools, should they choose to participate.

109. Delay. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the required transportation, publicly-accessible park areas and athletic fields, trail connections, offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements.

110. Tysons Partnership. The Applicant, and their respective successors and assigns, shall become members of the Tysons Partnership or its residential equivalent no later than issuance of the first RUP or Non-RUP for their Block.

111. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) days prior to recording any condominium documents that would change the use of one or more buildings on Block A or Block E from a multiunit residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business which is taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that portion of Block A or Block E, as the case may be. Prior to recording such condominium documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase I District taxes based on the use of that portion of Block A or Block E, as the case may be, prior to becoming subject to the condominium that will be lost as a result of recording such condominium documents, in accordance with a formula approved by the Board.

112. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis from the base month of January 2013 and change effective each January 1 thereafter, as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

113. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the improvements described in these Proffers, and the Applicant responsible for such construction has not been able to acquire such right-of-way or easements after

documented, reasonable efforts to do so, the obligation of such Applicant to construct such improvements for which right-of-way is not available shall be contingent upon the Board acquiring such right-of-way and/or easements through its powers of eminent domain after being requested to do so by such Applicant, in writing. In the event the County elects not to use its power of condemnation to acquire those off-site rights-of-way and/or easements necessary for construction of any of the improvements described in these Proffers, then that Applicant shall escrow the costs of those improvements with the County for future implementation by FCDOT, VDOT and/or others. No Applicant shall be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, and Non-RUP and RUP permits) for the Subject Property, nor from commencing construction on the Subject Property, during the pendency of any eminent domain proceedings initiated pursuant to this Proffer, nor any deferral of the County's exercise of eminent domain pursuant to this Proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these Proffers have been met.

114. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this Proffer statement shall include within its meaning and shall be binding upon the successors in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

115. 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 but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

APPLICANT:

CITYLINE PARTNERS LLC
Applicant and Agent for Title Owners

By:_____
Name:_____
Title:_____

CITYLINE OWNERS:

FRANKLIN 7903 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-1

By:_____
Name:_____
Title:_____

GRAYSON 7913 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-2

By:_____
Name:_____
Title:_____

CAMPBELL-SCOTT WESTPARK LLC
Title Owner of Parcel 29-4-((7))-3

By:_____
Name:_____
Title:_____

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

By:_____
Name:_____
Title:_____

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By:_____
Name:_____
Title:_____

COUNTY:

FAIRFAX COUNTY BOARD OF
SUPERVISORS, a body politic
Title Owner of Westbranch Drive Right-of-Way

By:_____
Name: Edward L. Long, Jr.
Title: County Executive

AMT:

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By:_____
Name:_____
Title:_____

CONTRACT PURCHASER:

HOME PROPERTIES TYSONS LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., its sole member

BY: Home Properties, Inc., its general partner

By:_____
Name:_____
Title:_____

CONTRACT PURCHASER:

HANOVER R.S.LIMITED PARTNERSHIP
Contract Purchaser of Parcels 29-4-((7))-1 and 29-4-((7))-2 (part)

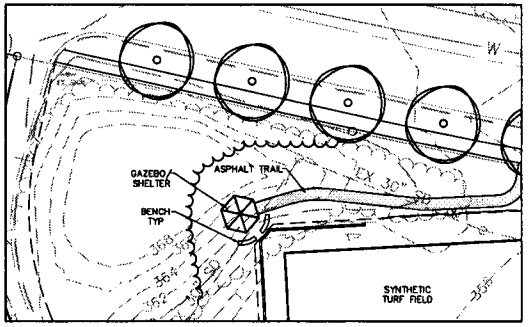
BY: THC Capital G.P. LLC, its sole general partner

By:_____
Name:_____
Title:_____

PUBLIC FACILITIES and ATHLETIC FIELDS CONTRIBUTION ELEMENTS

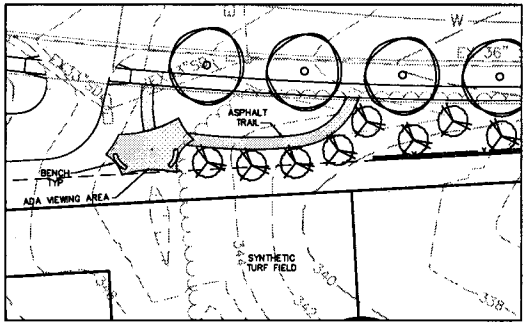
HANOVER PARCEL

1. FULL SIZE SYNTHETIC TURF ATHLETIC FIELD (390'x220' INCLUDING OVERRUN) WITH LIGHTS
2. ONE HALF SIZE SYNTHETIC TURF ATHLETIC FIELD (180'x255' INCLUDING OVERRUN) WITH LIGHTS
3. STREETSCAPE/LANDSCAPE IMPROVEMENTS ALONG JONES BRANCH DRIVE FRONTAGE
4. PICNIC/SHELTER OVERLOOK
5. PARK SETTING IMPROVEMENTS
6. STORM DRAIN OUTFALL IMPROVEMENTS
7. OTHER ON-SITE STREAM CHANNEL IMPROVEMENTS TO BE IDENTIFIED AND AGREED TO IN CONSULTATION WITH PARK AUTHORITY AND DPWES
8. 6 FT STREAM VALLEY TRAIL WITH ONE STREAM CROSSING STRUCTURE
9. CASH CONTRIBUTION ($600,000) TOWARDS FUTURE SCHOOL DESIGN AND/OR ATHLETIC FIELD MAINTENANCE AND/OR STREAM VALLEY IMPROVEMENTS
10. FLEXIBILITY IN FUTURE USE OF HANOVER SITE
11. DELIVERY OF 1-1/2 LIGHTED SYNTHETIC TURF ATHLETIC FIELDS BY DECEMBER 31, 2014



PICNIC SHELTER OVERLOOK

SCALE: 1"=30'

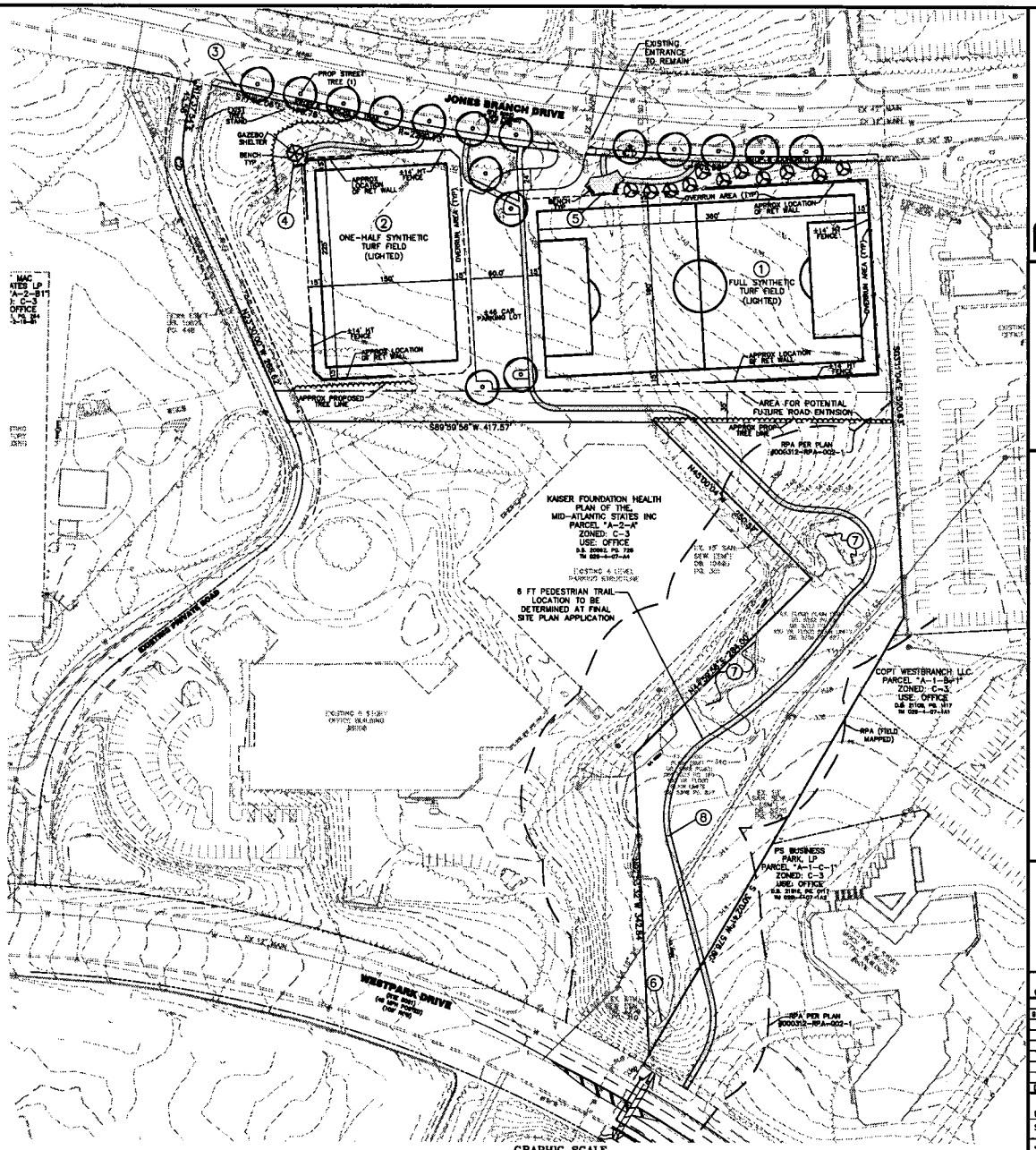


PARK SETTING IMPROVEMENTS

SCALE: 1"=30'

NOTE

QUANTITY AND LOCATION OF PROPOSED STREET TREES IS SUBJECT TO CHANGE WITH VERIFICATION AND LOCATION OF EXISTING BELOW GROUND UTILITIES



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2268.72'	609.89'	N 88°18'30" W	608.08'	15°46'58"	306.81'
C2	1584.32'	86.06'	N 08°26'03" W	86.05'	3°07'54"	43.04'

Bowman CONSULTING

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14020 Thunderbolt Place Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
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Cityline PARTNERS

A SUBSIDIARY OF DLJ Real Estate Capital Partners

PLAYING FIELDS AND PUBLIC FACILITIES EXHIBIT

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

PLAN STATUS	
8/10/12	COUNTY COMMENTS

DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V:

JOB No.

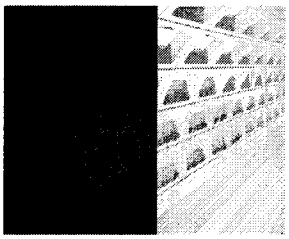
DATE : June, 2012

FILE No.

SHEET 1 of 1

Cad file name : P:\7403 - West Group Properties\7403-07-001 (PLN) - Tysons West Park\Planning\Rezoning\Hanover Parcel Dedication\Exhibit 6\7403-07-001 (hanover) Dedication exhibit 6 rev 9.10.12.dwg

WELLS + ASSOCIATES
Transportation, Traffic and Parking Consultants



Arbor Row TDM Plan

August 2012

WELLS + ASSOCIATES

Arbor Row TDM Plan

Prepared by:

Robin Antonucci
Courtney Menjivar
Justin Schor
Kevin Fellin

August 2012

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FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-PR-023

September 13, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-023, on property located at Tax Map 29-4 ((7)) 10, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Arbor Row – Block A," prepared by Bowman Consulting Group, Ltd., and dated December 7, 2011 as revised through August 29, 2012, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Irrespective of the notes on the FDP, the first inch of rainfall shall be retained and/or reused.
3. Any structure which is not constructed of Building Construction Types 1 or 2, as specified in the Virginia Uniform Statewide Building Code (VUSBC) shall use non-combustible exterior siding materials.

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2012-PR-023-02

September 23, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-023-02, on property located at Tax Map 29-4 ((7)) 5A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "The Association for Manufacturing Technology, Arbor Row – Block F," prepared by Walter L. Phillips, Inc., and dated February 24, 2012 as revised through August 29, 2012, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Irrespective of the notes on the FDP, the first inch of rainfall shall be retained and/or reused.

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-PR-023-03

September 13, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-023-03, on property located at Tax Map 29-4 ((7)) 1 and 2 (part), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved FDP entitled "Arbor Row – Block E," prepared by Bowman Consulting Group, Ltd., and dated February 24, 2012 as revised through August 29, 2012, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Irrespective of the notes on the FDP, the first inch of rainfall shall be retained and/or reused.

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

I, Thomas D. Fleury, 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

112948a

in Application No.(s): PCA 88-D-005-7
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cityline Partners LLC(1) Agents: Michael R. Pedulla Thomas D. Fleury Keith S. Turner Tasso N. Flocos	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Applicant and Agent for Title Owners
Franklin 7903 Westpark LLC(5) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-1
Grayson 7913 Westpark LLC(6) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-2

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 24 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Hanover R.S. Limited Partnership(14) Agents: Adam S. Harbin Kathy K. Binford John H. Nash John C. Garibaldi Howard E. Dyer-Smith John Stephen Luna Thomas J. Denney Thomas D. Knutson F. Charles LeBlanc Kristen L. Gates Aaron J. Wilke	5847 San Felipe, Suite 3600 Houston, TX 77057	Contract Purchaser of Parcels 29-4-((7))-1 and 29-4-((7))-2(part)
Campbell-Scott Westpark LLC(7) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-3
Essex 7929 Westpark LLC(8) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-9
Frederick 8003 Westpark LLC(9) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-10
Home Properties Tysons, LLC(19) Agents: Ruth Uchiyama Hoang Donald R. Hague	850 Clinton Square Rochester, NY 14604	Contract Purchaser of Parcel 29-4-((7))-10
AMT - The Association for Manufacturing Technology(22) Agents: Douglas K. Woods Jeffrey H. Traver Linda G. Montfort	7901 Westpark Drive McLean, VA 22102	Title Owner of Parcel 29-4-((7))-5A
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.(23) Agent: Kendall D. Hunter	2101 East Jefferson Street Rockville, MD 20852	Title Owner of Parcel 29-4-((7))-A4

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

112948a

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Hanover Jones Branch LLC (24) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-2-((15))-B2
PS Business Parks, L.P.(25) Agent: Maria R. Hawthorne	1521 Westbranch Drive, Suite 100 Tysons Corner, VA 22102	Title Owner of Parcels 29-4-((7))-C1, C2, 1A2 6, 7A1, 7B, 8, 11A
COPT Westbranch, LLC(27) Agents: Ivy B. Burg (former) Wayne H. Lingafelter Dean A. Lopez David L. Finch	6711 Columbia Gateway Drive, Suite 300 Columbia, MD 21046	Title Owner of Parcel 29-4-((7))-1A1
Hunton & Williams LLP(29)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Bowman Consulting Group, Ltd.(30) Agents: Gary P. Bowman Matthew J. Tauscher Donald H. Hughes Brice R. Kutch Jessica L. Fleming Robert S. Devenney	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Agents for Applicant

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

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Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
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for Application No. (s): PCA 88-D-005-7
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(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
WDG Architecture, PLLC(31) Agents: Frederick B. Hammann II Sungjin Cho (nmi) Malcolm Durwood Dixon James Nicholas Anderson	1025 Connecticut Avenue, N.W., Suite 300 Washington, DC 20036	Architects/Agents for Applicant
M. J. Wells & Associates, Inc.(32) Agents: Robin L. Antonucci Terence J. Miller Kevin R. Fellin William F. Johnson Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John F. Cavan IV	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Parker Rodriguez, Inc.(33) Agents: Trini M. Rodriguez Craig A. McClure Alit J. Balk	101 N. Union Street, Suite 320 Alexandria, VA 22314-3002	Landscape Architects/Agents for Applicant
Dewberry & Davis LLC(34) Agent: Timothy L. Belcher Gary W. Kirkbride	8401 Arlington Boulevard Fairfax, VA 22031	Traffic Engineers/Agents for Applicant
Shalom Baranes Associates, P.C.(36) Agents: S. Shalom Baranes Robert M. Sponseller Juan I. Tampe Hyojin Yi (nmi) Ekachai Pattamasattayasonthi (nmi)	3299 K Street, N.W., Suite 400 Washington, DC 20007	Architects for Home Properties Tysons, LLC

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
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112948a

for Application No. (s): PCA 88-D-005-7
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(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cooley LLP(37) Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agents for AMT - The Association for Manufacturing Technology
Walter L. Phillips, Inc.(38) Agents: Jeffrey J. Stuchel William H. Prodo Monica R. Westgate Aaron M. Vinson	207 Park Avenue Falls Church, VA 22046	Engineers/Agents for AMT - The Association for Manufacturing Technology
Kishimoto Gordon Dalaya, PC(39) Agents: Manoj V. Dalaya Wynne K. Shafer Estrella Amador-Bernal Suttiruck Wongsawan (nmi) Henry C. Mahns	1300 Wilson Boulevard, Suite 250 Rosslyn, VA 22209	Architects/Agents for AMT - The Association for Manufacturing Technology
Aon Fire Protection Engineering Corporation(40) Agents: David P. Wilmot Jennifer M. Zaworski	6305 Ivy Lane, Suite 220 Greenbelt, MD 20770	Code Compliance Consultants/Agents for Home Properties Tysons, LLC
ARUP USA, Inc.(42) Agents: John E. Mahoney Matthew W. Davy	1120 Connecticut Avenue, NW, Suite 200 Washington, DC 20036	Code Compliance Consultants/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBER:
RECP IV Tysons Cityline Holdco LLC(2)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, Executive VP
Thomas D. Fleury, Executive VP
Eric R. Maggio, Senior VP & CFO
Keith S. Turner, VP
Tasso N. Flocos, Senior VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(2)RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Cityline Partners LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)Franklin 7903 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)Grayson 7913 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)Campbell-Scott Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Essex 7929 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9)Frederick 8003 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(10)RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Tysons Land Investor Holdco LLC (11)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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for Application No. (s): PCA 88-D-005-7
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(11)RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, Frederick 8003 Westpark LLC and Hanover Jones Branch LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MANAGER: RECP IV WG Land Investors LLC(10)

MEMBERS: Thomas D. Fleury, Eric R. Maggio, Tasso N. Flocos, Donna P. Shafer

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(13)RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, Frederick 8003 Westpark LLC and Hanover Jones Branch LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(15)THC Capital G.P. LLC
5847 San Felipe, Suite 3600
Houston, TX 77057

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)
J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
J. Murry Bowden, Chairman of the Board
John H. Nash, President
John C. Garibaldi, Executive VP
Kathy K. Binford, Vice President

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(18)Metropolitan Life Insurance Company
10 Park Avenue
Morristown, NJ 07960

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded on the NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(19)Home Properties Tysons, LLC
850 Clinton Square
Rochester, NY 14604

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)
Home Properties, L.P.(20)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc.
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Edward J. Pettinella, Pres/CEO	Scott A. Doyle, SVP	Lisa M. Critchley, SVP	Christopher J. Berson, VP
David P. Gardner, EVP/CFO	Donald R. Hague, SVP	Bernard J. Quinn, SVP	William L. Brown, VP
Ann M. McCormick, EVP/GC/Sec	Robert J. Luken, SVP/CAO/Treas	John E. Smith, SVP	

(Continued below)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Lesley A. Darling, VP	Kenneth O. Hall, VP	Rick W. Leith, VP	Kimberly M. Pepe, VP
Kristen A. Duckles, VP	Kerri L. Haltom, VP	Karen A. Lejman, VP	Caron D. Shore, VP (former)
Michael D. Eastwood, VP	Keith E. Knight, VP	Rosemarie Cook-Manley (nmi), VP	Robin L. Stein, VP
Les Eisenberg (nmi), VP	Gerald B. Korn, VP	Paul H. O'Leary, VP	

(Continued next page)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Charis W. Warshof, VP
Kathleen K. Suher, VP
Michele M. Wilson, VP
Brent A. Kohere, VP

(Continued below w/Directors)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

DIRECTORS:

Stephen R. Blank
Thomas P. Lydon, Jr.
Clifford W. Smith, Jr.
Leonard F. Helbig III
Alan L. Gosule
Amy L. Tait
Edward J. Pettinella
Charles John Koch

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(22)AMT - The Association for Manufacturing Technology
7901 Westpark Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
NONE - Nonprofit corporation created under the District of Columbia Nonprofit Corporation Act

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Douglas K. Woods, Pres/Dir	Patrick W. McGibbon, VP	Linda G. Montfort, VP/Dir	Brian J. Papke, Sec/Dir
Christine T. Rasul, VP	Peter R. Eelman, VP	Steven F. Lesnewich, VP	Amber L. Thomas, Dir. Ad.
Jeffery H. Traver, VP	Paul R. Warndorf, VP	Gregory A. Jones, VP	

(Continued below with add'l Directors)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(22)AMT - The Association for Manufacturing Technology (Continued)
7901 Westpark Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
NONE - Nonprofit corporation created under the District of Columbia Nonprofit Corporation Act

FORMER DIRECTORS: Charles N. Clark, Sr. Dougald A. Currie, II Kim W. Beck
Krestine Corbin Ronald F. Schildge

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

DIRECTORS:	Kevin J. Kilgallen, 2d V. Chair	Roger M. Powell	Richard L. Simons
Timothy B. Dinning, Co-Chair	David J. Burns	Carl A. Reed	Steven R. Stokey
Ronald J. Mayer, Co-Chair	Ronald S. Karaisz	Jerry L. Rex	Eugene R. Haffley, Jr., Ex-Officio
R. Stephen Flynn, 1st V. Chair/Treas	Lee B. Morris	Larry G. Schwartz	Daniel D. Janka, Ex-Officio

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(23)Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.
2101 East Jefferson Street
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
None - Non-Stock Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

George C. Halvorson, CEO	Marilyn J. Kawamura, Reg. Pres	Thomas R. Meier, SVP/Tr	Mark S. Zemelman, SVP/GC/Sec
Bernard J. Tyson, Pres/COO	Kathryn Lee Lancaster, EVP/CFO	Don H. Orndoff, SVP	Rochelle M. Roth, Asst Sec.
Gregory A. Adams, Group Pres	Arthur M. Southam, MD, EVP	Deborah Stokes (nmi), SVP/Contr.	

(continued)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(23)Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. (continued)
2101 East Jefferson Street
Rockville, MD 20852

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)
None - Non-Stock Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Jacqueline Sellers (nmi), Asst. Sec.	DIRECTORS:	Kim J. Kaiser	Judith A. Johansen, JD
Susan M. Spurlark, Asst. Sec.	George C. Halvorson	Jenny J. Ming	Edward Ying Wah Pei
Victoria B. Zatkin, Asst. Sec.	Daniel P. Garcia	Margaret Effie Porfido, JD	Cynthia A. Telles, PhD
Kendall D. Hunter, VP/COO (former)	William R. Graber	Christine K. Cassel, MD	

(continued)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

112948a

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(23)Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. (continued)
2101 East Jefferson Street
Rockville, MD 20852

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
None - Non-Stock Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
DIRECTORS, CONTINUED:
Thomas W. Chapman, EdD
J. Eugene Grigsby, III, PhD
Philip A. Marineau
J. Neal Purcell

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(24)Hanover Jones Branch LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

112948a

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(26)PS Business Parks, Inc.
701 Western Avenue
Glendale, CA 91201

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
A publicly traded real estate investment trust

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Maria R. Hawthorne, EVP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(27)COPT Westbranch, LLC
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

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)
Corporate Office Properties, L.P.(28)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Randall M. Griffin, CEO
Roger A. Waesche, Jr., Pres/COO
Stephen E. Riffee, EVP/CFO
Wayne H. Lingafelter, EVP-Devel. & Constr.
Karen M. Singer, SVP/GC/Sec.
Holly G. Edington, SVP-H.R.
Anthony Mifsud (nmi), SVP-Finance/Treas.
Gregory J. Thor, SVP/Controller
Ivy B. Burg, VP/Asst. Sec. (former)
David L. Finch, VP/Asst. Sec.
Stephanie L. Shack, VP/Asst. Sec.

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(30)Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Gary P. Bowman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(31)WDG Architecture, PLLC
1025 Connecticut Avenue, N.W., Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MANAGING MEMBERS:		MEMBERS:
Carroll R. Dove	Eric J. Liebmann	Robert C. Keane
Malcolm D. Dixon	Marc Nathanson (nmi)	John R. Lowe (former)
Frederick B. Hammann II	Jeffrey A. Morris	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(32)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(33)Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3002

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)
Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(34)Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
The Dewberry Companies LC(35)
James L. Beight
Dennis M. Couture

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(35)The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)
MEMBERS: Sidney O. Dewberry
Barry K. Dewberry
Karen S. Grand Pre
Thomas L. Dewberry
The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05
(f/b/o Michael S. Dewberry II and 3 other minor children of Michael S. Dewberry)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(36)Shalom Baranes Associates, P.C.
3299 K Street, N.W., Suite 400
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 SHAREHOLDER: (enter first name, middle initial, and last name)
S. Shalom Baranes

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(38)Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)
Jeffrey J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(39)Kishimoto Gordon Dalaya, PC
1300 Wilson Boulevard, Suite 250
Rosslyn, VA 22209

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Tsutomu Ben Kishimoto
Christopher L. Gordon
Manoj V. Dalaya

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(40)Aon Fire Protection Engineering Corporation
6305 Ivy Lane, Suite 220
Greenbelt, MD 20770

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)
Aon plc(41)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(41)Aon plc
9 Devonshire Square
London, England EC2M 4PL

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded on the NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(42)ARUP USA, Inc.
1120 Connecticut Avenue NW, Suite 200
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(3)DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

GENERAL PARTNERS:

DLJ Real Estate Capital IV, LLC
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, Frederick 8003 Westpark LLC and Hanover Jones Branch LLC)

DLJ RECP Management, L.P.
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, Frederick 8003 Westpark LLC and Hanover Jones Branch LLC)

LIMITED PARTNERS:

Commonwealth of Pennsylvania Public School Employees' Retirement System
(There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, Frederick 8003 Westpark LLC and Hanover Jones Branch LLC)

Credit Suisse Group AG(4)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(14)Hanover R. S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:

THC Capital G.P. LLC(15)

LIMITED PARTNER:

THC Capital LP (16)

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(16)THC Capital LP
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:
THC Capital G.P. LLC(15)

LIMITED PARTNERS:
Bowden Family Limited Partnership(17)
John H. Nash
Richard B. Westnedge
Metropolitan Life Insurance Company(18)

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(17)Bowden Family Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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 PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

LIMITED PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(20)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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 & LIMITED PARTNER:

Home Properties, Inc.(21)

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(25)PS Business Parks, L.P.
1521 Westbranch Drive, Suite 100
Tysons Corner, VA 22102

(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 & Limited Partner:

PS Business Parks, Inc.(26)

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

112948a

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(28)Corporate Office Properties, L.P.
6711 Columbia Gateway Road, Suite 300
Columbia, MD 21046

(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:
Corporate Office Properties Trust — a Maryland real estate investment trust that is publicly traded on the NYSE

LIMITED PARTNERS:
Jay H. Shidler
Shidler Equities, L.P.*
Clay W. Hamlin, III
LBCW Limited Partnership*
Robert L. Denton
James K. Davis
RP Investments, LLC*
Denise J. Liszewski
Samuel Tang
Lawrence J. Taff
Kimberly F. Aquino
M.O.R. 44 Gateway Associates Limited Partnership*
John Parsinen
M.O.R. Commons Limited Partnership*
Lynn Hamlin
Housing Affiliates, Inc.*
Reingle Corp.*
Joseph Tawil
The Lovejoy Trust*
The Century Trust*
A. Charles Wilson and Betty S. Wilson Trust*
Harold and Renee Holland
Irwin Hoffman
The Rouse Family Exemption Trust*
Lawrence G. Rief
David D. Jenkins
RA & DM, Inc.*
Richard Alter
Donald Manekin
William Winstead
Richard Manekin
Robert Manekin
Charles Manekin
Francine Manekin
Sandye Sirota
Lynn Stern
Louis LaPenna
Jamie Deutsch
Kelly Alter
TRC Associates Limited Partnership*

*owns less than 10% of COPT Westbranch, LLC

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(29)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Walter J. Andrews
Heather S. Archer
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
S. Gregory Cope
Cameron N. Cosby
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick
Robert N. Flowers
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
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112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(29)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Brett L. Gross
Bradley W. Grout
Steven M. Haas
Miles B. Haberer
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
Andrew Kamensky (nmi)
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle
David C. Lonergan
David S. Lowman, Jr.
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Douglas M. Mancino
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

112448a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(29)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
John Charles Thomas
Gary E. Thompson
B. Cary Tolley, III
Bridget C. Treacy
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Mark G. Weisshaar
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Evan D. Wolff
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
David R. Yates
William F. Young
Lee B. Zeugin
Manida Zinmerman (nmi)

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(37)Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion Armon (nmi)
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne, III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis Childs (nmi)
William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy Davis (nmi)
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher Durbin (nmi)
John C. Dwyer
Shannon Eagan (nmi)
Robert L. Eisenbach, III
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Richard H. Frank
Steven L. Friedlander
Thomas J. Friel, Jr.
Francis Fryscak (nmi)
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt, III
Stephen D. Gardner
Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish Hamid (nmi)
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John Hession (nmi)
Gordon Ho (nmi)
Suzanne Sowachka Hooper
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Kevin F. Kelly
Jason L. Kent
Charles S. Kim
Kevin M. King
James C. Kitch
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz

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

Rezoning Attachment to Par. 1(c)

112948a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(37)Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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**)

Kenneth J. Krisko
John S. Kyle
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha Leskovsek (nmi)
Shira Nadich Levin
Alan Levine (nmi)
Michael S. Levinson
Stephanie Levy (nmi)
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Lori Mason (nmi)
Thomas O. Mason
Jennifer Massey (nmi)
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan
Beatriz Mejia (nmi)
Craig A. Menden
Erik B. Milch
Robert H. Miller
Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard Morse (nmi)
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
William H. O'Brien
Thomas D. O'Connor
Ian O'Donnell (nmi)
Kathleen Pakenham (nmi)
Nikesh Patel (nmi)
Timothy G. Patterson
Amy Elizabeth Paye
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc Recht (nmi)
Danielle Naftulin Reed
Thomas Z. Reicher
Michael G. Rhodes
Michelle S. Rhyu
Lyle Roberts (nmi)
John W. Robertson
Richardo Rodriguez (nmi)
Kenneth J. Rollins
Richard S. Rothberg
Adam J. Ruttenberg
Thomas R. Salley, III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty Somvichian (nmi)
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronad R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer, III
Aaron J. Velli

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number (s))

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

(37)Cooley LLP (Continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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**)

Lois K. Voelz
Emily Woodson Wagner
David A. Walsh
David M. Warren
Mark B. Weeks
Steven K. Weinberg
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Andrew S. "Drew"Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff
Nan Wu (nmi)
Babak Yaghmaie (nmi)
David R. Young
Christina Zhang (nmi)
Kevin J. Zimmer

FORMER PARTNER:

Eric Grossman (nmi)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 24 2012
(enter date affidavit is notarized)

112948a

for Application No. (s): PCA 88-D-005-7
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the value of which exceeded $100.
Thomas D. Fleury of Cityline Partners LLC, Applicant, has contributed in excess of $100 each to Supervisors Bulova, Cook, Foust, Hudgins, McKay, Gross, Hyland, Smyth, Herrity and Frey.
Keith S. Turner of Cityline Partners LLC, Applicant, has contributed in excess of $100 to Supervisor Frey.
John G. Lavoie of Cooley LLP provided an in-kind contribution in excess of $100 to "Penny Gross For Supervisor."

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's ~~Authorized~~ Agent

Thomas D. Fleury, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24th day of August 20 12, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public
Reg No. 299668

My commission expires: 3/31/13

MARY BETH VINCENT NOTARY PUBLIC COMMONWEALTH OF VIRGINIA REG. # 299668

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

I, Thomas D. Fleury, 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

1/2949a

in Application No.(s): RZ 2011-PR-023
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cityline Partners LLC(1) Agents: Michael R. Pedulla Thomas D. Fleury Keith S. Turner Tasso N. Flocos	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Applicant and Agent for Title Owners
Franklin 7903 Westpark LLC(5) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-1
Grayson 7913 Westpark LLC(6) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-2

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Hanover R.S. Limited Partnership(14) Agents: Adam S. Harbin Kathy K. Binford John H. Nash John C. Garibaldi Howard E. Dyer-Smith John Stephen Luna Thomas J. Denney Thomas D. Knutson F. Charles LeBlanc Kristen L. Gates Aaron J. Wilke	5847 San Felipe, Suite 3600 Houston, TX 77057	Contract Purchaser of Parcels 29-4-((7))-1 and 29-4-((7))-2(part)
Campbell-Scott Westpark LLC(7) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-3
Essex 7929 Westpark LLC(8) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-9
Frederick 8003 Westpark LLC(9) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-10
Home Properties Tysons, LLC(19) Agent: Ruth Uchiyama Hoang Donald R. Hague	850 Clinton Square Rochester, NY 14604	Contract Purchaser of Parcel 29-4-((7))-10
Fairfax County Board of Supervisors, a body Politic with no shareholders Agent: Edward L. Long, Jr., County Executive, or his successors in office	12000 Government Center Parkway, Suite 530 Fairfax, VA 22035	Title Owner of approximately 3,428 square feet of Westbranch Drive Right-of-Way

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
AMT - The Association for Manufacturing Technology(22) Agents: Douglas K. Woods Jeffrey H. Traver Linda G. Montfort	7901 Westpark Drive McLean, VA 22102	Title Owner of Parcel 29-4-((7))-5A
Hunton & Williams LLP(23)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Bowman Consulting Group, Ltd.(24) Agents: Gary P. Bowman Matthew J. Tauscher Donald H. Hughes Brice R. Kutch Jessica L. Fleming Robert S. Devenney	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Agents for Applicant
WDG Architecture, PLLC(25) Agents: Frederick B. Hammann II Sungjin Cho (nmi) Malcolm Durwood Dixon James Nicholas Anderson	1025 Connecticut Avenue, N.W., Suite 300 Washington, DC 20036	Architects/Agents for Applicant

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

Rezoning Attachment to Par. 1(a)

1/2949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M. J. Wells & Associates, Inc.(26) Agents: Robin L. Antonucci Terence J. Miller Kevin R. Fellin William F. Johnson Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John F. Cavan IV	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Parker Rodriguez, Inc.(27) Agents: Trini M. Rodriguez Craig A. McClure Alit J. Balk	101 N. Union Street, Suite 320 Alexandria, VA 22314-3002	Landscape Architects/Agents for Applicant
Dewberry & Davis LLC(28) Agent: Timothy L. Belcher Gary W. Kirkbride	8401 Arlington Boulevard Fairfax, VA 22031	Traffic Engineers/Agents for Applicant
Shalom Baranes Associates, P.C.(30) Agents: S. Shalom Baranes Robert M. Sponseller Juan I. Tampe Hyojin Yi (nmi) Ekachai Pattamasattayasonthi (nmi)	3299 K Street, N.W., Suite 400 Washington, DC 20007	Architects for Home Properties Tysons, LLC
Cooley LLP(31) Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agents for AMT - The Association for Manufacturing Technology

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

112949a

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Walter L. Phillips, Inc.(32) Agents: Jeffrey J. Stuchel William H. Prodo Monica R. Westgate Aaron M. Vinson	207 Park Avenue Falls Church, VA 22046	Engineers/Agents for AMT - The Association for Manufacturing Technology
Kishimoto Gordon Dalaya, PC(33) Agents: Manoj V. Dalaya Stephen M. Zuber (former) Wynne K. Shafer Estrella Amador-Bernal Suttiruck Wongsawan (nmi) Henry C. Mahns	1300 Wilson Boulevard, Suite 250 Rosslyn, VA 22209	Architect/Agent for AMT - The Association for Manufacturing Technology
Aon Fire Protection Engineering Corporation(34) Agents: David P. Wilmot Jennifer M. Zaworski	6305 Ivy Lane, Suite 220 Greenbelt, MD 20770	Code Compliance Consultant/Agent for Home Properties Tysons, LLC
ARUP USA, Inc.(36) Agents: John E. Mahoney Matthew W. Davy	1120 Connecticut Avenue, N.W., Suite 200 Washington, DC 20036	Code Compliance Consultant/Agent for Applicant

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBER:
RECP IV Tysons Cityline Holdco LLC(2)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, Executive VP
Thomas D. Fleury, Executive VP
Eric R. Maggio, Senior VP & CFO
Keith S. Turner, VP
Tasso N. Flocos, Senior VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

112949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(2)RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Cityline Partners LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

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

(4)Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)Franklin 7903 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)Grayson 7913 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)Campbell-Scott Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Essex 7929 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9)Frederick 8003 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
RECP IV WG Land Investors LLC(10)
Cityline Executive Investors LLC(12)
RECP IV WG Land Co-Investor A LLC (13)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(10)RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Tysons Land Investor Holdco LLC (11)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112949a

DATE: August 24, 2012
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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(11)RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC and Frederick 8003 Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MANAGER: RECP IV WG Land Investors LLC(10)

MEMBERS: Thomas D. Fleury, Eric R. Maggio, Tasso N. Flocos, Donna P. Shafer

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(13)RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC and Frederick 8003 Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(15)THC Capital G.P. LLC
5847 San Felipe, Suite 3600
Houston, TX 77057

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)
J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
J. Murry Bowden, Chairman of the Board
John H. Nash, President
John C. Garibaldi, Executive VP
Kathy K. Binford, Vice President

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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DATE: August 24, 2012
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112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(18)Metropolitan Life Insurance Company
10 Park Avenue
Morristown, NJ 07960

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded on the NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(19)Home Properties Tysons, LLC
850 Clinton Square
Rochester, NY 14604

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)
Home Properties, L.P.(20)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc.
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Edward J. Pettinella, Pres/CEO	Scott A. Doyle, SVP	Lisa M. Critchley, SVP	Christopher J. Berson, VP
David P. Gardner, EVP/CFO	Donald R. Hague, SVP	Bernard J. Quinn, SVP	William L. Brown, VP
Ann M. McCormick, EVP/GC/Sec	Robert J. Luken, SVP/CAO/Treas	John E. Smith, SVP	(Continued below)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Lesley A. Darling, VP	Kenneth O. Hall, VP	Rick W. Leith, VP	Kimberly M. Pepe, VP
Kristen A. Duckles, VP	Kerri L. Haltom, VP	Karen A. Lejman, VP	Caron D. Shore, VP (former)
Michael D. Eastwood, VP	Keith E. Knight, VP	Rosemarie Cook-Manley (nmi), VP	Robin L. Stein, VP
Les Eisenberg (nmi), VP	Gerald B. Korn, VP	Paul H. O'Leary, VP	(Continued next page)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Charis W. Warshof, VP
Kathleen K. Suher, VP
Michele M. Wilson, VP
Brent A. Kohere, VP

(Continued below w/Directors)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

DIRECTORS:

Stephen R. Blank
Thomas P. Lydon, Jr.
Clifford W. Smith, Jr.
Leonard F. Helbig III
Alan L. Gosule
Amy L. Tait
Edward J. Pettinella
Charles John Koch

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(22)AMT - The Association for Manufacturing Technology
7901 Westpark Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
NONE - Nonprofit corporation created under the District of Columbia Nonprofit Corporation Act

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Douglas K. Woods, Pres/Dir	Patrick W. McGibbon, VP	Linda G. Montfort, VP/Dir	Brian J. Papke, Sec/Dir
Christine T. Rasul, VP	Peter R. Eelman, VP	Steven F. Lesnewich, VP	Amber L. Thomas, Dir. Ad.
Jeffery H. Traver, VP	Paul R. Warndorf, VP	Gregory A. Jones, VP	

(Continued below with add'l Directors)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(22)AMT - The Association for Manufacturing Technology (Continued)
7901 Westpark Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
NONE - Nonprofit corporation created under the District of Columbia Nonprofit Corporation Act

FORMER DIRECTORS: Charles N. Clark, Sr. Dougald A. Currie, II Kim W. Beck
Krestine Corbin Ronald F. Schildge

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

DIRECTORS:	Kevin J. Kilgallen, 2d V. Chair	Roger M. Powell	Richard L. Simons
Timothy B. Dinning, Co-Chair	David J. Burns	Carl A. Reed	Steven R. Stokey
Ronald J. Mayer, Co-Chair	Ronald S. Karaisz	Jerry L. Rex	Eugene R. Haffley, Jr., Ex-Officio
R. Stephen Flynn, 1st V. Chair/Treas	Lee B. Morris	Larry G. Schwartz	Daniel D. Janka, Ex-Officio

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

112949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(24)Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Gary P. Bowman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(25)WDG Architecture, PLLC
1025 Connecticut Avenue, N.W., Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MANAGING MEMBERS:		MEMBERS:
Carroll R. Dove	Eric J. Liebmann	Robert C. Keane
Malcolm D. Dixon	Marc Nathanson (nmi)	John R. Lowe (former)
Frederick B. Hammann II	Jeffrey A. Morris	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(26)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(27)Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3002

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)
Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(28)Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
The Dewberry Companies LC(29)
James L. Beight
Dennis M. Couture

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(29)The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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)
MEMBERS: Sidney O. Dewberry
Barry K. Dewberry
Karen S. Grand Pre
Thomas L. Dewberry
The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05
(f/b/o Michael S. Dewberry II and 3 other minor children of Michael S. Dewberry)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

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(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(30)Shalom Baranes Associates, P.C.
3299 K Street, N.W., Suite 400
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 SHAREHOLDER: (enter first name, middle initial, and last name)
S. Shalom Baranes

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(32)Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)
Jeffrey J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(33)Kishimoto Gordon Dalaya, PC
1300 Wilson Boulevard, Suite 250
Rosslyn, VA 22209

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Tsutomu Ben Kishimoto
Christopher L. Gordon
Manoj V. Dalaya

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(34)Aon Fire Protection Engineering Corporation
6305 Ivy Lane, Suite 220
Greenbelt, MD 20770

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)
Aon plc (35)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(35)Aon plc
9 Devonshire Square
London, England EC2M 4PL

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded on the NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(36)ARUP USA, Inc.
1120 Connecticut Avenue, N.W., Suite 200
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(3)DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

GENERAL PARTNERS:

DLJ Real Estate Capital IV, LLC
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, and Frederick 8003 Westpark LLC)

DLJ RECP Management, L.P.
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, and Frederick 8003 Westpark LLC)

LIMITED PARTNERS:

Commonwealth of Pennsylvania Public School Employees' Retirement System
(There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Franklin 7903 Westpark LLC, Grayson 7913 Westpark LLC, Campbell-Scott Westpark LLC, Essex 7929 Westpark LLC, and Frederick 8003 Westpark LLC)

Credit Suisse Group AG(4)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(14)Hanover R. S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:

THC Capital G.P. LLC(15)

LIMITED PARTNER:

THC Capital LP (16)

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

112949a

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(16)THC Capital LP
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:
THC Capital G.P. LLC(15)

LIMITED PARTNERS:
Bowden Family Limited Partnership(17)
John H. Nash
Richard B. Westnedge
Metropolitan Life Insurance Company(18)

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

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Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(17)Bowden Family Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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 PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

LIMITED PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

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

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Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(20)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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 & LIMITED PARTNER:

Home Properties, Inc.(21)

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

112949a

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(23)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Walter J. Andrews
Heather S. Archer
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
S. Gregory Cope
Cameron N. Cosby
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick
Robert N. Flowers
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith

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

Rezoning Attachment to Par. 1(c)

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DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(23)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

Brett L. Gross
Bradley W. Grout
Steven M. Haas
Miles B. Haberer
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
Andrew Kamensky (nmi)
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle
David C. Lonergan
David S. Lowman, Jr.
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Douglas M. Mancino
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn

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

Rezoning Attachment to Par. 1(c)

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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(23)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
John Charles Thomas
Gary E. Thompson
B. Cary Tolley, III
Bridget C. Treacy
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Mark G. Weisshaar
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Evan D. Wolff
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
David R. Yates
William F. Young
Lee B. Zeugin
Manida Zinmerman (nmi)

(Continued next page with former partners)

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(23)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

FORMER PARTNERS:

Thomas E. Anderson
Michael J. Blayney
Brian M. Buroker
Ted C. Craig
John Deacon (nmi)
Joseph C. Edwards
Timothy S. Goettel
L. Raúl Grable
Jeffrey W. Gutchess
Timothy G. Hayes
Thomas M. Hughes
E. Peter Kane
Thomas F. Kaufman
Robert Klotz (nmi)
Christopher Kuner (nmi)
Robert G. McCormick
Bruce W. Moorhead, Jr.
Michael P. F. Phelps
Dearbhla Quigley (nmi)
Michael Rosenthal (nmi)
Jeremy R. Schwer
Jonathan G. Simpson
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Paul R. Tetlow
Martin K. Thomas
Thomas B. Trimble
Melvin E. Tull, III
Abigail C. Watts-FitzGerald
David B. Weisblat
Hill B. Wellford, Jr.
Matthew J. Williams

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

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Rezoning Attachment to Par. 1(c)

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for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(31)Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion Armon (nmi)
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne, III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis Childs (nmi)
William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy Davis (nmi)
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher Durbin (nmi)
John C. Dwyer
Shannon Eagan (nmi)
Robert L. Eisenbach, III
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Richard H. Frank
Steven L. Friedlander
Thomas J. Friel, Jr.
Francis Fryscak (nmi)
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt, III
Stephen D. Gardner
Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish Hamid (nmi)
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John Hession (nmi)
Gordon Ho (nmi)
Suzanne Sowachka Hooper
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Kevin F. Kelly
Jason L. Kent
Charles S. Kim
Kevin M. King
James C. Kitch
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz

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

Rezoning Attachment to Par. 1(c)

112949a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(31)Cooley LLP (Continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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)**

Kenneth J. Krisko
John S. Kyle
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha Leskovsek (nmi)
Shira Nadich Levin
Alan Levine (nmi)
Michael S. Levinson
Stephanie Levy (nmi)
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Lori Mason (nmi)
Thomas O. Mason
Jennifer Massey (nmi)
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan
Beatriz Mejia (nmi)
Craig A. Menden
Erik B. Milch
Robert H. Miller
Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard Morse (nmi)
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
William H. O'Brien
Thomas D. O'Connor
Ian O'Donnell (nmi)
Kathleen Pakenham (nmi)
Nikesh Patel (nmi)
Timothy G. Patterson
Amy Elizabeth Paye
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc Recht (nmi)
Danielle Naftulin Reed
Thomas Z. Reicher
Michael G. Rhodes
Michelle S. Rhyu
Lyle Roberts (nmi)
John W. Robertson
Richardo Rodriguez (nmi)
Kenneth J. Rollins
Richard S. Rothberg
Adam J. Ruttenberg
Thomas R. Salley, III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty Somvichian (nmi)
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronad R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer, III
Aaron J. Velli

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number (s))

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

(31)Cooley LLP (Continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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**)

Lois K. Voelz
Emily Woodson Wagner
David A. Walsh
David M. Warren
Mark B. Weeks
Steven K. Weinberg
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Andrew S. "Drew" Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff
Nan Wu (nmi)
Babak Yaghmaie (nmi)
David R. Young
Christina Zhang (nmi)
Kevin J. Zimmer

FORMER PARTNER:

Eric Grossman (nmi)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

112949a

for Application No. (s): RZ 2011-PR-023
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the value of which exceeded $100.
Thomas D. Fleury of Cityline Partners LLC, Applicant, has contributed in excess of $100 each to Supervisors Bulova, Cook, Foust, Hudgins, McKay, Gross, Hyland, Smyth, Herrity and Frey.
Keith S. Turner of Cityline Partners LLC, Applicant, has contributed in excess of $100 to Supervisor Frey.
John G. Lavoie of Cooley LLP provided an in-kind contribution in excess of $100 to "Penny Gross For Supervisor."

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Thomas D. Fleury, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24th day of August 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public
Reg No. 299668

My commission expires: 3/31/13

MARY BETH VINCENT ★ NOTARY PUBLIC ★ COMMONWEALTH OF VIRGINIA REG. # 299668

FORM RZA-1 Updated (7/1/06)

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

I, Thomas D. Fleury, 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 114675a

in Application No.(s): FDP 2011-PR-023
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cityline Partners LLC(1) Agents: Michael R. Pedulla Thomas D. Fleury Keith S. Turner Tasso N. Flocos	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Applicant and Agent for Title Owner
Frederick 8003 Westpark LLC(5) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-10
Home Properties Tysons, LLC(10) Agents: Ruth Uchiyama Hoang Donald R. Hague	850 Clinton Square Rochester, NY 14604	Contract Purchaser of Parcel 29-4-((7))-10

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 24 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

114675a

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Fairfax County Board of Supervisors, a body Politic with no shareholders Agent: Edward L. Long, Jr., County Executive, and his successors in office	12000 Government Center Parkway, Suite 530 Fairfax, VA 22035	Title Owner of approximately 3,428 square feet of Westbranch Drive Right-of-Way
Hunton & Williams LLP(13)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Bowman Consulting Group, Ltd.(14) Agents: Gary P. Bowman Matthew J. Tauscher Donald H. Hughes Brice R. Kutch Jessica L. Fleming Robert S. Devenney	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Agents for Applicant
WDG Architecture, PLLC(15) Agents: Frederick B. Hammann II Sungjin Cho (nmi) Malcolm Durwood Dixon James Nicholas Anderson	1025 Connecticut Avenue, N.W., Suite 300 Washington, DC 20036	Architects/Agents for Applicant

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

114675a

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M. J. Wells & Associates, Inc.(16) Agents: Robin L. Antonucci Terence J. Miller Kevin R. Fellin William F. Johnson Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John F. Cavan IV	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Parker Rodriguez, Inc.(18) Agents: Trini M. Rodriguez Craig A. McClure Alit J. Balk	101 N. Union Street, Suite 320 Alexandria, VA 22314-3002	Landscape Architects/Agents for Applicant
Shalom Baranes Associates, P.C.(18) Agents: S. Shalom Baranes Robert M. Sponseller Juan I. Tampe Hyojin Yi (nmi) Ekachai Pattamasattayasonthi (nmi)	3299 K Street, N.W., Suite 400 Washington, DC 20007	Architects for Contract Purchaser
Aon Fire Protection Engineering Corporation(19) Agents: David P. Wilmot Jennifer M. Zaworski	6305 Ivy Lane, Suite 220 Greenbelt, MD 20770	Code Compliance Consultant/Agent for Home Properties Tysons, LLC
ARUP USA, Inc.(21) Agents: John E. Mahoney Matthew W. Davy	1120 Connecticut Avenue, N.W., Suite 200 Washington, DC 20036	Code Compliance Consultant/Agent for Applicant

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

114675a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBER:
RECP IV Tysons Cityline Holdco LLC(2)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, Executive VP
Thomas D. Fleury, Executive VP
Eric R. Maggio, Senior VP & CFO
Keith S. Turner, VP
Tasso N. Flocos, Senior VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

114675 w

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(2)RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Cityline Partners LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(4)Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)Frederick 8003 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBER:
RECP IV WG Land Investors LLC(6)
Cityline Executive Investors LLC(8)
RECP IV WG Land Co-Investor A LLC(9)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Tysons Land Investor Holdco LLC (7)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Frederick 8003 Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MANAGER: RECP IV WG Land Investors LLC(6)

MEMBERS: Thomas D. Fleury, Eric R. Maggio, Tasso N. Flocos, Donna P. Shafer

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9)RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

RECP IV Co-Investors A, LP (owns less than 10% of Frederick 8003 Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(10)Home Properties Tysons, LLC
850 Clinton Square
Rochester, NY 14604

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)
Home Properties, L.P.(11)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Home Properties, Inc.
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Edward J. Pettinella, Pres/CEO	Scott A. Doyle, SVP	Lisa M. Critchley, SVP	Christopher J. Berson, VP
David P. Gardner, EVP/CFO	Donald R. Hague, SVP	Bernard J. Quinn, SVP	William L. Brown, VP
Ann M. McCormick, EVP/GC/Sec	Robert J. Luken, SVP/CAO/Treas	John E. Smith, SVP	(Continued below)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly Traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Lesley A. Darling, VP	Kenneth O. Hall, VP	Rick W. Leith, VP	Kimberly M. Pepe, VP
Kristen A. Duckles, VP	Kerri L. Haltom, VP	Karen A. Lejman, VP	Caron D. Shore, VP (former)
Michael D. Eastwood, VP	Keith E. Knight, VP	Rosemarie Cook-Manley (nmi), VP	Robin L. Stein, VP
Les Eisenberg (nmi), VP	Gerald B. Korn, VP	Paul H. O'Leary, VP	(Continued next page)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

114675a

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Home Properties, Inc. (continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly Traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Charis W. Warshof, VP
Michele M. Wilson, VP
Brent A. Kohere, VP
Kathleen K. Suher, VP

(Continued below w/Directors)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)Home Properties, Inc. (Continued)
850 Clinton Square
Rochester, NY 14604

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly Traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

DIRECTORS:

Stephen R. Blank
Leonard F. Helbig III
Edward J. Pettinella
Thomas P. Lydon, Jr.
Alan L. Gosule
Charles John Koch
Clifford W. Smith, Jr.
Amy L. Tait

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(14)Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Gary P. Bowman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(15)WDG Architecture, PLLC
1025 Connecticut Avenue, N.W., Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MANAGING MEMBERS:		MEMBERS:
Carroll R. Dove	Eric J. Liebmann	Robert C. Keane
Malcolm D. Dixon	Marc Nathanson (nmi)	John R. Lowe (former)
Frederick B. Hammann II	Jeffrey A. Morris	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

114675 a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(16)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(17)Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3002

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)
Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

114675a

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(18)Shalom Baranes Associates, P.C.
3299 K Street, N.W., Suite 400
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 SHAREHOLDER: (enter first name, middle initial, and last name)
S. Shalom Baranes

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(19)Aon Fire Protection Engineering Corporation
6305 Ivy Lane, Suite 220
Greenbelt, MD 20770

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)
Aon plc(20)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

114675a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(20)Aon plc
9 Devonshire Square
London, England EC2M 4PL

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded on the NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)ARUP USA, Inc.
1120 Connecticut Avenue, N.W., Suite 200
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

114675a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(3)DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

GENERAL PARTNERS:

DLJ Real Estate Capital IV, LLC
(Owns less than 10% of Cityline Partners LLC or Frederick 8003 Westpark LLC)

DLJ RECP Management, L.P.
(Owns less than 10% of Cityline Partners LLC or Frederick 8003 Westpark LLC)

LIMITED PARTNERS:

Commonwealth of Pennsylvania Public School Employees' Retirement System
(There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC or Frederick 8003 Westpark LLC)

Credit Suisse Group AG(4)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

114675a

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

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

(11)Home Properties, L.P.
850 Clinton Square
Rochester, NY 14604

(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 AND LIMITED PARTNER:

Home Properties, Inc.(12)

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

Rezoning Attachment to Par. 1(c)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

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

(13)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Walter J. Andrews
Heather S. Archer
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
S. Gregory Cope
Cameron N. Cosby
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick
Robert N. Flowers
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith

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

Rezoning Attachment to Par. 1(c)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

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

(13)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Brett L. Gross
Bradley W. Grout
Steven M. Haas
Miles B. Haberer
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
Andrew Kamensky (nmi)
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle
David C. Lonergan
David S. Lowman, Jr.
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Douglas M. Mancino
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn

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

Rezoning Attachment to Par. 1(c)

114675a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

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

(13)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
John Charles Thomas
Gary E. Thompson
B. Cary Tolley, III
Bridget C. Treacy
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Mark G. Weisshaar
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Evan D. Wolff
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
David R. Yates
William F. Young
Lee B. Zeugin
Manida Zinmerman (nmi)

(Continued next page with former partners)

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

114675a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number (s))

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

(13)Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

FORMER PARTNERS:

Michael J. Blayney
Joseph C. Edwards
Jeffrey W. Gutchess
Timothy G. Hayes
E. Peter Kane
Thomas F. Kaufman
Robert Klotz (nmi)
Christopher Kuner (nmi)
Robert G. McCormick
Bruce W. Moorhead, Jr.
Michael P. F. Phelps
Jonathan G. Simpson
R. Michael Sweeney, Jr.
Henry Talavera (nmi)
Abigail C. Watts-FitzGerald
David B. Weisblat
Hill B. Wellford, Jr.

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

11467 5a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

114675a

for Application No. (s): FDP 2011-PR-023
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the value of which exceeded $100.
Thomas D. Fleury of Cityline Partners LLC, Applicant, has contributed in excess of $100 each to Supervisors Bulova, Cook, Foust, Hudgins, McKay, Gross, Hyland, Smyth, Herrity and Frey.
Keith S. Turner of Cityline Partners LLC, Applicant, has contributed in excess of $100 to Supervisor Frey.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Thomas D. Fleury, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24th day of August 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public
Reg No. 299668

My commission expires: 3/31/13

MARY BETH VINCENT ★ NOTARY PUBLIC ★ REG. # 299668 ★ COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

REZONING AFFIDAVIT

DATE: August 14, 2012
(enter date affidavit is notarized)

I, Jill S. Parks, 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

115651-b

in Application No.(s): FDP 2011-PR-023-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
AMT - The Association For Manufacturing Technology Agent: Jeffery H. Traver Douglas K. Woods Linda G. Montfort	7901 Westpark Drive McLean, Virginia 22102	Owner/Applicant
Kishimoto Gordon Dalaya, PC Agents: Manoj V. Dalaya Stephen M. Zuber (former) Wynne K. Shafer Estrella Amador-Bernal Suttiruck (nmi) Wongsawan Henry C. Mahns	1300 Wilson Boulevard, Suite 250 Rosslyn, VA 22209	Architect/Agent

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

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

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

11565|b

Rezoning Attachment to Par. 1(a)

DATE: August 14, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson Terence J. Miller Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John F. Cavan, IV	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Engineer/Agent
Walter L. Phillips, Inc. Agents: Jeffrey J. Stuchel William H. Prodo Monica R. Westgate Aaron M. Vinson	207 Park Avenue Falls Church, VA 22046	Engineer/Agents
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny	One Freeedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
Parker Rodriguez, Inc. Agents: Trini M. Rodriguez Craig A. McClure Alit J. Balk	101 N. Union Street Suite 320 Alexandria, VA 22314	Landscape Architect/Agents

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

REZONING AFFIDAVIT

DATE: August 14, 2012
(enter date affidavit is notarized)

115651-v

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AMT - The Association For Manufacturing Technology
7901 Westpark Drive
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 SHAREHOLDERS: (enter first name, middle initial, and last name)
AMT - The Association for Manufacturing Technology is a non-profit corporation with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Douglas K. Woods, Pres./Dir.	Jeffery H. Traver, VP	Peter R. Eelman, VP	Linda G. Montfort, VP/Dir.
Daniel D. Janka, Ex-Off	Christine T. Rasul, VP	Patrick W. McGibbon, VP	Paul R. Warndorf, VP
Timothy B. Dining, Co-Chair			

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

115651-6

Rezoning Attachment to Par. 1(b)

DATE: August 14, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AMT - The Association For Manufacturing Technology (continued)
7901 Westpark Drive
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
AMT - The Association for Manufacturing Technology is a non-profit corporation with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Ronald J. Mager, Co-Chair
Kevin J. Kilgallen, 2nd Vice Chair
Brian J. Papke, Secretary
R. Stephen Flynn, Vice Chair & Treas.
David J. Burns, Dir.
Ronald S. Karaisz, Dir.
Lee B. Morris, Dir.
Roger M. Powell, Dir.
Eugene R. Haffely, Jr., Ex-Off.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AMT - The Association For Manufacturing Technology (continued)
7901 Westpark Drive
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)
AMT - The Association for Manufacturing Technology is a non-profit corporation with no shareholders.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Carl A. Reed, Dir.
Jerry L. Rex, Dir.
Larry G. Schwartz, Dir.
Richard L. Simons, Dir.
Steven R. Stokey, Dir.
Amber L. Thomas, Dir. Ad.
Gregory A. Jones, VP
Steven F. Lesnewich, VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

115651b

Rezoning Attachment to Par. 1(b)

DATE: August 14, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Kishimoto Gordon Dalaya, PC
1300 Wilson Boulevard, Suite 250
Rosslyn, VA 22209

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Tsutomu Ben Kishimoto
Christopher L. Gordon
Manoj V. Dalaya

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
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)
Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 14, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

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)
Jeffrey J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

REZONING AFFIDAVIT

DATE: August 14, 2012
(enter date affidavit is notarized)

115651 v

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED,** in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

115651b

Rezoning Attachment to Par. 1(c)

DATE: August 14, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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)**

William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy (nmi) Davis
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Robert L. Eisenbach, III
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Richard H. Frank
Steven L. Friedlander
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner
Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Eric (nmi) Grossman (former)
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
John (nmi) Hession
Gordon (nmi) Ho
Suzanne Sowachka Hooper
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Kevin F. Kelly
Jason L. Kent
Charles S. Kim
Kevin M. King
James C. Kitch
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
John S. Kyle
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Lori (nmi) Mason
Thomas O. Mason
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Robert H. Miller

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

Rezoning Attachment to Par. 1(c)

DATE: August 14, 2012
(enter date affidavit is notarized)

115656

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
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**)

Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard (nmi) Morse
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
William H. O'Brien
Thomas D. O'Connor
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel
Timothy G. Patterson
Amy Elizabeth Paye
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Danielle Naftulin Reed
Thomas Z. Reicher
Michael G. Rhodes
Michelle S. Rhyu
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Richard S. Rothberg
Adam J. Ruttenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
Jordan A. Silber
Brent B. Siler
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty (nmi) Somvichian
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Lois K. Voelz
Emily Woodson Wagner
David A. Walsh
David M. Warren
Mark B. Weeks
Steven K. Weinberg
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff
Nan (nmi) Wu
Babak (nmi) Yaghmaie
Kevin J. Zimmer

Additions:

DeAnna D. Allen
Joseph M. Drayton
Jacqueline I. Grise
David M. Hernand
Jennifer (nmi) Massey
Lyle (nmi) Roberts
Marc G. Schildkraut
C. Christopher Shoff
Andrew S. "Drew" Williamson
David R. Young
Christina (nmi) Zhang

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

REZONING AFFIDAVIT

DATE: August 14, 2012
(enter date affidavit is notarized)

115651-0

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 14, 2012
(enter date affidavit is notarized)

11565/6

for Application No. (s): FDP 2011-PR-023-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
John G. Lavoie of Cooley LLP provided an in-kind contribution in excess of $100 to "Penny Gross For Supervisor."

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: Jill Parks

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jill S. Parks, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of August 2012, in the ~~State~~/Comm. of Virginia, County/~~City of~~ Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 10/31/2014

Betty C. Leyshion
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #322548
Com. Exp. Oct. 31, 2014

FORM RZA-1 Updated (7/1/06)

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

I, Thomas D. Fleury, 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 115649a

in Application No.(s): FDP 2011-PR-023-03
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cityline Partners LLC(1) Agents: Michael R. Pedulla Thomas D. Fleury Keith S. Turner Tasso N. Flocos	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Applicant and Agent for Title Owners
Franklin 7903 Westpark LLC(5) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-1
Grayson 7913 Westpark LLC(6) Agents: Michael R. Pedulla Thomas D. Fleury	1651 Old Meadow Road, Suite 650 Tysons Corner, VA 22102	Title Owner of Parcel 29-4-((7))-2

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Hanover R.S. Limited Partnership(11) Agents: Adam S. Harbin Kathy K. Binford John H. Nash John C. Garibaldi Howard E. Dyer-Smith John Stephen Luna Thomas J. Denney Thomas D. Knutson F. Charles LeBlanc Kristen L. Gates Aaron J. Wilke	5847 San Felipe, Suite 3600 Houston, TX 77057	Contract Purchaser of Parcels 29-4-((7))-1 and 29-4-((7))-2(part)
Hunton & Williams LLP(16)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planner/Agent for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Bowman Consulting Group, Ltd.(17) Agents: Gary P. Bowman Matthew J. Tauscher Donald H. Hughes Brice R. Kutch Jessica L. Fleming Robert S. Devenney	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Agents for Applicant
WDG Architecture, PLLC(18) Agents: Frederick B. Hammann II Sungjin Cho (nmi) Malcolm Durwood Dixon James Nicholas Anderson	1025 Connecticut Avenue, N.W., Suite 300 Washington, DC 20036	Architects/Agents for Applicant

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

Rezoning Attachment to Par. 1(a)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M. J. Wells & Associates, Inc.(19) Agents: Robin L. Antonucci Terence J. Miller Kevin R. Fellin William F. Johnson Courtney J. Menjivar Justin B. Schor Jami L. Milanovich John V. Cavan IV	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant
Parker Rodriguez, Inc.(20) Agents: Trini M. Rodriguez Craig A. McClure Alit J. Balk	101 N. Union Street, Suite 320 Alexandria, VA 22314-3002	Landscape Architects/Agents for Applicant
ARUP USA, Inc.(21) Agents: John E. Mahoney Matthew W. Davy	1120 Connecticut Avenue, N.W., Suite 200 Washington, DC 20036	Code Compliance Consultants/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBER:
RECP IV Tysons Cityline Holdco LLC(2)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Co-President
William C. Helm, Co-President
Donna P. Shafer, Executive VP
Thomas D. Fleury, Executive VP
Eric R. Maggio, Senior VP & CFO
Keith S. Turner, VP
Tasso N. Flocos, Senior VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

115649a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(2)RECP IV Tysons Cityline Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Cityline Partners LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

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

(4)Credit Suisse Group AG
Paradeplatz 8
Zurich, 8070 Switzerland

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(5)Franklin 7903 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MEMBER:
RECP IV WG Land Investors LLC(7)
Cityline Executive Investors LLC(9)
RECP IV WG Land Co-Investor A LLC(10)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(6)Grayson 7913 Westpark LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBER:
RECP IV WG Land Investors LLC(7)
Cityline Executive Investors LLC(9)
RECP IV WG Land Co-Investor A LLC(10)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(7)RECP IV WG Land Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Tysons Land Investor Holdco LLC (8)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(8)RECP IV Tysons Land Investor Holdco LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
MEMBERS:
DLJ Real Estate Capital Partners IV, L.P.(3)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC or Grayson 7913 Westpark LLC)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(9)Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
MANAGER: RECP IV WG Land Investors LLC(7)

MEMBERS: Thomas D. Fleury, Eric R. Maggio, Tasso N. Flocos, Donna P. Shafer

---

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(10)RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Franklin 7903 Westpark LLC or Grayson 7913 Westpark LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael R. Pedulla, Executive VP
William C. Helm, Executive VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

115649u

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(12)THC Capital G.P. LLC
5847 San Felipe, Suite 3600
Houston, TX 77057

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
J. Murry Bowden-Chairman of the Board
Kathy K. Binford-Vice President
John H. Nash-President
John C. Garibaldi-Executive VP

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(15)Metropolitan Life Insurance Company
10 Park Avenue
Morristown, NJ 07960

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded on NYSE

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(17)Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Gary P. Bowman

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(18)WDG Architecture, PLLC
1025 Connecticut Avenue, N.W., Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MANAGING MEMBERS:		MEMBERS:
Carroll R. Dove	Eric J. Liebmann	Robert C. Keane
Malcolm D. Dixon	Marc Nathanson (nmi)	John R. Lowe (former)
Frederick B. Hammann II	Jeffrey A. Morris	

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(19)M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(20)Parker Rodriguez, Inc.
101 N. Union Street, Suite 320
Alexandria, VA 22314-3002

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)
Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(21)ARUP USA, Inc.
1120 Connecticut Avenue, N.W., Suite 200
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(3)DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

GENERAL PARTNERS:

DLJ Real Estate Capital IV, LLC
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark, LLC or Grayson 7913 Westpark, LLC)

DLJ RECP Management, L.P.
(Owns less than 10% of Cityline Partners LLC, Franklin 7903 Westpark, LLC or Grayson 7913 Westpark, LLC)

LIMITED PARTNERS:

Commonwealth of Pennsylvania Public School Employees' Retirement System
(There are hundreds of thousands of members in this pension fund, none of whom owns 10% or more of Cityline Partners LLC, Franklin 7903 Westpark, LLC or Grayson 7913 Westpark, LLC)

Credit Suisse Group AG(4)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

115649a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(11)Hanover R. S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:
THC Capital G.P. LLC(12)

LIMITED PARTNER:
THC Capital LP(13)

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(13)THC Capital LP
5847 San Felipe, Suite 3600
Houston, TX 77057

(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:
THC Capital G.P. LLC(12)

LIMITED PARTNERS:
Bowden Family Limited Partnership(14)
John H. Nash
Richard B. Westnedge
Metropolitan Life Insurance Company(15)

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

Rezoning Attachment to Par. 1(c)

115649a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(14)Bowden Family Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

(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 PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

LIMITED PARTNERS:

J. Murry Bowden
Jeb M. Bowden
Brandt C. Bowden

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(16)Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

Benjamin C. Ackerly
Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Virginia S. Albrecht
Kenneth J. Alcott
Fernando C. Alonso
Chris M. Amantea
Walter J. Andrews
Heather S. Archer
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Douglas M. Berman
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
Terence G. Connor
S. Gregory Cope
Cameron N. Cosby
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
William D. Dannelly
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Mark S. Dray
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Patricia K. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick
Robert N. Flowers
William M. Flynn
Laura M. Franze
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith

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

Rezoning Attachment to Par. 1(c)

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(16)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

Brett L. Gross
Bradley W. Grout
Steven M. Haas
Miles B. Haberer
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Colleen Heisey (nmi)
Michael S. Held
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
Andrew Kamensky (nmi)
Joseph C. Kearfott
Michael G. Keeley
G. Roth Kehoe, II
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
David C. Lashway
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle
David C. Lonergan
David S. Lowman, Jr.
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Kimberly M. Magee
Manuel E. Maisog
Douglas M. Mancino
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Joseph Clarke Mathews
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann
T. Allen McConnell
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Michael Nedzbala (nmi)
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn

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

Rezoning Attachment to Par. 1(c)

11549a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(16)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
William S. Patterson
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
John Charles Thomas
Gary E. Thompson
B. Cary Tolley, III
Bridget C. Treacy
Julie I. Ungerman
Surasak Vajasit (nmi)
Mark C. Van Deusen
C. Porter Vaughan, III
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Mark G. Weisshaar
Kevin J. White
Jonathan M. Wilan
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Evan D. Wolff
Allison D. Wood
John W. Woods, Jr.
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
David R. Yates
William F. Young
Lee B. Zeugin
Manida Zinmerman (nmi)

(Continued next page with former partners)

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

Rezoning Attachment to Par. 1(c)

115649a

DATE: August 24, 2012
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number (s))

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

(16)Hunton & Williams LLP (continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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)**

FORMER PARTNERS:

Michael J. Blayney
Joseph C. Edwards
Jeffrey W. Gutchess
Timothy G. Hayes
E. Peter Kane
Thomas F. Kaufman
Robert Klotz (nmi)
Christopher Kuner (nmi)
Robert G. McCormick
Bruce W. Moorhead, Jr.
Michael P. F. Phelps
John M. Ratino
Jonathan G. Simpson
Marty Steinberg (nmi)
Henry Talavera (nmi)
David B. Weisblat
Hill B. Wellford, Jr.

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

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: August 24, 2012
(enter date affidavit is notarized)

115649a

for Application No. (s): FDP 2011-PR-023-03
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the value of which exceeded $100.
Thomas D. Fleury of Cityline Partners LLC, Applicant, has contributed in excess of $100 each to Supervisors Bulova, Cook, Foust, Hudgins, McKay, Gross, Hyland, Smyth, Herrity and Frey.
Keith S. Turner of Cityline Partners LLC, Applicant, has contributed in excess of $100 to Supervisor Frey.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's ~~Authorized~~ Agent

Thomas D. Fleury, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24th day of August 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public
Reg No. 299668

My commission expires: 3/31/13

MARY BETH VINCENT ★ NOTARY PUBLIC ★ REG. # 299668 ★ COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

July 23, 2012

CITYLINE PARTNERS LLC
PROFFERED CONDITION AMENDMENT APPLICATION
PCA 88-D-005-7
(CONNCURRENT WITH RZ/CDP 2011-PR-023)

STATEMENT OF JUSTIFICATION

INTRODUCTION

Cityline Partners LLC ("Applicant") is requesting approval of Proffered Condition Amendment application PCA 88-D-005-7 ("PCA-7") for certain properties consisting of approximately 85.93 acres located in Land Bay A and Land Bay B of the West*Park development. Those properties are currently zoned to the C-3 District and are subject to the proffers accepted in RZ 88-D-005, as subsequently amended as recently as 2007. The intent of this PCA-7 is to create a new Land Bay G - containing approximately 27.24 acres and consisting of West*Park Land Bays A-1 (Hanover portion only), A-2 and A-4 - and to remove this new Land Bay G and existing Land Bay B from the proffers for West*Park, so those properties can be rezoned to the new Planned Tysons Corner Urban ("PTC") District.

PCA-7 will reaffirm the proffers previously accepted by the Board in PCA 88-D-005-6 ("PCA-6) for the properties included in this PCA application that are not being removed for rezoning. It will also confirm the floor areas currently approved and allocated to certain properties and provide updated, consistent measurement of actual gross floor area for some of the existing buildings in the tabulation. By confirming the accurate intensity allocated to those parcels, this PCA-7 will enable those properties to pursue PCA and rezoning applications on their respective parcels without adversely impacting the intensity on the other properties remaining in West*Park, and thus, should eliminate the need for other owners in West*Park to join or consent to the filing of future applications that otherwise comply with Section 18-204(6) of the Zoning Ordinance.

This PCA-7 has been filed pursuant to Section 18-204 of the Zoning Ordinance based on a determination by the County Zoning Administrator that this application may be filed on a portion of the property in accordance with the requirements of Paragraph 6. Owners consent documentation for the properties included in this PCA-7 has been provided with the application package.

LOCATION

The West*Park development is located within the Tysons Corner Urban Center south of the Dulles Toll Road and north of Tysons Boulevard, with frontage along West Park, Westbranch and Jones Branch Drives. The subject property consists only of Land Bay A and Land Bay B of West*Park, which are identified by the following Fairfax County Tax Map Parcels (West*Park building names also are provided for reference): Land Bay A Tax Map

Parcels 29-2-((15))-B2 (Hanover) and -A6 (Fairfax); 29-4-((7))-A4 (Russell), -1A1 (Rappahannock), -1A2 (Warren), -C1 (Lancaster), -C2 (Northhampton), -6 (Amherst), -7A1 (Culpepper), -7B (Brunswick), -8 (Dickenson), -11A (Gloucester), -1 (Franklin), -2 (Grayson), -3 (Campbell and Scott), -9 (Essex), and -10 (Frederick); and Land Bay B Tax Map Parcel 29-4-((7))-5A (the "Application Property"). Land Bay B is owned and occupied by the American Manufacturers Technology Association ("AMT").

ZONING HISTORY

West*Park originally was zoned and developed in the 1960s and 1970s under the I-3 and I-4 industrial zoning districts. On October 15, 1990, the Board of Supervisors approved RZ 88-D-005 to rezone the 193-acre West*Park development from I-3 and I-4 to the C-3 District, permitting a maximum total FAR of 0.54 or a maximum total of 4.69 million square feet of gross floor area subject to proffers. Subsequent proffered condition amendment approvals permitted revisions to the Generalized Development Plan ("GDP") and proffers, including removal of certain parcels from the applicable proffers and changes to land bays, FAR, heights, and transportation demand management strategies. The most recently approved PCA-6 pertained solely to Land Bay A and was approved by the Board of Supervisors on September 24, 2007, subject to proffers dated August 9, 2007. The sole purpose of the latest approved PCA-6 was the creation of new Land Bay F. It is these 2007 proffers that the Applicant intends to reaffirm in this PCA-7 application for the properties that will remain within Land Bay A. PCA-6, which involved no new construction and did not include a proffered GDP, permits in Proffer Paragraph I.A. an overall intensity for all of the remaining Land Bays in West*Park (approximately 98 acres) of up to 4,707,292 square feet of non-residential gross floor area ("GFA") or a maximum 0.58 FAR. Parcels 29-4-((7))-A4 (Russell) and -5A (AMT) were not included in the PCA-6 application and, therefore, currently are subject to proffers dated July 18, 2002 and accepted by the Board in PCA 88-D-005-5 on January 6, 2003.

In RZ/CDP 2011-PR-023, which has been filed concurrently with this PCA-7, Cityline Partners LLC seeks to rezone approximately 19.40 acres referred to as West*Park Land Bay A-2, Land Bay A-4 and Land Bay B to the new PTC District in conformance with the newly adopted Comprehensive Plan recommendations for the Tysons Central 123 Metro Station area. A separate Statement of Justification has been filed for the concurrent PTC rezoning.

GENERALIZED DEVELOPMENT PLAN

In the enclosed PCA-7 application, the Applicant has filed an amended GDP, dated April 26, 2011 and prepared by Bowman Consulting Group Ltd., consisting of five sheets nearly identical to those approved in PCA-6. On Sheet 1 of the revised GDP, two new GDP notes have been added to clearly identify this PCA-7 application area and the new Land Bay G to be removed from West*Park. The new Land Bay G is delineated on Sheet 1 as well.

The GDP approved with PCA-6 included two tabulation charts on Sheet 5. First, there is a Floor Area Ratio Computation Tabulation, which identifies the gross floor area and FAR for West*Park Land Bay A, Land Bay B, Land Bay D, Land Bay E and Land Bay F. It also shows the combined gross floor areas and FAR for all of the Land Bays to reflect the 4,707,292 square

feet of non-residential GFA and the .58 FAR. The Applicant has included on the revised GDP for historic, informational purposes a copy of this first tabulation from PCA-6, which is labeled Current Tab, Approved 9/24/2007. A copy of this tabulation also is attached to this Statement of Justification as **Exhibit A**.

In order to accomplish the purpose of this PCA-7, Sheet 5 on the revised GDP includes three additional "Floor Area Ratio Computation Tabulation" charts. These charts illustrate the steps involved to separate the portions of West*Park that will be rezoned to the new PTC District with the concurrent rezoning application. The first - New Tab 1 - reflects the creation of new Land Bay G. It shows the 244,854 square feet of GFA currently allocated to the parcels in new Land Bay G, and reduces the GFA numbers in Land Bay A by that amount. The FAR numbers are recalculated for Land Bay A and new Land Bay G to reflect that change as well. The total GFA and FAR numbers for all of the combined Land Bays at the bottom of this chart remain identical to the approved PCA-6 tabulation - 4,707,292 square feet of GFA and .58 FAR. A copy of New Tab 1 is attached as **Exhibit B**.

The second chart - New Tab 2 - shows the removal of Land Bay B and new Land Bay G. The numbers for all of the other Land Bays remain the same. Only the combined total numbers at the bottom of the chart change to reflect the deletion of the GFA for Land Bay B and Land Bay G. A copy of New Tab 2 is attached as **Exhibit C**.

The final chart - New Tab 3 - updates the GFA for those properties that remain in Land Bay A to reflect an updated consistent measurement of actual GFA for the existing buildings. A copy of New Tab 3 is attached as **Exhibit D**. With the exception of 9,756 square feet of unbuilt GFA allocated to the Russell parcel (29-4-((7))-A4), all of the GFA shown for Land Bay A on the Floor Area Ratio Computation Tabulation has been constructed. However, the total GFA numbers identified on that chart are based on old calculations of the GFA for the existing buildings, many of which were built in the early 1970s. Sheet 5 of the current GDP for PCA-6, includes a second larger matrix that identifies floor areas for the existing buildings. Those numbers were identified in connection with the original approval of RZ 88-D-005 and were based on the best available information at that time. Some appear to be based on as-built site plans. Others likely reflect old calculations of GFA that did not include certain elements that are included in the current Zoning Ordinance definition of GFA. In connection with this PCA-7, the Applicant has applied the current Zoning Ordinance definition of GFA to each of the existing buildings to determine consistent, actual GFA numbers for all of the existing buildings. Those numbers are provided on the Master Tabulation chart attached to this Statement of Justification as **Exhibit E**. The numbers in the Master Tabulation are the basis for the new numbers for Land Bay A and for the combined totals for all Land Bays in the final New Tab 3. New Tab 3 then will represent the applicable Floor Area Ratio Computation Tabulation for those properties that remain in Land Bay A. With approval of this PCA-7, a total maximum of 4,486,652 square feet of GFA will continue to be permitted in Land Bays A, D, E and F of West*Park. These numbers reflect the existing GFA for West*Park after the removal of Land Bay B and new Land Bay G. No additional gross floor area is being requested nor will any be approved with this PCA-7 application.

Pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance and because this is a "tabs-only" application with no new construction, the Applicant requests waiver of the GDP submission requirements listed in Paragraph 10 of Section 18-202 other than all the information previously shown on the GDP accepted and approved in the "tabs-only" GDP for PCA-6 and carried forward in this application.

A Draft Proffer Statement reaffirming the proffers dated August 2007 and accepted in PCA-6 and committing to elements of the GDP as proffered previously in West*Park has been filed with the County for PCA 88-D-005-7 and is dated September 14, 2011.

John C. McGranahan, Jr.
Attorney for the Applicant, Cityline Partners LLC

CURRENT TAB
APPROVED 9/24/2007

PCA 88-D-005-6
FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	**SITE AREA (ACRES)**	**GROSS FLOOR AREA (EXCLUDING CELLARS)**	**FLOOR AREA RATIO (FAR)**
LAND BAY A(1)(5)(6)	88.6906	1,341,626	
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	8.7000	185,696	
TOTAL	97.3906	1,572,861	0.37
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY B			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	**SITE AREA (ACRES)**	**GROSS FLOOR AREA (EXCLUDING CELLARS)**	**FLOOR AREA RATIO (FAR)**
LAND BAY B	1.8366	39,201	0.49
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	**SITE AREA (ACRES)**	**GROSS FLOOR AREA (EXCLUDING CELLARS)**	**FLOOR AREA RATIO (FAR)**
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE (3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD (4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	**SITE AREA (ACRES)**	**GROSS FLOOR AREA (EXCLUDING CELLARS)**	**FLOOR AREA RATIO (FAR)**
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	***SITE AREA (ACRES)***	***GROSS FLOOR AREA (EXCLUDING CELLARS)***	***FLOOR AREA RATIO (FAR)***
LAND BAY F (Shenandoah, Stafford)	*10.8660*	*327,813*	*0.69*
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			

LAND BAYS A, B, D, E AND F (COMBINED)			
GRAND TOTAL FOR A, B, D, E, F	185.9369	4,707,292	0.58
TOTAL LAND AREA LAND BAYS A, B, D, E, F	175.9408 AC		
+TOTAL LAND AREA DESTINATION STATION	4.0542 AC		
TOTAL LAND AREA	179.9950 AC		
+TOTAL PRIOR ROW DEDICATION	5.9419 AC = 185.9369 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 185.9369 AC or 8,099,411 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.			

PCA-88D-005-6 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay F.

PCA 88-D-005-7 – CREATE NEW LAND BAY G
FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A WITH NEW LAND BAY G REMOVED			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A(1)(5)(6)	63.2796	1,096,772	
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	8.7000	185,696	
TOTAL	71.9796	1,328,007	0.42
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY B			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY B	1.8366	39,201	0.49
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE (3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD (4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69
CREATION OF LAND BAY G (ESSEX BLOCK, FREDERICK AND HANOVER)			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	*SITE AREA (ACRES)*	*GROSS FLOOR AREA (EXCLUDING CELLARS)*	*FLOOR AREA RATIO (FAR)*
LAND BAY G (Essex Block, Frederick, Hanover)	*25.4110*	*244,854*	*0.22*
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			
LAND BAYS A, B, D, E, F AND G (COMBINED)			
GRAND TOTAL FOR A, B, D, E, F, G	185.9369	4,707,292	0.58
TOTAL LAND AREA LAND BAYS A, B, D, E, F, G	175.9408 AC		
+TOTAL LAND AREA DESTINATION STATION	4.0542 AC		
TOTAL LAND AREA	179.9950 AC		
+TOTAL PRIOR ROW DEDICATION	5.9419 AC = 185.9369 AC		
TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 185.9369 AC or 8,099,411 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.			

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

PCA 88-D-005-7 – REMOVE LAND BAYS B AND G
FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A WITH NEW LAND BAY G REMOVED			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A(1)(5)(6)	63.2796	1,096,772	
FAR TRANSFERRED PURSUANT TO RZ 95-P-011 FROM LAND UNIT L-4 TYSONS CORNER URBAN CENTER PLAN		503,223	
DENSITY CREDIT FOR LAND DEDICATED TO PUBLIC USE PURSUANT TO PCA 92-P-001-1		102,349	
SITE MOVED FROM LAND BAY C	8.7000	185,696	
TOTAL	71.9796	1,328,007	0.42
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE (3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD (4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			

LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F	158.6893	4,423,237	0.64

TOTAL LAND AREA LAND BAYS A, D, E, F 148.6932 AC
+TOTAL LAND AREA DESTINATION STATION 4.0542 AC
TOTAL LAND AREA 152.7474 AC
+TOTAL PRIOR ROW DEDICATION 5.9419 AC = 158.6893 AC

TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF

(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.

(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

PCA 88-D-005-7 – UPDATED GROSS FLOOR AREAS
FLOOR AREA RATIO COMPUTATION TABULATION

LAND BAY A WITH NEW LAND BAY G REMOVED AND UPDATED GFA			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY A(1)(5)(6)(7)	63.2796	1,205,726	
SITE MOVED FROM LAND BAY C(8)	8.7000	185,696	
TOTAL(7)	71.9796	1,391,422	0.45
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
LAND BAY D			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY D		1,460,194	
LAND BAY D(2)(3)(4)(5)	45.8350	1,460,194	0.73
(2) 0.6216 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE (3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD (4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
LAND BAY E			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
LAND BAY F			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS)	FLOOR AREA RATIO (FAR)
LAND BAY F (Shenandoah, Stafford)	10.8660	327,813	0.69
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPRISE LAND BAY E 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 LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			

LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F	158.6893	4,486,652	0.65

TOTAL LAND AREA LAND BAYS A, D, E, F 148.6932 AC
+TOTAL LAND AREA DESTINATION STATION 4.0542 AC
TOTAL LAND AREA 152.7474 AC
+TOTAL PRIOR ROW DEDICATION 5.9419 AC = 158.6893 AC

TOTAL ACREAGE FOR FAR COMPUTATION OF GRAND TOTAL = 158.6893 AC or 6,912,506 SF

(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.8679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.

(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.

(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.

(8) ACTUAL GFA BUILT IS 175,940; UNBUILT AVAILABLE GFA IS 9,756.

PCA-88D-005-7 Revision to the tabs on sheet 5 for the sole purpose of creating Land Bay G and removing Land Bays B and G to allow a rezoning to the PTC District.

SITE	PARCEL NUMBER	SITE AREA (SQ. FT.)	APPROVED GFA BY PROFFER (SQ. FT.)		GFA BUILT (SQ. FT.) (CELLAR NOT INCLUDED BASED ON AS-BUILTS)		CELLAR BUILT (SQ. FT.) (BASED ON AS-BUILTS)	TOTAL FLOOR AREA (SQ. FT.) (INCLUDING CELLAR)		AVAILABLE GFA BY PROFFER (SQ. FT.)	
[redacted]											
[redacted]											
[redacted]	29-4-((7))-6	[redacted]	[redacted]		111,430		18,570	130,000	***	[redacted]	
[redacted]											
[redacted]	29-4-((7))-7B	[redacted]	[redacted]		72,082	***	12,325	84,407	**/***	[redacted]	
[redacted]	29-4-((7))-7A1	[redacted]	[redacted]		74,548	***	12,058	86,606		[redacted]	
[redacted]	29-4-((7))-C2	[redacted]	[redacted]		157,800		0	157,800	***	[redacted]	
[redacted]	29-4-((7))-C1	[redacted]	[redacted]		111,430		18,570	130,000	***	[redacted]	
[redacted]	29-4-((7))-11A	[redacted]	[redacted]		111,430		18,570	130,000	***	[redacted]	
[redacted]	29-4-((7))-8	[redacted]	[redacted]		53,092	***	8,708	61,800	***	[redacted]	
[redacted]		[redacted]	[redacted]		**691,812**		**88,801**	**780,613**		[redacted]	
[redacted]											
[redacted]	29-4-((7))-1A2	[redacted]	[redacted]		138,694	***	400	139,094	***	[redacted]	
[redacted]	29-4-((7))-1A1	[redacted]	[redacted]		158,440	***	26,140	184,580		[redacted]	
[redacted]	29-2-((15))-A6	[redacted]	[redacted]		216,780		0	216,780	***	[redacted]	
[redacted]	29-4-((7))-A4	[redacted]	[redacted]		175,940		68,494	244,434		[redacted]	
[redacted]		[redacted]	[redacted]								
[redacted]	29-4-((7))-1, 2,3, 9	[redacted]	[redacted]		170,833		23,600	194,433		[redacted]	
[redacted]	29-4-((7))-10	[redacted]	[redacted]		74,548	***	12,058	86,606		[redacted]	
[redacted]	29-2-((15))-B2	[redacted]	[redacted]		0		0	0		[redacted]	
[redacted]		[redacted]	[redacted]		**245,381**		**35,658**	**281,039**		[redacted]	
[redacted]											
[redacted]		[redacted]	[redacted]		**1,627,047**		**219,493**	**1,846,540**		[redacted]	
[redacted]											
[redacted]		[redacted]	[redacted]							[redacted]	
[redacted]	29-4-((7))-5A	[redacted]	[redacted]		32,000	***	7,201	39,201		[redacted]	
[redacted]		[redacted]	[redacted]							[redacted]	
[redacted]	29-2-((15))-4B2, B1, B2	[redacted]	[redacted]		1,225,195/234,395	Built/Site Plan	NONE REPORTED	1,225,195/234,395	Built/ Site Plan	[redacted]	
[redacted]		[redacted]	[redacted]		**1,459,590**	**Total SF**		**1,459,590**	**Total SF**	[redacted]	
[redacted]		[redacted]	[redacted]							[redacted]	
[redacted]	29-2-((15))-C1	[redacted]	[redacted]		769,704	Built	41,550	811,254	Built	[redacted]	
[redacted]	29-2-((15))-C2	[redacted]	[redacted]		537,519	Site Plan		537,519	Site Plan	[redacted]	
[redacted]		[redacted]	[redacted]		**1,307,223**	**Total SF**		**1,348,773**	**Total SF**	[redacted]	
[redacted]		[redacted]	[redacted]							[redacted]	
[redacted]	29-4-((7))-6A	[redacted]	[redacted]		204,321	Built	0	204,321		[redacted]	
[redacted]	29-4-((7))-A5	[redacted]	[redacted]		123,492	Built	12,000	135,492		[redacted]	
[redacted]		[redacted]	[redacted]		**327,813**	**Total SF**		**339,813**	***	[redacted]	
			4,741,922	/	**4,753,673**					***-56,472***	/
TOTAL			**4,707,292**	*						**-21,842**	*

*AMHERST CORRECTION FROM 76,800 SF TO 111,430 SF. SEE ATTACHED MEMO.

**DOESN'T INCLUDE TEMPORARY TRAILERS.

***BUILDING SF PROVIDED BASED UPON ARCHITECTS MEASUREMENT

August 31, 2012

CITYLINE PARTNERS LLC
"ARBOR ROW" RZ/CDP 2011-PR-023
(CONCURRENT WITH PCA 88-D-005-7, FDP 2011-PR-023, FDP 2011-PR-02 AND FDP 2011-PR-023-03)
STATEMENT OF JUSTIFICATION

I. OVERVIEW AND LOCATION

The Arbor Row Rezoning Application presents a pivotal opportunity for the County to implement major goals of the Tysons Corner Urban Center Plan (the "Tysons Plan"), including: creation of a mixed use development with thousands of new residents and twenty percent workforce dwelling units; dedication of eight acres of adjacent land for two synthetic turf and lighted athletic fields, related facilities and other public improvements worth millions of dollars which will be completed by December 2014; and establishment of a three acre "Urban Park" located in the heart of Tysons and within walking distance of the future Tysons Central 123 Metro Station. The three Final Development Plan Applications pending concurrently with this Rezoning Application refine details presented on the Conceptual Development Plan ("CDP") and conform with the recommendations of the "Tysons Urban Design Guidelines."

The approximately 19.40[1] acre subject property (the "Property") lies north of Tysons Boulevard, between the Tysons II development and the existing office campuses and planned residential uses within the West Park Urban Neighborhood area along Westpark Drive to the north. Located within one-third and one-half mile walking distance :from the future Tysons Central 123 Metro Station, the property is designated "transit station mixed use" in the Tysons Plan. Approval of this rezoning will replace aging, suburban office buildings and surface parking lots with the mixed-use, transit-oriented development envisioned in the Tysons Plan. The property's strategic location accomplishes an important Plan objective by eliminating the existing topographic barrier and creating pedestrian terraces, urban plazas and a grand staircase built into the hillside between Tysons Boulevard and Westpark Drive. These features will establish vital connections linking the office campuses and urban neighborhoods on the north with the urban core around the Tysons Central 123 Metro Station.

Cityline Partners LLC (the "Applicant") proposes transformation of the property into a new, transit-oriented community of office, residential, hotel and support retail uses with a maximum total floor area of approximately 2,575,685 square feet of gross floor area ("GFA") at an overall maximum 3.05 floor area ratio ("FAR"). Land uses will be located within a convenient, safe and pleasant walk to the future Tysons Central 123 Metro Station, well integrated with one another and oriented around the large, central Urban Park and publicly-accessible open space system which will facilitate integration with surrounding properties.

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[1] Includes ±3,428 square feet of right-of-way along Westbranch Drive proposed for future vacation/abandonment.

The Applicant has proffered to dedicate an approximately eight (8) acre Parcel 29-2-((15))-B2 ("the Hanover Parcel") located to the north within the "North Central" planning district, to Fairfax County ("the County") to be used for major public facilities, including but not limited to athletic fields and related facilities, an urban elementary school, public parkland and. similar uses and has further committed to provide millions of dollars in improvements and contributions on this land as set forth in the Proffers. By providing the single largest contribution of land to date that significantly advances securing the necessary public facility improvements discussed in the Plan recommendations, the residential floor area attributed in the Tysons Plan for Parcel B2 and bonus intensity are proposed to be located on the subject property as recommended on page 28 of the Tysons Plan. Concurrent Proffered Condition Amendment ("PCA") Application PCA 88-D-005-7 seeks the Board of Supervisors' approval to remove both the subject rezoning land area and Parcel B2 from the existing West*Park proffered development plans to allow redevelopment of this property in accordance with the new Planned Tysons Corner Urban ("PTC") District zoning regulations. Individual "Statements of Justification" have been filed for the West*Park PCA Application and for each of the three concurrent Arbor Row Final Development Plan Applications.

II. DESCRIPTION OF THE APPLICATION PROPERTY AND SURROUNDING USES

The approximately 19.40-acre site is identified as Fairfax County Tax Map Parcels 29-4-((7))-1, 2, 3, 5A, 9 and 10 and a portion of the Westbranch Drive right-of-way (the "Application Property") and is located on the south side of Westpark Drive, north of Tysons Boulevard, in the West*Park development. The Application Property has a rectangular shape that extends approximately 2,440 feet along Westpark Drive and is approximately 375 feet deep, rising approximately 40 feet in elevation from Westpark Drive on the north to its southern property line. Approximately 5.5 acres of the Application Property are located within one-third mile of the northern entrance to the Tysons Central 123 Metro Station, approximately 13.5 acres fall between one-third and one-half mile of the Metro Station, and approximately 0.3 acre are located outside the half-mile radius. Pedestrians will be able to access the site from Tysons Boulevard, Westpark Drive, Westbranch Drive and across the open space, sidewalks and trails proposed in this rezoning application and via the trail system located along the southern property boundary.

Each parcel is currently zoned to the "C-3 Office District," with portions of Parcels 1, 2 and 5A also zoned to the Sign Control ("SC") and Highway Corridor ("HC") Overlay Districts. The Application Property is occupied by seven, low-rise office buildings totaling approximately 277,430 GSF (exclusive of cellar space) surrounded by surface parking lots. For ease of reference, the Applicant has divided the site into six urban development Blocks A-F as identified on Sheet C3.0 of the Conceptual Development Plan ("CDP"). Existing office buildings will be replaced with the new buildings shown on the CDP. Size and existing uses for each block are described below and presented on CDP Sheet C2.1:

Block	Current Tax Map Parcel	Reference Name	Land Area (Ac.)	Existing Office (Sq. Ft.)[2]	Year Built	Existing Height (Stories)
A	10	Frederick	5.4	74,548	1970	6
B	9	Essex	4.4	Total for Blocks B, C, D, E: 170,883	1975	4
C	3	Campbell & Scott	3.7		1974	3
D	2	Grayson[3]	2.0		1972	1
E	1	Franklin[3]	2.0		1972	2
F	5A	AMT	1.8	32,000	1971	3

Given its location between Westpark Drive and the approved Tysons II project along Tysons Boulevard, the Application Property offers the unique opportunity to join together two sections of Tysons formerly separated by topography and character of use, activating both the south and north sides of this proposed development and extending the Tysons Central 123 transit-oriented development ("TOD") area. At its southern boundary the Application Property slopes steeply upward toward Tysons Boulevard. In this area the Applicant proposes to create a large, "Civic Plaza/Common Green" on top of structured parking as a community amenity and pedestrian link providing direct access to the Metro Station. Grade transitions between the new "Civic Plaza/Common Green" will be achieved through the use of a grand staircase creating a permeable and accessible site. The adjacent, vacant land to the south is part of the approved PDC-zoned Tysons II project, and the immediately adjacent Tax Map Parcels 29-4-((7))-3A and 3D are proffered for future development as high-rise office use with the requirement that pedestrian access be provided to the Application Property. The Application Property has 2,440 feet of street frontage along Westpark Drive, presenting an important opportunity to activate the streetscape along this important corridor.

Adjacent to the west, on land zoned to the PDH-30 District, are the Avalon Crescent Apartments and the Kaiser office building on C-3 zoned land. Adjoining the Application Property to the north and northwest is C-3 zoned land developed with low-rise office buildings and surface parking lots which is designated in the new Comprehensive Plan as "Urban Residential Neighborhood" and planned for "Residential Mixed Use." The High Intensity Office C-4-zoned land abuts the Application Property to the northeast and is developed with, and planned for, office uses.

III. ZONING HISTORY

West*Park originally was zoned and developed in the 1960s and 1970s under the I-3 and I-4 industrial zoning category. On October 15, 1990, the Board of Supervisors approved RZ 88-D-005 to rezone the 193-acre West*Park development from I-3 and I-4 to the C-3 District permitting a maximum FAR of 0.54 or a maximum total of 4.69 million square feet of gross floor area, subject to proffers. Subsequent proffered condition amendment approvals permitted

[2] Not including cellar space.

[3] Demolished Summer 2012.

revisions to the Generalized Development Plan ("GDP") and proffers, including removal of certain parcels and changes to land bays, FAR, heights, and transportation demand management strategies. The most recently approved Proffered Condition Amendment Application PCA 88-D-005-6 pertained solely to West*Park Land Bay A and was approved by the Board of Supervisors on September 24, 2007, subject to proffers dated August 9, 2007. Approved PCA 88-D-005-6, which involved no new construction and did not include a proffered GDP, permits an intensity of up to 4,707,292 non-residential square feet or a maximum 0.58 FAR on approximately 98 acres. Tax Map Parcel 5A was not included in the PCA-6 application. In concurrent application PCA 88-D-005-7, the Applicant seeks to amend the proffers accepted in PCA-6 for the purpose of removing the subject ±19.40 acres, which previously were West*Park Land Bays A-2, A-4 and B, and rezoning these former West*Park Land Bays to the new PTC District in this Application.

IV. DEVELOPMENT PROPOSAL

Rezoning the Application Property is key to transforming the suburban office buildings located north of the Tysons Central 123 Metro Station into the high-quality urban community envisioned in the Tysons Plan. To accomplish this transformation, the Applicant proposes approximately 2,575,685 GFA at an overall 3.05 FAR in residential, retail, office and hotel uses varying in height and intensity across six urban blocks. The Conceptual Development Plan ("CDP"), dated April 26, 2011 as revised through August 29, 2012, prepared by Bowman Consulting Group Ltd., WDG Architecture, PLLC and Parker Rodriguez Inc. and consisting of 75 sheets, includes detailed block-by-block layouts, pedestrian circulation, parks and open space, streetscape and roadway plans, a storm water management plan, low-impact development concept plans, phasing plans, exterior architectural elevations, shadow analyses, perspective drawings and landscape plans far in excess of the County's CDP submission requirements. The CDP divides the Application Property into six urban Blocks A through F, with the overall conceptual development plan presented on CDP Sheet C5.0. As the level of detail presented on the CDP demonstrates, the goals of this new transit-oriented development are to:

- Create a mix of land uses with 24/7 opportunities to live, work, stay and play;
- Provide high-quality architecture and an attractive skyline that reflect the new urban form envisioned by the Tysons Plan for this area and provide appropriate transitions to existing and planned off-site uses;
- Transition densities and building heights to be compatible with uses on adjacent properties;
- Promote connectivity by constructing pedestrian linkages to and from the Metro Station and between uses on- and off-site;
- Create a large, publicly accessible "Civic Plaza/Common Green" approximately three acres in size, including a series of interconnected urban plazas and pocket parks, grand staircase and public sport courts and playground, as the community focal point for on-site users as well as for occupants of office and residential communities existing and planned on surrounding parcels;
- Create attractive open spaces, an urban linear park and a neighborhood trail system throughout the site which connects to adjacent properties, including to the off-site trails the Applicant has proffered to construct on the Hanover Parcel to the north ;

Provide private recreation facilities, including pools, fitness centers and private amenity roof terraces for the residents of Arbor Row;
- Establish streetscapes that are contemporary in character and provide a cohesive aesthetic, including landscape amenity zones, site furniture and other amenity features in conformance with the Tysons Plan;
- Construct the extension of Jones Branch Drive on the Application Property to public street standards, but privately maintain it until such time it may be extended off-site to a public road on the south;
- Commit to LEED certification and other sustainable design criteria;
- In accordance with the "allocation of floor area" strategy on page 28 of the Tysons Plan, the Applicant has proffered to dedicate off-site Parcel 29-2 ((15)) B2 to the County and to make significant improvements and contributions toward public facilities, including athletic fields that are synthetic turfed and lit;
- Provide twenty percent workforce housing within Arbor Row; and
- Ensure adequate flexibility to respond to evolving market conditions.

Detailed site tabulations are presented on Sheet C2.1 of the CDP and summarized as follows:

Land Use	**Approximate Maximum Gross Floor Area (GFA)**	**Percent**
Residential	1,246,600	48.4%
Office	1,108,429	43.0%
Hotel	162,000	6.3%
Retail, services and support uses	58,656	2.3%
TOTAL	2,575,685 @ 3.05 FAR	100%

Detailed tabulations, footnotes, site section sheets and perspective drawings are presented on the CDP. A general overview of the development program for each development "Block" A through F is described below. For more detailed descriptions, please see "Statements of Justifications" submitted for the three Final Development Plans ("FDPs") which have been filed concurrently with this rezoning for Block A (FDP 2011-PR-023), Block E (FDP 2011-PR-023-3 and Block F 2011-PR-023-2).

Block A (Buildings A1 and A2 Mid-Rise and High-Rise Residential Buildings (see FDP 2011-PR-023). Block A is located on Parcel 10 south of Westpark Drive, between Avalon Crescent Apartments to the west and Westbranch Drive on the east, with the existing Kaiser office building and its five-level parking garage across Westpark Drive to the northwest. This approximately five-acre block currently is occupied by the 35-year old "Frederick" office building and surrounded by a large surface parking lot. Home Properties of Tysons, LLC, ("Home properties"), contract purchaser of Block A, will create a vibrant "sense of place" by locating a high rise, residential tower at the prominent corner of Westpark/ Westbranch Drive, establishing a new street grid with attractive neighborhood-centered streetscapes for a safe and high quality pedestrian experience; and creating a varied and interesting skyline. "Site Sections,"

"Shadow Analyses" and "Perspectives" for both Buildings A1 and A2 are provided on CDP Sheets A3.0 and A4.0 through A6.6 (with more detailed floor plans, site perspectives and building elevations included in the concurrent FDP Application on FDP Sheets A-101 -A 4.04). In Building A1 on the western end of Arbor Row, adjacent to the Avalon Crescent residential community, Home Properties has committed in the proffers and on the plans to protect the Resource Protection Area ("RPA") and is maximizing views of the existing, stormwater management pond, woodlands and publicly accessible trail while establishing new urban blocks on the developable potion of the site. Building A1 will contain up to approximately 267 mid-rise multi-family units in six stories (including a potential mezzanine) oriented along the new street grid. The lobby and leasing center is sited to activate the corner of Westpark Drive by providing an entry plaza at the north end of "Private Street A-1" (CDP Sheet L3.0) and a drop-off area in front of the entrances to the leasing centers for Buildings A1 and A2. Residential units will surround a private "Amenity Roof Terrace" approximately 16,900 square feet in size which includes a private pool deck facility, private terraces, and seating areas (CDP Sheet L3.0). In Building A2 to the east, heights transitions from approximately 6 to 22 stories with up to approximately 427 multi-family units. Proposed development within Building A2 has been designed with massing to reinforce the street edge, ground floor retail and orientation toward the central street between the two development blocks, all of which contribute toward establishing a "sense of place" at this important corner "gateway" at Westpark Drive and Westbranch Drive, as envisioned in the Tysons Plan. As described on CDP Sheet 2.1, a portion of the bonus intensity from the Hanover Parcel B2 is designated for residential Block A, enabling more Tysons Corner residents to live within walking distance of the new Tysons Central 123 Metro Station. As shown on CDP Sheets C2.1, Building A2 includes up to 8,000 square feet of retail, service and other non-residential uses concentrated at the corner of Westpark Drive and Westbranch Drive. As shown on CDP Sheet L3.0 and presented in detail on the FDP Application, Building A2 will have a large "Amenity Terrace:" on levels 3 and 4 (over 24,000 square feet in size with significant facilities including an outdoor pool). Another 1,000 square foot roof terrace is shown on top of the 21-22 story tower building. An indoor fitness center will be provided in each building, together totaling approximately 3,000 square feet in size, for residents' private use. Detailed streetscape sections for the new streets surrounding and between Buildings "A1" and "A2" are depicted on CDP Sheets L4.1 and 4.2, with Block A Section Elevations on CDP Sheet L4.2. A paved drop-off area will be provided along Westpark Drive, with garage access along the south and interior private streets and from Westbranch Drive. Interim and ultimate improvements to the Westpark Drive frontage of this block are depicted on CDP Sheet C9.0. Block A will be linked to off-site trails and uses through sidewalks and a trail connection, as depicted on the Pedestrian Flow Diagram on CDP Sheet L2.1 and the Pedestrian Hierarchy Plan on CDP Sheet L2.3. It is anticipated that Block A will be developed in two phases, with Building A2 being built first, as depicted on the Phasing Exhibit (CDP Sheet C8.3).

Block B (High Rise Office Building B). Blocks B, C and D have been designed as an integrated, urban office and hotel complex, oriented around inter-connected plazas and parks. In Block B, one 13-to 17-story, office building ("B1") up to 225 feet tall and approximately 384,285-square feet in size, with up to an additional 8,500 square feet of retail, will replace the existing "Essex" low rise office building at the corner of Westpark and Westbranch Drives. The Building B lobby and ground floor retail use are sited at the corner of Westpark and Westbranch Drives, creating a sense of place, activating the streetscapes, reinforcing this prominent corner across from Residential Block A2 on the opposite corner of this important pedestrian gateway, and linking planning areas to the north. As illustrated on Sheet C7.0 and L3.1 of the CDP, an

"Entry Court Plaza" will extend to the paved terrace and outdoor eating area along a perpendicular access between Blocks B and C, and eastward to the hotel proposed for Block D. Separate garage access will be provided for the Block B Office Building at Westbranch Drive. A four-level parking deck will be built into the hill on the south side of this office building with green arbor trellis structures on the top level. Office Building B presented on CDP Sheets C7.0 and L3.1 provides a compatible transition between the 18-story office buildings on Tysons II to the south and the existing office building to the north.

Block C ("Civic Plaza/Common Green", Terraces, Urban Plaza, Office Buildings C1 and C2). Approximately three acres of publicly-accessible, urban parks, lawns, hardscape plazas, terraces, a grand staircase and public active recreation facilities will be provided as the centerpiece of Arbor Row within Block C (see "Overall Urban Parks Plan" CDP Sheets L2.4 and L3.1). This urban park area, when combined with the adjacent, off-site eight acre Hanover parcel dedication by this Applicant, is a major contribution toward the parks and open space goals of the Tysons Plan. An expansive and highly visible "Civic Plaza/Common Green" will provide a gracious, at-grade gateway into the development from its Metro side on the south and serve as the central focal point of this urban mixed-use community. This approximately 129,000 square foot "Civic Plaza/Common Green" will feature a great lawn suitable for strolling, relaxing, playing and special events and will have inviting seating areas, strategically-placed sculpture and other public art, mounded soil and a curvilinear pathway system within groves of canopy trees. Overhead arbor structures will be located on opposite ends of the "Civic Plaza/Common Green" to create filtered shade seating and special event areas. The "Civic Plaza/Common Green" on the Applicant's site will extend and enhance the park, urban plaza and amphitheater along Westbranch Drive within the adjacent planned Tysons II development. A paved terrace promenade is planned to provide generous views of the office buildings and urban plaza below. The existing low-rise Campbell and Scott office buildings will be replaced by two matching office buildings approximately 8 to 13-stories tall and approximately 263,150-square feet in size each, with up to an additional 12,500 square feet of ground floor retail and service uses in each building (CDP Sheets C7.0 and L3.1). These new office buildings will anchor the row of new buildings along Westpark Drive and flank the urban plaza and grand central staircase leading up to the "Civic Plaza/Common Green." Conceptual Section Elevations for Block C depicting the park and plazas on top of the parking structure are shown on CDP Sheet L4.3. As presented conceptually on CDP Sheets A6.1 and L3.1, pedestrians walking from buildings on the north side of Westpark Drive (which will remain office for the foreseeable future, but is designated in the Tysons Plan for redevelopment to "Residential Mixed Use") may access the public amenities on the Application Property and along Tysons Boulevard through the urban plaza up a grand staircase to the new "Civic Plaza/Common Green". As an organizing architectural feature, this grand staircase has been designed to move diagonally between the two office buildings. A water wall is envisioned adjacent to the grand staircase to filter street noise, add a calming effect for pedestrians passing through the space, and cool the space during summer months. Gently sloping ramps, leading down from the "Civic Plaza/Common Green" to the intermediate-level plaza and down to the lower urban plaza, will establish the essential connectivity between activity levels. An illuminated glass elevator pavilion is envisioned to serve as a landmark at the heart of the project. The lower urban plaza along Westpark Drive will be characterized by seating areas, a large water feature, terraced planters, a prominent sculpture and special paving. Stone plinths, light columns and overhead pergolas (i.e. "arbors") will enhance the contemporary feel of the plaza and add visual interest.

Block D (Hotel). An approximately 9 to 17-story, 162,000 square foot hotel with a hardscaped arrival plaza located on the extension of Jones Branch Drive will replace the existing one-story Grayson Building in Block D. In addition to the hotel building envelope shown conceptually on CDP Sheet C8.0, two alternative hotel building plans, which vary slightly in mass and height, are shown on CDP Sheet 3.4. The hotel will be subject to a future FDP Application. Complementing office and residential uses on adjacent blocks, this full-service hotel also will have up to 8,000 square feet of ground-floor retail and service uses, an outdoor courtyard for general use or use by a restaurant, a pool, an outdoor seating area with special paving under the filtered shade of canopy trees and other amenities as depicted conceptually on CDP Sheet L3.2. Visual cohesiveness will be achieved through the use of urban park connections, special paving, flush grade conditions and stone plinths and bollards for physical separation. Conceptual Section Massing diagrams and elevations for the two proposed alternative hotel building envelopes are presented conceptually on CDP Sheets A 3.4 and A4.0.

Block E High-Rise Residential Building (see also FDP 2011-PR-023-03). Located in the southeast quadrant of the Westpark Drive/Jones Branch Drive intersection, Block E was formerly occupied by the two-story, 21,500 square foot "Franklin" office building and a portion of the one-story, 12,000 square foot "Grayson" office building (which recently were demolished). Consolidation and redevelopment of these two, existing parcels into a new Block E enables Jones Branch Drive to be extended between Westpark Drive and Arbor Row's southern property boundary. Block E would be further defined by a new, surrounding "street" grid, including a new east-west street connection located between Jones Branch Drive Extended and the AMT office site in Block F. The Hanover Company, contract purchaser of Block E, proposes to redevelop this urban block with an "L"-shaped, 20- and 27-story high rise tower up to 300 feet in height and approximately 516,800 square feet in size, consisting of 430 to 480 dwelling units. Conceptual Site Sections for the proposed residential building are presented on CDP Sheet L4.6. The plans for Block E include the potential for approximately 7,000 square feet of ground-floor retail and other non-residential uses that would engage and activate the Westpark Drive streetscape, with the residential lobby and amenity areas prominently located at the corner of Westpark Drive and Jones Branch Drive Extended. Significant attention has been focused on creating attractive, pedestrian friendly streetscapes along Jones Branch Drive Extended across from the new hotel building on the west (Block D) and along the new interior street which will serve both the Block E garage and AMT's new building entrance. Major active and passive recreational amenities are proposed, including a nearly two-thirds acre rooftop amenity terrace with pool overlooking a nearly half-acre, publicly-accessible, landscaped park that would be located adjacent to the planned trail and open space on the Tysons II property. As described on CDP Sheet C2.1, a portion of the residential bonus intensity from Parcel B2 is designated for Block E within one-third mile walking distance of the Metro Station.

Block F Office Building (see also FDP 2011-PR-023-02). Block F, the easternmost parcel of the Application Property, is owned by AMT – The Association For Manufacturing Technology ("AMT"). Founded in 1902 as the National Machine Tool Builders' Association, AMT represents and promotes the American manufacturing technology industry. The Association supports American builders of manufacturing systems by providing research and information on market data, matching companies with potential customers, promoting emerging technical developments, facilitating global operations for member companies and advocating for legislation and policy that furthers the industry. AMT first opened its doors in 1971 when Tysons was still essentially a rural crossroads and has been quietly – and successfully –

operating as a valued corporate citizen of Fairfax County ever since. In light of the extension of the Metrorail through Tysons though, and the resulting climate of transformation and renovation, AMT has determined that now is the time to execute its long-term plan to unite several American manufacturing associations, their suppliers and business partners at its Tysons headquarters. This unification will encourage substantially more collaboration in the manufacturing community, which will enable development of cutting-edge manufacturing technology. And, it will necessarily require AMT to redevelop and reenergize its 40-year old, suburban office building. As shown on CDP Sheet C8.0, AMT plans to reorient and redevelop Block F by constructing a ten-story, approximately 200,000-square foot office building with ground-floor retail at the front of the site and by providing parking at the back of the site at the eastern terminus of the residential green in Block E. CDP Sheet 4.7 depicts the section for the private street between Blocks E and F and shows a conceptual building section elevation. A pedestrian arrival plaza off Westpark Drive, similar in design to those in Blocks A and D, will feature a sculpture that represents AMT's most prestigious award – the Al Moore Leadership award, given to individuals who demonstrate extraordinary service to the manufacturing technology industry. In addition, as part of AMT's on-going effort to promote the importance of manufacturing technology and to make public career opportunities in the industry, AMT is contemplating an approximately 200-seat auditorium that will be used primarily for educational conferences, information dissemination and technical job training. In June of 2011 President Obama launched the Advanced Manufacturing Partnership, a national effort bringing together industry, universities, and the federal government to invest in the emerging technologies that will create high quality manufacturing jobs and enhance the United States' global competitiveness. AMT's long-held mission – to promote the American manufacturing technology industry - is directly in line with President Obama's initiative.

Additional Features of the Development Proposal. In accordance with Sections 6-500 and 16-501 of the Zoning Ordinance, the proposed CDP has been designed to achieve a tiered intensity of development in a mix of office, residential, hotel and retail uses, which are interconnected by a network of urban streets, urban plazas, a large "Civic Plaza/Common Green" and attractive streetscapes and integrated sidewalks and trails. An "Overall Illustrative Landscape Plan" is presented on CDP Sheet L1.0. "Pedestrian Flow" and "Pedestrian Hierarchy Plans" for Blocks A-F are presented on CDP Sheets L2.0-2.3. As summarized on CDP Sheet L2.4, approximately six and one-half acres of the ±19.40-acre Application Property (approximately 34 percent) will consist of on-site publicly-accessible and private recreation and open spaces, including the extensive, high quality private recreation facilities provided in Block A and Block E for residents' use. This acreage is in addition to the off-site, eight acre Hanover Parcel B2 dedication for school, athletic fields and linear park public uses. The significant amount of high-quality open space areas depicted for each Block is quantified on CDP Sheet L2.4, committed to in the Proffers and conforms with the urban park and open space recommendations of the Tysons Plan.

The second-submission Traffic Impact Study ("TIS") dated December 2, 2011 and prepared by Wells Associates was filed with the County Department of Transportation and VDOT on December 2, 2011 under separate cover. The Applicant has met with VDOT, which has approved the Arbor Row TIS in accordance with applicable Section 527 requirements. A reduction in single-occupancy vehicle trips will be achieved through the mix of uses, shared parking and implementation of various Transportation Demand Management ("TDM") strategies, as set forth in the TDM plan submitted under separate cover along with the TDM

Proffers filed for this rezoning application which include commitments toward funding of a new "Tysons Transportation Management Association." Pursuant to Section 6-509 of the Zoning Ordinance, a parking plan has been submitted with the rezoning application and is attached to this Statement of Justification.

As presented conceptually on the CDP, the Applicant will promote environmental stewardship through the use of innovative storm water management, including low-impact development ("LID") techniques, green roofs, green building design and sustainable energy practices. In Proffers pertaining to the six development Blocks, detailed LEED certification commitments have been made that conform with Tysons Plan recommendations. The Applicant further has incorporated LID features such as permeable paving and basins in the landscape amenity zones. Streetscape, planting and other urban design elements are presented conceptually on CDP Sheets L4.0, 4.1, 4.8, 4.9 and L5.1 and will be further refined in subsequent Final Development Plans.

In accordance with Paragraph 2G of Section 16-501 of the Zoning Ordinance, phasing exhibits are presented on CDP Sheets C8.2 through 8.4. This preliminary plan groups buildings by blocks, specifying the mix of uses and associated streetscape, parking and landscape areas, and demonstrating that each identified block can be constructed individually, with future blocks to be integrated seamlessly when the market demands. Attached as **Exhibit 1** to this "Statement of Justification," is a parking plan which has been prepared in compliance with Section 6-509 of the Zoning Ordinance and parking details are summarized in the tabulations on CDP Sheet 2.1. Pursuant to Paragraph 2(I) of Section 16-501, building "Shadow Analyses" are presented on CDP Sheets A5.0 through A.5.2, which demonstrate adequate sunlight over the outdoor plazas and park and recreation areas on each urban block. Photo simulation "Perspectives" have been provided on CDP Sheets A6.2 through A6.5 showing building perspectives from the north and south, viewed both at street level and from above, as required under Paragraph 2(J) of Section 16-501.

V. COMPREHENSIVE PLAN RECOMMENDATIONS

Comprehensive Plan guidance for use and development of the Application Property is found in the Tysons Plan adopted by the Board of Supervisors on June 22, 2010. The Application Property is designated as part of the larger Tysons Central 123 TOD District and recommended for "transit-station mixed-use development" (Tysons Plan, Map 14 on page 138). The "Transit Station Mixed Use" land use category is defined on page 21 of the Tysons Plan as a balanced mix of retail, office, arts/civic, hotel and residential uses, with office comprising approximately sixty-five percent (65%) throughout all transit station mixed-use areas and residential comprising at least twenty percent (20%) of total development. All but the northwest corner of the Application Property lies within one-third or one-half mile of the Tysons Central 123 Metro Station as measured generally from the base of the escalator at the northern entrance (see CDP Sheet C2.1). The walk between the Metro Station and the land use mix on the Application Property has been designed to be "convenient, safe, and pleasant" as recommended on page 24 of the Tysons Plan.

Plan guidance is contained both in the "Areawide Recommendations" and more specifically in the "Subarea 2: South West Park Redevelopment Option" recommendations on

pages 141 and 142 of the Tysons Plan. As stated on page 141, the "vision for this subarea is to redevelop primarily with mixed use with an urban character at a substantially higher intensity" than what is currently there now and include ground-floor retail uses, with intensification contingent upon integration with Tysons II through pedestrian and vehicular linkages. The Applicant's development proposal conforms with the Tysons Plan recommendations on page 141 that: "[r]development should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses" and "[a]ll redevelopment should provide support retail and service uses." The mix of land uses. as summarized in this Statement of Justification and presented on the proposed CDP, demonstrates achievement of those Plan recommendations.

The CDP also conforms with the tiered intensity guidance on pages 24 through 28 of the Tysons Plan. As shown on CDP Sheet C2.1, approximately 5.5 acres or twenty-eight percent (28%) of the Application Property ("Area A" is the eastern portion of Blocks C, D, E and F) falls within a one-third mile radius of the future Metro Station northern entrance and is planned for "Tier 3" intensity defined as a 2.5 FAR depending on land use and exclusive of bonus intensity. However, due to existing and planned office use within Block F, only a 2.0 FAR is attributable to Area A. Most of the remainder[4] of the Application Property falls within the one-half mile radius of the Metro Station and is planned for a 2.0 FAR depending on land use and exclusive of bonus intensity.

The overall FAR for the consolidated parcels of this Application Property conforms with the guidance in the Tysons Plan. The highest FARs proposed by the Applicant are for the lowest peak-hour generating land uses: redevelopment to multi-family residential in Block E and hotel in Block D within the one-third and one-half mile distances. The remainder of the site falls within one-half mile where the Tysons Plan offers flexibility to encourage both an intensification of office uses and the introduction of intensive residential within the TOD area. In proposing dedication to the County of the eight-acre Hanover Parcel B2 for an elementary school and athletic fields, the Applicant has reallocated the residential floor area planned for Parcel B2 and bonus intensity into residentially-planned Blocks A and E in the subject ±19.40-acre rezoning application. This bonus intensity for superlative contributions toward public facilities and reallocation of floor area through concurrent rezoning applications is a fundamental tenant of the new Tysons Plan, as described specifically on page 28. Detailed computations demonstrating conformance with the tiered intensity and bonus recommendations are presented on CDP Sheet 2.1. As to Block F, on page 8 the Tysons Plan recognizes that "Fairfax County is the heart of the Washington area technology sector and Tysons is its economic and employment center." As such, the Plan directs the County to "capitalize on Tysons' growth as a regional economic engine." With the unification of American manufacturing associations, their suppliers and business partners at its Tysons headquarters, AMT is actively working to that end.

The analysis below summarizes how this development proposal fulfills the other major Areawide Plan elements as well as the site-specific Subdistrict recommendations on pages 141 142 of the Tysons Plan:

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[4] A 0.3-acre sliver of Block A falls beyond the half-mile radius.

Plan Guidance For Redevelopment Option	Applicant's Proposal
Coordinated development plans	The Applicant has filed concurrent applications with coordinated plans and has proffered to dedicate 8 acres of land for public purposes, with reallocation of residential floor area within walking distance of the Tysons Central 123 Metro Station, the retail malls and nearby office buildings.
Logical and substantial parcel consolidation	The Application Property consists of ±19.4 acres and includes the entirety of "Subarea 2 South West Park" planning area. With the separate dedication of Cityline's Hanover Parcel B2 to the north, the combined acreage consists of more than 27 total acres. Although its long rectangular shape, existing road configuration and elevation changes along the southern boundary present design challenges, the 19.40 consolidated acreage is sufficient to produce an efficient and logical layout that meets the objectives of the Tysons Plan, including provision of nearly three acres of "Civic Plaza/Common Green" and urban plazas (see Block B, C and D descriptions above and CDP Sheet L.2.4).
Mix of diverse land uses	The proposed mix of uses conforms with the overall guidance in the Land Use Plan and Subdistrict recommendations. A slight predominance of residential use is proposed with significant redevelopment to high quality, urban residential use. A synergy between the complementary land uses proposed in this Application will achieve the Tysons Plan goal of transforming an existing suburban office park into a vibrant, walkable transit-oriented community.
Tiered Intensity	See tabulations and graphics on CDP Sheets C2.1 and C3.0.
Recommends total office use in "South West Park" and "West Park Urban Neighborhood" less than three million square feet.	Assuming redevelopment of office buildings on the Essex Block and AMT areas as proposed in this rezoning application, total office use within these two planning areas would total just under three million GFA. This has been demonstrated on CDP Sheet C2.1 and committed to in the Proffers.
Coordinated development plans with Tysons II	To enhance the urban environment, improve pedestrian connectivity throughout the larger area, and overcome the significant change in grade, the Applicant has proposed an approximately three acre "Civic Plaza/Common Green" and associated plazas as recommended specifically in the Subarea text. When combined with proffered open spaces within the Tysons II development, a large, centrally located outdoor activity area will be established from the Ritz Carlton site northward across the Application Property and connecting into the planned West Park Neighborhood Subdistrict.
Foster vehicular and pedestrian access, with integration with abutting districts/subdistricts	In addition to the urban plaza, Westpark Drive will be designed as an "Avenue" in accordance with the Areawide Recommendations of the Tysons Plan. Pedestrian connectivity has been depicted on CDP Sheets L2.1 through L2.4.
Accommodate the Jones Branch Extension	Jones Branch Drive is committed to as a new local street connection as shown on CDP Sheet C8.2, but will be maintained as a private street until such time that an extension to a public road to the south may occur, as set forth in the Proffers.

Plan Guidance For Redevelopment Option	Applicant's Proposal
Publicly accessible open space and urban design amenities consistent with Areawide Urban Design recommendations	Approximately 129,000 (±2.96 acres) of publicly-accessible "Civic Plaza/Common Green," urban plazas, terraces and public sport courts are proposed within Block C, with expansive private open space and amenities within the residential blocks on either side. Approximately six and one-half acres of parks and open space will be provided cumulatively across Blocks A-F counting both public and privately accessible spaces (see CDP Sheet L2.4), including the "Resource Protection Area" which shall remain undisturbed and unimproved within Block A. The Applicant's urban design and landscape architectural consultants have analyzed the characteristics and design opportunities unique to the Application Property. Conceptual drawings in the CDP package (such as proposed streetscapes, plazas, parking design, building heights) have been prepared to reflect the Tysons Plan urban design recommendations, with more detailed refinement on the FDPs filed for concurrently for Blocks A, E and F). In accordance with Plan recommendations, most of the proposed open space will be publicly accessible, such as the common green, civic plaza, pocket parks, sidewalks and trails. As depicted on CDP Sheet L2.4, the Applicant is providing approximately four and one-half acres of publicly-accessible parks, with an additional approximate two acres in private in recreation amenity space being provided.
Recreation facilities and amenities for residents	Private recreation facilities will include outdoor swimming pools, enormous rooftop amenity terraces, fitness centers and other high quality amenities for use by the future residents of Block A and Bock E.
Affordable and Workforce Housing	Twenty percent workforce housing has been proffered in conformance with Tysons Plan recommendations.
Grid of streets (incl. off-site connections)	As recommended in the street design guidelines and depicted on CDP Sheets C9.0 through C9.4 and L4.0 and L4.1, from the centerline of the existing 100-foot wide Westpark Drive right-of-way, the Applicant will design Westpark Drive as an "Avenue." CDP Sheet C9.2 depicts the cross-section of Westbranch Drive as a "Collector Street." Jones Branch Drive will be extended to the southern property line as a "Local Street" in accordance with Tysons Plan Map 7.
Accommodate potential circulator routes and make appropriate contributions	As depicted on the "Ultimate Section," existing right-of-way along Westpark Drive is wide enough to be reconfigured in the future to accommodate potential a circulator.
Pedestrian Circulation Plan	CDP Sheets L2.0 through L2.3 show proposed pedestrian circulation Plan for both the Application Property and connections to Hanover Parcel B2 via a linear park trail and existing sidewalks.
Vehicle trip reduction goals	Vehicle trip reduction goals have been determined in conjunction with the "Traffic Impact Analysis," "Transportation Demand Management Plan" and TDM Proffers which have been filed under separate cover.
Parks and recreation	More than six acres (approximately 34%) of the Application Property will be committed as diverse, public and private open spaces with varying size, function and character and will be able to support formal and informal activities. An analysis of Comprehensive Plan park standards and the needs of future residents, employees and visitors of the Application Property is presented on CDP Sheet L2.1. In accordance with the recommendations on page 78 of the Tysons Plan,

Plan Guidance For Redevelopment Option	Applicant's Proposal
	"locating parks adjacent to residential and mixed-use buildings will enhance these uses by providing common outdoor spaces to users who have no private yards" as well as serve the unmet needs of nearby office and retail employees and adjacent residences. The new, approximately three acre "Civic Plaza/Common Green" will be sited at the same grade as the planned park in Tysons II to the south, creating a large open space amenity currently lacking in this area. This connected space will be large enough to accommodate festivals and other programmed events and is easily accessible by surrounding office and retail employees and existing and future residents. Additional publicly-accessible parks, open spaces, urban plazas and private recreation facilities are provided within individual Blocks.
Environmental Stewardship	The Preliminary Stormwater Management BMP Plan and Narrative presented on CDP Sheets C10.0 through C10.8 demonstrate compliance with County requirements and conformance with the additional recommendations in the Tysons Plan for storm water quantity and quality control measures substantially greater than the minimum requirements. All of the subject blocks' BMP requirements currently are met through the existing, West*Park Watershed BMP facility which is located off-site. Additional storm water management will be provided through a combination of LID techniques and underground storage vaults as described on CDP Sheet C10.0-8. To conform to the Tysons Plan recommendation that sites must retain and reuse the first one inch of run-off, the Applicant is committing to employ certain LID measures such as bio-retention landscaping, green roofs, cisterns, underground vaults, porous pavement and permeable pavers with details as determined by the Applicant at final development plan and site plan approval. Block Owners have committed to incorporate green building practices sufficient to attain LEED certification, or its equivalent, for office and residential buildings proposed on the Application Property. Further, the Applicant will pursue other energy/resource conservation strategies, as outlined on page 84 of the Tysons Plan, throughout the site such as green roofs, energy-conscious landscape design, and energy efficient lighting, heating, ventilation and air conditioning systems and new technologies as they emerge.
Public Art	The Applicant plans to install sculpture and other public art within the "Civic Plaza/Common Green" and urban plaza areas as shown conceptually on the landscape design plans included in the CDP. Block F will feature a sculpture that represents an award given to individuals who demonstrate extraordinary service to the manufacturing technology industry.

Plan Guidance For Redevelopment Option	Applicant's Proposal
Public Facilities	The Tysons Plan states on page 91 that: "Land and/or building space needed for public facilities is critical to the assurance that such facilities can be constructed" and that proffer commitments should be made "to ensure that places will be available to construct facilities in concert with the pace of growth." To this end, the Applicant has proffered to dedicate eight acres of off-site land and to make significant up-front improvements, including two synthetic turf athletic fields, a stream valley trail, stream bank restoration and a significant contribution for design of a future urban elementary school in order to meet future needs as recommended on pages 93 and 172 of the Tysons Plan.
Urban design principles	This transformative conceptual plan creates a unique sense of place with walkable, urban blocks, improved connectivity with adjacent parcels to the north and south, and provision of a range of outdoor spaces including an "Civic Plaza/Common Green", terrace areas, and other urban plazas. The design focus has been to establish a new pedestrian realm in this part of Tysons, creating attractive new streetscapes and exciting public and private amenity spaces. Site sections, shadow analyses and perspectives are included in the CDP package. Conformance with specific "Tysons Corner Urban Design Guidelines" has been demonstrated in detail on individual FDPs.
225-foot maximum building height consistent with the Areawide Building Height Map	On the CDP, the Applicant is proposing that the Block E residential building will be up to 300 feet in height. This increase in height is appropriate for a well designed, TOD residential use which includes 20% Workforce Dwelling Units and is located within one-third mile walk of the future Metro Station. Proposed building heights would complement adjacent heights approved in Tysons II and vary across the site to create a visually interesting urban form.
Demonstrate how other parcels in the Subdistrict and surrounding area can develop in conformance with the Tysons Plan.	Nothing proposed in this rezoning will preclude surrounding properties from redeveloping in conformance with the new Tysons Plan. In fact, approval of this rezoning would facilitate redevelopment of the West Park Urban Neighborhood to the north, in that this project will serve as both the catalyst and the bridge between that Subarea and the Tysons II Subarea. This rezoning will radically improve accessibility, amenities and services available to adjacent parcels and create a community focal point not existing at present.

VI. WAIVERS AND MODIFICATIONS

To the best of our knowledge, no known hazardous or toxic materials exist on the Application Property nor are planned in conjunction with the uses proposed in this rezoning. The proposed development complies with all current applicable land development ordinances, regulations and adopted standards, except in specific instances where modifications or waivers have been identified on CDP Sheet C2.0 and summarized and justified on the chart attached as **Exhibit 2** to this Statement of Justification.

VII. CONCLUSION

This rezoning presents a singular opportunity for the County to transform a forty year old, suburban office park into the vibrant, urban mix of transit-oriented uses envisioned in the Tysons Plan. To establish a sense of place and an attractive environment in which to live, work and play, the proposed development includes amenities such as a significant Urban Park which will establish an at-grade, pedestrian link between the properties to the north and the Tysons II development and the Metro Station entrance to the south. Further, the Applicant proposes to dedicate eight acres of adjacent land to the County and provide two synthetic turf and lighted athletic fields and other significant public improvements which are proffered to be completed by December 2014. All of this is being provided with a rezoning of less than 20 acres at a 2.5 million maximum GFA that is 48% residential use. Those uses will serve the new mixed-use community planned for this site as well as residents and employees in the surrounding area. The Applicant has strived to include an unprecedented level of design detail for a CDP-only application and, subsequent to filing this rezoning, has filed three FDPs for Arbor Row to be heard concurrently with the rezoning. The proposed CDP includes a diverse skyline, streetscapes with interesting view corridors and terminated vistas; high quality, urban architecture, incorporation of major public parks and open space areas, significant private recreation and other amenities, all of which will be interconnected by tree-lined sidewalks; street-front retail shops and restaurants; underground parking and innovative stormwater management not presently existing in this immediate area. This rezoning will implement the recommendations of the Tysons Plan and the Tysons Corner Urban Design Guidelines and comply with the PTC provisions set forth in Section 16-501 of the Zoning Ordinance.

John C. McGranahan, Jr,
Attorney for the Applicant, Cityline Partners LLC

Exhibit 1

7/23/2012

Addendum to the "Statement of Justification"
Arbor Row Parking Plan
RZ/CDP 2011-PR-023

Introduction

Pursuant to Paragraphs 1 through 5 of Section 6-509 of the Zoning Ordinance for the Planned Tysons Corner Urban District ("PTC"), this narrative is submitted for the Arbor Row Rezoning Application in accordance with Paragraph 1, which states: *"Notwithstanding the provisions of Article 11, the number of off-street parking and loading spaces provided for the development in the PTC District shall be established with the approval of a parking plan, which plan shall accompany an application for rezoning to the PTC District."*

This Arbor Row Parking Plan consists of this narrative along the pending Rezoning/Conceptual Development Plan (the "CDP") 2011-PR-023 dated April 26, 2011 as revised through July 20, 2012 and the draft proffer statement dated July 20, 2012 (the "draft proffers"). Also referenced and excerpted below is the "Draft Arbor Row Transportation Demand Management ("TDM") Plan" dated February 2012, prepared by Wells+Associates and filed with the County Department of Transportation on February 24, 2012.

Off-Street Parking

On the Arbor Row CDP, off-street parking is an integral design element used to achieve important Comprehensive Plan land use and design objectives for the Application site. The 19-acre subject property is significantly lower in topography than the Lerner Enterprises' Tysons II development, which is adjacent to the south. As recommended in the adopted "Tysons Corner Urban Center Plan," tiered below- and above-grade parking structures have been designed to elevate the central Blocks B and C and to create publicly-accessible open space areas and urban design amenities which are connected to open space on the Lerner property. As shown illustratively on CDP Sheet L3.1, a large, publicly-accessible "Civic Plaza/ Urban Green," with sport courts and playground, have been located on top parking decks within Office Blocks B and C. Extensive private recreational open spaces and amenities have been designed to be elevated on top of parking structures and rooftops in Residential Blocks A and E.

Paragraph 1A of Section 6-509 establishes parking maximums within the PTC zoning district and stipulates off-street parking rate ranges as follows: (i) for multi-family use a minimum of 1.1 space to a maximum of 1.7 spaces per unit; (ii) for office use a maximum of 2.2 spaces per 1,000 square feet of gross floor area ("GFA"); and (iii) for hotel use a maximum of 1.05 per room. On CDP Sheet C2.1, Table 1 "Site Tabulations" lists the number of estimated parking spaces to be provided as listed on the chart below; however, the exact number of spaces for each building shall be determined with approval of the site plan based on the specific uses, amount of such uses, and distance from the Tysons Central 123 Metrorail Station. Except for Block F, the CDP shows less than the maximum allowed in the Zoning Ordinance:

Block A	1.3 spaces per residential dwelling unit
Blocks B & C	1.8 spaces per 1,000 GFA office
Block D	0.74 space per hotel room
Block E	1.5 spaces per residential dwelling unit
Block F	2.2 spaces per 1,000 GFA office

For ground floor or street-level uses (CDP Sheet C2.0 Note 34), parking shall be provided in accordance with the TOD District requirements set forth in Paragraph 1B of Section 6-509 of the Zoning Ordinance in which there are no minimum required spaces. Parking rates in Article 11 serve as maximums in the PTC zoning district. In Paragraph 1B(1), the first 5,000 square feet of GFA located on ground floors or at street level consisting of retail, personal/business services, fast food restaurant, quick service food store and/or eating establishment uses are not included in calculations of required parking. For all proposed uses, the number of parking spaces provided is estimated and may change based upon the final dwelling unit count, number of bedrooms, building uses and GFA. The general location of proposed off-street parking and loading spaces and general ingress and egress points associated with the parking garages are described in Note 23 on CDP Sheet C2.0 and depicted on CDP Sheets C6.0, 7.0 and 8.0. For each Block A through F, conceptual drawings of rooftops and parking levels are presented on CDP Sheets A1.0 and A3.0 through A.3.3, including the potential number of levels below and above-grade and potential inner-connections.

Loading

The proposed number of loading spaces anticipated to be provided for each Block are represented on CDP Sheet C2.1 and depicted on the Block Plans on CDP Sheets A3.0 through A3.3. As set forth in Paragraph 3 of Section 6-509 of the Ordinance, in the PTC District, loading space provisions in Section 11-203 of the Ordinance are to "be used as a guide," thus, there is no minimum requirement and no "modification" is necessary.

The owners and contract purchasers for each Block have determined that two loading spaces are adequate to serve each building within the Arbor Row development. Loading spaces are proposed to be accessed through and located within parking garages as shown on "Typical Block Plans" on CDP Sheets A3.0 through A3.3. Loading dock areas for Blocks E and F front onto a private drive and will be screened from view using recessed roll-up doors.

For the high-rise residential buildings in Blocks A and E, the contract purchasers, developers of high-rise, luxury multi-family apartment buildings nationwide, have determined that two loading docks for each building will be more than enough to satisfy demand. In the experience of the contract purchasers for Blocks A and E, it is typical to provide only one residential loading dock per building. In Arbor Row; however, the residential contract purchasers have doubled the number of loading spaces, providing two loading docks per building, to act as a safeguard against unanticipated residential loading demands and to provide an additional loading dock for the relatively small amount of retail and other non-residential space proposed on ground floors. As is typical in luxury high-rise apartment buildings such as those planned for Blocks A and E, residents will be required to "reserve" loading docks and corresponding "move-in" elevators, so that management can control scheduling and use of loading docks and freight elevators. Further, the loading dock areas in Buildings A1 and A2 will be accessed internally off the private interior street on the south side, at the back of the buildings within the parking structure. In Block E, the

two loading docks have been designed thoughtfully in that they (i) front onto a private internal street; (ii) are recessed from the main building façade; and (iii) feature roll-up screening doors that will remain closed when not in use. For office uses within Blocks B, C and F, loading docks are accessed within the parking garages as shown on CDP Sheets A3. Loading for the hotel use in Block D is proposed to consist of two loading spaces.

Shared Parking

No reduction in minimum off-street parking requirements is requested for any Block in the Arbor Row Rezoning Application. It is anticipated; however, that parking spaces will be shared based upon the mix of land uses within a Block. The adopted "Tysons Corner Urban Center Plan" recommends on page 64: "Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses." On pages 64 and 65, the Plan further recommends "reductions for shared parking on mixed use sites" as a method to be pursued to ensure the appropriate amount of parking is provided. To this end, sharing of residential and office parking by ground floor retail and other uses is proposed in this rezoning application.

Valet and Tandem Parking

Note 23b on CDP Sheet C2.0 requests approval to provide valet and/or tandem spaces within garages for each Block and a modification of PFM Section 7-0800 is being requested in this rezoning application. Tandem and valet spaces are to be assigned by property management to individual tenants and, in the case of residential tenants, to those with two cars or who desire a tandem space.

Conformance with the Parking-Related Goals of "Tysons Corner Urban Center Plan"

It is the intent of the property owners/contract purchasers for Arbor Row to charge for parking associated with off-street garages, structures or lots as the market may dictate. In addition to using parking fees as a disincentive to driving alone (SOVs), there are several parking management techniques that incentivize travelers to use a transportation alternative. The techniques include the following:

- Limiting supply of parking
- Raising the price of parking
- Unbundling parking for residential and office space
- Parking permit controls
- Reduced cost and preferential parking for HOV

Limiting supply of parking

In the adopted "Tysons Corner Urban Center Plan," Fairfax County acknowledges that current parking capacity in Tysons Corner far outweighs demand and is an inefficient use of land and resources. The Comprehensive Plan recommends new parking ratios for TOD Districts which were adopted in the companion Zoning Ordinance Amendment creating the PTC zoning district. For example, all non-residential uses have no minimum parking requirements within the first half mile of Metrorail stations. Minimum parking requirements are reduced for all land uses located outside the half mile; but the Comprehensive Plan calls for significantly less parking in these areas than what has been built in the Tysons Corner area in the past. In fact, to avoid an oversupply of parking, maximum parking ratios have been established for all areas within Tysons Corner. These new regulations are intended to limit the supply of parking in TOD areas and support the TDM reduction goals by increasing the attractiveness of using Metrorail and

transportation options other than driving alone. Parking for the land uses within each of the subject neighborhoods shall be provided in accordance with the requirements set forth in the ordinance for the Planned Tysons Corner zoning district. As described above, with the exception of Block F, less than the maximum number of parking spaces is shown on the CDP, with the exact number of spaces for each building to be determined with approval of the site plan based on the specific uses, amount of such uses, and distance from the Tysons Central 123 Metrorail Station. The parking supply will be managed as required.

Pricing and Unbundled Parking for Residential and Office Space

At this time, the first preference of the developer will be to lease all office space exclusive of parking. This is referred to as "unbundled parking." In cases where the market dictates that parking be inclusive of lease costs, the cost of the parking can be presented to the lessee as a line item. Also, the TDM program manager will provide the lessee with information on parking cash out programs in which employers provide their employees with a cash benefit rather than a parking space. These programs have been found to reduce employee parking and associated single occupant vehicle trips. As allowed by market conditions, residential rental units may also be leased exclusive of parking as set forth in the Proffers.

Parking Permit Controls

The TDM Administrative Group ("AG") will develop a parking permit system from the initial stages of the development to proactively manage parking supply. The main reason to develop this permitting system is to ensure that a convenient supply of parking is available for the appropriate travelers near their destinations, such as shoppers near the retail uses or residents near their units. This system also has positive attributes for ridesharing vehicles since they should also be granted preferential parking near building entrances (see the next section below entitled Preferential Parking for HOV). Importantly, another reason to establish a permit system is to ensure that residents, employees, or customers park in designated areas at the site. Also, as the site grows, managers may find that one lot or structure is preferred by travelers over another due to location, access, or other variables. If a permit system is already in place, parking demand for these areas can be shifted by allocating a certain number of permits to be issued for the capacity of the structure or lot, with the remainder of the demand permitted to seek parking elsewhere at the site.

Preferential Parking for HOV

The Arbor Row project site will provide preferential carpool/vanpool parking at a nominal discount within the office portions of the parking structures planned for the TOD. These spaces will be located closest to the office buildings (and doors) and will represent a prime parking location. An initial minimum of forty parking spaces will be reserved for HOV use in support of the office buildings at Arbor Row. The demand for preferential parking will likely grow from these initial forty spaces as the property progresses towards build-out. The demand for preferential HOV parking will be assessed regularly and the number of spaces will be increased as needed and appropriate throughout the life of the project. Signage will be installed to indicate where the spaces are located and will also act as secondary marketing for the preferential parking benefit. The signs will also provide a number that can be called to report violators. Designs for any parking garage or structure will accommodate enough clearance to accommodate vans used for vanpooling, typically 15 passenger vehicles. The minimum clearance in a parking structure is

typically 7 feet, 2 inches. Additionally, drop-off points will be provided throughout the development for the boarding and alighting of vanpool and carpool passengers.

Phasing and Interim Use of Parking Spaces

CDP Sheet C8.2 presents a conceptual "On-Site Public Improvements Phasing Exhibit" depicting improvements associated with each Block; however, it should be noted that Blocks may be developed in any order. Sub-phasing for buildings A1, A2, C1 and C2 has been added as a new CDP Sheet C8.3. Office buildings currently existing on CDP Blocks A through E may be demolished and existing asphalt areas may be used for construction staging and parking, as well as for commercial commuter parking as an interim use. Surface parking for the existing "AMT-The Association for Manufacturing Technology" office building on Block F will be retained until such time as the Block may redevelop in accordance with the CDP. In the event residential use on Block E is developed prior to redevelopment of the exiting office building on Block F, interim access to these two blocks is shown on the CDP which will result in the loss of existing surface parking spaces on Block F.

The draft proffers pertaining to "Existing and Interim Structures and Uses" proposes, as a possible interim use, commercial off-street parking including commuter parking spaces as an option on Blocks A, B, C and D for a limited period of time.

Exhibit 2

8/31/2012

ARBOR ROW
RZ/CDP 2011 RZ-PR-023

REQUESTED WAIVERS & MODIFICATIONS

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Zoning Ordinance Article 2 - General			
Paragraph 2 of Section 2-506	Waiver of the provision that a parapet wall, cornice or similar projection may exceed the height limit established for a given zoning district by not more than three (3) feet, but such projection shall not extend more than three (3) feet above the roof level of any building.	F	The Association For Manufacturing Technology ("AMT") owner and occupant of Application Block F requests this waiver in order to add an architectural element to their building. The AMT roof/roof screen feature element is an extension of the exterior perimeter wall and "encloses" the main roof area. As an extension of the main building façade it could be considered an extended parapet. Since the feature, as shown on the FDP, is 20'-0" above the main roof to conceal the penthouse etc, this waiver is requested to allow the proposed building design (shown in detail on the concurrent FDP 2011-PR-023-2 Application).
Zoning Ordinance Article 6 - PTC			
Paragraph 2 of Section 6-505	Waiver of the requirement for a Final Development Plan to be approved for land associated with a public improvement plan along the Westpark Drive frontage of the site.	A-F	The Applicant has filed phasing exhibits for roadway and other public infra-structure improvements along Westpark Drive and Westbranch Drive as part of the CDP. Approval of this waiver request would enable all Westpark Drive and Westbranch Drive road frontages and utility improvements to be designed and implemented at one time in conjunction with a public improvement plan which would be filed for review within the next few months.
Paragraph 7 of Section 6-505	Waiver of the requirement to show outdoor display and outdoor seating associated with a permitted use when such areas are designated on an approved FDP.	A-F	The Applicant has attempted to anticipate all such areas on the three concurrent FDP Applications; however, Arbor Row is still in preliminary architectural design. Outdoor seating should be encouraged through-out Arbor Row both to activate streetscapes and enliven park and open areas; thus, seating should be able to be provided in any area that includes dining or similar retail uses as indicated on a Site Plan.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Zoning Ordinance Article 10 – Accessory Uses			
Paragraphs 3E and G of Section 10-104	Modification of the maximum fence height associated with outdoor recreation/sports courts from 7 feet to 14 feet as depicted on CDP Sheet L3.1.	C	The Applicant is requesting this increase in fence height for safety reasons due to the location of publicly-accessible sport courts as shown on CDP Sheet C7.0 in the southeast corner of Block C adjacent to the "Civic Plaza/Urban Green," the pedestrian terrace and the Block D parking deck. Paragraph 3E allows the Board of Supervisors to increase the fence height (other than single family lots) and Paragraph 3G further states modifications in fence height and location may be granted in conjunction with a public use.
Zoning Ordinance Article11- Parking			
Paragraph 12 of Section 11-102	Modification to allow provision of tandem and valet parking spaces associated with residential, office and hotel uses which may counted toward parking requirements.	A-F	This modification is requested pursuant to PTC District Section 6-509 which, in Paragraph 1, permits stacked "tandem" and "valet" spaces pursuant to a parking plan filed with the rezoning application. As stated in the Arbor Row parking plan (attached to the RZ "Statement of Justification"), tandem and valet spaces are commonly found in urban areas, provide for increased garage capacity and efficiency and will be controlled by management associated with each building.
Section 11-201 and Section 11-203	Modification of the minimum required loading spaces for residential, office, hotel, retail and other uses to two per building as depicted for each development Block on the CDP.	A-F	Paragraph 3 of Section 6-509 of the PTC Ordinance states that the loading space provisions in Section 11-203 are to "be used as a guide," thus, there is no formal loading space minimum requirement. However, the Applicant has included this request in the list of "modifications" to avoid any issue during site plan review. The proposed number of loading spaces anticipated to be provided for each building are depicted on the Block Plans on CDP Sheets A3.0 through A3.3. Based upon their experience, the landowners and contract purchasers for each Block have determined that two loading docks are adequate to serve each building within each Block of Arbor Row. Loading spaces are proposed to be accessed through and located within parking garages as shown on "Typical Block Plans" on CDP Sheets A3.0 through A3.3. Loading dock areas for Blocks A, E and F front onto a private drive and Blocks E and F will be screened from view using recessed roll-up doors. Tenants will be required to "reserve" loading docks and corresponding "move-in" elevators, so that management can control scheduling and use of loading docks and freight elevators.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Paragraph 4 of Section 11-202	Modification of the requirement that no loading space or berth be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets.	A and F	Do to the urban nature of the development, the desire to limit the amount of cut- through truck traffic within the Blocks and in order to provide for ease of access and maneuverability, the loading bay design has occurred in such location that they may be located closer than the prescribed forty foot minimum setback, while still providing for a safe, off street location.
Paragraph 12 of Section 11-102	Modification of geometric parking standards to allow 75 degree angled spaces.	B, C, D	This request is made in order to have more design flexibility in parking decks.
Zoning Ordinance Article 13 – Landscaping			
Paragraph 8 of Section 13-202	Modification of interior parking lot landscaping for both above-grade parking structures and interim surface parking lots in favor of that shown on the CDP.	A, B, C, D, F	Vegetated arbor, or trellis, structures are an integral, urban design element to Arbor Row. They have been proposed for a creative and attractive way to provide more shade than can be achieved with typical interior parking landscaping and to break-up the visual impact of parking on top decks, especially in an area which adjoins a large Urban Park and is overlooked by office workers and residents from above, both on- and off-site. Parker Rodriguez submitted to Staff a drawing demonstrating that four times the square footage of shade would be provided with arbors when compared to planting trees in accordance with Ordinance requirements. Further, the arbors need less soil volume and would be expected to have a longer life expectancy than trees typically planted on garage roof decks. Such parking deck arbors have been commonly and successfully utilized in California. Paragraph 6 of Section 13-202 allows the Board, in conjunction with a rezoning application, to modify or waive interior parking lot landscaping for both an interim use of a specified duration where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Arbor Row satisfies all three of the above criteria. For existing parking lots remaining on an interim basis, the Applicant proposes that existing mature vegetation be used to provide interior parking lot landscaping to the extent feasible. These are surface, asphalt parking lots with mature vegetation growing for forty years. For these reasons, the Applicant proposes these alternatives in lieu of interior parking lot landscaping, both on interim surface lots and on the parking structures.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Paragraph 8 of Section 13-202	Waiver of interior parking lot landscaping requirement for the exposed partial upper level deck in favor of that shown on the CDP.	E	In Block E, the top parking garage ramp will be partially exposed, however, it will be approximately 5 to 10 feet lower than the surrounding private amenity, landscaped courtyard (see CDP Sheet L3.2 and FDP Sheets C7.2 and L0.03). Trees planted in the amenity courtyard will effectively serve as landscaping and screen these approximately 22 parking spaces from view by adjacent properties through a combination of architectural elements and landscaping.
Paragraph 5 of Section 13-203	Modification of peripheral parking lot landscaping for both above-grade parking structures and interim surface parking lots in favor of that shown on the CDP.	A-F	Paragraph 3 of Section 13-203 allows the Board, in conjunction with a rezoning application, to modify or waive peripheral parking lot landscaping for an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot and where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Arbor Row satisfies the above criteria. For above-grade parking garages, peripheral landscaping will be provided using trees planted within the urban streetscapes in accordance with the PTC District requirements and the Tysons Urban Design Guidelines in areas where garages adjoin street frontages and by existing topographic features and other urban design elements where garages do not adjoin street frontages. For existing parking lots that will remain on an interim basis, existing, mature vegetation and new interim streetscape plantings along Westpark Drive and Westbranch Drive will be used to provide peripheral parking lot landscaping to the extent feasible. For new above-grade parking structures in this urban development innovative design and landscaping techniques, such as vegetated arbors (i.e. trellises) as depicted on the CDP and FDPs shall be provided in lieu of requirements.
Zoning Ordinance Article 17 Site Plans			
Paragraph 3 of Section 17-201	Waiver of requirement to additional inter-parcel connections to adjoining parcels other than those specifically identified on the CDP and FDPs.	A-F	Inter-parcel access is contemplated for those proposed Blocks within the Rezoning Application area only. Access to the adjacent property to the south is committed in the Proffers via a possible, though not probable, future extension of Jones Branch Drive to connect to Tysons Boulevard. Other portions of adjacent properties along the property boundaries are inaccessible and not planned for vehicular access.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Paragraph 4 of Section 17-201	Modification of this Section for frontage improvements along the Westpark Drive frontage of Block F only in order to provide interim conditions as shown on the CDP.	F	As depicted on CDP Sheet C8.1 for Block F, AMT is requesting this modification in order to provide interim improvements as recommended by Staff and VDOT with the redevelopment of Block F based on the HOT Lanes traffic control box issue. These improvements are an interim condition, with ultimate widening of Westpark Drive with frontage improvements and extension of the raised median to be completed by others.
Paragraph 7 of Section 17-201	Modification of the requirement to locate "No Parking" signs along public streets or private drives within or adjacent to the development at fifteen (15) meter intervals.	A-F	To prevent visual clutter and avoid interfering with streetscape improvements, the Applicant requests flexibility in the means and method of parking control signage to be determined at final site plan with approval of the Director of the Department of Public Works and Environmental Services ("DPWES"). Excessive sign pollution can be caused by standard placement of parking restriction signs. Therefore, the Applicant requests the opportunity to develop alternative methods of parking control along public and private travel ways as determined at the time of final site plan.
Paragraph 3(B), 4, 12-14 of Section 17-201	Waiver of requirement to construct or install the following, but not limited to: inter-parcel access, roadway frontage improvements, utility relocations, driveways, street lights or other improvements other than those identified on Exhibit A of the Proffers.		This waiver request pertains to off-site Parcel 29-2((15))-B2 which the Applicant is dedicating to the County and committing to construct specific public improvements as identified in Proffer Exhibit A and described in detail in the "Off-Site Public Facilities and Athletic Fields" proffers. This waiver is appropriate because the need for additional improvements under this Section would not be generated by the public uses being provided by the Applicant.
Public Facilities Manual			
Paragraph 8 of Section 6-0303	Waiver to allow storm water management BMP facilities to be provided within underground systems in the residential portions of the development.	A and E	This request is made in order to implement the urban Tyson Plan recommendations and maximize the development potential within this new transit-oriented development area. An official waiver request has been submitted to DPWES for review and approval concurrent with this rezoning application.
Paragraph 4 of Section 7-0403	Modification of the requirement of a thirty (30) foot width of private streets and commercial entrances.	A-F	On CDP Sheets C6.0, 7.0 and 8.0, the Applicant is proposing internal, private accesses with minimum widths as follows: in Block A 22 feet; in Blocks B and C 24 feet; in Block E 23 feet (east-west street) and 24 feet (north-south street). These proposed street dimensions are consistent with the recommended criteria outlined within the "Transportation Design Standards for Tysons Corner Urban Center."

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Section 7-0800	Modification to allow tandem parking spaces, controlled by building management, and that such spaces shall count toward required parking.	A-F	See above.
Paragraph 2 of Section 7-0802	Modification of parking geometric standards to allow projection of structural columns within parking structures into the required parking stall area. The parking stalls affected by such structural columns shall count toward the number of required parking spaces.	A-F	Final design of structural components within the parking garages will dictate the position and size of columns, supports, access aisles etc. In order to maximize parking potential and reduce unnecessary size of garage structure, some parking spaces may occur in locations that are less than standard 8.5 x 18 foot dimension, but are still considered viable and adequate for vehicular parking.
Paragraph 3 of Section. 8-0201	Waiver of trails shown on Countywide Trails Plan and Bicycle Plan to that shown on the CDP.	A-F	The Applicant is showing trail connections and bicycle lanes consistent with those recommended in the adopted Comprehensive Plan for Tysons Plan. These include important trail connections linking Arbor Row to the trails system existing and planned in Tysons II, and construction of an off-site trail to the north linking Arbor Row to the athletic fields proposed to be constructed by the Applicant. The Applicant will provide striping for bicycle trails in both directions along Westpark Drive.
Section 12-0508	Modification of the Tree Preservation Target as permitted by deviations permitted in Section 12-0508.3A(1) and (3).	A-F	See the July 23, 2012 letter to Mike Knapp, UFMD from Bowman Consulting Group included on CDP Sheet C2.2 requesting a deviation from the tree preservation target of 0.73 acre to 0.50 acre. The deviation is requested due to the provisions allowed by PFM Section 12-0508.3 including the fact that meeting the preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance and construction activities could be reasonably expected to impact existing trees or forested areas to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of ten years.
Paragraph 4E (5) of Section 12-0510	Modification of Section 12-0510-4E-(5) to permit reduction of the minimum planting area, eight (8) feet, to a minimum of four (4) feet in order for trees to satisfy the tree cover requirement.	A-F	Refer to landscape plans on CDP for graphic of the proposed planting areas. While it is the intent of the development to adhere to required planting pit size there may be locations that necessitate a reduced planting area dimension, while still allowing for the vegetation to be a viable contribution to the canopy coverage contribution.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Section 12-0510	Modification of Section 12-0510 and corresponding Comprehensive Plan guidelines for the ten percent tree canopy coverage requirements on individual lots/land bays to be counted on the Arbor Row development as a whole in accordance with that shown on the CDP.	A-F	The Applicant submits that this is a reasonable request given these Blocks have been consolidated into a unified, proffered PTC District development. The Applicant is requesting that UFMD deems the tree canopy requirement to be satisfied with the planting of the ten year canopy requirements in accordance with redevelopment, as shown on the landscape plans and committed to in the Proffers. High quality, urban landscape plans have been prepared for Arbor Row, which include a nearly three acre Urban Park as part of the approximately 6.5 acres of publicly- and privately-accessible open space being provided (see CDP Sheet L2.4). This is in addition to the nearly eight acres of off-site land proposed to be dedicated to the County for active and passive recreation activities.
Paragraph 6B of Section 12-0515	Modification of Paragraph 6B of Section 12-0515 to allow for trees located above percolation trenches to count towards County tree cover requirements.	A-F	Due to the dense urban condition envisioned within the PTC District, in some instances the proposed tree plantings used to enhance and enliven the urban design nature of the Arbor Row development may be located in proximity to and/or above a proposed sub-surface SWM/BMP percolation trench facility. Where these plantings occur, adequate soil volume and distance to the below facility will be provide in order to ensure the viability of the plantings.
Section 6	Deviations from and modifications to required stormwater management and BMP criteria to that shown on the CDP.	A-F	CDP Sheet C2.0 includes a lengthy "Stormwater Management Design - PFM Deviation Narrative" requesting modifications from strict adherence to PFM requirements. The Applicant requests Board endorsement of these changes in order to facilitate implementation of stormwater management objectives in the adopted Tysons Plan which do not yet fully correspond with PFM regulations. Therefore, until such time as the PFM may be amended, approval of these deviations will enable the Applicant to implement the progressive and innovative techniques envisioned in the Tysons Plan and incorporated into the Arbor Row development plan.
Miscellaneous – Requests			
	Modification of DPW&ES document "Testing Guidelines for Infiltration Testing" dated June 2010 and as referenced by LTI 10-04.	A-F	The purpose of this modification request is to allow proposed percolation trench with gravel and pipe storage under pavement and plaza hardscape. In addition, this modification is needed to allow utilization of infiltration rates less than 0.52 inch/hour for field tested rate of infiltration systems, to eliminate the minimum horizontal setback from building foundations in order to facilitate installation of infiltration systems in an urban environment, and to allow installation of infiltration facilities on in-situ fill material provided field tests show adequate infiltration results exist for the in-situ fill material.

August 31, 2012

STATEMENT OF JUSTIFICATION
ARBOR ROW BLOCK A – FINAL DEVELOPMENT PLAN
FDP 2011-PR-023

Introduction and Location

Cityline Partners LLC (the "Applicant") seeks Final Development Plan ("FDP") approval for approximately ±5.47 acres in Tysons Corner identified as Fairfax County Tax Map Parcel 29-4-((7))-10, including a small portion of the Westbranch right-of-way to be vacated/abandoned (collectively, the "Property"), and designated as "Block A" on the Conceptual Development Plan ("CDP") for the concurrent Arbor Row Rezoning Application 2011-PR-023. Home Properties Tysons, LLC, contract purchaser of Block A, seeks FDP approval to construct up to 744,800 square feet of gross floor area ("GFA") of high-rise and mid-rise multi-family residential use and ancillary retail and other non-residential uses in an urban setting, as envisioned for the Property.

The Property currently is occupied by the 40-year old, six-story "Frederick" office building and a large surface parking lot. Located within a one-half mile walk from the future Tysons Central 123 Metrorail Station, Block A lies on the south side of Westpark Drive, between Westbranch Drive on the east and the PDH-30-zoned Avalon Crescent residential community on the west, at the western end of Arbor Row. Adjacent, vacant land located up a steep hill to the south which adjoins Tysons Boulevard is part of the PDC-zoned Tysons II project and designated as open space. Across Westpark Drive to the northwest is the six-story "Russell" office building with its three-level parking garage, and directly to the north is the mid-rise "Warren" office building with its two-level parking structure. Both buildings are on land zoned C-3 and are part of the West*Park development.

Concurrent Applications

This FDP has been filed concurrently with the pending Rezoning/Conceptual Development Plan ("CDP") Application RZ/CDP 2011-PR-023 for Arbor Row and Proffered Condition Amendment Application PCA 88-D-005-7 for West*Park. In the concurrent rezoning application, Cityline Partners seeks to rezone approximately ±19.40 acres, including the Property, from the existing C-3 District to the new Planned Tysons Corner Urban ("PTC") District to replace aging, suburban office buildings and surface parking lots with a transit-oriented community within walking distance of Metro. This FDP Application is one of three FDPs filed for Arbor Row, where a mix of office, residential, hotel and ground floor support retail and service uses are being proposed at a maximum total floor area of approximately 2,575,685 GFA at an overall 3.05 floor area ratio ("FAR"). In the concurrent, pending PCA Application, Cityline Partners seeks to remove Arbor Row and an additional eight-acre Hanover Parcel B2 off-site dedication area from the West*Park proffered development plans to enable redevelopment in conformance with the Tysons Corner Urban Center Plan (the "Tysons Plan") and in compliance with the PTC District zoning regulations.

Comprehensive Plan

The Property is designated in the Tysons Plan as part of the "Tysons Central 123 District" and is recommended for "transit-station mixed-use development" (Tysons Plan, Map 14 on page 138). All but a sliver of the Property lies within a one-half mile walking distance from the Tysons Central 123 Metrorail Station as measured generally from the base of the escalator at the northern entrance. The walk between the Metrorail Station and the proposed residential buildings will be "convenient, safe, and pleasant" as set forth in the recommendations on page 24 of the Tysons Plan. Additional Tysons Plan guidance is found in the "Areawide Recommendations" and, more specifically, in the "Subarea 2: South West Park Redevelopment Option" recommendations on pages 141-142, which state that the "vision for this subarea is to redevelop primarily with mixed use with an urban character at a substantially higher intensity" than what is currently there now to include ground-floor retail uses, with intensification contingent upon integration with Tysons II through pedestrian and vehicular linkages.

The Arbor Row CDP and this FDP conform with the land use and intensity guidance on pages 24 through 28 of the Tysons Plan. As depicted on FDP Sheet C3.0, the Property is within the one-half mile radius of the Metrorail Station, and, therefore, is planned for a 2.0 FAR, exclusive of bonus intensity for workforce housing and public facility site dedication. In the Tysons Plan, more intensive residential densities are encouraged within the transit-oriented development ("TOD") areas such as this. In proffering to dedicate and improve the adjacent, eight-acre "Hanover Parcel" for athletic fields, related improvements and for a future elementary school site, Cityline Partners has incorporated bonus intensity into Block A in the concurrent rezoning application to accommodate the density reflected on the FDP for the Property. This bonus intensity for superlative contributions toward public facilities in the concurrent rezoning application conforms with a fundamental tenant of the new Tysons Plan, as described specifically on page 28. Computations demonstrating conformance with the bonus density recommendations are presented in Table 3 on FDP Sheet C2.1.

Proposed Final Development Plan

The proposed FDP, dated December 7, 2011 as revised through August 29, 2012, has been prepared by Bowman Consulting Group Ltd., Shalom Baranes Associates. P.C. and Parker Rodriguez Inc. and consists of a total of 49 sheets. This FDP conforms with the proposed CDP and draft proffers submitted in conjunction with the concurrent rezoning application. Home Properties Tysons LLC, contract purchaser of Block A, proposes to construct this residential Block in two phases – buildings A-1 and A-2 – for a combined total of up to 744,800 GFA with approximately 694 multi-family dwelling units. Up to 8,000 square feet of ground-floor retail along the western side of the Westbranch Drive streetscape is proposed in Building A-2. Access to the Property is proposed from both Westpark Drive and Westbranch Drive and two, new internal streets will be created: "Private Street A-1," running north-south between the two buildings and "Private Street A-2" running east-west and paralleling the southern property boundary. Both the Resource Protection Area ("RPA") and the Environmental Quality Corridor ("EQC") located along the western boundary of Sub-Block A-1 will remain undisturbed open space as noted on the FDP and committed to in the Arbor Row Proffers.

Redevelopment has been designed in conformance with the detailed land use, urban design and transportation recommendations of the Tysons Plan to create a vibrant, urban "sense of place"

with high quality architecture and a varied, interesting skyline. "Conceptual Aerial Views" are presented on Sheet A-010 and detailed "Site Perspectives" are presented on Sheets A-301 through A-303, demonstrating that proposed architecture will be high quality and urban in character, with diverse and articulated facades. Building elevations (Sheets A-401 through A-404), floor plans (Sheets A-101 through A-104) and roof top plans (Sheet A-105) are included on the FDP, as are east-west and north-south sections on Sheets A-201 and A-202. Residential units will front on the new interior "Private Street A-1" and the 22-story tower is sited at the prominent Westpark/Westbranch Drive intersection. Varied, neighborhood-centered, tree-lined streetscapes will create an interesting, attractive and safe pedestrian experience and parking and loading areas will be screened from view. As shown on FDP Sheets L0.01, L0.02 and L0.03, a total of approximately 45,000 square feet is proposed for high quality, private "Amenity Roof Terraces" and approximately 24,500 square feet is proposed in publicly-accessible "pocket parks." On-site amenities will include facilities such as a clubroom, two fitness centers (one in each of Sub-Block A-1 and A-2), totaling approximately 3,000 square feet, conference room, theater, outdoor courtyards and pools. Detailed landscape plans, both for Arbor Row in general and within Block A at street level and within the private amenity terraces, are presented on Sheets L0.03 through L1.03 of the FDP, including planting details and schedules.

In Sub-Block A-1 on the western end of Arbor Row adjacent to the Avalon Crescent apartment community, the FDP shows approximately 267 mid-rise multi-family residential units in buildings up to six stories above the parking podium. The lobby and leasing center entrances on the ground floor have been sited to activate the corner of Westpark Drive and Private Street A-1. An entry plaza is proposed at the north end of Private Street A-1 (Sheet L1.01) with a drop-off area in front of the entrance to the leasing center. Private Street A-1 also will be activated with individual building entrances. Multi-family units will surround a private, high quality "West Courtyard" consisting of a "Amenity Roof Terrace" approximately 16,900 square feet in size with a private pool and deck facility, private patios, special paving and seating areas and arbor structures (Sheet L0.03).

In adjacent Sub-Block A-2, a multi-family building with approximately 427 dwelling units is proposed. A high-rise tower, up to 22 stories in height, will anchor the corner of Westpark and Westbranch Drives and the mid-rise component planned for a maximum of six stories will extend along Westpark Drive and the interior streets with a strong, urban street edge. Both parts of this building will share the same parking garage and lobby area below. Proposed development within Sub-Block A-2 has been designed with massing to reinforce the street edge, ground floor lobbies, leasing center, retail or other non-residential uses located along public streets and orientation of dwelling units toward the interior, private street. These features contribute toward establishing an urban, sense of place at this important corner gateway into the north planning areas as envisioned in the Tysons Plan. Sub-Block A-2 may include up to 8,000 gross square feet of ground floor retail, service and other non-residential uses along Westbranch Drive. As presented in landscape plans on Sheets L0.02 and L1.03, the "Amenity Terraces" are proposed on levels 3 and 4, with a roof terrace on top of the 22-story tower building, totaling approximately 28,000 square feet of private recreation, including an outdoor pool. Detailed streetscape landscape plans are on Sheets L1.01 and L1.02. A paved drop-off area will be provided along Westpark Drive, with garage access from the Private Street A-1 and Private Street A-2. Interim and ultimate improvements to the Westpark Drive frontage and Westbranch Drive frontage are depicted on Sheets C7.0 and C7.1, respectively. A Fire Access Exhibit is

included "For Information Only" on FDP Sheet C7.2 and is subject to change at final engineering.

An overall Pedestrian Circulation Plan for the entire Arbor Row development is proposed as part of the concurrent RZ/CDP Application, with relevant elements reflected on the FDP. Block A will be linked to existing and proposed off-site trails and properties through sidewalks and the trail connection depicted on the landscape plans. Home Properties anticipates that Sub-Block A-2 will be the first of the two development phases built for Block A.

Affordable Units

Twenty percent (20%) Workforce Dwelling Units ("WDUs") have been proffered to be provided within Block A and will be within walking distance of the future Tysons Central 123 Metro Station. In combination with any affordable dwelling units ("ADUs") that may be required under the Zoning Ordinance, affordable and workforce housing within Block A will be provided in conformance the "Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines" adopted by the Board of Supervisors on June 22, 2010. WDUs will be provided so that the total number of ADUs, if any, plus the total number of WDUs results in twenty percent (20%) of the total residential units constructed pursuant to this FDP. The 20% applies to the total number of dwelling units to be constructed on the Property; however, any units created with workforce housing bonus floor area are excluded from the 20% WDU calculation, as set forth in the Board's Policy Guidelines. If ADUs are provided in this FDP, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based. The WDUs will consist of a mix of bedroom counts similar to the mix provided for the market rate units and the minimum unit size of WDUs will be consistent with the Policy Guidelines.

Conclusion

This FDP will implement the Tysons Plan goals of creating new urban, high-quality residential communities in mixed use developments, with significant workforce housing that is within walking distance of Metro. This proposed FDP Application conforms with the proposed CDP and draft proffers submitted for the concurrent rezoning application and complies with all applicable regulations, ordinances and adopted standards, with the exception of the requested waivers and modifications listed on CDP and FDP Sheets C2.1 and described in detail in the Rezoning "Statement of Justification."

John C. McGranahan, Jr.
Attorney and Agent for Applicant,
Cityline Partners LLC

AMT – The Association For Manufacturing Technology
7901 Westpark Drive – Arbor Row Block "F"

Final Development Plan FDP 2011-PR-023-02
(Concurrent with CDP 2011-PR-023, PCA 88-D-005-7, FDP 2011-PR-023-01 and FDP 2011-PR-023-03)

Statement of Justification

February 24, 2011
Revised May 25, 2012
Revised July 23, 2012

I. Vision and Overview

AMT – The Association For Manufacturing Technology ("AMT" or "The Association") is the owner of the approximately 1.8-acre property located at 7901 Westpark Drive in the South West Park Sub-Area of the Tysons Central 123 North Sub-District in Tysons Corner (the "AMT Property"). The Property is located south and west of Westpark Drive and east of Westbranch Drive and is more particularly identified on the Fairfax County Tax Map as 29-4 ((7)) 5A.

Founded in 1902 as the National Machine Tool Builders' Association, AMT represents and promotes the American manufacturing technology industry. The Association supports American builders of manufacturing systems by providing research and information on market data, matching companies with potential customers, promoting emerging technical developments, facilitating global operations for member companies and advocating for legislation and policy that furthers the industry. AMT first opened its doors in 1971 when Tysons was still essentially a rural crossroads and has been quietly – and successfully – operating as a valued corporate citizen of Fairfax County ever since.

In light of the extension of the Metrorail through Tysons though, and the resulting climate of transformation and renovation, AMT has determined that now is the time to execute its long-term plan to unite several American manufacturing associations, their suppliers and business partners at its Tysons headquarters. This unification will encourage substantially more collaboration in the manufacturing community, which will enable development of cutting-edge manufacturing technology. And, it will necessarily require AMT to redevelop and reenergize its 40-year old, suburban office building.

To that end, AMT is proposing to construct a 10-story, approximately 200,000 square-foot office building with ground-floor retail and a below-grade parking structure on the AMT Property (the "Proposed Development").

The Proposed Development was carefully designed as part of the mixed-use development proposed by Cityline Partners LLC ("Cityline") on its 17.5-acre property, identified as Fairfax County Tax Map as 29-4-((7))-1, 2, 3, 9 and 10 (the "Cityline Property") (the AMT Property and the Cityline Property collectively 19.32 acres and herein, "Arbor Row").

II. Existing Conditions

Arbor Row is partially within 1/3 mile and almost entirely within 1/2 mile of the Tysons Central 123 Metrorail Station, currently under construction. However, it is at present developed with seven, surface-parked, low-rise office buildings totaling approximately 277,430 square feet. The AMT Property is currently developed with an approximately 32,000 square-foot, three-story office building, likewise served by a surface parking lot. In short, Arbor Row is exactly the type of suburban office park and activity center that the planners set out to transform when they collaborated on the Comprehensive Plan Amendment for Tysons Corner.

III. Conceptual Development Plan

Each of the properties in Arbor Row is currently zoned to the C-3 (Office) District, with portions of the Cityline Property and the AMT Property also zoned to the SC (Sign Control) and HC (Highway Corridor) Overlay Districts. Cityline and AMT are seeking to rezone Arbor Row to the Planned Tysons Corner Urban (PTC) District in order to permit its transformation from an aging, suburban office park into a new, transit-oriented community of office, residential, hotel and support retail uses with a maximum total floor area of approximately 2.60 million gross square feet and an overall FAR of 3.10 (the "Rezoning").

As part of the Rezoning and as shown on the Conceptual Development Plan dated April 26, 2011 and revised through February 24, 2012 ("CDP"), Cityline divided Arbor Row into six urban development blocks – Blocks A-F. The AMT Property is identified as "Block F." Blocks A and E are proposed for high-rise, multi-family residential uses up to 1,246,000 square feet; Blocks B, C and F are proposed for Class A office development up to 1,109,013 square feet; and, Block D is proposed for a high-end hotel up to 162,000 square feet. Retail and service uses up to 58,672 square feet are sprinkled across the row. To the best of AMT's knowledge, Final Development Plans meant to process concurrently with the CDP have been filed on Blocks A, E and F.

IV. Final Development Plan – the AMT Property

As noted, Arbor Row is partially within 1/3 mile and almost entirely within ½ mile of the Tysons Central 123 Metrorail Station. As shown on Sheet P.202 (Context Plan) of the FDP, the AMT Property is the closest block to the station and is largely within 1/3 mile. As such, its redevelopment presents the County with a tremendous opportunity to create a gateway to Arbor Row and to central Tysons Corner. To that end, AMT proposes to construct an innovatively-designed 200,000 square foot office building with ground-floor retail and below-grade parking, which will set the tone and grand scale for the Tysons Corner of the future.

1. Building Design

The remarkable design of AMT's new office building reflects its commitment to advancing new technologies across multiple disciplines. On the northeast side of the AMT Property, the sleek glass curtain wall gently follows the curve of Westpark Drive, escorting drivers, pedestrians and bicyclists onto Arbor Row. When juxtaposed against the bold vertical lines on the west side, the result is an iconic building that proudly represents the new Tysons.

Notable touches and thoughtful details such as transparency at the street level, dynamic podium geometry and lighting features, better connect users to the street and passersby to the building, providing an interactive experience for all who engage. And, attractive amenities such as a partial green terrace on the podium rooftop, a landscaped plaza in front of the building and ground-floor retail along Westpark Drive further qualify the building as a flagship for redevelopment in Tysons.

In addition, AMT's new building will be wired for a host of dynamic technologies which will allow it to continue to be at the forefront of emerging technologies, further exuding progress. In short, AMT's office building will be the new benchmark for progressive design in Tysons Corner.

2. **Parking**

The new office building will be served by a six-level parking structure at its rear. Due to the challenging topography of the site, two of the six levels are entirely below-grade while the remaining four levels are partially below-grade. The facades that are visible from any public street, however, will be appropriately and attractively screened.

As depicted on the FDP, the parking garage will be accessed from two points: one, from the private road located between the AMT Property and the adjacent Block E, and the other, from a right-in/right-out on Westpark Drive.

The Comprehensive Plan and Zoning Ordinance provide a maximum parking standard for office development based on proximity to rail. As the AMT Property is between ½ and ¼ mile of the Tysons Central 123 Metrorail Station, AMT proposes a parking ratio of 2.2 parking spaces per 1,000 square feet, or a maximum of 435 spaces. As the Comprehensive Plan states that the first 5,000 square feet of accessory retail and services uses should not be parked, AMT is complying and is not providing any spaces to support the 1,560 square feet of ground-floor retail included in the Proposed Development.

AMT will also provide bicycle parking as required in the Comprehensive Plan, and will conveniently locate it at the front of the parking garage.

3. **Access**

The Comprehensive Plan was formulated, in part, around the principle that the Tysons of tomorrow will be a place for people. To that end, "a people-focused urban setting will be created by providing mixed-use, transit-oriented neighborhoods that promote pedestrian, bike and transit use."

In furtherance of that guiding principle, AMT is providing several ways to access its development for each type of user in Tysons' multi-modal system:

- **Pedestrians**. As shown on the FDP, pedestrians can enter the lobby of the proposed office building through the private road between the AMT Property and

the adjacent residential development, or through the pedestrian arrival plaza off Westpark Drive.
The entrance off the shared private road was designed to be part of the public plaza at the front of the Proposed Development. As such, it will be enveloped by magnificent trees and green space and will be accentuated by special paving, seating areas and carefully-selected lighting features.

The smaller entrance on the east side of the Proposed Development was designed to be primarily accessed by pedestrians, transit-users and drivers who park their cars in the upper level of the parking deck and walk down the grand staircase to access the building from the outside. It too will be enhanced with trees, special pavers, lighting features and seating areas.

Pedestrians can also walk directly into the retail use from the public plaza at the front of the Proposed Development.

- **Bicyclists**. Bicyclists can access the office building through either of the two parking structure entrances, and can store their bikes in designated storage space at the front of the garage. Furthermore, AMT is providing on-street bicycle lanes for their safe and easy passage.

- **Transit Users**. As it's an easy, 1/3-mile walk from the Tysons Central 123 Metrorail Station to the new pedestrian arrival plaza on Westpark Drive, the Proposed Development was purposefully designed so that employees will ride the rail to work.

- **Vehicles**. As noted, vehicles can access the parking structure through two garage entrances: one, off the private road between the AMT Property and the adjacent residential development, and the other, from a right-in/right-out on Westpark Drive.

  In addition, as depicted on Sheet A.103 (Ground Floor Level Plan) of the FDP, vehicles can also drive up to a conveniently-located drop-off plaza off the shared private road between the AMT Property and the adjacent residential development; passengers can then enter the office building at its western entry.

4. **Open Space/Terraces**

AMT designed a large, urban plaza at the front of its site to welcome visitors to the Proposed Development, to accommodate spill out from the retail use and to give its employees space to recreate and relax when taking a break from work. To that end, AMT carefully planned the plaza to include space for gathering, dining and seating. And, users will sit under the cover of a complementary mix of trees and other, smaller plantings.

In addition, AMT is incorporating a smaller plaza off Westpark Drive, which will showcase its pedestrian-only building entry and which will be flanked on the south by a grand staircase to the parking structure.

Finally, employees will be invited to congregate on a private rooftop terrace over the podium which will provide them with stunning views to the north.

5. **Neighborhood Amenities**

Employees, residents and visitors to the AMT Property will be in close proximity to the huge expanse of open space, urban parkland and recreational amenities provided with the Rezoning. They will also be served by neighborhood retail up and down Arbor Row; and, they can access more regional shopping opportunities at the nearby Tysons Corner Center and Tysons Galleria.

V. Comprehensive Plan Recommendations: Major Elements

1. *Land Use and Floor Area Ratio*

The AMT Property was planned "Transit Station Mixed-Use," which designation calls for a balanced mix of retail, office, arts/civic, hotel and residential uses, with an overall percentage of office uses throughout all the Transit Station Mixed Use areas of approximately 65% and a minimum residential component of 20% of the total development. While the AMT Property is proposed to remain an office use, when taken together with the Cityline Property and considered as the gateway to Arbor Row, it fits squarely within the guidelines set by the County for Transit Station Mixed-Use areas – Arbor Row includes a mix of 43% office, 48.4% residential, 6.3% hotel and 2.3% retails uses at a total FAR of 3.1.

Furthermore, AMT is considering the addition of two additional secondary uses to compliment the primarily office development: a small eating establishment with possible outdoor seating over the podium and a conference center to generate interest in, and education about, the manufacturing sector.

The overall density proposed for Arbor Row is in conformance with the Comprehensive Plan's guidance for properties within ½ mile of a Metrorail Station.

2. *Consolidation*

AMT is closely coordinating its redevelopment with Cityline – the Rezoning includes six parcels which represent the entirety of the "Subarea 2 South West Park" planning area. And, the entire area is being planned to function as a fully-integrated, mixed-use community that includes a grid of streets and comprehensive open space network, thereby meeting the objectives of the Comprehensive Plan.

3. *Grid of Streets and Transportation Improvements*

First, AMT is making provision for the future widening of Westpark Drive to an "Avenue," as provided in the Urban Street Standards for Tysons Corner. In addition, AMT, Cityline and the contract purchasers of the adjacent Block E have agreed to provide two additional streets in order to improve connectivity in the sub district – a private street off Westpark Drive that bifurcates Blocks E and F (the "Private Connection to Westpark") and a private street at the

back of Block E that connects the Property to the planned extension of Jones Branch Drive (the "Private Connection to Jones Branch").

The Private Connection to Westpark will be 24-feet wide and accommodate two lanes of travel. In addition, it will include on-street parallel parking for visitors to quickly and conveniently access AMT's office and the adjacent residential building. Last, it will be beautifully articulated with street trees and lighting features to match the level of design of the public plaza at the front of the Proposed Development and to showcase the elegance of AMT's main building entry.

The Private Connection to Jones Branch will also be 24-feet wide and accommodate two lanes of travel. It too will be decorated with street trees and lighting features to ensure safe and attractive passage to Jones Branch Drive. Moreover, as it will be installed in between the residential building on Block E and a passive recreational space to be used by residents for picnicking and other outdoor activities, the drive along the Private Connection to Jones Branch as vehicles head west will be scenic.

It should be noted that neither of these streets was shown on the County's "Map 7" - "Conceptual Functional Classification for the Tysons Road Network," adopted with the Comprehensive Plan; rather, AMT, Cityline and its contract purchasers have agreed to install these two roads so as to foster vehicular access and improve connectivity in and around the sub district.

4. *Transportation Demand Management*

In order for Tysons Corner to develop into a dense urban center, employees, residents and visitors must choose public transportation over single-occupancy vehicle trips. Based on the proximity of Arbor Row to the Tysons Central 123 Metrorail Station, single-occupancy vehicle trips must be reduced by 37% by 2030.

To that end, AMT and Cityline have prepared a strategic transportation demand management program for Arbor Row, which describes specific measures they will take to encourage their employees, residents and tenants to select alternate modes of travel over single-occupancy vehicle trips. The transportation demand management program has been submitted to the County for review as part of the Rezoning.

5. *Environmental Stewardship*

The Storm Water Management Plan and Narrative presented on Sheets P.501 (Preliminary Outfall Analysis), P.502 (Stormwater Management Plan), P.503 (Stormwater Management Details), P.504 (Stormwater Management Computations) and P.505-6 (Stormwater Management Checklist) demonstrate compliance with the County-wide requirements and conformance with the additional recommendations in the Comprehensive Plan for Tysons Corner. In an unprecedented move, AMT will satisfy the County's storm water management quantity and quality requirements almost exclusively through infiltration. See Sheet P.507 of the FDP (Infiltration Letter). However, to further reduce the volume of stormwater runoff, AMT is proposing to utilize two additional Low Impact Development ("LID") techniques – it will incorporate a partial vegetated roof and will install urban bioretention in the landscape amenity panel adjacent to Westpark Drive.

Furthermore, and in keeping with its commitment to emerging technologies and progressive design, AMT will incorporate green building practices sufficient to attain LEED GOLD Certification or its equivalent. Because it's pursing the same under the 2009 LEED Core and Shell program, it has already registered with the United States Green Building Council ("USGBC") and is seeking pre-certification.

Furthermore, AMT is considering other energy/resource conservation strategies as outlined in the Comprehensive Plan.

6. *Building Height*

AMT's new office building will likely be 141 feet and ten stories; however, AMT is reserving the right to build up to 175 feet if final engineering and design considerations deem it appropriate and proper to do so. As such, the Proposed Development is in conformance with the Comprehensive Plan.

7. *Public Facilities*

AMT is pleased to join the Arbor Row Rezoning, which includes dedication of the eight-acre parcel identified on the Fairfax County Tax Map as 29-2 ((15)) B2 (the "Dedicated Parcel"). The Dedicated Parcel will be used by the County for an urban elementary school, public parkland and athletic fields, among other things. This is without question a major contribution to the County's public facilities needs and AMT is proud to support Cityline's superlative dedication.

8. ***Urban Park Standards***

The Comprehensive Plan recommends one acre of urban parkland per 10,000 employees and one and one-half acres for 1,000 residents; on Arbor Row, this equates to approximately 3.42 acres of urban parkland. Together, Cityline and AMT are providing almost four and one-half acres of publically-accessible parkland (and, almost two and one-half additional acres of private open space).

On the AMT Property, as noted above, there will be a landscaped plaza at the front of the Proposed Development, which will be dedicated to the use and enjoyment of AMT employees, but will also be used by retail customers, residents of the residential towers next door, visitors to Arbor Row and general passersby. There will also be a smaller plaza off Westpark Drive, which is expected to attract transit-users coming up from the station, pedestrians and employees who park on the top level of the parking structure and use the grand staircase to access the building from the outside.

9. *Active Recreation Facilities*

The Comprehensive Plan indicates that the need for an athletic field is generated by approximately 4.5 million square feet of mixed-use development; and, approximately two acres of land is needed for each athletic field. The AMT Property is not of sufficient size to provide a

full-size field; nor is there sufficient roof space to be used for a public facility. However, active recreation facilities will be provided with Arbor Row.

VI. Sub-District Guidance

1. *The vision for the [South Westpark] area is to redevelop primarily with mixed-use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground-floor retail.*

As noted, the Arbor Row Rezoning includes the entirety of the Subarea 2 South Westpark planning area; and, that area is proposed to be redeveloped with a synergistic mix of uses, including office, residential, hotel and ground-floor retail. The overall FAR for Arbor Row is 3.1, substantially higher than the Base Plan as preferred by the County's planners yet entirely permissible as a redevelopment option.

2. *The total amount of office development in the [South West Park and West Park Urban Neighborhood] subareas combined should be no more than 3 million square feet.*

Even with full build-out of Arbor Row, the total office development in the South West Park and West Park Urban Neighborhood subareas is less than three million square feet.

3. *Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses.*

Arbor Row includes a diverse mix of land uses: Blocks A and E have been slated for multi-family residential development; Blocks B, C and F will be improved with high-quality office buildings and support retail uses; and, Block D will be developed with a first-class hotel.

4. *Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan.*

AMT is closely coordinating with Cityline to redevelop the six parcels comprising Arbor Row as a unified, carefully-synchronized development that includes a functional grid of streets and a comprehensive open space network. Because Arbor Row was divided into urban redevelopment blocks that were each designed to function efficiently on its own, the row can be seamlessly redeveloped in phases. Upon build-out, though, the consolidated 19.3 acres will be home to a completely-integrated, mixed-use community in conformance with the Plan.

5. *Redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided.*

As noted, the Rezoning includes 19.3 acres and six parcels, all of which are primed to redevelop. In fact, two other final development plans have been filed concurrently with the Rezoning – on residential Blocks A and E – and it's AMT's understanding that site plans will be submitted and construction initiated shortly after their approval.

The land included in the West Park Urban Neighborhood, on the other hand, is currently improved with a suburban office park and is expected to continue operating as such for the foreseeable future. As a result, while Arbor Row has not been consolidated with the West Park Urban Neighborhood, Cityline and AMT have designed Arbor Row so that the two can be easily knit together, once the landowners in the West Park Urban Neighborhood are ready to redevelop.

6. *Coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade changes between the two subareas.*

It is AMT's understanding that Cityline has been working closely with the owners of Tysons II to coordinate the integration of its urban park and open space network with the trail system through Tysons II, thereby creating the urban environment envisioned by the Plan.

7. *Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulations. Development proposals should show how the proposed development will be integrated within the sub district as well as the abutting district/sub districts though the provision of the grid of streets.*

AMT spent a significant amount of time coordinating with Cityline and the contract purchasers of the adjacent Block E on the placement and design of the two private streets that will serve both sites: first, the Private Connection to Westpark, described above a private street off Westpark Drive that bifurcates the two properties; second, the Private Connection to Jones Branch, a private street at the back of Block E that connects the AMT Property to the planned extension of Jones Branch Drive. As noted above, neither of these streets was shown on the County's "Map 7" - "Conceptual Functional Classification for the Tysons Road Network," adopted with the Comprehensive Plan; rather, AMT, Cityline and its contract purchasers have agreed to install these two roads so as to foster vehicular access and improve connectivity in and around the sub district.

In addition, AMT and Cityline have designed Westpark Drive as an "Avenue" under the Comprehensive Plan's Areawide recommendations, and AMT is planning to dedicate the right-of-way and escrow the funds needed for its future widening.

8. *To improve connectivity, other streets creating urban blocks and other pedestrian and bike circulation improvements may need to be provided.*

As noted above, AMT, Cityline and the contract purchasers of the adjacent Block E have agreed to provide two additional streets in order to improve connectivity in the sub district – a private street off Westpark Drive that bifurcates Blocks E and F and a private street at the back of Block E that connects the Property to the planned extension of Jones Branch Drive.

In addition, AMT is providing on-street bicycle lanes along its frontage on Westpark Drive, as shown on the Conceptual Bicycle Facilities Map for Tysons Corner and the Trails Map in the Comprehensive Plan.

9. *Publically accessible open space and urban design amenities should be provided.*

As noted, together, Cityline and AMT are proposing more than four acres of open space across Arbor Row.

For its part, AMT is providing two publically-accessible open spaces – a large urban plaza at the front of the Proposed Development and a smaller plaza off Westpark Drive.

In addition, Cityline is proposing a significant amount of publically-accessible parkland on Blocks B, C and D, with particularly expansive open space areas on the residential Blocks A and E, all as shown on the CDP.

10. *Public facility, transportation and infrastructure analysis should be performed in conjunction with any development application.*

A Traffic Impact Analysis under Section 527 of the Virginia Code was submitted with the Rezoning, as required, and was recently approved by VDOT.

11. *The maximum building height in this subarea is 225 feet. Building heights should vary within the subarea.*

AMT's proposed office building is approximately 141 feet and is therefore in conformance with the Plan.

12. *Potential circulator routes extend through or abut portions of this subarea. Redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost.*

The future widening of Westpark Drive includes one-half of the 24-foot median needed to accommodate the circulator, should the Department of Transportation and its consultants determine that a route in this location is necessary and appropriate.

VII. Conclusion

In June of 2011 President Obama launched the Advanced Manufacturing Partnership, a national effort bringing together industry, universities, and the federal government to invest in the emerging technologies that will create high-quality manufacturing jobs and enhance the United States' global competitiveness. In his recent State of the Union address, President Obama affirmed his dedication to attracting a new generation of high-tech manufacturing jobs to America. AMT's long-held mission – to promote the American manufacturing technology industry - is directly in line with President Obama's initiative.

And, its Proposed Development is indicative of its commitment to emerging technologies and is a testament to progressive design, which is also in step with Fairfax County's mission to develop Tysons as a national model of transit-oriented development.

As was recently stated in response to AMT's Proposed Development, "this is Tysons.

Jill Parks
Cooley LLP
July 23, 2012

August 31, 2012

STATEMENT OF JUSTIFICATION
ARBOR ROW BLOCK E – FINAL DEVELOPMENT PLAN
FDP 2011-PR-023-3

Introduction and Location

Cityline Partners LLC (the "Applicant") seeks Final Development Plan ("FDP") approval for approximately 3.14 acres identified as Fairfax County Tax Map Parcels 29-4-((7))-1 and -2 (part) (the "Property") in Tysons Corner. The Property is designated as "Block E" on the Conceptual Development Plan ("CDP") filed with pending Arbor Row rezoning application (RZ 2011-PR-023) (the "Rezoning"). Hanover R.S. Limited Partnership ("Hanover"), the contract purchaser of Block E, seeks FDP approval to construct an urban high-rise residential block with ancillary retail uses with 430 to 480 units in up to 516,800 square feet of gross floor area ("GFA"). Approval of urban multi-family residential units on the eastern side of Arbor Row, within a one-third mile walk of the Tysons Central 123 Metrorail Station, will diversify the office character of the area and establish the type of transformational, "24/7" community envisioned in the Tysons Corner Urban Center Plan (the "Tysons Plan") for this transit-oriented development site.

The Property currently is zoned C-3, SC and HC, subject to proffers accepted in conjunction with the West*Park development, and was formerly occupied by the forty-year old, two-story, 21,500 square foot "Franklin" office building and a portion of the one-story, 12,000 square foot "Grayson" office building, which recently were demolished. The original surface parking lots remain on this Block. The Property lies on the south side of Westpark Drive, between the existing Association for Manufacturing Technology ("AMT") office building on the east and the proposed extension of Jones Branch Drive on the west. The PDC-zoned Tysons II project is located up the hill to the south, where a 17-story office building and 112-foot tall parking garage are under construction. As part of the Tysons II project, a pedestrian trail and stormwater management pond exist along the southern property boundary. Directly across Westpark Drive from the Property to the north is a large, above-ground parking structure and office building on land zoned C-4.

Concurrent Applications

FDP 2011-PR-023-3 has been filed concurrently with the pending Rezoning/Conceptual Development Plan ("CDP") Application for Arbor Row and Proffered Condition Amendment Application for West*Park (PCA 88-D-005-7). In the concurrent Rezoning, Cityline Partners seeks to rezone approximately 19.40 acres, including the Property, from the existing C-3 District to the Planned Tysons Corner Urban ("PTC") District to replace aging, suburban office buildings and surface parking lots with a transit-oriented community within walking distance of Metro. This FDP Application is one of a series of FDPs filed for Arbor Row, where a mix of office, residential, hotel and ground floor support retail and service uses are being proposed at a maximum total GFA of approximately 2,575,685 square feet and an overall floor area ratio ("FAR") of 3.05. In the concurrent PCA Application, Cityline Partners seeks to remove the Arbor Row rezoning acreage (including this Property) and an additional

eight-acre Parcel B2 off-site dedication area from the previously proffered development plans for West*Park to enable redevelopment of Arbor Row in conformance with the Tysons Plan and in compliance with the PTC District zoning regulations. In addition to this FDP, two other concurrent FDP Applications for Arbor Row have been filed for Planning Commission review and approval in Block A (multi-family residential) and Block F (office).

Comprehensive Plan

The Property is designated in the Tysons Plan as part of the large "Tysons Central 123 District" and is recommended for "transit-station mixed-use development" (Tysons Plan, Map 14 on page 138). The Property lies almost entirely within a one-third mile walking distance from the Tysons Central 123 Metrorail Station as measured generally from the base of the escalator at the northern entrance. The walk between the Metrorail Station entrance and the proposed residential buildings has been designed to be "convenient, safe, and pleasant" as set forth in the recommendations on page 24 of the Tysons Plan. Additional Tysons Plan guidance is found in the "Areawide Recommendations" and more specifically in the "Subarea 2: South West Park Redevelopment Option" recommendations on pages 141-142, which state that the "vision for this subarea is to redevelop primarily with mixed use with an urban character at a substantially higher intensity" than what is currently there now to include ground-floor retail uses, with intensification contingent upon integration with Tysons II through pedestrian and vehicular linkages.

The proposed redevelopment of Block E on this FDP reflects the detailed land use, urban design and transportation recommendations of the Tysons Plan to create a vibrant, urban "sense of place" with high quality architecture and a varied, interesting skyline. This FDP also conforms with the land use and intensity guidance on pages 24 through 28 of the Tysons Plan. As depicted on FDP Sheet C3.0, the Property is located within the one-third mile radius of the Metrorail Station, and therefore, is planned for a 2.5 FAR, exclusive of bonus intensity for workforce housing and public facility site dedication. The Tysons Plan encourages more intensive residential densities within walking distance of the future Metro Stations. In proposing dedication to the County of the off-site, eight-acre Parcel B2 for a potential elementary school site, athletic fields, and recreational trail, Cityline Partners has incorporated bonus intensity into Block E in the concurrent Rezoning to allocate a portion of residential density on the FDP in an area closest to the future Metro Station. This bonus intensity - for superlative contributions toward public facilities as proffered in the concurrent Rezoning - conforms with a fundamental tenet of the new Tysons Plan, as described specifically on page 28 of the Tysons Plan. Detailed computations demonstrating conformance with the bonus density recommendations are presented on FDP Sheet C2.1.

Proposed Final Development Plan

The FDP dated February 24, 2012, as revised through August 29, 2012, has been prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC and Parker Rodriguez, Inc. and consists of 40 sheets. Hanover is seeking approval for a high-quality, high-rise multi-family building with significant amenities located within one-third mile of the future Tysons Central 123 Metro Station.

The FDP sheets conform with the proposed CDP and draft proffers submitted in conjunction with the Rezoning and have been prepared in coordination with AMT and its FDP Application on adjacent Block F to the east. As shown on the FDP, Hanover will consolidate and redevelop two existing parcels to create Block E. This new Block E will be surrounded by a new street grid, including a new, private east-west street connection between Jones Branch Drive Extended and the Private Entry Road, which will serve the new, formal entrance to the relocated AMT office building on Block F.

As shown on the FDP, Hanover will redevelop the site with a single, L-shaped, luxury high-rise tower that will rise up to 300 feet in height and include approximately 516,800 square feet of gross floor area. Building elevations, façade treatments and perspective views are presented on FDP Sheets A0.5 through A0.9. The taller wing of the tower, which will run parallel to the proposed Jones Branch Drive Extended, will rise to 27 stories, while the other wing, which will run parallel to Westpark Drive, will rise to 20 stories (and, as such, will preserve the "datum line" along Westpark Drive that will be created by the other proposed buildings within Arbor Row). The Block E building will include a minimum of 430 dwelling units and a maximum of 480 dwelling units. Hanover has designed the Block E building, in massing and in layout, such that it reinforces and activates the two primary street edges along Westpark Drive and Jones Branch Drive Extended. Specifically, Hanover has proposed that up to 7,000 square feet of ground floor retail, service and other non-residential uses will be oriented along the Westpark Drive to activate the streetscape. In addition, Hanover has located the residential lobby and adjoining amenity area prominently at the corner of Westpark Drive and Jones Branch Drive Extended. The plans for Block E feature attractive, pedestrian-friendly streetscapes along Westpark Drive, Jones Branch Drive Extended across from the hotel site in Arbor Row Block D to the west and along the new interior street to the east, which will serve both the Block E garage and AMT's new building entrance on Block F. These elements contribute toward the goal of establishing the "sense of place" envisioned in the Tysons Plan.

As shown on the FDP Landscape Sheets, the plans for Block E include significant, high-quality active and passive recreational amenities, including public park space. FDP Sheets L0.03 and L1.03 show an elevated, outdoor "Private Amenity Roof Terrace" that is approximately 27,000 square feet in size and includes a pool deck, grill, lawns and seating areas. The high-rise tower includes substantial interior amenity space, including (a) a fitness center located on the pool courtyard level, (b) a ground-level amenity area that includes among its features a lounge, a screening room, and business/conference center, and (c) a large ground-level amenity room available for private resident events. As depicted on FDP Sheets L0.02, L0.03 and L1.02, this "party room" spills out onto a private outdoor resident terrace that then opens up to an approximately 0.64-acre, publicly-accessible "Pocket Park" that extends across the south side of Block E between the private street and the southern property boundary. This Pocket Park has been designed to expand and complement proffered trails and open space on the adjacent Tysons II property. Shadow studies included on FDP Sheet A0.4 demonstrate that these outdoor amenity areas will remain sunny most of the year.

At the terminus of Jones Branch Drive Extended, the FDP depicts a switchback ramp and stairs to provide a pedestrian and bicycle connection to the Tysons II trail system. An overall

Pedestrian Circulation and Hierarchy Plan for the Arbor Row development has been filed in the concurrent Rezoning, and elements relevant to Block E have been reflected on this FDP. Block E will be linked to existing and proposed off-site trails and properties through the sidewalks and trail connection depicted on the FDP landscape plans.

The FDP for Block E shows a maximum residential building height of 300 feet, which is appropriate for a new residential building in the TOD areas and is consistent with the Tysons Plan policies permitting such height increase. The Rezoning includes proffers to provide twenty percent (20%) of the units in Block E as workforce and, if required by the Zoning Ordinance, affordable units, with significant active and passive recreational amenities on-site for the residents' use as described above. Given Block E's proximity to the I-495 Capital Beltway Interchange and to the office buildings and parking structures in Tysons II to the south, a 75-foot increase over the base Tysons Plan recommendation is reasonable, enables a better site design and creation of the significant Pocket Park along the south and is conformance with the Plan.

Affordable Housing

Twenty percent (20%) Workforce Dwelling Units ("WDUs") have been proffered to be provided within Block E and will be within walking distance of the future Tysons Central 123 Metro Station. In combination with any affordable dwelling units ("ADUs") that may be required under the Zoning Ordinance, affordable and workforce housing within Block E will be provided in conformance the "Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines" adopted by the Board of Supervisors on June 22, 2010. WDUs will be provided so that the total number of ADUs, if any, plus the total number of WDUs results in twenty percent (20%) of the total residential units constructed pursuant to this FDP. The 20% applies to the total number of dwelling units to be constructed on the Property; however, any units created with workforce housing bonus floor area are excluded from the 20% WDU calculation, as set forth in the Board's Policy Guidelines. If ADUs are provided in this FDP, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based. The WDUs will consist of a mix of bedroom counts similar to the mix provided for the market rate units and the minimum unit size of WDUs will be consistent with the Policy Guidelines.

Conclusion

This proposed FDP is in conformance with the proposed CDP and draft proffers filed in conjunction with pending the Rezoning and complies with all applicable regulations, ordinances and adopted standards, with the exception of the requested waivers and modifications listed on both CDP and FDP Sheets C2.1.

John C. McGranahan, Jr.
Attorney and Agent for Applicant

APPENDIX 5

County of Fairfax, Virginia

MEMORANDUM

DATE: August 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environmental and Development Review Branch, DPZ

SUBJECT: Land Use Analysis
RZ/CDP 2011-PR-023, Cityline Partners LLC
FDP 2011-PR-023, Cityline Partners LLC
FDP 2011-PR-023-02, AMT - The Association for Manufacturing Technology
FDP 2011-PR-023-03, Cityline Partners LLC

This memorandum, prepared by Matthew Ladd, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Concept Development Plan (CDP), Final Development Plans (FDP) and Rezoning (RZ) applications dated August 4, 2010, as revised through July 23 and July 25, 2012, and the latest proffers dated July 23, 2012. 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 subject rezoning application proposes a mixed-use, transit-oriented development located along Westpark Drive in the Tysons Corner Urban Center within 1/2 mile of the future Tysons Corner Metro station (formerly called Tysons Central 123). The applicant proposes to rezone a 19.4 acre parcel from its current zoning of C-3 to the Planned Tysons Corner Urban (PTC) District. The applicant has filed a CDP for the entire site. The site is currently developed with five office buildings and associated parking lots. Two additional office buildings on the site were recently demolished in preparation for redevelopment. Under this application all of the existing buildings would be eventually be razed for redevelopment.

The subject application requests to construct eight new buildings, totaling approximately 2.6 million square feet of development. The total proposed land uses are approximately 1.1 million square of office space, 1.2 million square feet of residential space (with dwelling units ranging from a minimum of 880 to a maximum of 1,149), 162,000 square feet of hotel space, and 59,000 square feet of ground floor retail/service uses. The application proposes to address significant grade differences between the site and the adjacent parcels to the southwest by building parking structures into the hill at the rear of the site. The largest of these structures will be covered with a 3 acre urban park that connects to the adjacent parcels that are proposed as parkland with the Tysons II rezoning application, which the Board of Supervisors approved in 2003. This park will connect to a civic plaza space along Westpark Drive via a grand staircase. The applicant is also proposing to dedicate

a 7.9 acre off-site parcel with frontage on Jones Branch Drive to be used for athletic fields, a stream valley park, and a future public elementary school.

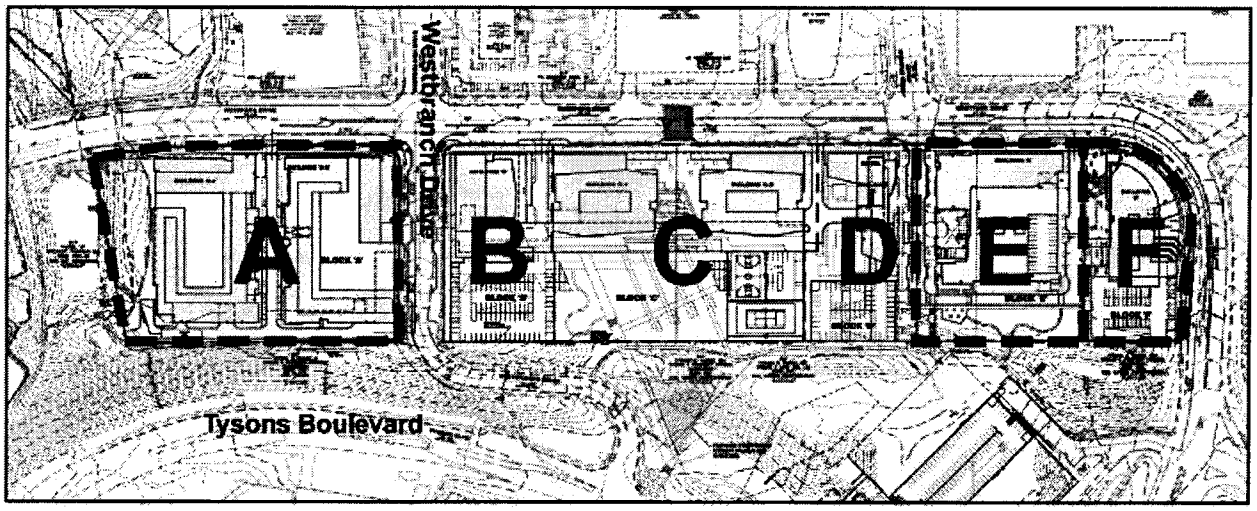


Figure 1: FDP application areas identified with dashed lines.

The applicant has also submitted three FDP requests for Blocks A, E, and F, as identified on the CDP (and in the figure above). The Block A FDP (FDP 2011-PR-023) proposes two blocks of residential development with buildings ranging from 6 to 22 stories (up to 275 feet in height) and ground floor retail. These buildings would be built into parking podiums with 1 to 2 stories above grade. The parking structures are proposed to be covered with private courtyards. The Block E FDP (FDP 2011-PR-023-03) proposes a residential building with towers ranging from 20 to 27 stories (up to 300 feet in height) and ground floor retail. This building would be built into a parking podium with 4 stories above grade. The parking structure is proposed to be covered with a private courtyard. A 0.6 acre park is proposed to connect to an off-site park and trail proposed with the Tysons II rezoning. The Block F FDP (FDP 2011-PR-023-02) proposes a 10 story (up to 175 feet in height) office building with ground floor retail and a connected parking structure that ranges from 1 to 4 stories above grade due to topography. All of the proposed FDPs include new local and service streets that provide vehicular access to the buildings and pedestrian access to and through the site.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the South West Park Subarea of the North Subdistrict of the Tysons Central 123 District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The subject property consists of six parcels on the southwest frontage of Westpark Drive in the vicinity of Westbranch Drive and Jones Branch Drive.

To the southwest of the subject property, between the property and Tysons Boulevard, is land that is currently owned by the Lerner Corporation and is approved for three office buildings and an association parking structure as part of the Tysons II rezoning. The first of these buildings and a

portion of the parking structure are currently under construction. A portion of these adjacent parcels, including all of the land west of Westbranch Drive, is proffered to be dedicated to the Fairfax County Park Authority as parkland. To the northwest of the subject property, adjacent to Block A, is a stormwater detention pond (Pond D) and the Avalon Crescent apartment community. Land uses to the northeast of the subject property include four office buildings that front on Westpark Drive and their associated parking structures. To the southeast of the subject property, across Westpark Drive from Block F, is a ramp from the Capital Beltway (I-495) to Chain Bridge Road (Route 123).

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through June 22, 2010, on pages 137-142, the Plan states:

> "**Tysons Central 123**
>
> Tysons Central 123 is home to over half of Tysons' entire retail floor area. Building upon this strength by providing street-front, ground floor retail and more entertainment uses, this district is envisioned to remain the region's signature shopping destination. The vision for this district, however, goes beyond its current retail emphasis to create a vibrant mixed use area...
>
> Enhanced connectivity and safety improvements will also be needed to facilitate walkability around the Metro station and throughout the district. A significant challenge to pedestrian connectivity is the steep grade change along the northeastern side of this district. However, this topographical change may be an opportunity to integrate the district with the adjacent North Central District. As an example, pedestrian terraces and plazas could be built into the side of the hill between Tysons Boulevard and West Park Drive to improve pedestrian connectivity...
>
> This district is composed of two subdistricts: the North Tysons Central 123 subdistrict, which includes the Tysons II mixed use development; and the South Tysons Central 123

Subdistrict, which is dominated by Tysons Corner Center. The district also includes two urban neighborhoods along Watson Street and Towers Crescent Drive.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals…

NORTH TYSONS CENTRAL 123 SUBDISTRICT

The North Tysons Central 123 subdistrict is comprised of about 115 acres and is generally bounded by Westpark Drive on the northeast, Route 123 on the south, and International Drive on the west. Existing development includes a regional shopping mall, office buildings, a hotel and a multifamily development. The vision for this subdistrict is to transform into a significantly more intense mixed use area transit-oriented area. The subdistrict contains three subareas…

Subarea 2: South West Park

This portion of West Park forms the northeastern boundary of the subdistrict and is comprised of about 20 acres. Existing development is suburban office buildings with surface parking. The area's existing intensity is about 0.40 FAR…

Redevelopment Option

With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).

The successful redevelopment of this area is closely linked to the redevelopment of the adjacent West Park Urban Neighborhood Subarea in the North Central District. South West Park is planned for a mix of uses with a concentration of office uses. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- The vision is to redevelop the subarea with more intense mixed use buildings for portions within 1/2 mile distance of the Metro station. Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. This level of consolidation would be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- In this subarea, coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade change between the two subareas. To address the issue of improving pedestrian connectivity, pedestrian terraces and plazas should be built into the side of the hill between Tysons Boulevard and West Park Drive.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. To improve vehicular circulation, redevelopment should accommodate the Jones Branch extension as shown in the Areawide Transportation Recommendations.

- To improve connectivity, other streets creating urban blocks and other pedestrian and bike circulation improvements may need to be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

- If redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- The maximum building height in this subarea is 225 feet, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. As indicated under the Building Height guidelines in the Urban Design Recommendations, building heights should vary within the subarea.

- Potential circulator routes, as described in the Areawide Transportation recommendations, extend through or abut portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the Intensity section of the Areawide Land Use Recommendations."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORY (page 22):
Transit Station Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIER (page 116):
Tier 2 (175' – 225')

LAND USE ANALYSIS

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

Land Use

The subject application is designated as the Transit Station Mixed Use land use category on the Comprehensive Plan's Conceptual Land Use Map for Tysons (page 22). The Plan defines the Residential Mixed Use land use category as follows (page 21-23):

"**Transit Station Mixed Use**: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities."

The subject application proposes the following land use mix:

Land Use	**Gross Floor Area (sq. ft.)**	**Percentage of Total Development**	**Land Use FAR (based on total site area including proposed right-of-way dedication)**
Office	1,108,429	43.0%	1.32
Residential	1,246,600 (1,149 DUs maximum)	48.4%	1.48
Hotel	162,000	6.3%	0.19
Retail/Services	58,656	2.3%	0.07
Totals [1]	**2,575,685**	**100%**	**3.05**

[1] Percentages and FAR may not add up to totals due to rounding.

The land use mix above is based on a maximum buildout of the subject property. The applicant is proffering to construct a minimum of 880 dwelling units on the property (Proffer 11, Minimum Residential Dwelling Units in Blocks A and E). This proffer will help to ensure that a balanced land use mix is maintained if the maximum development potential is not realized for the site.

The proposed residential percentage of 48% is consistent with the Comprehensive Plan recommendations for Transit Station Mixed Use areas. The proposed office percentage of 43% is lower than the target of 65%. However, the office component is consistent with the District Recommendations for this site (p. 141):

> "The successful redevelopment of this area is closely linked to the redevelopment of the adjacent West Park Urban Neighborhood Subarea in the North Central District. South West Park is planned for a mix of uses with a concentration of office uses. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet."

The West Park Urban Neighborhood Subarea is located to the north of the site, bounded by Westpark Drive, Jones Branch Drive, and Park Run Drive. This subarea is currently developed primarily with office uses but is planned to redevelop as an urban residential neighborhood. As the redevelopment option for the West Park Urban Neighborhood has not yet been exercised, the Comprehensive Plan sets a limit on the amount of office space that can be constructed on the subject property. Sheet C2.1 of the subject CDP application (Table 3 – Westpark Office Allocation Tabulation) demonstrates that the maximum buildout of office uses proposed for the subject application will result in a total of 2,996,731 square feet of office development for both subareas.

The proposed ground floor retail and service uses and hotel are consistent with the Transit Station Mixed Use recommendations and the subarea recommendations. These uses will promote activity during different times of the day to help create a vibrant urban community.

The land use mix proposed for the subject applications follows the recommendations for the Transit Station Mixed Use category and the South West Park Subarea and is in general conformance with the Comprehensive Plan.

Intensity

In TOD Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station (p. 23-24, 26-27). The following Plan citations have been considered in in evaluating the application's proposed intensity.

> Areawide Recommendations, page 24:
>
> "Projects that include areas of different intensity recommendations should have an overall intensity that is based on the proportion of land area associated with each intensity recommendation. The resulting development pattern should generally conform to the goal of locating the highest intensities closest to transit. In addition, proposed intensities should be consistent with the urban scale and character that is envisioned for the area."
>
> Areawide Recommendations, page 27:
>
> "TOD District areas that are located more than 1/4 mile from the Metro stations are recommended for redevelopment at 2.0 FAR and are encouraged to achieve higher intensities

> by utilizing bonuses for affordable and workforce housing and superlative contributions toward implementing public facilities. However, sites that are located between 1/4 and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved."
>
> District Recommendations, page 141:
>
> "Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR)."

The subject application is split between three Metro station distance tiers. Approximately 28% of the 19.4 acre application area is located between 1/4 and 1/3 mile of the Tysons Corner Metro station, 70% of the area is located between 1/3 and 1/2 mile of the station, and 2% is located more than 1/2 mile from the station. When the intensities recommended in the Comprehensive Plan for these areas are applied to each of the distance tiers, the result is 1,675,464 square feet or 1.99 FAR. The Plan recommendation of 2.0 FAR for the 1/4 to 1/3 mile area applies to this application because office uses are proposed in this area.

The subject application is also requesting consideration for additional intensity based on three provisions in the Comprehensive Plan. A tabulation documenting these requests can be found in Table 6 on Sheet C2.1 of the CDP application. The first request relates to a Plan recommendation on re-allocating intensity between sites to accommodate public facilities (page 28).

> "Allocating Floor Area Between Sites
>
> Floor area planned for a site that is being used for a public purpose may be allocated to another development site through concurrent rezoning applications. For example, if a land owner acquires a 100,000 square foot site planned at 1.5 FAR and dedicates the land for an athletic field, the land owner may utilize the resulting 150,000 square feet on another development site within Tysons through concurrent rezoning proposals considered and approved by the Board of Supervisors. Under no circumstance should floor area be moved from an area without a maximum FAR in the Plan to an area located more than 1/4 mile from a Metro station."

The applicant is proffering to dedicate a 7.9 acre parcel (Tax Map 29-2 ((15)) B2) to the Board of Supervisors for athletic fields, public parkland, and a public elementary school (Proffer 46, Public Facilities and Athletic Fields Contributions). This parcel is currently undeveloped and is located within Tysons in the West Park Urban Neighborhood Subarea of the North Central District. The Plan provides a redevelopment option for this subarea (page 177).

"Redevelopment Option

With the provision of Metrorail and circulator service linking Subarea 3 to the rest of Tysons, the vision for this area is to redevelop to urban residential neighborhoods at substantially higher intensity. Redevelopment of this area to an urban residential neighborhood should be considered if it will provide affordable and workforce housing and if the redevelopment is phased with the provision of circulator service. Prior to operation of circulator service, the area should be developed in residential use up to 1.5 FAR…"

The applicant is proposing to re-allocate the planned residential floor area from Parcel B2 to the subject application. The amount of floor area being re-allocated is equal to Parcel B2's land area (345,522 square feet) multiplied by 1.5 FAR, a total of 518,283 residential square feet. The applicant is not proposing to rezone Parcel B2, but the dedication of the parcel for public uses meets the Plan intent. Analysis of the proffers related to the Parcel B2 dedication can be found in the Public Facilities section of this memo.

The second consideration for additional density requested by the subject application relates to the provision of workforce housing. The Plan recommendations for workforce housing bonus intensity are as follows.

Areawide Recommendations, page 28:

"Bonus Intensity

Additional intensity in the form of bonuses is allowed to encourage the provision of affordable and workforce housing and superlative contributions toward public facilities. In cases where bonus intensity is utilized, the overall land use mix of a project should generally be consistent with the recommended land use category shown on the land use map as well as additional guidance for land use and development character set forth in the Urban Design section and the District Recommendations. More information on bonus intensity for affordable and workforce housing is provided under the Land Use Guidelines."

Areawide Recommendations, page 33-35:

"Affordable Housing

… All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons…

A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be

> used for commercial purposes. The percentage of non-residential and residential bonus floor area should be similar to the project's overall land use mix..."

The "base" residential floor area for the subject application prior to applying the 20% bonus is 864,062 square feet. The workforce housing bonus is 172,812 square feet, consistent with the Plan recommendations. The application proposes to use the entire bonus floor area for residential uses. Analysis of the application's commitments to workforce housing can be found in the Affordable and Workforce Housing section of this memo.

The third consideration for additional density requested by the subject application relates to a bonus for superlative contributions toward public facilities. The Plan recommendations for public facility bonus intensity are as follows.

Areawide Recommendations, page 28:

> "In addition to intensity credit given for dedicating land for parks and roads, additional floor area could be allowed in limited circumstances for the provision of major public facilities, such as a school, a conference center, or facilities associated with a large urban park. In order to achieve this additional floor area, the facility provided should significantly advance securing the necessary improvements identified in the Public Facilities section and in the District Recommendations. The extent of the public benefit being provided, which should be substantially greater than the expectations described in the 'Phasing to Public Facilities' portion of the Land Use section, will be considered in determining the amount of additional floor area.
>
> The total amount of bonus floor area for public facilities granted through the rezoning process should be no more than 2 million square feet of office uses and 10 million square feet of residential uses throughout Tysons..."

Analysis of the public benefits provided with the subject application can be found in the Public Facilities section of this memo. The applicant is requesting 209,126 square feet of public facility bonus floor area, all of which is proposed to be residential. This amount represents an increase of approximately 8.8% after accounting for the re-allocation of intensity and the workforce housing bonus.

The overall gross floor area proposed for the subject application is 2,575,685 square feet, or 3.05 FAR. This intensity is in general conformance with the Comprehensive Plan, subject to proffers on workforce housing and public facilities that are consistent with the Plan objectives.

Initial Development Level

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (pages 24-26). On March 29, 2011, the Board of Supervisors

directed the Planning Commission, working with staff, to develop a process to address the initial development level and other issues such as transportation funding.

The Planning Commission Tysons Committee recently published a third draft of a strawman document summarizing its work and recommendations to date. The committee is currently soliciting public comments on this document, which can be accessed at:

http://www.fairfaxcounty.gov/planning/tysons_docs/071812tysonsstrawman2.pdf

The committee's draft strawman lays out preliminary recommendations to the Board of Supervisors for funding transportation improvements in Tysons. The document also includes a preliminary recommendation regarding the initial development level (pages 19-20). This draft recommendation is being provided for informational purposes only and is subject to change with subsequent Planning Commission and Board actions.

> "The current applications represent development beyond the 2030 time period used to set the IDL. To address this issue, the Commission has proposed a funding recommendation that, if implemented, would provide for the timely completion of all of the currently identified transportation improvements for the 2050 time period. Implementing the proposed funding solution would result in a circumstance that warrants revisiting current limitations on office development.
>
> RECOMMENDATION
> As the Planning Commission's recommendations for financing infrastructure (identified above) address the increment beyond 2030 to the 2050 time period, the Planning Commission recommends:
>
> 30) The Board direct staff to incorporate within the next Tysons-wide plan amendment consideration of a change the current IDL of 45 million square feet of office use."

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

Category	CDP/GDP Office GFA (sq. ft)	FDP/GDP Office GFA (sq. ft.)
Existing Development[1]	26,862,000	26,862,000
Approved, Unbuilt Development [2]	8,964,178	5,976,725
RZ 2011-PR-023 [3]	863,048	- 79,537
Total Office GFA	**36,689,226**	**32,759,188**

[1] *Report to Board of Supervisors on Tysons Corner*, October 2011
[2] Assumes approval of RZ 2010-PR-021 (Capital One Bank), which is scheduled for Board of Supervisors public hearing prior to the subject application
[3] Net increase/decrease when accounting for existing office development to be razed

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the initial development level for office uses in the Comprehensive Plan.

Phasing Development to Transportation Improvements

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements (pages 29-31). Regarding transportation, the Plan states the following:

> "Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:
>
> - A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;
> - A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or
> - Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (page 71):

> "Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the

> improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed."

The Planning Commission Tysons Committee, at the direction of the Board of Supervisors, and the Tysons Partnership are continuing efforts to reach an agreement on a strategy for funding Tysons-wide transportation improvements. In the committee's most recent draft strawman document (link provided in the Initial Development section of this memo), it recommends that the Board of Supervisors establish a Tysons-wide tax (service) district to fund $253 million of the Tysons-wide road improvements needed by the year 2050, which are listed in Table 7 in the Comprehensive Plan. The committee further recommends that rezoning applicants contribute $5.63 per non-residential square foot and $1,000 per dwelling unit for Tysons-wide improvements and an additional $6.44 per non-residential square foot and $1,000 per dwelling unit for the off-site street grid improvements in Tysons. The committee's strawman recommendations are still in draft form and subject to change, but it is anticipated that the Planning Commission and Board of Supervisors will endorse a funding strategy prior to the public hearings on the subject application.

The applicant's draft proffers (Proffer 57, Tysons Transportation Fund Contributions, and Proffer 65, Table 7 Contribution) are consistent with the committee's draft recommendations. The applicant is also proffering (Proffer 64, Table 7 Special Transportation Assessment District) to support the creation of a Special Transportation Assessment District in the event that the Board of Supervisors elects not to establish a tax district.

The applicant's draft proffers make a good faith effort to be consistent with the recommendations of the Planning Commission's Tysons Committee. It is anticipated that as the transportation funding recommendations are finalized, the applicant will continue to revise the proffers to be consistent with the final recommendations and to be in conformance with the Comprehensive Plan goals to phase development to transportation improvements and funding.

Affordable and Workforce Housing

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (pages 33-35 and appended to this memo) by proffering (Proffer 82, Workforce Dwelling Units) to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

The Comprehensive Plan has different recommendations for workforce dwelling units (WDUs) based on whether a building is within 1/4 mile of a Metro station (page 33):

> "20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table

> 1. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation."

Since the subject application is located more than 1/4 mile from the nearest station, the applicant is proffering to exclude any units created with the bonus floor area. This is generally consistent with the Plan recommendation, but because the applicant is requesting bonus intensity for both workforce housing and public facilities, this proffer should be revised to clarify that only the workforce housing bonus floor area is excluded from the 20% calculation.

The Plan also recommends that rezoning applicants contribute $3.00 (or $0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (page 35):

> "Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.
>
> The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

The applicant is proffering to two options for non-residential contributions toward affordable housing (Proffer 83, Office and Hotel Contributions toward Affordable/Workforce Housing in Tysons Corner). The first option is to contribute $3.00 per office or hotel square foot when a Non-RUP is issued. The second option is to contribute $0.25 per office or hotel square foot annually for 16 years, starting when a Non-RUP is issued. The applicant will decide which option will be pursued for each building. While the Plan does not specify the time period that would apply for the $0.25 annual contribution, 16 years is an appropriate term that is roughly equivalent to the net present value of an upfront $3.00 contribution. These options are generally consistent with the Comprehensive Plan recommendation; however, the draft proffer should be revised to include all non-residential uses that are not ground floor retail or public uses.

If the draft proffers are revised to clarify that the public facility bonus will be included in the WDU calculations and to clarify the uses that will trigger the non-residential contribution, the application

will be in general conformance with the Comprehensive Plan guidance on affordable and workforce housing.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject application is as follows (Tysons Central, North Subdistrict, South West Park Subarea Recommendations, pages 141-142):

> "Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in the North Central District. This level of consolidation would be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.
>
> In this subarea, coordinated proffered development plans with Tysons II will be essential to create the envisioned urban environment. Coordinated proffered development plans will help overcome the significant grade change between the two subareas. To address the issue of improving pedestrian connectivity, pedestrian terraces and plazas should be built into the side of the hill between Tysons Boulevard and West Park Drive."

The subject application includes the entire 19.4 acre South West Park Subarea. Significantly, it includes multiple land owners who have worked together to envision a common future for their properties. The Plan encourages coordination between private entities to facilitate larger transportation, parks, and urban design objectives, and the applicant is to be commended for meeting this challenge. While the application does not include any land in the West Park Urban Neighborhood Subarea, the applicant is proffering to dedicate land and implement athletic fields, stream improvements, and other infrastructure on a 7.9 acre parcel in that subarea (Proffer 46, Public Facilities and Athletic Fields Contributions).

The Tysons II development that is referenced in the District Recommendations for the subject property is located to the southwest and is part of a rezoning approved in 2003 (CDPA 84-D-049-5/FDPA 84-D-049-6). The first building from this rezoning to be built on the parcels adjacent to the subject application, Building H, is currently under construction. Since the Tysons II owner is beginning to implement its approved redevelopment plans, it is unlikely that this site will seek to exercise a redevelopment option under the Comprehensive Plan. As such, the level of coordination between the applicant and the Tysons II owner is limited to that which can be accomplished within the bounds of the approved Tysons II development plans. The subject application has designed the

site to provide parks and trails that connect to the parks and trails proffered in the Tysons II rezoning.

In addition to the specific subarea recommendations in the Comprehensive Plan, the Areawide Recommendations set five specific objectives for consolidations (page 36):

> "In all cases, consolidations or coordinated development plans should meet the following objectives:
>
> - Commitment to a functioning grid of streets both on-site and off-site;...
> - Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;
> - Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;
> - Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and
> - Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan."

The subject application meets the first objective by providing a functioning street grid. Due to the topography of the site, the new grid connections are limited to the extension of Jones Branch Drive and internal service streets, many of which are being design with streetscapes similar to the recommendations for local streets. The application also proposes to widen Westpark Drive to accommodate bicycles and on-street parking and to narrow the Westbranch Drive cross section to be consistent with the Plan recommendations.

The subject application meets the second objective by providing parks on-site, including a 3 acre civic plaza/common green that will connect to the proposed park on the Tysons II redevelopment and other smaller on-site parks. The quality of these parks and other park-related Plan objectives are being evaluated by Park Authority staff.

The subject application meets the third objective by dedicating land and contributing funds for the design of an elementary school. This is discussed further in the Public Facilities section of this memo.

The subject application meets the fourth objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this memo.

The subject application includes views of a massing model for the site and the adjacent Tysons II redevelopment. These views do not include potential redevelopment massings for the area across Westpark Drive. However, since the application is separated from these properties by Westpark Drive, it does not affect their ability to redevelop in conformance with the Plan. Similarly, the

application is separated from the Avalon Crescent apartments, which have a Plan redevelopment option, by a stormwater detention pond.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

Public Facilities

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (page 91).

> "Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.
>
> While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth."

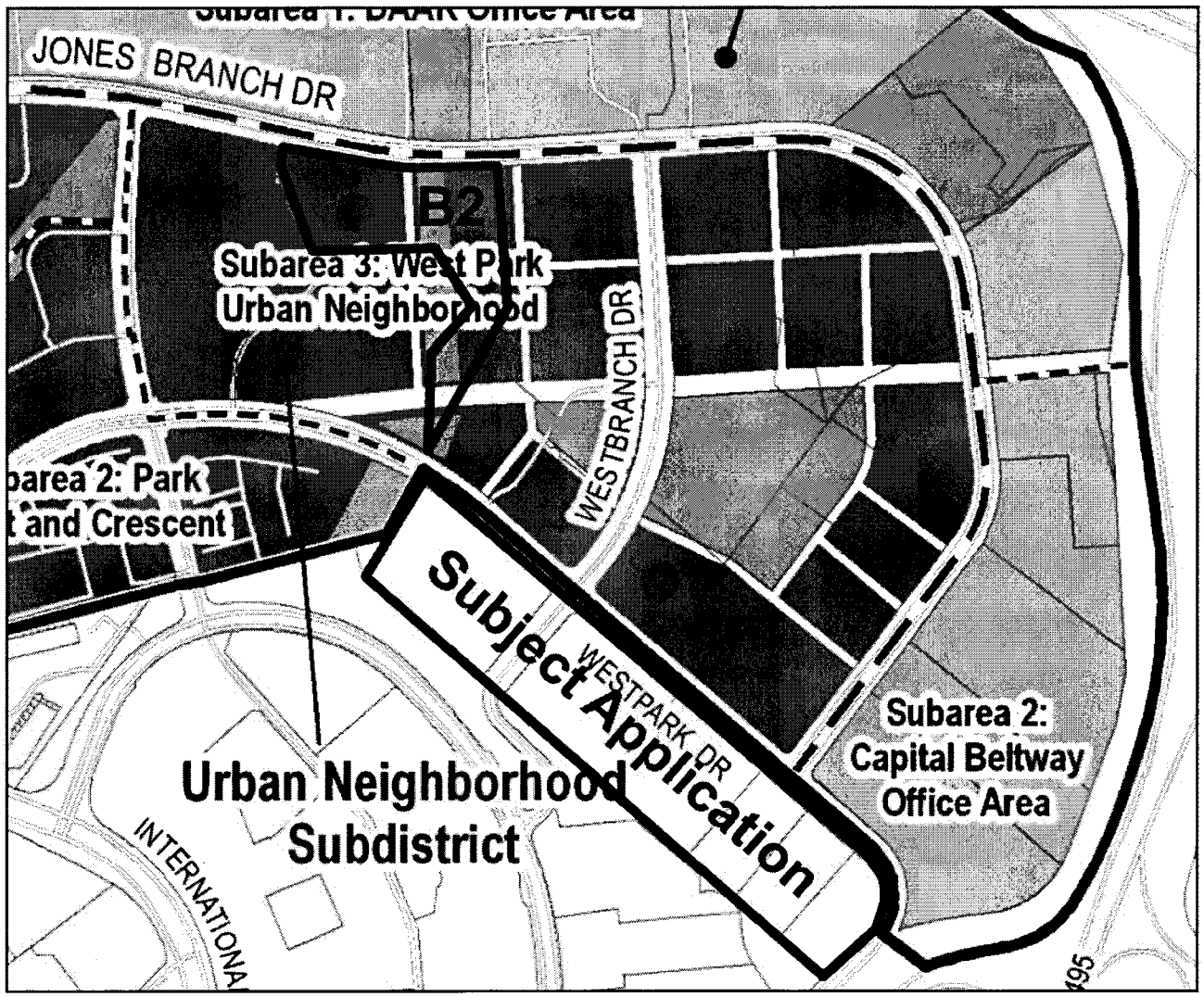
The applicant proposes to meet the Plan's public facility objectives by proffering to dedicate land and contribute $600,000 toward the design of a public elementary school (Proffer 46, Public Facilities and Athletic Fields Contributions). This proffer reserves approximately 2.5 acres of Parcel B2 (discussed in the Intensity section of this memo) for a future school site. An exhibit showing all of the improvements proposed for Parcel B2 is included as Attachment 1 of this memo. The Comprehensive Plan recommendations for the provision of schools to serve Tysons are as follows (pages 87 - 88).

> "SCHOOLS
>
> ... Under the envisioned growth for Tysons, there will be a need for at least two new elementary school sites in Tysons. One school could be located in the North Central district where it could share recreational space with the proposed eight to ten acre park...
>
> An elementary school has a capacity for 900 students. The existing households in Tysons generate 400 elementary students. Between 2010 and 2030, projections call for 12,900 new households in Tysons. This number of new households will generate an additional 555 elementary students, resulting in a need for the first elementary school by 2030..."

Parcel B2 is located in the West Park Urban Neighborhood Subarea of the North Central District. The Plan recommendations for this area also reference the need for an elementary school (page 178).

> "In addition, a specific public facility need identified for this area is an elementary school; the school should either be located next to the area's large urban park to utilize this open space amenity or be located elsewhere in this subarea on property which can accommodate its recreational needs. An alternative site on Jones Branch Drive is shown on the Conceptual Land Use Map."

The Conceptual Land Use Map for the North Central District identifies the two potential locations for an elementary school in this subarea, noted with a blue circle. The graphic below shows the boundary of Parcel B2 overlaid on this map.



As discussed in the Intensity section of this memo, the applicant is requesting a public facility bonus of 209,126 residential square feet. The Plan recommendations on evaluating the public benefits associated with a public facility bonus can be found on page 28 of the Areawide Recommendations.

These recommendations specifically call out a school as a major public facility that could warrant additional floor area.

> "In addition to intensity credit given for dedicating land for parks and roads, additional floor area could be allowed in limited circumstances for the provision of major public facilities, such as a school, a conference center, or facilities associated with a large urban park. In order to achieve this additional floor area, the facility provided should significantly advance securing the necessary improvements identified in the Public Facilities section and in the District Recommendations. The extent of the public benefit being provided, which should be substantially greater than the expectations described in the "Phasing to Public Facilities" portion of the Land Use section, will be considered in determining the amount of additional floor area."

In addition to committing to dedicate land and funds for designing an elementary school, the applicant is providing a significant public benefit by proffering to early delivery of the improvements proposed on Parcel B2. These improvements include a permanent full-sized athletic field; a temporary, smaller athletic field on the school site (since the school is not projected to be needed until 2030); a temporary surface parking lot to serve the fields, a paved trail through the stream valley, stream bank restoration at a cost of up to $500,000, and streetscape improvements along Jones Branch Drive. The applicant is committing to complete these improvements by December 31, 2014, with dedication of Parcel B2 to the county 120 days after construction. This timing is much sooner than would otherwise be expected for such improvements, which are typically phased in as redevelopment occurs.

The public facility commitments proposed for the subject application are in general conformance with the Comprehensive Plan. Additionally, the public benefits being provided with these commitments are significantly greater than the Comprehensive Plan expectations, and as such, they justify the public facility bonus requested. It is anticipated that the applicant will continue to work with staff to revise the draft proffers to address any unresolved issues relating to the public facility commitments, such as planned transportation improvements associated with Parcel B2.

Parking

The Comprehensive Plan provides recommendations on maximizing the efficiency of parking to encourage transit use, walking, and bicycling; to limit the urban design impacts of parking; and to ensure that parking is priced such that spaces are available for those who choose to drive. The Plan recommends specific strategies for managing parking on pages 65-66:

> "As the Tysons Corner area is developed, and the land use and transportation infrastructure matures, parking requirements should be examined to determine if they are adequate for the changing conditions. Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses. Implementing this practice will reap many advantages in creating a more walkable environment. Providing transit service, an

effective mix of uses, and an appropriate network of sidewalks will reduce automobile use and, consequently, the need to provide parking.

Additional methods listed below should be pursued to ensure the appropriate amount of parking is provided.

- Encouraging shared parking arrangements across parcel lines.
- Creating a parking management entity to coordinate shared parking efforts, enforce parking regulations, apply parking pricing strategies where beneficial, and monitor parking demand and supply regularly.
- Securing parking management agreements such as parking pricing.
- Unbundling parking from commercial and residential leases and sales.
- Allowing on-street parking, and where appropriate, counting those spaces towards parking requirements.
- Implementing "Smart Parking" technology to maximize parking utilization.
- Providing preferential parking for carpools, vanpools, and car-sharing vehicles.
- Reductions for shared parking on mixed use sites."

The applicant's draft proffers commit to unbundle residential parking, meaning that the cost of a parking space is separate from the lease rate for a dwelling unit (Proffer 80, Unbundled Parking). However, the draft proffers are currently written such that this provision would not apply to for-sale condominium units, and the provision would not be in effect until five years after a building is occupied. The applicant's reason for delaying the implementation of this proffer is to remain competitive with comparable residential developments in Tysons. Staff notes that the newest residential building in Tysons, Avalon Park Crest, located about 2 blocks west of the subject application, is leasing its parking spaces separately from its apartment units. In addition to helping the applicant achieve its transportation demand management goals, strategies such as unbundling parking can reduce the cost of housing for residents who do not need a parking space (or multiple spaces).

The applicant could resolve this outstanding issue by revising the draft proffers to eliminate the five year delay and include for-sale units.

URBAN DESIGN ANALYSIS

Several urban design issues have been identified and are discussed below.

Street Grid and Design

The Comprehensive Plan provides recommendations for both street grids (pages 46-47, 96, and appended to this memo) and street cross sections (pages 48-56).

The subject property is a row of properties that is approximately 1/2 mile long along Westpark Drive and approximately 400 wide. The difference in elevation between the Westpark Drive frontage and the property line with Tysons II is as much as 45 feet at points. As recommended in the Comprehensive Plan, the subject application compensates for this grade difference by building parking structures into the slope and by using stairways and ramps to provide pedestrian connections between the two sites. Because of these topographic constraints and the design solutions utilized to address them, there are limited opportunities for the subject application to add new links to the street grid.

One new street connection that is recommended in the Comprehensive Plan is an extension of Jones Branch Drive from Westpark Drive to Tysons Boulevard. This connection was placed on the Plan's conceptual street map in the event that the Tysons II owner opted to abandon its approved development plans in favor of a new development in conformance with the new Plan. Since Tysons II is moving forward with its previous approval, this new connection is effectively blocked. The subject application proposes to extend Jones Branch Drive along its new building frontage, but the street terminates at the bottom of the hill with a pedestrian-only connection to Tysons II.

The application uses a series of private streets to provide internal access to its buildings and to break up the long blocks. The blocks created by these streets vary in size, but are all below the maximum length of 600 feet recommended in the Plan. Although they generally function as service streets, these streets are generally designed to the local street standards set forth in the Comprehensive Plan with streetscape improvements that are generally consistent with the goals of the Plan and the Tysons Urban Design Guidelines. In some cases, such as on Block A and between Blocks E and F, these internal streets are proposed to include parking lanes, which will greatly enhance the urban character of the neighborhood.

In addition to internal streets, the application proposes improvements to Westpark Drive and Westbranch Drive to bring these streets into conformance with the Plan street section and streetscape recommendations for an avenue and a collector, respectively. The applicant proposes to dedicate approximate 0.75 acres to widen Westbranch Drive to provide four travel lanes, a landscaped median/shared left turn lane, two bike lanes, and a parking lane. The application provides more than would typically be expected for a redevelopment on one side of the street by providing for bike lanes in both directions. When the opposite side of Westpark Drive redevelops, only a new parking lane will need to be added to make this a complete street in line with the Plan's recommended avenue design. The applicant is also dedicating the landscape amenity panel and sidewalk portions of the streetscape, as recommended in the Tysons Urban Design Guidelines.

Since the application is located on both sides of Westbranch Drive, it is providing the complete section for a collector. Because the existing section is wider than the recommended collector section, a small amount of right-of-way is proposed to be vacated. This section consists of two travel lanes, one left turn lane, two bike lanes, and two parking lanes. The applicant is also proposing to extend the uphill bike lane off-site to Tysons Boulevard. The downhill bike lane will have a shared marking with the vehicle lane in this off-site section.

The proposed street grid is in general conformance with the Comprehensive Plan.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (pages 96-108 and appended to this memo). The Plan defines three streetscape zones: the landscape amenity panel, sidewalk, and building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

The proposed redesign of Westpark Drive and Westbranch Drive in the subject application meets the Comprehensive Plan recommendations for avenue/collector streetscapes (minimum 20 feet wide). The proposed extension of Jones Branch Drive is designed as a local street, and it meets the Plan recommendations for a local street (minimum 16 feet wide). The other new streets in the application function as service streets (minimum 5 feet wide, sidewalk only), but are all designed with sidewalks and in some cases landscape amenity panels with street trees and dimensions that are closer to, but not quite as wide as, the local street standard.

The streetscape designs proposed in the subject application are in general conformance with the Comprehensive Plan.

Building Height

The subject property is located entirely within Tier 2 on the Comprehensive Plan's Conceptual Building Heights Map (page 116). Tier 2 recommends maximum building heights ranging from 175 to 225 feet. The applicant is requesting height flexibility for two residential buildings that are proposed to exceed this height range. The Plan recommends flexibility when evaluating building heights in certain circumstances (page 115).

> "Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center."

The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building. Shaded rows indicate buildings that exceed the maximum height on the map.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range (feet)	Proposed Building Height Range (feet)
A1	Residential/Retail	175 – 225	77 - 120
A2	Residential/Retail	175 – 225	77 - 275
B	Office/Retail	175 – 225	200 - 225
C1	Office/Retail	175 – 225	130 - 180
C2	Office/Retail	175 – 225	130 - 180
D	Hotel/Retail	175 – 225	180 - 200
E	Residential/Retail	175 – 225	270 - 300
F	Office/Retail	175 – 225	135 - 175

For the residential buildings where height flexibility is requested, the additional height is 22 - 33% above the Plan maximum. This amount of flexibility is appropriate because the applicant is proffering to provide affordable and workforce housing in each building in accordance with the Plan objectives as discussed in the Affordable and Workforce Housing section of this memo. It should be noted that the subject application is not located in proximity to any height sensitive uses, such as stable residential neighborhoods outside of Tysons.

The building heights proposed in the subject applications are in general conformance with the Comprehensive Plan.

ADDITIONAL PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations, beginning on page 33, the Plan states:

"Affordable Housing

A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed use development projects. A specific objective in the Policy Plan is to encourage affordable and workforce housing in Tysons. Affordable housing may include Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance and Workforce Dwelling Units (WDUs) administered consistent with the Board's administrative policy guidelines for such units, or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus floor area allowed for meeting the affordable and workforce housing expectations.

For Affordable Dwelling Units (ADUs), the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units (WDUs), the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

- 20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table 1. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.

- If required by the Zoning Ordinance, ADUs may be counted toward the 20% affordable housing objective identified in the previous bulleted item, above. Any such ADUs could be used to satisfy the lower income tiers identified in Table 1 for WDUs.

Table 1
Income Tiers for Workforce Dwelling Units

101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

- A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of non-residential and residential bonus floor area should be similar to the project's overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan's size restrictions on bonus market rate units do not apply within Tysons.

- The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.

- WDUs should be price controlled as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended.

- WDUs are preferred to be provided on-site. However, developers may aggregate land for workforce housing off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Table 1.

- Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007 or as amended. Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.

- The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built.

- Cash contributions in lieu of providing WDUs are not desired.

- Programs that capitalize either the development of housing or the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a County housing fund should be considered.

- Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the County. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.

- Creative strategies for achieving housing objectives should be considered. This could include a system similar to wetlands banking in which a developer builds additional affordable and workforce dwelling units and the credit for providing the units is sold to another developer who has an obligation to provide affordable housing. Another strategy could be incorporating units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered.

Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations, beginning on page 96, the Plan states:

"Street Grid and Block Pattern

The street grid will be the primary organizing element of the new urban Tysons. In contrast to the existing pattern of large, suburban blocks, new development should create smaller blocks through an interconnected system of streets. This street system will be more walkable, provide travel choices for pedestrians and motorists, and have breaks in building massing to help create a built environment that is appropriately scaled for pedestrian activity.

In order to implement the grid of streets and an urban block pattern, all proposals should provide for planned road improvements that follow the grid of streets and street types contained in the Transportation section.

In areas where preliminary design studies have identified the layout of new streets on an official street map, redevelopment plans should create a street and block network in accordance with the map. In cases where this is not feasible, the development team should work with staff to develop a response that achieves a level of connectivity that meets plan goals. In areas where such design studies have not been completed, the street and block network should follow the recommendations in the Transportation section and the following block size recommendations:

- Blocks should have a maximum perimeter of 2,000 feet, measured at the curb.
- Any block side longer than 600 feet should have a mid-block pedestrian connection.
- Examples include a pedestrian walkway, a service street with a sidewalk, or a publicly-accessible walkway through a building.
- The ratio of the longest side of a block to the shortest side is ideally less than 2:1 and should be no greater than 3:1.
- Due to topography and other existing conditions, some blocks may not be rectangular.

Streetscape Design

Attractive streetscapes include a well-designed road edge that contributes to area identity and provides a safe, high-quality pedestrian experience. The streetscape design should vary by the type of street and the adjacent land use, and should create a unifying theme along each of the roads to visually and physically link the various districts and sub-districts of Tysons.

Elements of streetscapes include sidewalks, street furniture, streetlights, trees and other plantings, paving, crosswalks, bus shelters, bicycle racks, public art, and seating areas. The purpose of these elements is to enhance the quality of the pedestrian environment. The integration of the Metro station entrances into the streetscape is especially important to the success of the urban environment. The public realm at the station entrances should be attractive, highly visible, and able to safely accommodate high amounts of pedestrian activity.

Below are general recommendations for all streetscapes, which are followed by design recommendations for each individual streetscape type (Boulevards, Avenues, Collectors, and Local

Streets). With the exception of International Drive, this hierarchy of streets is consistent with Map 7 and Table 3 in the Transportation section. International Drive should be considered a Boulevard streetscape type.

General Streetscape Recommendations

Definition of Streetscape Zones: The streetscape is composed of three zones (see illustrated streetscape cross-sections). The *landscape amenity panel* is located next to the curb and includes trees, lighting, bus stops, bicycle racks, parking meters, traffic signs, refuge strips, and other urban living infrastructure. The *sidewalk* is reserved for pedestrian movement and should not contain any street furniture. The *building zone* is located between the sidewalk and the building facade. The character of the building zone is determined by the adjacent land use.

Underground Utilities and Stormwater Infrastructure: Utilities and stormwater infrastructure should be placed underground and should be coordinated with future roadway improvements and sidewalks to foster a pedestrian-friendly environment. Such infrastructure should be located under sidewalks, parking lanes, or the building zone; it should not be located under street trees. To achieve this goal, detailed site analysis should take place early in the development process to avoid conflicts between utilities and proposed street tree locations. New development should provide underground utility conduits or provide commitments to facilitate future improvements. Utility boxes for phone, cable, electricity, natural gas, information systems and/or other services should be located to the rear or side of the development, along service alleys, within buildings, or placed in sub-grade vaults.

Street Lighting: Street lighting should maintain the overall character and quality of the area, provide adequate lighting levels that ensure public safety without creating glare or light spillage, and conform to LEED light pollution requirements and County ordinances. Light fixtures should be full cutoff and use energy-saving technology. Street lights should be located so as to not conflict with street trees at their projected maturity.

Design Alternatives: Where pre-existing site constraints might limit the ability of a development to satisfy all streetscape recommendations, some limited variation may be permitted if the proposed alternative meets or exceeds the standards established by this plan. Where flexibility is granted, the streetscape should include acceptable sidewalk widths, and an acceptable amount and location of street trees.

Streetscape Dimensions: In general, areas with higher pedestrian activity, such as major retail streets and the areas surrounding Metro stations should have wider sidewalks to accommodate increased pedestrian activity. Above all, consistent dimensions within each block should be promoted to avoid shifting pedestrian features or building frontages.

Public Safety: When locating street trees, other plantings, and amenities in proximity to roadways or within medians, safety and sight distance should be taken into consideration.

Streetscape Maintenance: Streetscape improvements may be provided on a combination of publicly owned right-of-way and private property. When the public right-of-way is utilized to provide streetscape improvements, commitments should be made by the property owner to maintain the entire streetscape area. In addition, when the streetscape is not entirely within the right-of-way, additional right-of-way or a public access easement may need to be provided for the portion of the streetscape located on private property.

Pedestrian Crossings: At pedestrian crossings, special pavement should be designed to create a well-delineated, ADA accessible and safe area for pedestrians to cross the street. Crossings at major streets should be highly visible and timed with signalized crossing systems. When medians are provided, they should be designed to create a safety island for pedestrians waiting to finish crossing the street.

Median Landscape Strip: New streets in Tysons are not expected to include medians except where they would facilitate pedestrian crossings. Where medians are provided, they should be planted with attractive landscaping. Consideration should be given to the use of attractive Low Impact Development techniques for stormwater remediation in this area.

On-Street Parking: Streetscapes with on-street parallel parking should have a small paved area adjacent to the curb known as a refuge strip. The refuge strip will allow passengers to exit parked cars without having to step into planted areas. Trees should be spaced appropriately to allow car doors to swing open without obstruction.

Planting in the Pedestrian Realm: Street trees should be planted in an environment that promotes healthy root growth and should be spaced no more than 50 feet apart. Only those varieties that require little maintenance, are resistant to disease, and are adapted to extreme urban conditions such as pollution should be used. In addition to trees, vegetation within planting strips should include supplemental plantings, such as ornamental shrubs, ground cover, flowering plants, and grasses. Consideration should be given to the use of a broad palette of native and drought tolerant species. Supplemental plantings should occur in areas that are clear of vehicles parked on the street, and they should incorporate hardscaped pedestrian access points. Where appropriate, special pavement treatments or hardscape elements may be considered to achieve both root-friendly design and pedestrian walkability within the streetscape. Irrigation should be provided.

Low Impact Development Techniques: Streetscape design should include innovative stormwater remediation design elements such as bioretention, permeable pavements, and incorporation of water collection and storage.

Street Furniture and Other Elements: Street furniture selections, such as benches, water fountains, and bike racks, should be consistent within each district. This may include the model, size, and finish. Fixed elements, such as light poles and parking meters, should be aligned within the landscape amenity panel so as to minimize the disruption of pedestrian flow…

Avenue, Collector, and Local Street Streetscapes

While avenues, collectors, and local streets serve different functions from a traffic perspective, their streetscapes are similar. The character of the streetscapes should generally be determined by the pedestrian activities generated by the adjacent land uses rather than the classification of the street. See Figures 11a, 11b and 12a and 12b.

For local streets, traffic calming measures such as raised mid-block pedestrian crossings, small traffic rotaries, and curb and sidewalk "bulb outs" at intersections may be appropriate.

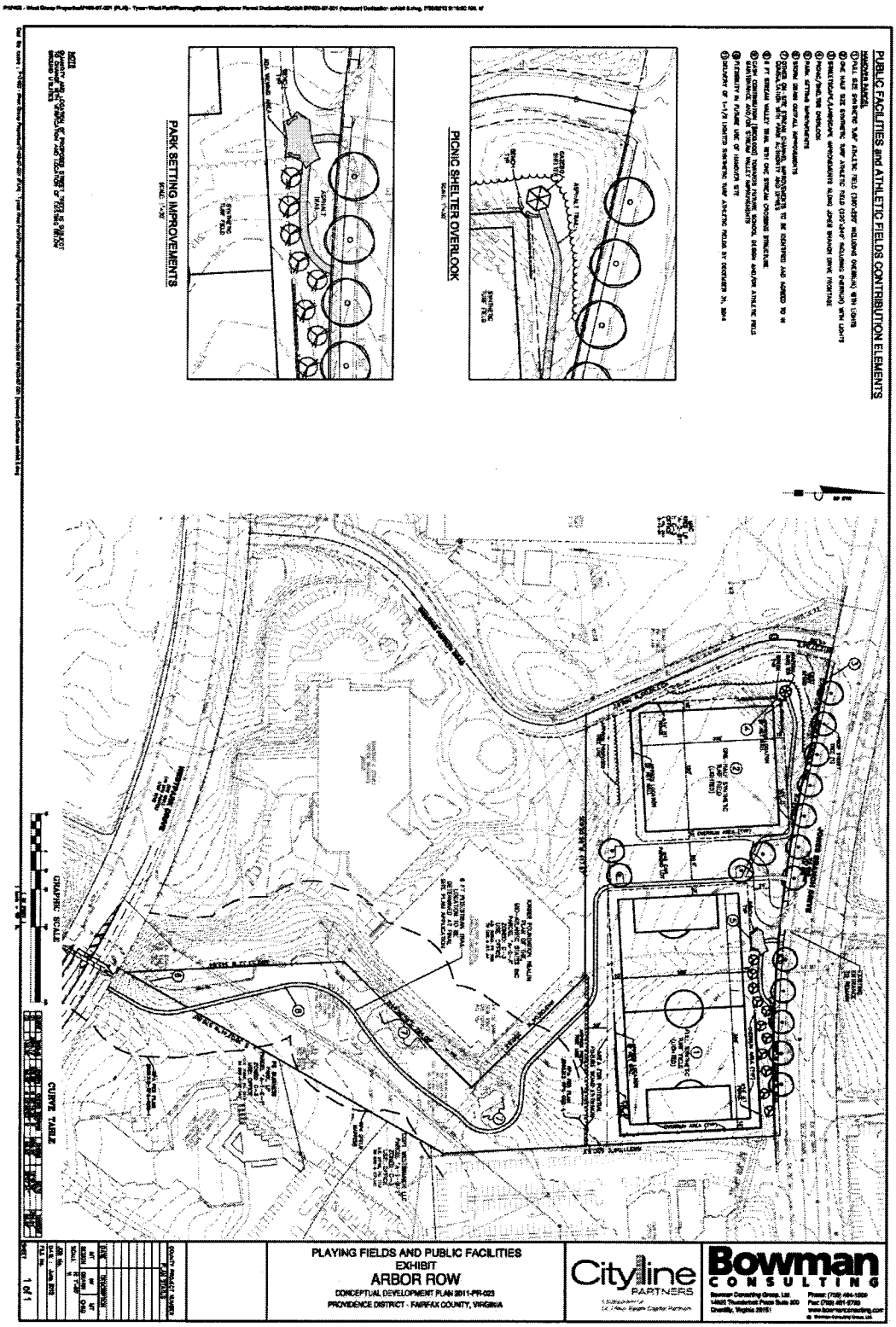
The following recommendations are provided for achieving the streetscape character for avenues, collectors, and local streets:

Landscape amenity panel: This zone should be a minimum of 8 feet wide along avenues and collectors and a minimum of 6 feet wide along local streets. Street trees should be evenly spaced in ordered plantings. Vegetation may also include shrubs and ground cover. Amenities such as bicycle racks and bus shelters should be provided as needed to serve the adjacent land uses.

Sidewalk: Sidewalks along avenues and collectors should be a minimum of 8 feet wide. Sidewalks along local streets should be a minimum of 6 feet wide.

Building Zone: This width of this zone should range from 4 to 12 feet. When ground-level retail is provided in a building, a portion of this building zone should be used for retail browsing or outdoor dining. Supplemental plantings (to include shade and flowering trees, shrubs, flowering plants, ground cover, and grasses) may be provided for buildings without retail uses."

ATTACHMENT 1: Playing Fields and Public Facilities Exhibit



County of Fairfax, Virginia

MEMORANDUM

DATE: September 8, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

MAD for AKR

FILE: 3-4 (RZ 2011-PR-023)

SUBJECT: RZ 2011-PR-023 – Cityline Partners, LLC
Arbor Row
Land Identification Maps: 29-4 ((7)) 1, 2, 3, 5A, 9 & 10

This department has reviewed the subject rezoning submittal including proffers and development plans dated August 31, 2012, and a TDM Implementation Plan dated August 31, 2012. The applicant is proposing to construct three residential buildings, four office buildings and a hotel with several retail or service spaces spread across the application area. In addition, a dedication of land area for the extension of Jones branch Drive is included in the application property.

The applicant has addressed a majority of the critical transportation issues identified in the Comprehensive Plan, in this application. These are outlined below.

- Jones Branch Drive – The applicant has committed to build the extension of Jones Branch Drive between Westpark Drive and the neighboring Tysons II property as a link in the Tysons grid network.
  a. Dedication was not requested at this time as it is unlikely that Jones branch Drive will be extended through the Tysons II property in the foreseeable future and neither the County nor VDOT desire to take on the maintenance responsibility until such time that Jones Branch Drive is extended. Should Jones Branch Drive be extended in the future, the right-of-way and constructed elements of the road and streetscape will be dedicated, per the proffers and the street will comply with the current Transportation Design Standards for Tysons Corner Urban Center.

- Westpark Drive – Right-of-way (ROW) is to be dedicated to accommodate the following elements:
  a. Streetscape elements that meet urban design guidelines in the Comprehensive Plan
  b. Parallel parking (along the application area frontage only)
  c. Bike lanes (both sides of the road)

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d. A variable width median. It was determined late in the review that dedicated ROW in the median would not be required for the circulator system. As such, the applicant has offered to stripe the bike lanes on both sides of the street to account for this width.

- Westbranch Drive – The Applicant has provided a full width, collector classification street with on-street parking, bike lanes and adequate streetscape elements. In addition, the applicant has extended the bike lane up Westbranch Drive to Tysons Blvd in the uphill direction and intends to stripe shared-lane markings in the downhill direction to complete the bicycling infrastructure for this stretch of road.

- TDM – The applicant has agreed to design a TDM program to meet the goals outlined in Table 5 of the Plan. Table 5 has achievement goals based on square footage of total development in Tysons. The effectiveness of a TDM program is based in part on high density mixed-use development in addition to multimodal opportunities.

  Fairfax County Staff has recently restructured the way TDM proffers will be handled in any Tysons Corner zoning applications, so as to better achieve the goals of the Comprehensive Plan. Previously, developers made a contribution in the form of a Penalty Fund to be accessed upon stabilization, if trip reduction goals were still not being met. The County felt that these funds could be better utilized if they were contributed to a Remedy Fund, which could be accessed at any point by the applicant to enhance the TDM program when trip goals were not achieved. In addition to reducing the Penalty Fund, a contribution is to be made by a developer to establish a Tysons-wide Transportation Management Association (TMA). The TMA will capitalize on the synergies of multiple developments throughout Tysons while reducing the operating costs of individual TDM programs by applicants. This new methodology makes better use of the proffered contributions and will ultimately have a more positive impact on reducing trips throughout Tysons Corner. The following bullets describe some of the commitments made by the Applicant.

  a. The applicant has committed to meet the Plan goals during all phases of development of the site, in conformance with a new approach to TDM.
  b. The applicant has agreed to substantially increase the contribution to the Remedy Fund in lieu of a large contribution to a Penalty Fund so that money would be immediately available and accessible to enhance the TDM program in the event that goals are not being met.
  c. The applicant agreed to make a non-refundable contribution to a Tysons wide Transportation Management Association (TMA) for seed money. The TMA will provide synergies between developments in Tysons and help reduce trips through an area wide TDM program that the applicants can join if they so choose.
  d. The applicant agreed to monitor their TDM program with annual traffic counts and surveys every three years. This is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an area wide basis and identify future concerns or areas for improvement.

e. The applicant agreed to pay a $100 per day non-compliance fee for failure to submit their annual report by the date outlined in the proffers. Assuring that TDM programs are operating as proffered is very important to the County, and the annual reports provide information on the TDM programs, trip levels in Tysons and commuter behavior.
f. The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program both to address changes necessary during the life of the project.

- Service District for Table 7 Improvements – The commitment made by the Applicant simply states that they will join a Board initiated, and approved funding district. The terms and conditions of the proffer remain consistent with the latest strawman document.

- Tysons Road Fund – The Applicant commits to a contribution of $6.44 per non-residential GFA or $1,000 per each residential unit, and reserves the right to claim credit against this contribution for off-site intersection improvements that are not site traffic derived.

- Public Improvement Plan (PI Plan) – The Applicant has included drawings of a PI plan in their submission that staff fervently supports. Staff feels that a holistic approach to constructing Westpark Drive's improvements should be attempted and the Applicant should make that effort to the best of their abilities, in coordination with VDOT and FCDOT prior to exploring the interim, single block frontage improvements specified in the CDP.

- General Transportation Commitments – In addition to the above the applicant has made the following commitments
  a. Dedication of the street-side pedestrian areas to public use. This has been identified as a critical element to provide a multimodal street environment. Also, off-street pedestrian connections have been added across the redevelopment area to give pedestrians a multitude of access choices.
  b. Construction of traffic signals where warranted.

While the Applicant has made an excellent effort to work with staff on the previous items, a few outstanding issues remain. These are outlined below.

- TDM – A few minor revisions are specified here:
  a. The Incentive Fund monies should not be limited to fund "transit" incentive programs. Staff would like to see this money be available for other non-transit related programs. (Proffer 79Fv)
  b. The description of the TDM Work Plan (TDMWP) components should be removed. Most of these should be included in the annual report as the TDMWP should only highlight planned changes from the Implementation Plan. (Proffer 79Fii)

c. Funds transferred to the County as penalties or non-compliance fees shall not be limited to use on the subject property. They should be available for any transportation related projects or programs in Tysons deemed appropriate by the County. (Proffers 79Fvi and 79L)

- Proffer 7C (Final Development Plan Information) – A clause was added that gives the applicant the choice to provide vehicular sight distance lines as specified in the September 13th version of the Transportation Design Standards or the standard specified in a future amendment of such standards. Staff feels that any future FDPs must meet the current standard at the time of FDP submission.

- Proffer 48 (Public Ownership of Pedestrian Realm) – This is a new proffer and needs to be revised or deleted for the following reasons:
  a. Specifics on bollards need to be provided and will not preclude dedication.
  b. The maintenance/replace in-kind language was previously discussed and subsequently revised in the previous proffer. Hence the language in proffer 48A is irrelevant and unnecessary.

- Proffer 51Biii (Public Facilities) – This proffer needs to specifically say that the trail and streetscaping along Jones Branch Drive will be "located not to preclude the future widening of Jones Branch Drive by others."

- FCDOT and VDOT staff would both like to express the following concerns/changes about the latest CDP and FDP plan sets:
  a. The design speeds changed on all sheets however the sight distance calculations did not change. Was there a reason why the design speeds changed? Either proof that the new design speed sight distances can be met is needed or the design speed can be reduced again.
  b. Remove the new note about not striping or metering parking on all C sheets that contain such note. This note limits the ability to provide handicap parking or metering in the future.
  c. On any sheets with the new median modifications, please label the median widths. We cannot confirm that these medians are acceptable without labels.
  d. Specific to Block F, We feel that the new interim striping on Westpark Drive to close the old AMT parking lot entrance is not desirable and was not clear on previous plans received. The existing median that channelizes the left turns should be modified to help prohibit vehicles from making an illegal u-turn to access the new AMT garage entrance. This modification should also lengthen the left turn lane for traffic turning left off of Westpark Drive onto the Westpark Drive bridge over Route 123.

AKR/JCH

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

August 28, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul Kraucunas
Land Development Program Manager

Subject: RZ/CDP 2011-PR-023 Cityline Partners LLC - Arbor Row
Tax Map # 29-4((07))-0001, 0002, 0003, 0009, 0010, and 0005A

Including: FDP 2011-PR-023-1 Block A
FDP 2011-PR-023-03 Block E
FDP 2011-PR-23-02 Block F

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has had several discussions with the developer and FCDOT regarding this project. All of the VDOT comments provided on August 7, 2012 have been satisfactorily addressed.

While several Design Waivers will be necessary prior to approval of the construction plans, these are likely to receive approval as they are minor and involve only the interim condition, and would be considered temporary until the properties develop on the opposite side of Westpark Drive.

If you have any questions, please call me at (703) 259-2787

cc: Ms. Angela Rodeheaver
Mr. Matt Ladd
Mr. Jeffrey Herman
Mr. Kevin Nelson

COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

August 7, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul Kraucunas
Land Development Program Manager

Subject: RZ/CDP 2011-PR-023 Cityline Partners LLC - Arbor Row
Tax Map # 29-4((07))-0001, 0002, 0003, 0009, 0010, and 0005A

Including: FDP 2011-PR-023-1 Block A
FDP 2011-PR-023-03 Block E
FDP 2011-PR-23-02 Block F

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has reviewed the above plans submitted on July 23, 2012. The following comments are offered on this CDP and are applicable to each FDP as well.

Following discussions with FCDOT, the August 4, 2012 VDOT comments have been revised to those shown below.

Sheet C6.0 Block A

1. The streetscape improvements shown for Block A should be continued to the western property line or funds escrowed for future streetscape improvements as well as any necessary construction and grading easements.

2. The "Shared Center Left Turn Lane" is not necessary at there is no entrance on the south side of the road.

3. If Private Street A-1 is intended to provide access for trucks it should be converted to a CG-11 entrance with larger corner radii.

4. Autoturn plots for trucks serving the site should be provided to confirm that such vehicles can enter and exit the site without running over curbs, sidewalks, curb ramps and/or unduly crossing into other lanes of traffic.

5. If the on-street parking spaces are to be individual marked or metered, at least one handicapped parking space will need to be provided per block in accordance with LD IIM-55.

6. As indicated on the plans, the midblock crosswalk on Westpark Drive at the western property line of Block A will require separate documentation and approval from VDOT per established procedures.

Sheet C7.0 Blocks B & C

7. The midblock crosswalk on Westpark Drive in the middle of Block C will require separate documentation and approval from VDOT per established procedures.

8. If Private Access Road B is intended to provide access for trucks it should be converted to a CG-11 entrance with larger corner radii.

9. If Entrance from Westbranch Drive is intended to provide access for trucks it should be converted to a CG-11 entrance with larger corner radii.

10. If Private Access Road C is intended to provide access for trucks it should be converted to a CG-11 entrance with larger corner radii.

11. Autoturn plots for trucks serving the site should be provided to confirm that such vehicles can enter and exit the site without running over curbs, sidewalks, curb ramps and/or unduly crossing into other lanes of traffic.

12. If the on-street parking spaces are to be individual marked or metered, at least one handicapped parking space will need to be provided per block in accordance with LD IIM-55.

Sheet C8.0 Blocks D, E, & F

13. If Private Access Road E is intended to provide access for trucks it should be converted to a CG-11 entrance with larger corner radii.

14. Due to its location around a curve, the Garage Entry to Block F may pose a hazard to the traveling public. The plan should indicate that adequate Stopping Sight Distance is provided for this entrance or a right-turn lane may be needed at this location.

15. Autoturn plots for trucks serving the site should be provided to confirm that such vehicles can enter and exit the site without running over curbs, sidewalks, curb ramps and/or unduly crossing into other lanes of traffic.

16. The throat length of the Garage Entry to Block F is too short if a card reader is required to gain access. An off-street turnaround should also be provided for those not having a card.

17. If the on-street parking spaces are to be individual marked or metered, at least one handicapped parking space will need to be provided per block in accordance with LD IIM-55.

Sheet C8.1 Block F Interim Frontage Improvements

18. As indicated in Proffer 55A, dated July 23, 2012, this interim plan should not be used if the utility equipment associated with the I-495 Express Lanes project is relocated.

Sheet C9.0 Roadway Striping and Marking Plan

19. The Tysons Corner Transportation Design Standards require 11' turn lanes on Westpark Drive, not 10' as shown.

Sheet C9.1 Roadway Striping and Marking Plan

20. While not labeled, the width of the turn lanes does not appear to meet the 11' minimum required under the Tysons Corner Transportation Design Standards.

21. The minimum width of the median should be shown at 4'.

Sheet C9.2 Roadway Striping and Marking Plan

22. While not labeled, the width of the turn lanes does not appear to meet the 11' minimum required under the Tysons Corner Transportation Design Standards.

23. The minimum width of the median should be shown at 4'.

Sheet C10.8 Low Impact Development Concept Plan

24. Placement of such features within the VDOT ROW requires that Fairfax County signs an agreement with VDOT. It is our understanding that the County Attorney's Office is reluctant to have this agreement signed.

Sheet L4.8 Typical (Landscaping) Details

25. Any "Tree Soil Space" adjacent to a VDOT maintained roadway must have a root barrier installed along the edge of the pavement structure. This detail should also show the location of the UD-4 Underdrain when required.

Proffers

26. Proffer 35. B. should be modified to reflect than when planting are adjacent to a roadway that a root barrier will be provided and that "un-compacted soil" will not be provided under the roadway.

27. Proffer 43 (formerly Proffer 41) needs to be discussed further. The current VDOT permit regulations would require, under Item 55 of the Permittee Liability Agreement, that "all disturbed areas outside of the roadway prism shall be restored to their original condition as found prior to starting such work" and as a provision of the permit form that the "Applicant also hereby agrees and is bound and held responsible to the owner for any and all damages to any other installations already in place as a result of work covered by resulting permit." As long as this language is acceptable and does not need to be changed, the proposed language would be acceptable.

28. Proffer 53. should be modified to require to Applicant to pursue acceptance of all roadway improvements by VDOT that are located within the public ROW.

29. Proffer 55. (formerly Proffer 52.) should be modified to include construction of all roadway improvements, not just those shown on the "Interim Conditions Sheets". As indicated above, VDOT feels that the ultimate roadway improvement should be constructed with the first phase of development of any block so many of the interim plans should be deleted.

30. Proffer 60. should be modified to not only require a traffic signal warrant analysis within twelve months of the first Non-Rup or RUP but also within twelve months of the final Non-RUP or RUP and/or such intermediate phases as deemed appropriate by the county. If warranted and approved by VDOT at any time the Applicant should be obligated to design and construct the signal.

31. Proffer 61. should be modified to not only require a traffic signal warrant analysis within twelve months of the first Non-Rup or RUP but also within twelve months of the final Non-RUP or RUP and/or such intermediate phases as deemed appropriate by the county. If warranted and approved by VDOT at any time the Applicant should be obligated to design and construct the signal.

If you have any questions, please call me at (703) 259-2787

cc: Ms. Angela Rodeheaver
Mr. Matt Ladd
Mr. Jeffrey Herman
Mr. Kevin Nelson

County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: OCR Comments – Arbor Row CDP/FDPs:
RZ/CDP 2011 PR-023
FDP 2011-PR-023-1 (Block A)
FDP 2011-PR-023-3 (Block E)
FDP 2011-PR-023-2 (Block F)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, including the Conceptual Development Plan (CDP) marked as "Received" by the Department of Planning and Zoning on July 23, 2012; Final Development Plans (FDPs) for Blocks E and F, marked "Received" on July 23, 2012; FDP for Block "A", marked "Received" on July 25, 2012; and Draft Proffers dated July 23, 2012. The following analysis and recommendations are offered for consideration regarding this application.

RZ 2010 PR-021

General Comments:

The overall design meets the Urban Design intent of the Comprehensive Plan for a pedestrian-oriented mixed-use development. The applicant has created a series of new blocks separated by private and public streets which are consistent with the expected scale of the urban form in Tysons. Building heights are varied and contribute to an interesting and dynamic skyline. Further, the mix of uses, reflected in distinctive architecture, is particularly important in creating a sense of place.

Westpark Drive is emphasized as a primary pedestrian corridor with a high-quality pedestrian experience. This is achieved through an activated street edge at the ground level, regular tree spacing, and articulated building masses in the upper levels of the buildings. All streetscapes will include high quality amenities and street trees planted with sufficient soil volume to ensure

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their survival. Many of the tree spaces also allow for stormwater remediation. A palette of streetscape materials and furnishings has been coordinated throughout.

The proposal also provides a network of pedestrian linkages and trails which connect to existing and proposed off-site facilities. Furthermore, this design provides a system of public urban park spaces that are connected through the pedestrian realm that include a variety of spaces in which the public can find relax, socialize, and play.

RZ/CDP 2011 PR-023

Detailed Comments (CDP):

1. Street Grid and Block Length: The application area is comprised of a series of parcels located along a 2300 foot length of Westpark Drive. Westbranch Drive is the only existing street perpendicular the application. The proposed plan provides additional private streets and the extension of Jones Branch Drive to create an appropriate block pattern. A majority of block lengths, as measured along Westpark Drive, range from 200 to 300 feet. The largest block, Block C, is approximately 500 feet long. Therefore, all block lengths are generally consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDGs), which establishes a maximum block side of 600 feet.

   Although no street is provided parallel to Westpark Drive at the rear of the site, pedestrian connections are provided from the proposed perpendicular streets linking Westpark Drive to the trail located on the adjacent Lerner property. This trail, which presently exists, provides a continuous pedestrian path along the back of Arbor Row, and an alternative route from the Tysons Corner Metro Station. As each block is developed in Arbor Row, pedestrian connections will be made to this existing trail. The trail system provides a de-facto block edge for the back of Arbor Row and is appropriate due to its connectivity.

2. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDGs to describe the corridor types. In general, Westpark Drive is indicated as the Primary Pedestrian Corridor linking the site to the Metro station. This is consistent with the orientation of buildings and active uses proposed along Westpark Drive. Further, the Pedestrian Hierarchy Plan indicates Enhanced Placemaking Opportunities which provide gateways into each block and highlight the open space amenities provided throughout Arbor Row.

a. The applicant has committed in Proffer 20 to the general characteristics of the pedestrian hierarchy. This will help protect the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDGs; however, based on a review of the proposed plans, these deviations are acceptable.
b. The applicant has indicated retail uses at appropriate locations within the development; however, neither plans nor proffers commit to a minimum level of retail. The locations indicated on the plan should be reserved for retail or other kinds of uses which activate the streetscape. Active uses may include retail, services, some commercial uses, and/or live-work spaces. The plan notes and proffers should be modified to reflect this commitment, while allowing for some flexibility in the use.

3. Streetscape Design: In general, the application is consistent with recommendations of the Comprehensive Plan and TUDGs regarding streetscape dimensions. The applicant has also provided a general palette of streetscape materials and furnishings that may be used throughout the CDP.

   a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. Locations for such facilities will be refined during the evaluation of FDPs. In general, vaults should be sited to avoid conflicts with the streetscape and plantings.

4. Building Design: Generally, the building design and massing is consistent with the recommendations of the TUDGs. A variety of heights, including towers and podiums is provided, as are diverse building materials and fenestration patterns. Active uses, including retail and lobby spaces are also located along primary and secondary pedestrian corridors (see Comment 2(b)). The result contributes to a diversity of design along the length of Westpark Drive that is architectural interesting and engaging for the pedestrian.

5. Parking Garage Design: Parking is provided in parking structures which are integrated into the building design or located partially below grade. However, there a few locations where parking garages are potentially visible from adjacent streets.

   a. Parking garage facades are potentially visible in a few locations on the site. The applicant has committed in the proffers and indicated on the drawings that these

will be sufficiently treated to provide an attractive and enjoyable pedestrian experience.

b. The tops of parking garages should be treated where possible. Arbors or trellises are indicated on the tops of some garages to provide shading. The arbors provide architectural interest and to partially screen the view of parking decks from above.

c. The plans do not include information regarding lighting on top of parking decks. The applicant should commit to appropriate fixture types, sizes, and locations, so that the view of such lights from adjacent streets and sites is reduced or eliminated. In addition, the applicant should confirm that light fixtures within parking garages will not be directly visible from adjacent streets.

6. Building Heights: The building heights for portions of Blocks A-2 and E exceed the height recommendations of the Comprehensive Plan; however, additional height at these locations for portions of the building towers helps contribute to a dynamic skyline. Further, the additional building height is focused around the major street intersections (Westpark Drive at Westbranch Drive, and Westpark Drive at Jones Branch Drive). From an urban design perspective, it is appropriate to vertically punctuate these locations to enhance the sense of place and add architectural interest and diversity.

7. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out and what improvements will be provided with each phase. Given the configuration of the site and the compartmentalized nature of the individual blocks, the improvements associated with each phase are appropriate.

   a. In those cases where buildings will be demolished but the site will not be developed for some time, the applicant has committed to seeding and irrigating any disturbed land.

   b. Where existing parking lots will remain, but are utilized by existing or new development, the applicant will provide interim landscape improvements that will beautify the surface parking. Proffer 79 commits to installing additional trees in existing surface parking lots if they remain undeveloped for more than 18 months. This will help beautify surface parking lots if they are expected to remain in place during the medium to long term.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. The large civic plaza/common green located in Block C will connect

to a future open space which is proffered for the adjacent Lerner site. The combination of these two open spaces will create a significant urban park for this portion of the Tysons area. Further, sport courts have been added to the top of the parking garage for a portion of Block C. These courts will provide additional active recreation for area residents and workers. Other parks, including plazas and pocket parks, are provided throughout the remainder of the site and will benefit residents and office workers. Commitments to the provision of athletic fields are provided in the proffers.

9. Proffers & Miscellaneous:

    a. Proffer 8 should be amended to add the Office of Community Revitalization as a County agency which will be consulted at the site time of site plan review if modifications or adjustments to the streetscape are necessary due to fire marshal comments.
    b. The applicant should proffer to creation of an "Umbrella Ownership Association" (UOA). Further, the proffer should commit the UOA to entering into a permit and maintenance agreement with VDOT for streetscape elements and other related features. A UOA will help minimize the number of individual maintenance agreements with VDOT. It will also provide a single point of contact regarding maintenance issues or other matters, such as utility replacement, which may need coordination among various property owners.
    c. The applicant is encouraged to include a proffer to support the County's pilot program to sponsor a Tree Seedling and Tree Canopy education program to foster tree growth on private land.
    d. Proffer 43 discusses the maintenance and replacement of materials within the streetscape due to actions by VDOT or utility companies. This proffer should be discussed further. At this time, we do not believe it is possible for the County to enforce a proffer which imposes requirements upon VDOT and third parties, such as utility companies, regarding maintenance or replacement of streetscape.

FDP 2011 PR-023-1 (Block A)

Detailed Comments:

1. General: The residential building wrapping the garage will activate the street edge and provide a good precedent for architectural form in Tysons. Further, the variety in building heights and unit types creates the beginnings of vibrant neighborhood.

2. Streetscape Design: Please see CDP comment 3(a). At FDP level, electrical and stormwater vaults should be finalized beyond what is presently shown. Such facilities should not conflict with the streetscape or plantings.

FDP 2011 PR-023-2 (Block F)

Detailed Comments:

1. General: The office building creates an architectural statement at the curve in Westpark Drive. This is particularly important as this site is a gateway into the Arbor Row development and the remainder of this part of Tysons.

2. Parking Garage Design:
   a. The applicant has provided elevations and sections of the planted façade which is proposed on the portions of the parking garage which are not wrapped with retail or residential uses. The design has been coordinated with staff to combine appropriate levels of architectural detailing and plant materials.
   b. Please see CDP comment 5(c) regarding parking garage lighting.

3. Streetscape Design: There are discrepancies between several of the landscape sheets, including L.003, L1.01, and L1.02 regarding the tree plantings located along Westpark Drive adjacent to the parking garage. The full complement of street trees should be provided as indicated in L1.01.

FDP 2011 PR-023-3 (Block E)

Detailed Comments:

1. General: The proposed building provides mid- and high-rise residential units in close proximity to the Metro station. An internal street system provides pedestrian and vehicular connectivity and access to a new public park located at the rear of the development.

2. Parking Garage Design:
   a. The applicant has provided elevations and sections of the planted façade which is proposed on the portions of the parking garage that are not wrapped with retail or residential uses. The design has been coordinated with staff to combine appropriate levels of architectural detailing and plant materials.

b. Please see CDP comment 5(c) regarding parking garage lighting.

3. Streetscape Design:
   a. There are discrepancies between the CDP and FDP for the streetscape section for the Jones Branch Connection. The landscape amenity panel indicated in Detail 4/L2.02 should be eight feet wide.

Staff had requested sidewalks on both sides of the rear private street. These are indicated in the plans, but Detail 3/L2.02 should be revised to accurately show them.

CC: Matt Ladd, DPZ/ZED/PD
Matthew Flis, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: August 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP 2011-PR-023; FDP 2011-PR- 023-01; FDP 2011-PR-023-02; FDP 2011-PR-023-03**
Arbor Row

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ)/ Conceptual Development Plan (CDP); Final Development Plans (FDP) for Blocks E & F revised through July 23, 2012; and the Final Development Plan for Block A, revised through July 23, 2012 and the revised proffers dated July 23, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 74 states:

> "Stormwater Management
>
> Tysons Corner is located in the headwaters area of several of the county's watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.
>
> Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.
>
> Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 82-84 states:

> Stormwater Design
>
> "Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.
>
> Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of

in Tysons Corner through natural restorative processes and/or through restoration projects."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

" Natural Resources Management

Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons' green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 76 states:

"Green Buildings

Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices. . . .

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 19, the Plan states:

"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 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:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- 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."

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9 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 design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.

- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements."

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 10 and pages 14-16- states:

"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 9: **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation. . . ."

The Fairfax County Comprehensive Plan Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, pages 11 and 12 states:

"**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. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new

residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 18, the Plan states:

"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...."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Analysis for this application addresses the overall conceptual development plan and proffered commitments for the 19.4 acre subject property which encompasses this six block development, as well as the final development plans for Blocks E and F.

Water Quality Protection and Stormwater Management Best Management Practices

The 19.4 acre subject property falls within the Scotts Run watershed. The stormwater narrative indicates that the water quality control requirements for this developed subject property is currently served by existing Pond C of the Westpark series which is located north and east of the Arbor Row application area. Pond C was designed to meet the 40% phosphorous removal requirement for a larger 167.87 acre drainage area including this application property. The vision for Tysons Corner Center, as expressed in the Environmental Stewardship section of the Comprehensive Plan, sets the additional goal in mixed use centers to achieve water quantity, above and beyond previous requirements. As noted in the citations above, the Tysons Corner Plan poses the important challenge for new development in Tysons "...a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events."

In order to meet this Plan goal, the conceptual development plan and the revised proffer statement dated July 23, 2012, for the 19.4 acre application commits to meeting the one inch goal "...to the maximum extent practicable." The development plan notes state that all new development for the site proposes vaults to store and re-use stormwater within each block excluding Blocks E and F. In addition, a series of low impact development techniques is proposed as needed.

Final Development Plan: Block A

Block A is the 5.39 acre western portion of the subject application which is currently developed with a 6 story office building (Frederick Building) surrounded on the south and the west by surface parking. An existing stormwater pond, which is located within a Resource Protection Area (RPA) and an Environmental Quality Corridor (EQC), is situated immediately west of this block. While the stormwater pond is predominately located on the adjacent property west of the application area, the eastern portion of the pond embankment and the accompanying EQC/RPA are located on Block A. In response to staff's earlier request, the applicant delineated the EQC boundary, a smaller area than the RPA, on the subject property. Staff concurs with the applicant's delineation of the EQC. The development plan has been revised to depict the EQC boundary to document that there are no encroachments in the EQC; however, the Overall Conceptual Plan (Sheet C4.0) of the FDP (and the CDP) does not identify either the EQC or the RPA delineation. Both of these features should be clearly labeled, just as these features are labeled on the Existing Conditions Plan C5.0 and the Final Development Plan C6.0. This would be consistent with the Comprehensive Plan guidance that calls for the identification and protection of EQCs.

In the early stages of the development review process this application proposed significant encroachment into the RPA and the EQC with a road, retaining wall and residential buildings (townhomes). The current application is a significant improvement from the previous version with respect to protection of environmentally sensitive areas. The FDP for Block A currently shows no encroachment into the RPA because building footprints have been compressed. This proposal includes two residential buildings presented in two parts on the FDP as Block A1 and Block A2. The building on Block A1 is shown completely outside the RPA. Perspective Sheet A-201 of the development plan shows that the western façade of Block A1with approximately 13 – 14 feet of separation between the building and the RPA. However, some concern still remains that disturbance may occur in the RPA during construction of the building foundation because the revised plan for Block A1 shows that the building footprint is, at the closest point, within 5' of the RPA as shown on Sheet C 6.0. This concern has been reinforced by the fact that the July 23, 2012 FDP submission does request an exemption for minor encroachment into the RPA as noted on Sheet C2.0. While the encroachment into the RPA may be allowed under the exemption request, concern is raised that such a request could involve encroachment into the EQC; therefore, in accordance with the EQC policy, staff recommends that the EQC be protected through a proffered commitment which clearly depicts the EQC on the site plan and which stipulates that no encroachment will occur in the EQC.

Stormwater calculations are also presented in two parts. This submission indicates that the Block A1 and A2 have retained the first inch of rainfall onsite. Various facilities shown on the development plan include infiltration trenches, tree planting wells, pervious pavement and underground vaults. For the 3.06 acre Block A1, the Tysons Corner Conformance Spreadsheet (TCCCS) shows that of 119% of the total site is captured on site and that the first inch of rainfall is retained. The TCCCS for the 2.51 acre Block A2 indicates that 99% of this block is captured by a stormwater facility and that 1 inch of rainfall is retained onsite. The numbers presented for both spreadsheets for the entirety of Block A appear to meet the Comprehensive Plan SWM goal for Tysons but both spreadsheets for Block A1 and Block A2 notes that these figures are subject to change at final design.

Final Development Plan: Block E

In order to achieve the Tysons Corner Center goal of retaining the first one inch of rainfall on site, the applicant for Block E proposes two infiltration facilities – one on the northeast side of the building and another along the southern periphery. In addition, a stormwater vault is shown for the purpose of retention and re-use of stormwater. Other low impact development techniques include the use of pervious pavement throughout the site, a possible bioretention facility on the southeastern corner of the property and several tree planting wells on the east side of the site. In determining whether or not the Block E proposal accommodates the recommended retention of the first one inch of rainfall on site, the Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet (SCS) indicates that the proposed measures capture 94% of the 3.14 acre site and the full one inch of rainfall is captured by those measures. The SCS results show that the entire block nearly achieves the Plan recommendation for retention of the one inch rainfall for the entire site except for the 6% of the site which is not treated. The applicant is encouraged to look for additional opportunities to capture the remaining 6% of the site which is not treated. Green roof is mentioned in the detailed stormwater note for Block E; however, a green roof is not specifically shown on the conceptual plan which depicts a range of low impact development techniques to be used for this block. The spreadsheet notes the goal for retaining the first one inch of rainfall for 94% of the site is subject to change at final design.

Final Development Plan: Block F

The applicant for the 1.84 acre Block F proposes the following measures on the development plan to meet the Plan guidance for retention and/or reuse on site of the first one inch of rainfall. Those measures include the following:

- A vegetated swale which extends from a point on the northern site boundary along Westpark Drive and terminating just short of the site boundary on the southeastern side. This swale is shown to accommodate runoff from almost 73% of the site;
- A vegetated roof on a portion of the building is discussed in the narrative, but it is not specifically shown on the detailed concept plan;
- An infiltration / percolation trench is shown on the plans to accommodate the roof and part of the western plaza. The applicant is encouraged to look for small incremental opportunities to capture the remaining 6% of the site which is not treated.

In determining whether or not the Block F proposal accommodates the recommended retention of the first one inch of rainfall, the Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet (SCS) indicates that the proposed measures provide treatment for 86% of the 1.84 acre site and that .9 inch of rainfall is captured by those measures. The SCS results for Block F indicate that the proposed measures make an exerted effort to achieve the Plan recommendations for the first one inch of rainfall retention on site for the entire site, but that the application is shy of achieving the full one inch. The agent for the applicant provided the conformance checklist for Block F. It is noted on that checklist that the applicant did not consider offsite equivalent measures to fully achieve the Plan recommendation of retention of the first inch of rainfall.

The proposal is subject to the Tysons Corner guidance that calls for the incorporation of stormwater management measures that are sufficient to attain at a minimum both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system. It is assumed that the Stormwater Design-Quality Control credit would be satisfied through the on-site retention of the first inch of rainfall

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Stream Restoration

An unnamed tributary associated with Scotts Run stream valley traverses on the western edge of the development adjacent to Block A under Westpark Drive and continuing north between the two properties opposite the Arbor Row development. This stream valley presents an important offsite restoration opportunity because it has become degraded and eroded due to uncontrolled runoff traversing through it for decades. Ongoing degradation of this stream poses a hazard for the properties which surround it. A severely eroded portion of this system is located in the northwest corner of Block A at the outfall under Westpark Drive. Restoration and stabilization efforts are permitted in the RPA with appropriate approvals.

Even though the current development plan iteration proposes no encroachment into this stream valley, the stream presents an excellent opportunity, as envisioned by the Plan, for a restoration partnership to create a natural resource enhancement in Tysons Corner positively affecting many parties.

Traffic Noise

The subject property may be impacted by traffic generated noise. A noise study has not yet been performed for the subject property to determine noise impact levels for existing and future conditions. Regarding transportation generated noise, the Comprehensive Plan guidance

recommends that interior noise levels for new residential development and other noise sensitive uses not exceed 45 dBA L_{dn}. Staff considers a hotel, an optional use under this application, to be a noise sensitive use.

The applicant has provided a proffered commitment to provide a noise study in support of achieving the recommended Plan noise attenuation level of no more than 45 dBA for interior areas within any new residential or hotel building. According to the proffered commitment, the applicant shall not obtain building permits until DPZ and DPWES have approved the interior noise study. The proffer also specifies that the noise study will be provided to staff at the time of building plan submission.

To be consistent with other noise studies reviewed and approved by county staff, the noise study should include projected future road improvements, traffic volume conditions projected at least 20 years into the future and an acoustical consultant's recommendations for mitigating the noise levels projected to exist at the time of the study. The noise model used to project exterior noise impacts should be either: (1) the model that, at the time of submission of the acoustical study, is used by the Virginia Department of Transportation to model highway noise impacts; or (2) an alternative model approved by the Environment and Development Review Branch, which may include the Tysons area-wide noise study if the assumptions and findings of that study accurately reflect conditions that will affect the subject property as determined by the Environment and Development Review Branch.

Green Buildings

The subject property is located in the Tysons Corner Urban Center. The Comprehensive Plan recommends that zoning proposals in this area achieve at a minimum the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The Arbor Row application provides a proffered commitment which seeks to achieve the Plan goal of LEED Silver certification for non-residential development except for hotel use and LEED certification for residential development. Except for Block D which is proposed for hotel use, the proffer addresses the development within groupings of blocks based on proposed use and ownership. To be in conformance with the green building policy for development in Tysons, the applicant should expand the proffer to include a commitment to provide LEED Silver certification for Block D. Final development plans have been provided for Blocks A, E and F. The owners of Block F have provided a commitment to achieve LEED Gold Certification for the proposed office building.

Sustainable Energy Practices

This application includes a proffered commitment to sustainable energy practices for Blocks A & E, but this commitment does not include Block F. However, the July 23, Block F, FDP submission, page P102, Note #31does provide for electric vehicle ready parking spaces. Thus, all blocks with currently submitted FDPs do provide for sustainable energy measures in some

fashion. Staff recommends that the energy practices, as provided in Proffer #31, be expanded to include to all the blocks of this proposal.

The previous and current iterations of the final development plans for Blocks A, E and F provide a one sheet depiction of sustainability strategies which include the following measures:

- Green roofs
- Low impact development basins and rain gardens
- Permeable paving
- Overhead shade screens
- Urban Park over structure
- Pedestrian access to public transportation
- Green plazas over structures.

While the list of measures cited above are excellent strategies for water quality and quantity protection, as well as creative urban design concepts in mixed use, transportation– oriented development centers, these practices are not to be confused with energy sustainability measures.

A sustainable energy commitment could also include an assessment of the potential shared energy systems or the potential for future incorporation of such buildings into a broader energy network, as well as a cost assessment of the feasibility to provide space for electric vehicle charging stations should be provided for the entire development.

PGN: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2012

TO: Mathew Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Acting Stormwater Review Engineer
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Arbor Row, Conceptual Development Plan (CDP) #RZ/CDP 2011-PR-023; LDS Project #025530-ZONA-001-1; Scotts Run Watershed; Tax Map №s 029-4-07-00-0001, 029-4-07-00-0002, 029-4-07-00-0003, 029-4-07-00-0009, 029-4-07-00-0010 and 029-4-07-00-0005-A; Providence District

We have reviewed the subject revised CDP, dated July 23, 2012; and draft proffers dated July 23, 2012; and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is a 2003 Resource Protection Area (RPA) designated on Block A of the Arbor Row site. An RPA Delineation Plan, 0312-RPA-002-1 was submitted and approved September 2011. The only proposed disturbance within the RPA shown on Sheet C6.0 of the CDP is the storm sewer outfalls, the relocation of the pedestrian trail, and clearing, grading and fill associated with the Westpark Drive improvements. A Water Quality Impact Assessment for the uses Allowed in the RPA in accordance with CBPO § 118-2-1, will be required as part of the construction plan.

Floodplain

There are regulated floodplains on the western edge of Block A. Prior to Site Plan approval, the construction of the storm sewer outfalls, and clearing, grading and fill associated with the Westpark Drive frontage improvements, will require a written determination from DPWES that the uses are permitted in the floodplain in accordance with Paragraphs 6 and 7 of Section 2-903 of the Zoning Ordinance.

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Downstream Drainage Complaints

There are downstream drainage complaints on file. More information on these complaints is available from the Fairfax County Maintenance and Stormwater Management Division (703-877-2800). These downstream drainage complaints must be addressed as part of this rezoning application and the adequacy of the downstream drainage system.

Stormwater Quality Control

The applicant indicates that the standard BMP requirements for the site are currently provided by the existing, off-site Pond "C" located downstream on parcel 029-2-15-00-0000-A8, and the proposed development will not exceed the design capacity of the existing facility. Prior to approval of the Site Plan, the applicant must demonstrate the proposed development meets the water quality control requirements in effect at the time, by verifying the adequacy of the design of the existing off-site water quality facility considering the run-off from the vegetated roofs in accordance with PFM Table 6.5, and, if necessary, incorporating additional on-site LID measures in the development.

Stormwater Quantity Control

The applicant indicates that the peak stormwater runoff rate in the post-developed condition will be reduced to a level that is at or below the existing conditions, through the proposed on-site facilities, and they reserve the right to utilize the existing downstream, off-site ponds that provide control for the site.

The applicant has proposed underground detention vaults in the residential developments, and has submitted a separate request for a waiver to allow underground detention vaults in a residential development. As defined in PFM § 6-0303.8, the waiver may be considered only by the Board of Supervisors in conjunction with the rezoning application. The waiver request, 6377-WPFM-002-1, was submitted to and reviewed by DPWES. The analysis, recommendation and proposed waiver conditions are provided in a separate memorandum.

Adequate outfall

The Outfall Narrative on Sheet C10.7 focuses solely on the layout and location of the downstream drainage system to a point where the drainage area of the receiving watercourse exceeds 100 times the area of the respective portion of the site. However, the narrative does not include information about the condition of downstream drainage system, (e.g. the channel downstream of Westpark Drive culvert/ Pond D outlet), or the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed, as required per Paragraph 6 of Section 16-501.2.K of the Zoning Ordinance. The narrative states that adequacy will be formally addressed at the time of final engineering, including only statements regarding how the extent of review will "most likely" be determined.

Tysons Corner Urban Center, Areawide Recommendations:

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

Pending and Future County Code and regulation changes:

The Environmental Stewardship Guidelines in the Comprehensive Plan for the Tysons Corner Urban Center envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Please note that DPWES is in the process of preparing an amendment of the PFM to allow case-by-case deviations of certain standards and specifications related to the design of stormwater quality and quantity control facilities intended for traditional suburban developments. In addition, the County is participating in the ongoing code change cycles of the national and state building codes to, among other things, clarify, enhance and expand provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County must update the County codes and regulations to comply with the Virginia Stormwater Management Regulations. Please note that the Regulations, as adopted by the Virginia Soil and Water Conservation Board on May 24, 2011, include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the dates of construction.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

DATE: August 22, 2012

TO: Mathew Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jerry Stonefield, Acting, Stormwater Review
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Arbor Row Block A, Final Development Plan (FDP) 2011-PR-023; Scotts Run Watershed; Tax Map # 029-4-07-0010; Providence District

We have reviewed the subject revised FDP, dated July 23, 2012; and draft proffers dated July 23, 2012; and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) designated on Block A of the Arbor Row site. A RPA Delineation Plan, 0312-RPA-002-1 was submitted and approved September 2011. The only proposed disturbance within the RPA shown on the FDP is the storm sewer outfalls, the relocation of the pedestrian trail, and clearing, grading and fill associated with the Westpark Drive improvements. A Water Quality Impact Assessment for the uses Allowed in the RPA in accordance with CBPO 118-2-1, will be required as part of the Site Plan.

The remaining development must not encroach within adjacent to the RPA without an approved RPA Encroachment Exception. The applicant has submitted RPA Encroachment Exception (25530-WRPA-001-2) and associated Water Quality Impact Assessment (25530-WQ-001-2). DPWES stated in a May 4, 2012, memo that staff could not recommend approval of the Exception. Although the applicant has revised the layout of the site, such that the building and associated driveways are not within the RPA, the application for the RPA Encroachment Exception is still pending. In addition, the applicant and DPWES has previously discussed and agreed to a specific note to be included on the plan, related to the building construction adjacent to the RPA, based the on applicable limitations and CBPO provisions related to the development of this parcel. The RPA Note on sheet C-2 of the FDP includes additional provisions that would allow for additional disturbance beyond those shown on the plan.

Floodplain

There are regulated floodplains on the western edge of Block A. Prior to Site Plan approval, the construction of the storm sewer outfalls, and clearing, grading and fill associated with the Westpark Drive frontage improvements, will require a written determination from DPWES that

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the uses are permitted in the floodplain in accordance with Paragraphs 6 and 7 of Section 2-903 of the Zoning Ordinance.

Stormwater Quality Control
The applicant indicates that the standard BMP requirements for the site are currently provided by the existing, off-site Pond "C" located downstream on parcel 029-2-15-0000-A8, and the proposed development will not exceed the design capacity of the existing facility. Prior to approval of the Site Plan, the applicant must demonstrate the proposed development meets the water quality control requirements in effect at the time, by verifying the adequacy of the design of the existing off-site water quality facility considering the run-off from the vegetated roofs in accordance with PFM Table 6.5, and, if necessary, incorporating additional on-site LID measures in the development.

Stormwater Quantity Control
The applicant indicates that the peak stormwater runoff rate in the post-developed condition will be reduced to a level that is at or below the existing conditions, through the proposed on-site facilities, and they reserve the right to utilize the existing downstream, off-site ponds that provide control for the site.

The applicant has proposed underground detention vaults in the residential developments, and has submitted a separate request for a waiver to allow underground detention vaults in a residential development. As defined in PFM 6-0303.8, the waiver may be considered only by the Board of Supervisors in conjunction with the rezoning application. The waiver request, 6377-WPFM-002-1, was submitted to and reviewed by DPWES. The analysis, recommendation and proposed waiver conditions are provided in a separate memorandum.

Downstream Drainage Complaints
There are downstream drainage complaints on file downstream. Based on site visit(s) by staff, the channel downstream of the Westpark Drive culvert (Pond D outfall) is severely eroded.

Adequate outfall
The Outfall Narrative on Sheet C8.0 focuses solely on the layout and location of the downstream drainage system to a point where the drainage area of the receiving watercourse exceeds 100 times the area of the respective portion of the site. However, the narrative does not include information about the condition of downstream drainage system, (e.g. the channel downstream of Westpark Drive culvert/ Pond D outlet), or the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed, as required per Paragraph 6 of Section 16-501.2.K of the Zoning Ordinance. The narrative states that adequacy will be formally addressed at the time of final engineering, including only statements regarding how the extent of review will "most likely" be determined.

Based on visual inspection of the western outfall from Block A, the channel reach appears to be inadequate. Some key problem areas within the reach include the exposed sewer lateral crossing the stream channel, high eroding outside bends, severely undercut large trees, and drainage outfalls draining into the stream from the left bank. Although Proffer 46.D commits to certain

improvements to the storm drain outfall from the Westpark Drive culvert, such as plunge pools extending approximately 125 linear feet downstream from the outfall, it has not been demonstrated that the improvements described will, or are intended to, satisfy the minimum requirements of the PFM. Notwithstanding any statements in the Proffers, if the outfall and stream bank restoration improvements are intended to satisfy any part of the PFM adequate outfall requirements, the Site Plan will not be approved unless the construction of improvements are shown as part of the construction plan, or have already been bonded on a previously approved plan.

The FDP must include a graphic depicting the approximate limits of clearing and grading on-site and off-site for the stormwater outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures, per ZO 16-501.2.K(6)(a)(vi), and a description of how the adequate outfall requirements of the PFM will be satisfied, ZO 16-501.2.K(6)(b)(iv).

Tysons Corner Urban Center, Areawide Recommendations:
The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant provides, on sheets C9.1 and C9.3, preliminary computations indicating that 1.00 inch of rainfall on each block is retained on-site, but with the caveat "**Subject to change at final design." The applicant must commit to the specific (i.e. minimum) amount of additional stormwater controls that will be achieved as part of the development that are above and beyond the standard minimum regulations.

Other Comments:
With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) The plan shows locations for potential infiltration or SWM/BMP facilities, but includes the note: "infiltration dependent upon suitable soils and percolation rates, to be evaluated at final engineering." A note on Sheet C8.1 states that "infiltration testing was not completed, but it is anticipated that the soil is suitable for the practice". Please conduct the field infiltration tests, and provide the measured rates, test locations, and boring logs, to confirm that the soils are suitable for the infiltration practice. Please note that the Testing Guidelines for Infiltration Facilities have been revised July 2012, to include specifying a constant head test (rather than falling head test).

2) A "Stormwater Management Design – PFM Deviation Narrative" lists deviations from specific sections of the PFM. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action, as we wish to avoid conflicts with the Board's action. Staff will complete a final review of the modifications and deviations once the detailed design is submitted with the final Site Plan, in accordance with the requirements, policies and procedures in effect at the time. Based on the preliminary information presented, staff offers the following observations and remarks:
   a) Deviation to allow utilization of infiltration field test rates less than 0.52 inch/hour for infiltration systems.
      Sufficient details have not been provided to evaluate and comment upon the deviation, such as the results of field test, locations, and boring logs. A note on Sheet C8.1 states that "infiltration testing has not been completed, but it is anticipated that the soil is suitable for the practice." Field tests should be performed to confirm if the rates are acceptable for the proposed locations, and determine if a deviation is even necessary.
   b) Deviation to allow for any detention facility to be located within a building or garage structure to be governed by building code requirements for access and maintenance.
      The FDP does not clearly show the location and configuration of the proposed stormwater facilities within the building or garage. A general location is shown on sheet C9.0, but the detail garage floor plans, Sheet A-101 through A-104 do not include any indication of the location, configuration, or maintenance access. Sufficient details have not been provided to evaluate the deviation. Prior to approval of the Site Plan and Building Plans, the applicant must provide design details demonstrating adequate access and ventilation to facilitate safe and effective inspection, cleaning and maintenance, in a manner that is in conformance with the applicable requirements in effect at the time. The reference to the deviation should be removed from the FDP.
   c) Deviation to allow for installation of Bio-retention and infiltration facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.
      Sufficient details have not been provided to evaluate and comment upon the deviation. Prior to approval of the Site Plan, the applicant must provide design details, such as the field tests and the soil boring logs to indicate the location, depth, and consistency of the fill, and the distance that the bottom of the proposed infiltration trench is below the existing fill.
   d) Deviation of to set the minimum horizontal setbacks from building foundations to be reduced to zero (0) feet for the installation of bio-retention and infiltration systems.
      Sufficient details have not been provided to evaluate and comment upon the deviation. Prior to approval of the Site Plan, the applicant must provide design details, including, but not limited to: the specific distance to the foundations; the justification for the reduction; the respective drainage areas to each facility; and evaluations by the geotechnical engineer and structural design engineer of the building of the potential impact and/or damage to the building foundation that may be caused by seepage from the infiltration trench.

e) Deviation to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas.
   The FDP does not show any proposed bio-retention filters area in the vicinity of the loading dock, and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore the reference to the deviation should be removed from the FDP, as it is not applicable to the development as shown.
f) Deviation to eliminate the maximum drainage areas to bio-retention filters in order to accommodate rooftop runoff piped to proposed structures.
   The FDP does not show any proposed piped rooftop runoff to the bio-retention filter, therefore the reference to the deviation should be removed from the FDP, as it is not applicable to the development as shown.
g) Deviation to allow installation of tree box filters in the vicinity of loading docks.
   Sufficient details have not been provided to evaluate and comment upon the deviation. The application does not specify the tree box filter(s) are down slope from the loading space, or, since the loading spaces are within the building, if the facility would even capture surface drainage from the loading dock. Prior to approval of the Site Plan, the applicant must provide design details, such as the pre-treatment that will be provided to reduce the concentrations of potential hydrocarbons, toxics or heavy metals in the stormwater runoff.
h) A modification to allow proposed percolation trench under pavement and plaza hardscape is noted on Sheet 2, but not listed in the deviation narrative.
   Locating infiltration facilities under paved areas is discouraged due to the increased cost of maintenance, but not strictly prohibited. Prior to submission of the Site Plan, the design professional must determine the appropriateness for the specific application, considering details such as the maintenance and operational requirements, and the resources of the responsible parties.

3) Sheets C9.1 and C9.3 - Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheets comments:
   a) The drainage area information presented in the Spreadsheet is separated based on the facilities. The description and sum of the drainage areas indicate that all areas of the site are rooftop areas that drain to cisterns or infiltration, drain to tree pits, or will be undisturbed. However, based on the proposed topography and the locations of the identified facilities, some portions of the site appear to flow directly to the storm sewer inlets (e.g. the curb inlet in the turnaround at the westerly end of Private Street A-2), and would not be treated by any BMP. The FDP must clearly depict the drainage areas to be captured by each facility and correctly accurately calculate the associated runoff reduction that will be achieved.
   b) The spreadsheet for Block A-1 indicates that 119% of the total site area is captured by a BMP. The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility (ZO 16-501.2.K(6)(a)(ii)), should be shown to clarify the total.
   c) The overall Block A-1 description lists "D.A. C is undisturbed to Pond", and 0.6 acres is listed under the land cover type as Forest/Preserved Open Space. The site cover runoff coefficients (Rv) are used in the runoff reduction methodology to account the hydrologic

characteristics of the various land cover and soils conditions. However, it appears some of the area will be disturbed during the construction of the storm sewer outfall and Westpark Drive improvements, and should be considered as "managed turf", with the associated higher Rv coefficient, in the land cover summary.

d) Drainage Area B is described as "Rooftop drainage area to cistern and infiltration". However, a portion is listed with the land cover type of managed turf. "Managed turf" are those areas where the ground is mowed and landscaped. The vegetated areas on top of the underground garage should be counted as impervious areas, for the purposes of land cover computations. Please revise the spreadsheet, and the "Proposed Impervious Area Exhibit" (sheet C8.1), to designate the vegetated plaza areas on top of the proposed underground parking garage as impervious area.

e) Vegetated green roofs are proposed in the narrative and included in the spreadsheet, however, the specific locations, surface area, soil media, and depths were not specified on the plan. The VA DCR Design Specifications anticipate this practice to be sized to capture and treat only the rain that falls on the area of the green roof. However, it is not clear how the Storage Volumes provided by the practice were determined, or why the maximum volumes received by the practices claimed in the spreadsheets are less than 1 inch of rainfall of the contributing area.

4) Draft July 23, 2012 Proffers:

a) Proffer 46.D commits to improvements to the storm drain outfall from the Westpark Drive culvert, such as plunge pools extending approximately 125 linear feet downstream from the outfall, will occur with the construction of the athletic fields on the "Park/School/Athletic Fields Parcel". However, if the outfall and stream bank restoration improvements will satisfy any portion of the adequate outfall requirements, the construction of the improvements must occur with, or prior to, the development of the parcel.

b) Proffer 84. The opening paragraph includes seemingly conflicting statements. The third sentence states "The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES". The very next sentence states: "Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to underground vaults." DPWES does approve the FDP. For DPWES to approve the Site Plan, the design must be in substantial conformance with the FDP. For clarity, the applicant should revise the Proffer such that it does not appear to bestow authority to DPWES that does not exist in the Zoning Ordinance. The FDP should show the final design, not the preliminary design, or possible locations. The access points to the underground vaults are not shown on the FDP.

i) Proffer 84.A allows excess storage volumes may be discharged off-site if the fluctuations in the draw down period, created by the seasonal variations in reuse water demand, exceeds 10 day duration. However, the magnitude and duration of the seasonal fluctuations are not indicated, and there doesn't seem to be a limit of the possible total volume that could be discharged off-site during non-growing seasons (e.g. winter). The runoff should be directed to another facility, rather than discharged directly off-site.

ii) Proffer 84.B states that Site Plans for each Block shall make use of certain LID techniques "... as determined by the Applicant for their respective Blocks in their sole discretion." The statement should be revised to avoid the apparent conflict with the requirements that the Site Plan will be subject to review and approval by DPWES.

iii) Proffer 84.C: "At the time of site plan submission, calculations for each respective Block shall be provided showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first inch of rainfall for each respective Blocks is retained or reused to the maximum extent practicable." The Proffer should be revised to specify that at the time of FDP approval, the specific (e.g. minimum) amount of control that will be achieved will be determined.

c) Proffer 86 includes additional provisions in excess of the specific note that the applicant and DPWES has previously discussed and agreed to related to the building construction adjacent to the RPA. The additional provisions related to other encroachments set forth in the Proffers should not have been added.

d) Proffer 89 includes provisions that would allow for additional disturbance for the construction of Block A-1, beyond the limits of clearing and grading shown on the CDP, "...if any such areas are identified at the time of site plan". The Proffer does not limit the encroachment into the RPA corresponding to the applicable limitations and CBPO provisions related to the development of this parcel.

Pending and Future County Code and regulation changes:
The Environmental Stewardship Guidelines in the Comprehensive Plan for the Tysons Corner Urban Center envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Please note that DPWES is in the process of preparing an amendment of the PFM to allow limited (case-by-case) deviations of certain standards and specifications related to the design of stormwater quality and quantity control facilities intended for traditional suburban developments. In addition, the County is participating in the ongoing code change cycles of the national and state building codes to, among other things, clarify, enhance and expand provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County must update the County codes and regulations to comply with the Virginia Stormwater Management Law and Regulations. Please note that the Regulations, as adopted by the Virginia Soil and Water Conservation Board on May 24, 2011, include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the dates of construction.

Prior to Final Site Plan submission and approval:
The applicant includes notes throughout the FDP stating: "Stormwater Management (SWM) and Best Management Practices (BMP) analysis, narrative, and proposed design and/or facilities presented herein are preliminary based on proposed FDP application and are subject to revision with final site plan applications." Notwithstanding any notes, analysis, computations, narrative,

facilities, details and/or design presented on the FPDs, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Although a thorough, detailed review of the Site Plan will be conducted by the appropriate County agencies when it is submitted, I couldn't forgo the opportunity to share some additional observations that the applicant may want to consider, if they haven't already, during their preparation of the final Site Plan. However, by no means is this to be considered a thorough review of the design, or a comprehensive list of issues that may have to be addressed prior to submission and review of the Site Plan.

A. The locations and extent of the potential infiltration or SWM/BMP facilities shown on sheet C9.0 appear to overlap the potential location of the electric vault(s) shown on sheet C6.0. Please ensure the respective design professionals coordinate the final designs, sizes and locations of the various features.
B. If the final design includes infiltration facilities, please note that the County has issued revised Testing Guidelines for Infiltration Facilities (see the Land Development Notice, issued July 19, 2012). Changes include requiring a constant head test, rather than a falling head test. The size the facility must be based on a design rate that is one-half the field measured rate. In addition, the type, size (volume) and location of a minimum of three (3) pretreatment techniques required for a Level 2 design (VA DCR Design Specifications, No. 8, Table 8.6), and the maintenance specifications, must be included.
C. Roof Rainwater Harvesting is proposed with cisterns to hold water to be used for irrigation. With the Site Plan, a more precise calculation of the runoff reduction achieved is to use a continuous simulation model, which calculates the running balance of stored water using available years of rainfall records, and accounting for seasonal fluctuations in the reuse demand. Please also provide documentation, including, but not limited to, the location and size of the landscaped areas to be watered, or the anticipated seasonal variations (e.g. winter) to support the calculated demand. Since the only specified method of reuse is irrigation, the effect on the drawdown rate and storage time will be significant.
D. Vegetated green roof is proposed on portions of the roofs and/or plaza areas. The specific areas of the roof that will be vegetated, and associated soil media, depths, and details, must be included on the Site Plans and Building plans. The VA DCR Design Specifications anticipate this practice to be sized to capture and treat only the rain that falls on the area of the green roof, and not treat additional non-vegetated roof areas.
E. Disconnected stormwater planters, tree pits and/or curb extensions are proposed for stormwater management. The location of the required underdrains, and connections to the storm sewer system, were not shown, and may conflict with other utilities and amenities within the streetscape.
F. The Spreadsheet is configured so the site data can be divided into up to five separate drainage areas, to match the drainage areas based on the outfalls of the site. However, the information presented has separated the drainage areas based on the types of facilities. The sum of the Drainage Areas listed in the land cover tabulation is equal to the total FDP application area, although, based on the proposed topography, it appears not all of the site will drain to the

proposed facilities. The drainage areas in the spreadsheet should be defined based on topography and separated based on the site outfall locations.

G. Block A-1 In addition, in the Drainage Area C page, 0.6 acres is listed as managed turf treated by Sheetflow to Conservation Area. The areas do not meet the DCR design criteria for this type of practice, and therefore would not qualify for additional volume reduction, beyond the credit already attributed to the volume not converted to runoff due to the land cover and soil type

Please contact me at 703-324-1720 if you require additional information.

cc: Betsy Smith, Director, Site Development and Inspections Division, DPWES
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Jan Leavitt, Site Code Research and Development, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Elfatih Salim, SWPD, DPWES
Zoning Application File (Arbor Row FDP Block A; 0312-ZONA-006)

County of Fairfax, Virginia

M E M O R A N D U M

DATE: July 24, 2012

TO: Mathew Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jerry Stonefield, Acting, Stormwater Review
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Arbor Row Block F, Final Development Plan (FDP) 2011-PR-023-02, revised May 25, 2012; Draft Proffers dated May 25, 2012; LDS Project #25530-ZONA-002-2; Scotts Run Watershed; Tax Map # 029-4-07-0005A; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on Block F of the Arbor Row site.

Floodplain
There are no regulated floodplains on Block F of the site.

Stormwater Quality Control
The applicant has provided a narrative indicating that stormwater quality controls shall be achieved through a combination of methods. The applicant states the existing development's standard BMP requirements are met by the off-site Pond "C" (located downstream on parcel 029-2-15-0000-A8), and the proposed development will provide additional BMP facilities to control the proposed increase in impervious area beyond the original design of the downstream pond.

Stormwater Quantity Control
The applicant indicates that the peak stormwater runoff rate in the post-developed condition will be reduced to a level that is at or below the existing conditions, through the proposed on-site facilities, and the existing downstream off-site Pond "C".

Downstream Drainage Complaints
There are no relevant downstream drainage complaints on file.

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Adequate outfall
The Outfall Narrative provided on Sheet P.501 based on the extent of review in accordance with the PFM, but does not extend to a point where the drainage area of the receiving downstream drainage system exceeds 100 times the area of the site, per Paragraph 6 of Section 16-501.2.K of the Zoning Ordinance. In the narrative, the applicant states that there is one reach (between structures 1028 and 1103), that the capacity of the existing downstream storm sewer system is not adequate. The applicant states that the inadequate section will be replaced with an adequate system by the adjacent Arbor Row Block E project. However, there is no indication on the FDP for Arbor Row Block E that the pipe will be replaced. In addition, the phasing plan (sheet P.306) must show the replacement in the event Block F redevelops prior to Block E.

Tysons Corner Urban Center, Areawide Recommendations:
The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant provides, on sheet P.505, preliminary computations indicating that 86% of the total site area is captured by a BMP, and that 0.90 inches of rainfall is retained on-site. The applicant states in the design intent narrative on sheet P.504: "the development will achieve the County's Stormwater management requirements and goals to the minimum extent depicted in this application through a combination of methods, however, the computations and details area subject to change due to potential changes to the limits, locations, and types of LID facilities." DPWES considers this statement is a binding commitment to the specific amount of additional stormwater controls (above and beyond the standard minimum requirements) that will be achieved as part of the development, even if that means the applicant must employ other types of water quality control facilities that are not shown, provided that the alternate types are in substantial conformance with the FDP.

Other Comments:
With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) A vegetated green roof, an area of 0.07 acres is described to be located on the third floor terrace. The facility, and the associated amount of stormwater control, should be included in the spreadsheet, so the runoff reduction depicted represents the amount achievable with this application.

2) A vegetated swale is depicted along, and within the proposed ROW of Westpark Drive.
   a) Please demonstrate that the configuration and dimensions of the swale will meet the design standards, such as minimum bottom width, capacity for the 10-year flow,

freeboard, maximum allowable longitudinal slope. Also, the 10' filter strip, the total number, size and spacing of the required check dams, or the size and type of inlet at the downstream end of the swale are not shown.

b) It seems that the necessary depth and side slopes of the swale would prevent the proposed fire truck access shown on the fire truck movement plan (sheet P.305).
c) Underground utilities must not be located within the swale. The street lights, waterline (including fire hydrants), and storm sewer are shown in the middle and/or bottom of the swale. The new locations of other existing utilities, such as gas, electric, and telephone, and the communication cabinet for the I-495 express lanes, have not been specified.
d) Have you determined the potential impact caused by the Category IV trees (not just trunks, but also branches and leaves) to the stopping sight distance of the right, eastbound lane, especially considering the uphill grade, in addition to the curve?
e) The vegetated swale does not appear to capture or treat any of the pavement of Westpark Drive.

It seems the vegetated swale may not be a viable option. Based on the narrative, the swales "may be entirely or partially replaced with Urban Bioretention if it is determined to be more appropriate during the preparation of the project site plan." The location(s) of alternative facilities should be shown on FDP.

3) An Infiltration facility is proposed, and the narrative states infiltration testing was performed to show the soil is suitable for the practice. The applicant has provided (Sheet P.507) a letter from the consultant regarding the soil test they performed. However,
   a) Please provide a statement from the consultant that could possibly explain the vast difference in the field infiltration rates (e.g. B-15A = 12.0 in/hr, but B-15B = 0.3 in/hr). Since the rates in the pairs of borings are inconsistent, additional borings and infiltration tests must be performed or the lowest infiltration rate obtained shall be used as the field infiltration rate, per the Guidelines.
   b) The letter provides the "estimated" field infiltration rate. The actual, measured infiltration rates must be reported, and the size the facility must be based on a design rate that is one-half the field measured rate.
   c) Please include the date the field tests were conducted in the letter, along with the drought severity index, if applicable at the time, to confirm that direct observation of the Seasonal High Water Table is acceptable.
   d) Please include the soil boring logs for all borings (e.g. B-14 and B-13), to support the soil horizon determinations in the vicinity of the proposed trench.
   e) The type, size (volume) and location of a minimum of the three (3) pretreatment techniques required for a Level 2 design (VA DCR Design Specifications, No. 8, Table 8.6), or the maintenance specifications were not specified.
   f) Prior to Site Plan, the tests must be performed in a manner consistent with the Testing Guidelines for Infiltration Facilities, dated Revised July 2012, (see the Land Development Notice issued July 19, 2012), including, but not limited to, a constant head test (rather than falling head test).

4) The applicant has listed in the revised Statement of Justification FDP certain waivers and modifications. Among those noted:

a) A modification to allow trees to be located above the percolation trench. However, sufficient details have not been provided to evaluate the deviation, such as how the facility will be designed to prevent the tree roots from penetrating the trench
b) A modification to allow the trench under pavement and plaza hardscape. Although locating infiltration facilities under paved areas, if there are other viable options, is discouraged due to increased cost of maintenance, the design professional must consider the maintenance and operational requirements, and the resources of the responsible parties, in determining the appropriateness for a specific application. Strictly speaking, a modification is not necessary.
c) A modification to allow the proposed trench to be closer than 20 feet from the building. The note on the FDP, sheet P.301, elaborates with a specific distance of 16' setback from building.
   i) Sufficient details have not been provided to assess the modification, such as an evaluation by the geotechnical engineer and structural design engineer of the building of the potential impact and/or damage to the building foundation that may be caused by seepage from the infiltration trench.
   ii) In addition, according to the VA DCR Design Specification, No. 8, the minimum setbacks vary based on the contributing drainage area and are greater when the facility is up-gradient from the building. Based on the contributing drainage area, the set-back should be a minimum of 25 feet when down gradient, and 100 feet if up-gradient.

Staff will complete a final review of the modifications/deviations once the detailed design is prepared and submitted with the final Site Plan, in accordance with the requirements, policies and procedures in effect at the time. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action, as we wish to avoid conflicts with the Board's action. In addition, DPWES review of the deviation narrative is in no way a guarantee or any indication of future approval of any nonconforming design, detail, description, computation or other representation provided.

5) Proffer 80. The opening paragraph includes seemingly conflicting statements. The third sentence states "The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES". The very next sentence states: "Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to underground vaults." DPWES does approve the FDP. For DPWES to approve the Site Plan, the design must be in substantial conformance with the FDP. For clarity, the applicant should revise the Proffer such that it does not appear to bestow authority to DPWES that does not exist in the Zoning Ordinance. The FDP should show the final design, not the preliminary design, or possible locations. The access points to the underground vaults are not shown on the FDP.
   a) Proffer 80.A does not apply, based on current design.
   b) Proffer 80.B states that Site Plans for each Block shall make use of certain LID techniques "... as determined by the respective Block owners in their sole discretion." The statement must be revised, as it appears to conflict with the requirements that minor modifications are subject to a determination by the Zoning Administrator; the Site Plan will be subject to review and approval by DPWES; the Site Plan must be in substantial

conformance with the FDP; and Proffer 80, that the "...Specific SWM facilities shall be identified at the time of FDP approval..."

c) Proffer 80.C: "At the time of site plan submission, preliminary calculations for each respective Block shall be provided showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first inch of rainfall for each respective Blocks is retained or reused to the maximum extent practicable." The Proffer must be revised, since at the time of Site Plan, the final (not preliminary) calculations must be submitted, and the Proffer should specify who will work cooperatively with DPWES and DPZ. Also, the determination of "the maximum practicable" regarding the extent of retention or reuse must not be deferred until each site plan submission. The specific (e.g. minimum) amount of control that will be achieved must be determined no later than FDP.

d) The statements in the proffers do not commit to defined, specific additional amount of stormwater control beyond the minimum requirements. The Proffers include phrases that counteract the statements, such as "...shall strive to achieve...", "... and/or seek to ...", or "... to the extent practicable during the final design..." It seems that these phrases, combined with the "...subject to change with final design..." notes on the FDP, could allow for unlimited changes during final design.

Pending and Future County Code and regulation changes:
The Environmental Stewardship Guidelines in the Comprehensive Plan for the Tysons Corner Urban Center envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Please note that DPWES is in the process of preparing an amendment of the PFM to allow limited (case-by-case) deviations of certain standards and specifications related to the design of stormwater quality and quantity control facilities intended for traditional suburban developments. In addition, the County is participating in the ongoing code change cycles of the national and state building codes to, among other things, clarify, enhance and expand provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County must update the County codes and regulations to comply with the Virginia Stormwater Management Law and Regulations. Please note that the Regulations, as adopted by the Virginia Soil and Water Conservation Board on May 24, 2011, include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the dates of construction.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the FPDs, statements in the Proffers, or any comments, remarks or observations by staff, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Betsy Smith, Director, Site Development and Inspections Division, DPWES
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Jan Leavitt, Site Code Research and Development, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Elfatih Salim, SWPD, DPWES
Zoning Application File (Arbor Row FDP Block F; 25530-ZONA-002-2)

County of Fairfax, Virginia

MEMORANDUM

DATE: July 24, 2012

TO: Mathew Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jerry Stonefield, Acting Stormwater Reviewer
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: Arbor Row Block E, Final Development Plan (FDP) 2011-PR-023-03, revised May 25, 2012; LDS Project #025530-ZONA-003-1; Scotts Run Watershed; Tax Map # 029-4-07-0001 and 0002(part); Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) designated on Block E of the Arbor Row site.

Floodplain
There are no regulated floodplains on Block E on the site.

Stormwater Quality Control
The applicant indicates that the standard BMP requirements for the site are currently provided by the existing, off-site Pond "C" located downstream on parcel 029-2-15-0000-A8, and the proposed development will not exceed the design capacity of the existing facility. However, the Proposed Impervious Area Exhibit (3/C8.1) designates the vegetated plaza areas on top of the proposed underground parking garage as pervious area. Vegetated roofs are counted as impervious areas, rather than managed turf, for the purposes of land cover computations. The adequacy of the design of the existing off-site water quality facility must consider the run-off from the vegetated roofs in accordance with PFM Table 6.5.

Stormwater Quantity Control
The applicant indicates that the peak stormwater runoff rate in the post-developed condition will be reduced to a level that is at or below the existing conditions, through the proposed on-site facilities, and they reserve the right to utilize the existing downstream, off-site ponds that

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currently serve the site. However, the Stormwater Network Map (available on the County Digital Map viewer) indicates that rooftop detention was included with the existing building on parcel 029-4-07-0001. Additional information must be provided regarding the existing stormwater management facilities located on the site, and proposed facilities must include capacity to compensate for the proposed removal of the existing facilities. Also, the locations of the maintenance accesses or overland relief paths from the vaults were not specified.

The applicant has proposed underground detention vaults in the residential developments, and has submitted a separate request for a waiver to allow underground detention vaults in a residential development. As defined in PFM 6-0303.8, the waiver may be considered only by the Board of Supervisors in conjunction with the rezoning application. The waiver request, 6377-WPFM-002-1, was submitted to and reviewed by DPWES. The analysis, recommendation and proposed waiver conditions are provided in a separate memorandum.

Downstream Drainage Complaints
There are no applicable downstream drainage complaints on file.

Adequate outfall
The Outfall Narrative on Sheet C8.0 focuses solely on the layout and location of the downstream drainage system to a point where the drainage area of the receiving watercourse exceeds 100 times the area of the respective portion of the site. However, the narrative does not include information about the condition or adequacy of downstream drainage system, such as the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed, as required per Paragraph 6 of Section 16-501.2.K of the Zoning Ordinance. In addition, the narrative does not specify exactly how the adequate outfall requirements of the PFM will be satisfied, only a statement regarding how the extent of review will "most likely" be determined, and that adequacy will be demonstrated at the time of Site Plan. Please provide an analysis of the capacity of the downstream system.

Please note, the outfall narrative included on the FDP for the contiguous Arbor Row Block F, states that an storm sewer along Westpark Drive, specifically between structures 1028 and 1103, inadequate section of will be replaced as part of this development. Although the location of the existing 15" storm sewer is within the limits of clearing and grading, there is no specific statement on this FDP that the referenced section will be replaced as part of the development of Block E. The responsibility and timing of the replacement must be clarified.

The existing 24" storm sewer proposed to be relocated as part of the development of Block E, operates as the combined principle and emergency spillway for the stormwater management pond (SWM Pond #1) located on parcel 029-4-10-0003-D-1. At the time of Site Plan, the applicant must demonstrate that the replaced storm sewer has sufficient capacity for the spillway design flow. In addition, Block E must be graded such that the proposed buildings will not be impacted by the breach flow if the upslope embankment failed.

Tysons Corner Urban Center, Areawide Recommendations:
The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site

through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant has provided a narrative and preliminary computations on the FDP stating that 94% of the total site area is captured by a BMP, and 1.0 inch of rainfall will be retained and reused on-site, but with the caveat "**Subject to change at final design." The applicant must commit to the specific (i.e. minimum) amount of additional stormwater controls that will be achieved as part of the development that are above and beyond the standard minimum regulations.

Other Comments:

With respect to the preliminary design information that is shown on the FDP, DPWES offers the following additional comments:

1) The plan shows two locations for Potential Infiltration or SWM/BMP facilities, but includes the note: "infiltration dependent upon suitable soils and percolation rates, to be evaluated at final engineering." A note on Sheet C8.1states that infiltration testing was done which showed that the soil is suitable for the practice. Provide the field measured infiltration rates, test locations, and boring logs, to indicate the date and conditions of the tests. With documented infiltration rates, the notes regarding evaluation of the soils at final engineering should be removed.

2) Roof Rainwater Harvesting is proposed with a cistern of 6,000 gallons (805 CF). The preliminary irrigation demand for Block E is listed as an average daily drawdown of 1,200 gallons. Please provide documentation, including, but not limited to, the location and size of the landscaped areas to be watered, or the anticipated seasonal variations (e.g. winter). To support the calculated demand. Since the only specified method of reuse is irrigation, the effect on the drawdown rate and storage time is significant. Please note a more precise calculation of the runoff reduction achieved is to use a continuous simulation model, which calculates the running balance of stored water using available years of rainfall records, and accounting for seasonal fluctuations in the reuse demand.

3) Vegetated green roof is proposed to be utilized to capture an area of 0.29 acres, and provide a storage volume of 15,234 CF. However, the areas of the roof that will be vegetated, or soil media depths, were not specified. The VA DCR Design Specifications anticipate this practice to be sized to capture and treat only the rain that falls on the area of the green roof, and not treat additional non-vegetated roof areas. In addition, it is not clear why only 1000 CF of volume reduction credit is claimed in the spreadsheet.

4) Disconnected stormwater planters, tree pits and curb extensions are proposed to collect 0.6 acres of impervious area and 0.18 acres of managed turf. The conceptual SWM Plan, Sheet C9.0, indicates 26 Tree Planting wells, but only 18 facilities were identifiable. The location of the underdrains, and connections to the storm sewer system, were not shown, and may conflict with other utilities and amenities within the streetscape. Some of the tree planting wells along Jones Branch Drive Extended are within close proximity to the proposed storm sewer, and may be within the required Storm Sewer Easement for the proposed relocation of the storm sewer.

5) Bioretention is mentioned in the narrative as a viable option, and the potential location is shown on sheet C9.0, but the facility is not included in the spreadsheet computations, and not reflected in the proposed topography on the other sheets of the FDP.

6) The applicant provides a "Stormwater Management Design – PFM Deviation Narrative" which lists deviations from specific sections of the PFM Based on the preliminary information presented, staff offers the following observations and remarks:

   a) Deviation to allow utilization of infiltration rates less than 0.52 inch/hour for field test rate of infiltration systems. Sufficient details have not been provided to evaluate the deviation, such as the field measured infiltration rate. However, a note on Sheet C8.1 states that testing was performed which showed that the soil is suitable for the practice. If the field verified test indicates the rates are acceptable for the proposed locations, a deviation is not warranted.

   b) Deviation to allow for any detention facility to be located within a building or garage structure to be governed by building code requirements for access and maintenance. The FDP does not show any proposed stormwater facilities to be located within the building or garage. Regardless, whether the Virginia Uniform Statewide Building Code governs the design of a particular facility is not a code that can be waived.

   c) Deviation to allow for installation of Bio-retention and infiltration facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material. Sufficient details have not been provided to evaluate the deviation, such as the field tests and the soil boring logs to indicate the location and depth of fill.

   d) Deviation of to set the minimum horizontal setbacks from building foundations to be reduced to zero (0) feet for the installation of bio-retention and infiltration systems. Based on the new VA DCR Design Specifications, Nos. 8 and 9, the minimum setbacks vary based on the contributing drainage area, and whether the facility is down-gradient or up-gradient from the building. Sufficient details have not been provided to assess the modification, such as: the specific facilities and distance to the foundations; the justification for the setback to be reduced to zero (0) feet; the respective drainage areas to each facility; evaluations by the geotechnical engineer and structural design engineer of the building of the potential impact and/or damage to the building foundation that may be caused by seepage from the infiltration trench.

   e) Deviation to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tysons Corner Design Guidelines. It does not appear that bio-retention filters area proposed in the vicinity of the loading dock, and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore a deviation does not seem necessary for the design as shown.

   f) Deviation to allow for the maximum drainage areas to bio-retention filters. In accordance with the VA DCR Design Specification Appendix 9A, the larger drainage areas may be allowed if sufficient flow controls and other mechanisms to ensure proper function,

safety and community acceptance. However, sufficient details have not been provided to evaluate the deviation. Please provide the specific drainage areas captured by each of the bio-retention facilities, and the extent to which the design exceeds the minimum where not provided, to specify the magnitude of the deviation.

g) Deviation to allow installation of tree box filters in the vicinity of loading docks. However, the application does not specify the tree box filter(s) are down slope from the loading space, or, since the loading spaces are within the building, if the facility would even capture surface drainage from the loading dock. Sufficient details have not been provided to evaluate the deviation, or even if it is necessary.

h) A modification to allow proposed percolation trench under pavement and plaza hardscape is noted on Sheet 2, but not listed in the narrative. Although locating infiltration facilities under paved areas, if there are other viable options, is discouraged due to increased cost of maintenance, the design professional must consider the maintenance and operational requirements, and the resources of the responsible parties, in determining the appropriateness for a specific application. Strictly speaking, a modification is not necessary.

Staff will complete a final review of the modifications/deviations once the detailed design is submitted with the final Site Plan, in accordance with the requirements, policies and procedures in effect at the time. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action, as we wish to avoid conflicts with the Board's action. In addition, DPWES review of the deviation narrative is in no way a guarantee or any indication of future approval of any nonconforming design, detail, description, computation or other representation provided.

7) Sheet C9.1 - Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet comments:
   a) The Spreadsheet is configured so the site data can be divided into up to five Drainage Areas. The intent was to allow users to match the separate drainage areas based on the outfalls of the site. However, the information presented has separated the drainage areas of the site based on the facilities. The sum of the Drainage Area A & Drainage Area B listed in the land cover tabulation is equal to the total FDP application area of 3.14 acres. However, based on the proposed topography and the locations of the practices, there are some portions of the site that will flow directly to the storm sewer inlets (e.g. the yard inlet in "Pocket Park A" and the curb inlets in the Private Access Road) and will not be treated by any BMP. The drainage areas in the spreadsheet should be defined based on topography and the separated only if there is more than one outfall from the site.
   b) Drainage Area A is described as "Rooftop drainage area to cistern and infiltration". However, 0.39 acres are listed as managed turf. "Managed turf" is defined as those ground areas that are mowed and landscaped, but vegetated areas on top of the underground garage are counted as impervious areas, rather than managed turf, for the purposes of land cover computations. Please revise the spreadsheet, and the Proposed Impervious Area Exhibit (3/C8.1), to designate the vegetated plaza areas on top of the proposed underground parking garage as impervious area.
   c) Please also incorporate changes to the spreadsheet based on the comments above.

8) Proffer 80. The opening paragraph includes seemingly conflicting statements. The third sentence states "The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES". The very next sentence states: "Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to underground vaults." DPWES does approve the FDP. For DPWES to approve the Site Plan, the design must be in substantial conformance with the FDP. For clarity, the applicant should revise the Proffer such that it does not appear to bestow authority to DPWES that does not exist in the Zoning Ordinance. The FDP should show the final design, not the preliminary design, or possible locations. The access points to the underground vaults are not shown on the FDP.
   a) Proffer 80.A allows excess storage volumes may be discharged off-site if the fluctuations in the draw down period, created by the seasonal variations in reuse water demand, exceeds 10 day duration. However, the magnitude and duration of the seasonal fluctuations are not indicated, and there doesn't seem to be a limit of the possible total volume that could be discharged off-site during non-growing seasons (e.g. winter).
   b) Proffer 80.B states that Site Plans for each Block shall make use of certain LID techniques "... as determined by the respective Block owners in their sole discretion." The statement must be revised, as it appears to conflict with the requirements that minor modifications are subject to a determination by the Zoning Administrator; the Site Plan will be subject to review and approval by DPWES; the Site Plan must be in substantial conformance with the FDP; and Proffer 80, that the "...Specific SWM facilities shall be identified at the time of FDP approval..."
   c) Proffer 80.C: "At the time of site plan submission, preliminary calculations for each respective Block shall be provided showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first inch of rainfall for each respective Blocks is retained or reused to the maximum extent practicable." The Proffer must be revised, since at the time of Site Plan, the final (not preliminary) calculations must be submitted, and the Proffer should specify who will work cooperatively with DPWES and DPZ. Also, the determination of "the maximum practicable" regarding the extent of retention or reuse must not be deferred until each site plan submission. The specific (e.g. minimum) amount of control that will be achieved must be determined no later than FDP.
   d) The statements in the proffers do not commit to defined, specific additional amount of stormwater control beyond the minimum requirements. The Proffers include phrases that counteract the statements, such as "...shall strive to achieve...", "... and/or seek to ...", or "... to the extent practicable during the final design..." It seems that these phrases, combined with the "...subject to change with final design..." notes on the FDP, could allow for unlimited changes during final design.

<u>Pending and Future County Code and regulation changes</u>:
The Environmental Stewardship Guidelines in the Comprehensive Plan for the Tysons Corner Urban Center envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Please note that DPWES is in the process of preparing an amendment of the PFM to allow limited (case-by-case) deviations of certain standards and specifications related to the design of stormwater quality and quantity control facilities intended for traditional suburban developments. In addition, the County is participating in the ongoing code change cycles of the national and state building codes to, among other things, clarify, enhance and expand provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County must update the County codes and regulations to comply with the Virginia Stormwater Management Law and Regulations. Please note that the Regulations, as adopted by the Virginia Soil and Water Conservation Board on May 24, 2011, include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the dates of construction.

Finally, the applicant includes notes throughout the FDP stating: "Stormwater Management (SWM) and Best Management Practices (BMP) analysis, narrative, and proposed design and/or facilities presented herein are preliminary based on proposed FDP application and are subject to revision with final site plan applications." Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the FPDs, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Betsy Smith, Director, Site Development and Inspections Division, DPWES
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Jan Leavitt, Site Code Research and Development, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Elfatih Salim, SWPD, DPWES
Zoning Application File (Arbor Row FDP Block E; 25530-ZONA-003-1)

County of Fairfax, Virginia

MEMORANDUM

DATE: August 10, 2012

TO: Matthew Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jeremiah Stonefield, Acting Stormwater Review Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Arbor Row, RZ 2011-PR-023, Tax Map #029-4-07-0001, 0002, 0003, 0005A, 0009 and 0010 (Site), Providence District

REFERENCE: Waiver #6377-WPFM-001-1, request to allow Underground Stormwater Vaults in a Residential Development

In the waiver request, revised July 5, 2012, the applicant seeks a waiver by the Board of Supervisors (Board) in conjunction with the approval of the subject rezoning to allow underground stormwater management facilities in a residential development, in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM). The Board may grant a waiver to allow after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective homeowners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant has revised the request, dated July 5, 2012, to provide additional information regarding construction and maintenance costs estimates, and clarify that the request is limited to Block A and Block E, as the only two blocks of the proposed mixed-use development plan that include a residential component.

ANALYSIS:
An analysis of the possible impacts on public safety, the environment, and the burden placed on prospective home owners for maintenance is as follows:

Impacts on Public Safety – the design, location and access points of the stormwater vaults are critical components that are considered when evaluating the potential impact on public safety.

For example, a proposed facility within a paved parking lot or next to a street or travel lane is viewed differently than a facility located in a grassy open space area. Parking lots and travelways are places where children are less likely to play and gain unauthorized access to the facilities. However, the applicant has stated that the analysis, narrative, and proposed design and facilities presented on the CDP are preliminary, subject to revision with final site plan applications, and reserves the right to vary the number, size, shape, and location of the depicted SWM vaults at the time of final engineering. If it is the intent of the Board to approve the waiver request, staff recommends that the approval include a condition that the design of the vault(s), including, but not limited to, the number, size, shape, location, access and function, be subject to approval by DPWES, in accordance with all applicable requirements, policies and procedures in effect at the time of final Site Plan. In any location, locking manhole covers and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the applicant shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is $1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facilities will outfall into either an existing or proposed piped storm drainage system. Therefore, staff does not believe there will be any adverse impact on the environment from the proposed underground facilities.

Burden Placed on Prospective Homeowners for Maintenance and Future Replacement – The financial burden of the prospective homeowners is dependent upon the anticipated annual maintenance costs, the projected cost of future replacement of the vaults, the form of ownership (e.g. rental apartments vs. homeowner's association), and the number of dwelling units. The annual maintenance costs are dependent upon factors such as size, location, access, and number of vaults, function, and frequency and methods of required maintenance activities. The future replacement costs are dictated by the final design, such as the number, size, and location of vaults, as well as the expected life span of the construction materials.

The proposed mixed-use development includes two blocks with a residential component. The revised waiver request and the CDP (revised July 23, 2012) state Block A will contain between 450 and 669 residential dwelling units. Block E will contain between 430 and 480 dwelling units. Draft Proffer 11 specifies Block A will contain a minimum of 450 dwelling units, and Block E will contain a minimum of 430 dwelling units.

The applicant estimates the annual maintenance cost, in current dollars, is $8000 for the facilities on Block A, and $5000 for block E. The anticipated annual maintenance cost is $17.78 per Block A residential unit per year (assuming that the minimum 450 residential units are constructed), and for Block E, $11.62 per residential unit per year (based on the minimum 430 units). This estimate is based on the entire maintenance burden split among only the residential units.

The applicant has estimated the total construction costs for the underground detention facilities at approximately $1,300,000 for Block A, and $600,000 for Block E. The amount of the annual contribution toward the replacement reserve fund, assuming an estimated 50-year lifespan (for concrete products) and interest compensates for inflation, would be

approximately $26,000 for Block A, and $12,000 for Block E. The annual contribution to the replacement reserve fund for the residents in Block A would be approximately $57.78 per dwelling unit per year, and approximately $27.91 per unit per year for the residents in Block E. The replacement reserve fund (account) must be separate from the annual maintenance fund (account) to ensure the monies are available at the time replacement is required and have not been previously spent on maintenance activities.

A maintenance agreement must be executed prior to site plan approval. Staff recommends that, if it is the intent of the Board to grant the waiver, the applicant be required to establish a financial plan for the operation, inspection, maintenance and future replacement of the underground facilities. The applicant should be required to establish, as part of the owners documents, a fund for the annual maintenance and a separate reserve fund to cover future replacement of the facilities, based on the initial construction costs, an estimated 50-year lifespan (for concrete products). Staff recommends that the applicant prior to site plan approval, deposit in an escrow account an amount equal to the estimated costs for the residential units' responsibility of the first 20-years of maintenance of the facilities, a minimum of $30,000 for each vault. The funds must not be made available to the owners association until after final bond release.

The applicant should also be required, as a waiver condition, to address future replacement of the underground facilities as part of a private maintenance agreement with the County. In order to maximize the useful life of underground facilities and minimize maintenance issues, Staff recommends that, if it is the intent of the Board to grant the waiver, then the applicant must be required to construct the underground facilities with reinforced concrete products only.

The applicant must also provide that disclosure will be made in the chain of title of the owners' responsibility for maintenance and the associated waiver conditions.

RECOMMENDATION:
DPWES recommends that the Board approve the waiver to locate underground facilities in a residential development for the Arbor Row Development, subject to conditions consistent with the Proposed Waiver Conditions #6377-WPFM-004-1, dated August 10, 2012, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 324-1720.

ATTACHED DOCUMENTS:
Attachment A – Proposed Conditions Waiver #6377-WPFM-004-1, dated August 10, 2012
Attachment B – PFM Section 6-0303.8

cc: Michelle Brickner, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Judy Cronauer, Branch Chief, Site Development and Inspections Division, DPWES
Jan Leavitt, Site Code Research and Development, LDS, DPWES
Zoning Application Files (RZ/CDP, 25530-ZONA-001; Block A, 0312-ZONA-006-1; Block E, 25530-ZONA-003-1)
Waiver File (6377-WPFM-004-1)

Waiver Conditions

6377-WPFM-004-1

Concurrent with RZ 2012-PR-023
Arbor Row

August 10, 2012

1. Notwithstanding any notes, analysis, narrative, preliminary design and/or facilities presented on the CDP, the final design, construction, operation and maintenance of the underground stormwater detention vaults, including, but not limited to, the function, number, size, shape, location, access and discharge, shall be subject to review and approval by the Director of the Department of Public Works and Environmental Services (DPWES), in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

2. This approval is to limited to only Block A and Block E of the mixed use development. Notwithstanding any notes, analysis, narrative, preliminary design and/or facilities presented on the CDP, any subsequent changes to the development plan to include residential units and underground stormwater vaults within other Block of the Arbor Row development will require approval by the Board of an amendment of this waiver.

3. The underground facilities shall be located under the travel lanes or private streets and not within the open space areas of the proposed development, as determined by DPWES.

4. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

   The private maintenance agreement shall address:
   - County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners in good working condition acceptable to the County so as to control stormwater generated from the development of the site.

- A condition that the applicant, property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facilities.
- Establishment of a reserve fund, for future replacement of the underground facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least $1,000,000, against claims associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

6. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan and private maintenance agreement, which insure safe operation, inspection and maintenance of the facilities.

7. A financial plan, for the owner to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plat approval. A separate a line item in the annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the owner which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the owner until after final bond release.

9. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, that the owner is responsible for the operation, inspection, maintenance and replacement of the underground facilities.

10. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the owner's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:

    "The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the maintenance agreement entered into with the County."

ATTACHMENT B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

County of Fairfax, Virginia

MEMORANDUM

August 16, 2012

TO: Matt Ladd, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Arbor Row; PCA 88-D-005-07

RE: Request for assistance dated August 15, 2012

This review is based upon the Conceptual Development Plan (CDP) RZ 2011-PR-023 and Proffered Condition Amendment (PCA) 88-D-005-07 date stamped "Received, Department of Planning and Zoning, July 23, 2012." A site visit was conducted on August 30, 2011, as part of a review of the CDP/PCA stamped "Received, Department of Planning and Zoning, April 28, 2011".

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted CDP/PCA were provided to DPZ in memos dated September 7, 2011, January 6, 2012, April 18, 2012, and June 14, 2012. Additional comments and recommendations are provided to address the proposed landscaping, 10-year tree canopy requirements, and the draft proffers.

1. **Comment:** The proposed limits of clearing and grading at the western side of Block A and the south side of Blocks B, C, D and F do not appear to be sufficient to construct proposed Building 'A-1' and multi-level parking structures. There is an early successional bottomland forest community located along the western side of Lot 10 with vegetation consisting primarily of tulip tree, ash, red maple, cherry, and black locust trees. This area also appears to be inside an RPA. The vegetation appears to be in fair to good condition, and should be considered a priority for preservation. Early successional bottomland forest also exists south of Blocks A, B, C, D and F.

   Recommendation: The configuration of Block A should be adjusted to provide limits of clearing and grading outside of the existing RPA while providing a sufficient distance for construction of proposed Building A-1. Parking structure location and limits of clearing and grading along the southern boundary of the proposed development area should be adjusted to provide space for all construction activity within the area of the site boundaries.

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2. **Comment:** The Tree Preservation Target Deviation Request is requesting the UFMD to deem the tree preservation requirements satisfied with the planting of the 10-year tree canopy requirements that shall be planted with the site redevelopment. Preliminary tree cover calculations have been provided; however, they do not appear to be in conformance with the Tree Conservation Ordinance, and it is unclear how the 10-year tree canopy requirements for this site will be met. In addition, the .50 acres of tree preservation credit claimed in the deviation request is unclear as the area(s) used toward meeting the tree preservation requirement are not labeled or identified on the CDP.

   Recommendation: Prior to the approval of the Tree Preservation Target Deviation Request, preliminary 10-year tree canopy calculations should be provided in accordance with PFM Table 12.10, and all tree save areas used toward meeting the tree preservation target requirements should be shaded and labeled indicating the amount of 10-year tree canopy claimed for each area.

3. **Comment:** It appears the Applicant is requesting a modification of the peripheral parking lot landscaping requirements as indicated on sheet C-2.0 of the CDP and as detailed in the Statement of Justification. Peripheral parking lot landscaping requirements shall apply except where streetscape standards are set forth in the adopted comprehensive plan. Preliminary peripheral parking lot landscaping calculations have not been provided and it is unclear if the proposed streetscape along West Park Drive meets the intent of the peripheral parking lot landscaping requirement.

   Recommendation: Preliminary peripheral parking lot landscaping calculations in accordance with Section 13-200 of the Zoning Ordinance should be provided on the CDP to demonstrate that the proposed streetscape along West Park Drive meets the peripheral parking lot landscaping requirement.

4. **Comment:** It appears the Applicant is requesting a modification of the interior parking lot landscaping requirements as indicated on sheet C-2.0 of the CDP and as detailed in the Statement of Justification. Preliminary interior parking lot landscaping calculations have not been provided and it is unclear how these requirements will be met. In addition, the proposed use of raised arbor structures with vines does not meet the intent of the interior parking lot landscaping requirement as only deciduous trees that provide shade directly to portions of the parking lot shall be credited toward meeting the requirement.

   Recommendation: Preliminary interior parking lot landscaping calculations in accordance with Section 13-202 of the Zoning Ordinance and section 12-0514.4 of the public Facilities Manual should be provided as part of the CDP. In addition, the landscape plan sheets should include, and clearly identify, deciduous trees that provide shade directly to portions of the interior parking lots to meet the interior parking lot landscaping requirement.

5. **Comment:** The draft proffers do not appear to contain tree appraisal language.

Recommendation: The draft proffers should be revised to contain tree appraisal language similar to the following:

Tree Appraisal: "The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant."

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

TLN/
UFMID #: 163460

cc: RA File
DPZ File

County of Fairfax, Virginia

MEMORANDUM

August 24, 2012

TO: Matt Ladd, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Arbor Row, Block A; FDP 2011-PR-023

RE: Request for assistance dated August 23, 2012

This review is based upon the Final Development Plan (FDP) 2011-PR-023-1 stamped "Received, Department of Planning and Zoning, July 25, 2012. A site visit was conducted on August 30, 2011, as part of a review of the CDP/PCA stamped "Received, Department of Planning and Zoning, April 28, 2011".

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted FDP were provided to DPZ in memos dated February 22, 2012, and July 18, 2012. Several comments and recommendations contained in those memos were not adequately addressed and identical to several of the following comments and recommendations.

1. **Comment:** The proposed limits of clearing and grading at the western side of Block A appear to be approximately five feet away from the western side of proposed Building 'A-1' and do not appear to be sufficient to construct proposed Building 'A-1'. There is an early successional bottomland forest community located along the western side of Lot 10 with vegetation consisting primarily of tulip tree, ash, red maple, cherry, and black locust trees. This area also appears to be inside an RPA. The vegetation appears to be in fair to good condition, and should be considered a priority for preservation.

   Recommendation: The configuration of Block A should be adjusted to provide limits of clearing and grading outside of the existing RPA while providing a sufficient distance for construction of proposed Building A-1.

2. **Comment:** The 21,708 sq. ft. identified as the total of canopy provided through tree preservation is unclear as the area(s) used toward meeting the tree preservation requirement do not appear to be labeled or identified on the FDP.

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Recommendation: All tree save areas used toward meeting the tree preservation target requirements should be shaded and labeled indicating the amount of 10-year tree canopy claimed for each area.

3. **Comment:** The 10-year Tree Canopy requirements for the CDP, demonstrating how the overall 10-year tree canopy requirements will be met for the entire Arbor Row property, have been provided as part of this FDP; however, the landscape plan associated with the CDP has not been provided and it is unclear if the landscape plan of this FDP is in conformance with the landscape plan associated the CDP.

   Recommendation: In addition to the 10-year tree canopy calculations, the landscape plan associated with the CDP should be provided as part of this FDP.

4. **Comment:** Locations of alternative planting areas are not clearly shown or identified on the landscape plan.

   Recommendation: The locations of all proposed alternative planting areas should be clearly shown and identified on the landscape plan of the FDP.

5. **Comment:** The draft proffers do not contain tree appraisal language.

   Recommendation: The draft proffers should be revised to contain tree appraisal language similar to the following:

   Tree Appraisal: "The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

   At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense.

The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant."

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

TLN/
UFMID #: 167405

cc: RA File
DPZ File

County of Fairfax, Virginia

MEMORANDUM

August 17, 2012

TO: Matt Ladd, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Arbor Row-Lot F; FDP 2011-PR-023-02

RE: Request for assistance dated August 15, 2012

This review is based upon the Final Development Plan (FDP) 2011-PR-023-02 stamped "Received, Department of Planning and Zoning, July 23, 2012." A site visit was conducted on August 30, 2011, as part of a review of the CDP/PCA stamped "Received, Department of Planning and Zoning, April 28, 2011".

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted FDP were provided to DPZ in memos dated May 3, 2012, and June 14, 2012. Additional comments and recommendations are provided to address 10-year tree canopy cover calculations and landscaping.

1. **Comment:** It appears the Applicant is requesting a modification to the Tree Preservation Target as indicated on sheet P.102; however, a request to deviate from the Tree Preservation Target has not been provided as part of this FDP.

   Recommendation: A request to deviate from the Tree Preservation Target should be provided as part of this FDP and shall take the form of a letter addressed to the Director that provides a basis for the deviation, describes how the deviation is the minimum necessary to afford relief, and describes how the 10-year Tree Canopy Requirements for this site could otherwise be met by means of tree planting.

2. **Comment:** The 10-year Tree Canopy requirements for the CDP, demonstrating how the overall 10-year tree canopy requirements will be met for the entire Arbor Row property, have been provided as part of this FDP; however, the landscape plan associated with the CDP has not been provided and it is unclear if the landscape plan of this FDP is in conformance with the landscape plan associated the CDP.

   Recommendation: In addition to the 10-year tree canopy calculations, the landscape plan associated with the CDP should be provided as part of this FDP.

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3. **Comment:** The proposed use of raised arbor structures with vines does not meet the intent of the interior parking lot landscaping requirement as only deciduous trees that provide shade directly to portions of the parking lot shall be credited toward meeting the requirement.

   Recommendation: The landscape plan sheets should include, and clearly identify, deciduous trees that provide shade directly to portions of the interior parking lots to meet the interior parking lot landscaping requirement.

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

TLN/
UFMID #: 169321

cc: RA File
DPZ File

County of Fairfax, Virginia

MEMORANDUM

August 16, 2012

TO: Matt Ladd, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Arbor Row, Block E; FDP 2011-PR-023

RE: Request for assistance dated August 15, 2012

This review is based upon the Final Development Plan (FDP) 2011-PR-023-03 stamped "Received, Department of Planning and Zoning, July 23, 2012." A site visit was conducted on August 30, 2011, as part of a review of the CDP/PCA stamped "Received, Department of Planning and Zoning, April 28, 2011".

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted FDP were provided to DPZ in memos dated May 3, 2012, and June 14, 2012. An additional comment and recommendation is provided to address 10-year tree canopy cover calculations and landscaping.

1. **Comment:** The 10-year Tree Canopy requirements for the CDP, demonstrating how the overall 10-year tree canopy requirements will be met for the entire Arbor Row property, have been provided as part of this FDP; however, the landscape plan associated with the CDP has not been provided and it is unclear if the landscape plan of this FDP is in conformance with the landscape plan associated the CDP.

   Recommendation: In addition to the 10-year tree canopy calculations, the landscape plan associated with the CDP should be provided as part of this FDP.

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

TLN/
UFMID #: 169320

cc: RA File
DPZ File

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

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

AKD for SS

DATE: September 10, 2012

SUBJECT: PCA 88-D-005-07/RZ 2011-PR-023, Cityline Partners LLC - ADDENDUM
Tax Map Number(s): 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10, 11A, 29-2 ((15)) B2

BACKGROUND

This memo supplements comments previously provided by the Park Authority regarding this application in a memo dated August 6, 2012. The Park Authority staff has reviewed the proposed Development Plan dated February 2011, as revised through August 29, 2012, for the above referenced application. The Development Plan requests the rezoning of 19.32 acres to the PTC zoning district. The plan proposes the development of a mixed-use, transit-oriented community with a combination of office, retail, residential, hotel and public spaces. The site is currently developed with six existing low-rise office buildings which would be demolished to allow for the new construction. Full build-out of the proposed plan would provide 1,109,013 square feet of office space; 1,246,000 square feet of residential; 162,000 square feet of hotel; and 58,672 square feet of retail space. The overall FAR would be 3.06 with a total gross floor area of 2,575,685 square feet. Based on an average multi-family household size of 1.75 established for the Tysons Corner area, the development could add 2,055 new residents to the Providence Supervisory District.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs

The number of dwelling units was increased by 25 with the August 29 plan. Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 3.45 acres of publicly accessible urban parkland onsite with the proposed development plan. Please note that the calculation of urban park space for non-residential use applies only to office square footage. Employees are calculated assuming 300 square feet per employee.

Evaluation: The development plan indicates the provision of 4.42 acres of publicly accessible urban park space which continues to exceed the goal for publicly accessible open space.

On-Site Recreational Facilities
The applicant has removed the proffer stating that the athletic court facilities may be provided within the buildings; therefore, an alternate design for the outdoor athletic court space, as previously requested, is no longer needed.

Pedestrian Access / Connectivity to Adjacent Off-Site Trail
Concerns remain with regard to the applicant's ability to provide pedestrian connections to the off-site trail, as noted with the Park Authority's August 6, 2012 memo. Connection to this trail system provides a critical east-west pedestrian route for the Arbor Row Development, connecting blocks and providing access to facilities for residents and workforce. Whereas the plan had previously noted these connections as "PROPOSED CONNECTION TO EXISTING TRAIL AS COORDINATED AND APROVED WITH ADJACENT OWNER," the August 29, 2012 plan continues to state that the proposed trail connections are "SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT." Modification to the proffers regarding these connections adds additional concern regarding the Applicant's ability to provide the necessary connections.

Evaluation: Connection to the off-site trail factored significantly into the acceptability of the park network for Arbor Row. Proposed garage construction in Block C effectively cuts off any east-west pedestrian circulation within the site. Without the trail connection, the only option is along Westpark Drive on the north side of the project. The major public park spaces are oriented along the southern property line and designed to connect to the trail and blend with the adjacent site. Inability to establish trail access may require modifications to the design of affected public park spaces.

Pedestrian Access / Connectivity to Proffered Park/School/Athletic Fields Parcel
Although requested, no additional information has been provided regarding the pedestrian connection from Westpark Drive to Parcel 29-2 ((15)) B2. This trail is included in the Comprehensive Plan guidance for Tysons. The ability to connect to the stream valley impacts the value of Parcel 29-2 ((1)) B2. Preliminary sketches provided to the Park Authority to diagram this trail connection reflected a trail with a 13% slope, which is unacceptable to the Park Authority due to the severity of the slope. Off-site easements will be necessary to establish access from Westpark Drive into the stream valley on Parcel B2. Whereas a letter from the representative of Parcel 29-4 ((7)) 1A2 has indicated a willingness to consider provision of the easement, reconfiguration of the trail connection will likely affect the easement area required.

Evaluation: Confirmation of an acceptable trail design as well as the ability to obtain the necessary off site easements needs to be resolved with regard to pedestrian connectivity to Parcel 29-2 ((15)) B2.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Verify ability to establish pedestrian connection to parcels 29-4 ((10)) 3D1 and 29-4 ((10))6 to the south of the application property.
- Reevaluate public park spaces if pedestrian connection to the off-site trail cannot be provided.
- Verify ability to establish pedestrian access to Parcel 29-2 ((15)) B2 to the north. Confirm ability to obtain necessary off-site easements and provide design.

Specific comments by the Park Authority with regard to the proffers are submitted separately. Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
File Copy

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 6, 2012

SUBJECT: PCA 88-D-005-07/RZ 2011-PR-023, Cityline Partners LLC - REVISED
Tax Map Number(s): 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10, 11A, 29-2 ((15)) B2

BACKGROUND

This memo replaces comments previously provided by the Park Authority regarding this application in a memo dated June 20, 2012. The Park Authority staff has reviewed the proposed Development Plan dated February 2011, as revised through July 23, 2012, for the above referenced application. The Development Plan requests the rezoning of 19.32 acres to the PTC zoning district. The plan proposes the development of a mixed-use, transit-oriented community with a combination of office, retail, residential, hotel and public spaces. The site is currently developed with six existing low-rise office buildings which would be demolished to allow for the new construction. Full build-out of the proposed plan would provide 1,109,013 square feet of office space; 1,246,000 square feet of residential; 162,000 square feet of hotel; and 58,672 square feet of retail space. The overall FAR would be 3.06 with a total gross floor area of 2,575,685 square feet. Based on an average multi-family household size of 1.75 established for the Tysons Corner area, the development could add 2,011 new residents to the Providence Supervisory District.

The applicant has exceeded the goal of the Comprehensive Plan in the provision of publicly-accessible park space. The design of the park spaces has been thoughtfully laid out to provide a variety of unique experiences while adapting for the considerable grade change across the site. The proposed park spaces address the urban street front along Westpark Drive and transition to blend with the wooded area to the south. Through proffer agreement, the applicant is also committing to significant development of athletic fields off site. The quality of design for the Arbor Row development has been apparent from the initial stages of this project; and, the applicant has worked willingly with the Park Authority to address particular elements throughout the plan's development.

COMPREHENSIVE PLAN GUIDANCE

Per the Fairfax County Zoning Ordinance, the provision of open space and recreational facilities within the Planned Tysons Corner Zoning District must be in accordance with the adopted Comprehensive Plan recommendations for streetscape and urban parkland. The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The

Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities and offers a variety of ways to offset those impacts, (Parks and Recreation, Objective 6, p.8). Additional guidance for urban development is found both in the Policy Plan (Parks and Recreation, Park Classification System, p.10-11) and the Park Authority's Urban Parks Framework. Level of service standards are identified in Appendix 2 (Parks and Recreation, Appendix 2, p. 17). Further guidance is provided in the Environmental Stewardship and Tysons North Central District sections of the Tysons Corner Comprehensive Plan.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

> "The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied."

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 3.39 acres of publicly accessible urban parkland onsite with the proposed development plan.

Based on the Comprehensive Plan guidance for the provision of publicly accessible park space, applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 3.39 acres of publicly accessible urban parkland onsite with the proposed development plan. Please note that the calculation of urban park space for non-residential use applies only to office square footage. Employees are calculated assuming 300 square feet per employee. The development plan indicates the provision of 4.42 acres of publicly accessible urban park space.

The publicly-accessible park spaces reflected on the application include the following:

Block A

A triangular portion of RPA at the western end of the block as well as a pocket park along the southern edge of the site at the central intersection. The pocket park provides connectivity to the existing wooded stream valley system with an at-grade trail access as well as a designed stepped connection.

Block B

No publicly-accessible park space is provided within Block B.

Block C

A large civic plaza/common green is the focus of Block C and is designed to serve the entire development and the community. The northern portion of this space is provided with a series of stepped landscaped terraces, a trellis structure along the

street frontage of Westpark Drive, outdoor seating, a water feature, lighting, and an elevator.

The southern portion of this park is designed as an open lawn area with a series of walkways, sitting areas, sculpture/public art, vine covered pergolas, a play structure, and significant landscaping on top of a proposed garage structure. Active recreation is provided by a basketball court and tennis court on top of the garage structure as well.

Block D

No publicly-accessible park space is provided within Block D.

Block E

Block E contains a 28,000 square foot pocket park with open lawn space, a paved plaza with seating and picnic space, trail connections and landscaping. The west edge of this park provides an important pedestrian connection between Jones Branch Drive extended and the off-site trail located south of the application area, including stairs and an accessible ramp designed to meet ADA standards.

Block F

Publicly-accessible park space in Block F consists of several paved plaza spaces on both the east and west side of the building. These spaces include opportunities for outdoor seating, special paving materials, and landscaping.

Evaluation: The Conceptual Development Plan reflects the provision of approximately 4.42 acres of publicly accessible urban park space, exceeding the requirement for on-site urban parks.

Athletic Field Needs

Based on Comprehensive Plan guidance for the provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for approximately one-half of an athletic field. Proffer commitments address satisfaction of this requirement through the dedication of the 7.93 acre parcel 29-2 ((15)) B2 and the construction of a full-size (360'x190' plus 15' overruns), lighted, synthetic turf athletic field.

Additionally, the applicant proposes to construct a reduced size synthetic turf field (210'x190' plus 15' overruns) with lighting. The reduced size field would be located on land that is to be held in reserve for construction of an elementary school to serve Tysons in the future and, therefore, only available on a temporary basis. With a reduced size and availability only on an interim basis, this field would qualify for one-half athletic field credit.

Additionally, by proffer, the applicant commits to the provision of players benches, paved parking for approximately 50 vehicles, and a picnic shelter with seating, making the field area more accessible and enjoyable to future users.

Evaluation: The proposed dedication of parcel 29-2 ((15)) B2 and construction of a full-size, lighted synthetic turf athletic field and the interim field exceeds the minimum athletic field requirement for this application. Allocation of the applied and residual field credits should clearly be identified in the proffers. The applicant's commitment to deliver both athletic fields prior to December 31, 2014, as stated in the draft proffers, assures that these facilities will immediately benefit the Tysons community.

Other Recreational Facility Needs
Using adopted recreational facility standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, other publicly accessible recreational facilities needed for this project area include one basketball court, 1.5 tennis courts (the requirement for a half court could be satisfied by the provision of a practice wall), and one playground. The plan reflects a tennis court, basketball court, and a playground within the Civic Plaza/Common Green park within Block C.

Additionally, the draft proffers indicate that, as an alternative, the basketball and tennis courts could be provided within a health club in Block C. This space would be available to residents at no cost and available to the general public through a paid membership.

Evaluation: The provision of a tennis court, basketball court, and a playground within the Civic Plaza/Common Green park within Block C is considered to satisfy the requirement for the provision of on-site recreational facilities. These facilities should be established within a public access easement.

The alternate plan for providing the sport courts as an indoor facility would be acceptable; however, the CDP would need to include an alternate design showing how the space, where the courts are currently shown, would be designed in their absence.

Pedestrian Access / Connectivity
Ease of pedestrian access and the connectivity between public spaces are keys to the successful development of the urban parks in Tysons Corner. Safe, logical connections need to be thoughtfully considered for the spaces within a development and across land units.

The CDP reflects several points of pedestrian connection along the southern property line to a trail located on the adjacent property. Connection to this trail system provides a critical east-west pedestrian route for the Arbor Row Development, connecting blocks and providing access to facilities for residents and workforce. Whereas the plan had previously noted these connections as "PROPOSED CONNECTION TO EXISTING TRAIL AS COORDINATED AND APROVED WITH ADJACENT OWNER," the July 23, 2012 plan sounds much more tentative. The note now states that the proposed trail connections are "SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT." Modification to the proffers regarding these connections adds additional concern regarding the Applicant's ability to provide the necessary connections.

Additionally, the pedestrian connection from Westpark Drive to Parcel 29-2 ((15)) B2 also remains to be fully resolved. This trail is included in the Comprehensive Plan guidance for Tysons. The ability to connect to the stream valley impacts the value of Parcel 29-2 ((1)) B2. Preliminary sketches provided to the Park Authority to diagram this trail connection reflected a trail with a 13% slope, which is unacceptable to the Park Authority due to the severity of the slope. Off-site easements will be necessary to establish access from Westpark Drive into the stream valley on Parcel B2. Whereas a letter from the representative of Parcel 29-4 ((7)) 1A2 has indicated a willingness to consider provision of the easement, reconfiguration of the trail connection will likely affect the easement area required.

The Park Authority continues to request that the alignment of the proposed stream valley trail on Parcel 29-2 ((1)) B2 be field located in coordination with the Park Authority Trails Coordinator.

Evaluation: Connection to the off-site trail factored significantly into the acceptability of the park network for Arbor Row. Proposed garage construction in Block C effectively cuts off any east-west pedestrian circulation within the site. Without the trail connection, the only option is along Westpark Drive on the north side of the project. The major public park spaces are oriented along the southern property line and designed to connect to the trail and blend with the adjacent site. Inability to establish trail access would have a notable impact on the Park Authority's view on this application.

Confirmation of an acceptable trail design as well as the ability to obtain the necessary off site easements needs to be resolved with regard to pedestrian connectivity to Parcel 29-2 ((15)) B2.

Commit that the alignment of the proposed stream valley trail on Parcel 29-2 ((1)) B2 will be field located in coordination with the Park Authority Trails Coordinator.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Provide a design for Block C reflecting the alternate condition of the sport courts being established within the building.
- Verify ability to establish pedestrian connection to parcels 29-4 ((10)) 3D1 and 29-4 ((10))6.
- Verify ability to establish pedestrian access to Parcel 29-2 ((15)) B2. Confirm ability to obtain necessary off-site easements and provide design.
- Commit to locate the proposed steam valley trail in consultation with the Park Authority Trails Coordinator.

Specific comments by the Park Authority with regard to the proffers are submitted separately. Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
File Copy

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 6, 2012

SUBJECT: FDP 2011-PR-023, Arbor Row – Block A - REVISED
Tax Map Number(s): 29-4 ((7)) 10

BACKGROUND

This memo replaces the previous memo dated July 13, 2012 as provided by the Park Authority. Park Authority staff has reviewed the proposed Final Development Plan dated December 7, 2011, as revised through July 23, 2012, for the above referenced application. The subject property is part of the larger Arbor Row development, RZ 2011-PR-023, which is being reviewed concurrently. The overall Arbor Row development proposes the construction of 1,109,013 square feet of office space, 1,246,000 square feet of residential, 162,000 square feet of hotel, and 58,682 square feet of retail/service uses.

Within the overall development, Block A proposes 736,800 square feet of high-rise residential development with a maximum of 669 dwelling units, and 8,000 square feet of retail/service use. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the development in Block A could add about 1,170 new residents to the Providence Supervisory District.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs

Block A generates a need for approximately 1.76 acres of new parkland; however, the requirement is to be satisfied across the entirety of the Arbor Row rezoning application and is not required to be satisfied by each individual block. Individual blocks shall be required to provide public park space consistent with that shown on the Conceptual Development Plan (CDP).

Evaluation - The Final Development Plan (FDP) for Block A does reflect the provision of publicly accessible park space consistent with that shown on the CDP, including addition of approximately 23,000 square feet to the adjacent stream valley system.

Plan Specifics and Details

Sheet C6.1 – The trail connection at the end of the north-south private street should be constructed with the first phase of either option. If necessary, this access point may temporarily be blocked off during Phase 2 construction. Other than the temporary closing, the construction of this trail as a

Phase 1 activity assures pedestrian connection to the off-site trail system, particularly if the second phase lags behind the first.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Block A satisfies the requirement for the provision of publicly accessible park space based on conformance with the overall design of the Arbor Row development.
- On Sheet C6.1, provide the trail connection at the end of the north-south private street in the first phase of either option.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
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FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 6, 2012

SUBJECT: FDP 2011-PR-023-02, Arbor Row – Block F - REVISED
Tax Map Number: 29-4 ((7)) 5A

BACKGROUND

This memo replaces the previous memo dated June 20, 2012 as provided by the Park Authority. The Park Authority staff has reviewed the proposed Final Development Plan dated February 24, 2012, as revised through July 23, 2012, for the above referenced application. The subject property is part of the larger Arbor Row development, RZ 2011-PR-023, which is being reviewed concurrently. The overall Arbor Row development proposes the construction of 1,109,013 square feet of office space, 1,246,000 square feet of residential, 162,000 square feet of hotel, and 58,682 square feet of retail/service uses. Within the overall development, Block F proposes the construction of 197,844 square feet of office development and 2,156 square feet of retail use.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs

Block F generates a need for approximately 0.07 acres of new parkland; however, the requirement is to be satisfied across the entirety of the Arbor Row rezoning application and is not required to be satisfied by each individual block. Individual blocks shall be required to provide public park space consistent with that shown on the Conceptual Development Plan (CDP).

Evaluation - The Final Development Plan (FDP) for Block F does reflect the provision of publicly accessible park space consistent with that shown on the CDP, including a minimum of 10,000 square feet of hardscape plazas on the east and west sides of the proposed office building. These areas will consist of a variety of paving materials, landscaping, seating and benches.

Park Authority staff considers that all concerns related to the provision of publicly accessible park space for this portion of the Arbor Row development have been fully addressed.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
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FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

AKD for SS

DATE: September 10, 2012

SUBJECT: FDP 2011-PR-023-03, Arbor Row – Block E - ADDENDUM
Tax Map Number(s): 29-4 ((7)) 1 and 2 (partial)

BACKGROUND

This memo supplements the previous Park Authority memo dated August 6, 2012 regarding the above noted application. The Park Authority staff has reviewed the proposed Final Development Plan dated February 24, 2012, as revised through August 29, 2012, for the above referenced application. The subject property is part of the larger Arbor Row development, RZ 2011-PR-023, which is being reviewed concurrently. The overall Arbor Row development proposes the construction of 1,109,013 square feet of office space, 1,246,000 square feet of residential, 162,000 square feet of hotel, and 58,682 square feet of retail/service uses.

ANALYSIS AND RECOMMENDATIONS

Pedestrian Access / Connectivity

The FDP had previously reflected two points of pedestrian connection along the southern property line to a trail located on the adjacent property. One of these connections has been deleted with the August 29 plan. The removal of this trail connection could be acceptable as long as the primary pedestrian connection at Jones Branch is retained. However, simply truncating the trail connection at the property line leaves the residual trail within the park with an awkward alignment. The trail alignment within the pocket park should be modified and there may even be value to reevaluating how that space is utilized.

Concerns remain with regard to the ability to provide pedestrian connections to the off-site trail, as noted with the Park Authority's August 6, 2012 memo. Connection to this trail system is part of a critical east-west pedestrian route for the Arbor Row Development, connecting blocks and providing access to facilities for residents and workforce. Whereas earlier submissions had noted these connections as "PROPOSED CONNECTION TO EXISTING TRAIL AS COORDINATED AND APROVED WITH ADJACENT OWNER," the August 29, 2012 plan

continues to state that the proposed trail connections are "SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT." Modification to the proffers regarding these connections adds additional concern regarding the Applicant's ability to provide the necessary connections.

Evaluation: Connection to the off-site trail factored significantly into the design of the park space on Block E. Inability to establish trail access would necessitate redesign of the park space.

Plan Specifics and Details
Sheet C9.0 still reflects the option of locating a bioretention feature within the public park space. Previously, the Park Authority commented that this would be acceptable if the applicant would commit that this be constructed as an underground facility and that a note should be added to the plan to clarify. No note regarding a commitment to underground this facility has been added to the plan. If this cannot be agreed to, the feature must be removed from the park space.

Although previously specifically requested with regard to the Block E FDP, utilities have not been overlaid on the landscape plan. There appears to be several areas of conflict between landscaping and utilities. Of particular concern is the area west of the proposed plaza in the Block E pocket park. Several trees are located in proximity to the plaza where a sanitary sewer line is proposed. The inability to locate these trees due to the sanitary sewer will change the character of the park space and may present a problem at site plan.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Revise the design of the trail within the pocket park if the second off-site trail connection cannot be established.
- Verify ability to establish pedestrian connection to parcel 29-4 ((10)) 3D1.
- The applicant should commit to the provision of a potential bioretention area within the public park space in Block E as an underground facility. This should be noted clearly on Sheet C9.0.
- On Sheet L1.02, include the location of proposed utility vaults and required access and verify that landscaping is located appropriately.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: August 6, 2012

SUBJECT: FDP 2011-PR-023-03, Arbor Row – Block E - REVISED
Tax Map Number(s): 29-4 ((7)) 1 and 2 (partial)

BACKGROUND

This memo replaces the previous memo dated June 20, 2012 as provided by the Park Authority. The Park Authority staff has reviewed the proposed Final Development Plan dated February 24, 2012, as revised through July 23, 2012, for the above referenced application. The subject property is part of the larger Arbor Row development, RZ 2011-PR-023, which is being reviewed concurrently. The overall Arbor Row development proposes the construction of 1,109,013 square feet of office space, 1,246,000 square feet of residential, 162,000 square feet of hotel, and 58,682 square feet of retail/service uses.

Within the overall development, Block E proposes 509,800 square feet of high rise residential development (430-480 dwelling units) and 7,000 square feet of retail/service use. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, and assuming development of new dwelling units at the high end of the range of options, the development in Block E could add about 840 new residents to the Providence Supervisory District.

ANALYSIS AND RECOMMENDATIONS

Urban Park Needs

Block E generates a need for approximately 1.26 acres of new parkland; however, the requirement is to be satisfied across the entirety of the Arbor Row rezoning application and is not required to be satisfied by each individual block. Individual blocks shall be required to provide public park space consistent with that shown on the Conceptual Development Plan (CDP).

Evaluation - The Final Development Plan (FDP) for Block E does reflect the provision of publicly accessible park space consistent with that shown on the CDP, including a 28,000 square foot pocket park.

Pedestrian Access / Connectivity
The CDP reflects several points of pedestrian connection along the southern property line to a trail located on the adjacent property. Connection to this trail system provides a critical east-west pedestrian route for the Arbor Row Development, connecting blocks and providing access to facilities for residents and workforce. Whereas the plan had previously noted these connections as "PROPOSED CONNECTION TO EXISTING TRAIL AS COORDINATED AND APROVED WITH ADJACENT OWNER," the July 23, 2012 plan sounds much more tentative. The note now states that the proposed trail connections are "SUBJECT TO AVAILABILITY OF OFF-SITE EASEMENT." Modification to the proffers regarding these connections adds additional concern regarding the Applicant's ability to provide the necessary connections.

Evaluation: Connection to the off-site trail factored significantly into the design of the park space on Block E. Inability to establish trail access would necessitate redesign of the park space.

Plan Specifics and Details
Sheet C9.0 – A potential bioretention facility is shown in the public park space. Whereas the collocation of storm water management features and park space can be complementary, the proposed location of the bioretention facility would disrupt the main lawn panel for this park, significantly changing the character of this space. Due to the planned plaza and the grading adjacent to it as well as the presence of an existing manhole, it is important to preserve the remaining lawn space for the benefit of park users rather than to serve a stormwater management function. However, if the applicant is willing to commit that, if needed, this bioretention facility would be constructed as an underground facility, the Park Authority would be willing to accept the location. A note should be added to the plan to clarify. Otherwise, the bioretention facility should be removed from the public park space.

Sheet L1.02 – It is unclear if the proposed landscaping on the south side of the building coordinates with the utility vault locations. Draft proffers commit to the provision of conceptual utility plans, including vault and maintenance access locations, to be overlaid on the FDP landscape plans. Please reflect the vaults and required access areas on this graphic and assure that the landscaping is located correctly.

SUMMARY OF RECOMMENDATIONS
This section summarizes the recommendations included in the preceding analysis section.

- Block E satisfies the requirement for the provision of publicly accessible park space based on the overall design of the Arbor Row development.
- Verify ability to establish pedestrian connection to parcel 29-4 ((10)) 3D1.
- The applicant should commit to the provision of a potential bioretention area within the public park space in Block E as an underground facility. This should be noted clearly on Sheet C9.0.

- On Sheet L1.02, include the location of proposed utility vaults and required access and verify that landscaping is located appropriately.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Matt Ladd

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
File Copy

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Matt Ladd, Planner III, Planning Division, DPZ
Chron Binder
File Copy

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

August 26, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: RZ 2011-PR-023, Cityline Partners

ACREAGE: 19.32 acres

TAX MAP: 29-4 ((7)) 1-3,5A,9,10

PROPOSAL: Rezone property from the C-3 to the PTC District to permit a transit oriented community containing office, retail, residential, and hotel uses.

COMMENTS: The proposed rezoning area is within the Westbriar Elementary School, Kilmer Middle School, and Marshall High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Westbriar ES	424	525	529	-105	602	-178
Kilmer MS	1,053	1,038	1,094	-41	1,369	-316
Marshall HS	1,511/2,000*	1,574	1,650	-139	1,974	26

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.
** Marshall High currently is being renovated and expected to be completed for the 2014-15 school year.*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. Currently, Westbriar and Kilmer are over capacity and are projected to remain over capacity through school year 2016-17. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property to permit a transit oriented community. In addition to the conceptual development plan that proposes 694 units, two alternatives also are presented that propose 1,174 units each. Currently, the property is zoned C-3.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed: CDP Plan

School	# of units proposed - High-rise multi-family / SFA	Ratio	Student Yield
Elementary	685 / 9	0.047 / 0.204	32 + 2 = 34
Middle	685 / 9	0.013 / 0.057	9 + 1 = 10
High	685 / 9	0.027 / 0.118	18 / 1 = 19
			63 Total

Proposed: Alternative 1 and 2 (under each alternative, both propose the same number of residential units)

School	# of units proposed - High-rise multi-family	Ratio	Student Yield
Elementary	1,174	0.047	55
Middle	1,174	0.013	15
High	1,174	0.027	32
			102 Total

SUMMARY:
In the application statement, the applicant states that pursuant to the Tyson Plan, the applicant proposes to dedicate parcel 29-2 ((15)) B2 to Fairfax County to be used for major public facilities including an urban elementary school, public park land and/or athletic fields. FCPS recommends the use of such parcel for an urban elementary school and collocation with a public park and/or athletic fields.

In the event that the proposed dedication of such land for a future elementary school use does not occur, FCPS recommends a monetary proffer contribution to offset the impact that the new residential development will have on surrounding schools. The rezoning application is anticipated to yield a total of 63 additional students under the CDP plan and a total of 102 additional students if developed under one of the alternative plans. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $590,814 (63 students x $9,378) based on the CDP plan. If developed under one of the alternative plans, a proffer contribution of $956,556 (102 X $9,378) is recommended.

It also is recommended that the proffer contribution be based on the school proffer amount in effect at the time of site plan approval. This will better capture the impact of the development on surrounding schools given that development may take years to complete and is dependent on market conditions. An example of such a proffer condition is provided below.

A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

It also is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area given that it is unknown when residential development will occur and if the present school assignments will remain at the time of occupancy. It also is recommended that FCPS be notified when construction is anticipated to commence. This will assist FCPS in the timely projection of future students as a part of the Capital Improvement Program.

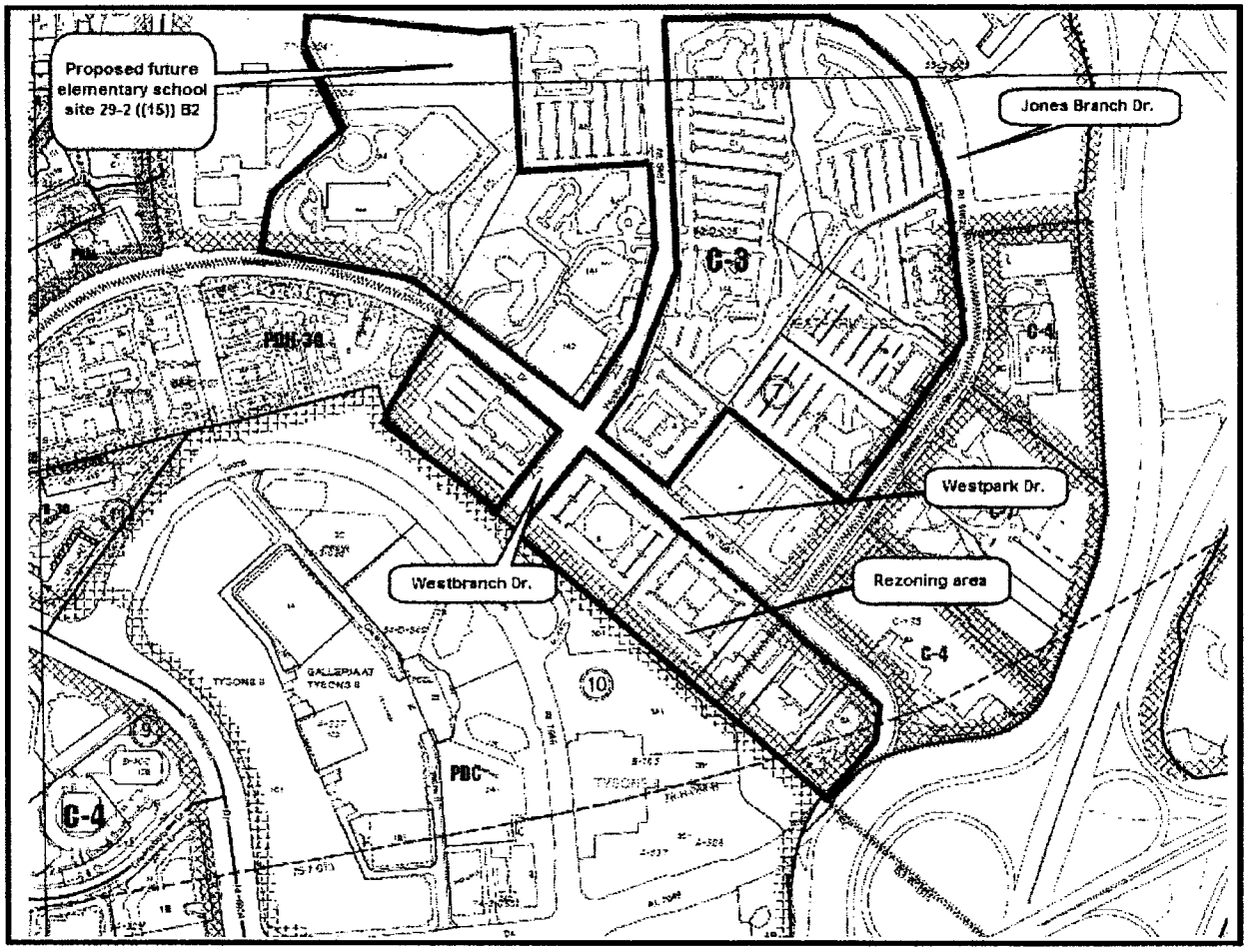
It is noted that in order to address future student growth in the Tysons Corner area, a need has been identified in the Comprehensive Plan for a future elementary school in Tysons Corner. The developer has proffered a site in the North Central District, as identified in the Comprehensive Plan. Tysons Corner is located within several elementary school boundaries and these schools will not have sufficient capacity to accommodate future student growth from redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by elementary schools located in Tysons and expansion of the middle and high schools. It is noted that while Westgate Elementary is part of the upcoming 2011 school bond referendum, the needed renovation is based on existing student projections contained in the FCPS Capital Improvement Program (CIP) and not on future residential redevelopment associated with the metro rail through Tysons.

DMJ/mat

Attachment: Locator Map

cc: Patricia S. Reed, School Board Member, Providence District
Ilryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Jim Kacur, Cluster II, Assistant Superintendent
Joanne Goodwin, Principal, Westbriar Elementary School
Douglas Tyson, Principal, Kilmer Middle School
Jay W. Pearson, Principal, Marshall High School

Fairfax County Public Schools
Office of Facilities Planning Services



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
Gatehouse Administration Center, Suite 3500
8115 Gatehouse Road
Falls Church, Virginia 22042

August 25, 2011

Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PCA 88-D-005-07/RZ2011-PR-023

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File

County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2011

TO: Matt Ladd
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran, P.E.
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA88-D-005-07/RZ2011-PR-023

Tax Map No. 029-4((07))0001,0002, 0003, 0005A, 0009, 0010

This rezoning application is within Tysons Corner Urban Center Study Area. As such, the future wastewater flow from the projected growth within the area is anticipated to increase significantly, resulting in potentially overloading the existing off-site trunk sewers that serve the attributed upstream discharge. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

For onsite sanitary sewer within the rezoning area, the applicant is required to provide a sanitary sewer capacity study to Wastewater Planning and Monitoring Division prior to site plan submission. If it is determined that any of the onsite lines were inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: March 27, 2012

TO: Matt Ladd
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. FDP 2011-PR-023**
Tax Map No. 029-4- ((07)) - 0010

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5025.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

B (LEASING)
R-2 (APARTMENTS)
S-2 (PARKING)
M (RETAIL)

3. **BUILDING A-1/A-2 (LOW RISE)**
CONSTRUCTION TYPE: 3A

USE GROUPS: R-2 (APARTMENTS)
A-3 (AMENITIES/FITNESS AS ACCESSORY USE)

4. **BUILDING A-2 (TOWER)**
CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER VUSBC 403.2.1.1

USE GROUPS: R-2 (APARTMENTS)
A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
M (RETAIL)

NOTES:

1. **CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN, INCLUDING NUMBER, SIZE AND LOCATION OF STAIRS, ELEVATORS AND BUILDING ENTRANCES.**

Plans Reviewed [redacted],
Plans are:
☐ Approved
☑ Approved as noted
☐ Not approved, [redacted]
Date 6-11-12
By D. THOMAS

Appd in concept only

3A BLDGS ARE UNDERSTOOD TO HAVE HARDIE OR EQUIV. SIDING

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FIRE TRUCK ACCESS EXHIBIT (SHEET 1 OF 3)

ARBOR ROW

CONCEPTUAL DEVELOPMENT PLAN 2011-PR-023
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

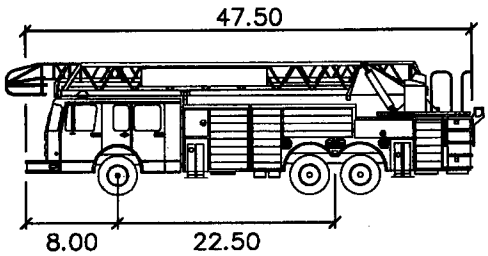
PLAN STATUS	
05/25/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE H: 1"=30'
JOB No.
DATE : MARCH, 2012
FILE No. 74[illegible]-001
SHEET 1 of 3

Copy of File Notice

LEGEND

SHOWN UNDER FIRE TRUCK TURN FOR GRAPHICAL PURPOSES ONLY AND NOT INTENDED TO BE A SPECIAL DESIGNATED CONCRETE PATTERN



Fairfax Ladder Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 40.0

Plans Reviewed [redacted]
Plans are
☐ Approved
☑ Approved as noted
☐ Not approved, [redacted]
Date 6-11-12
By [redacted]

App in concept only

[redacted]

KG
KISHIMOTO | GORDON |
Architecture | Planning | Interiors
1300 Wilson Boulevard
Suite 250
Rosslyn, Virginia 22209
202 338 3800 | 703 749 9042
www.kgdarchitecture.com

AMT
The Association for Manufacturing Technology
Over 100 Years of Building Global Productivity
www.AMTonline.org
7901 West Park Drive
McLean, Virginia 22102-4206
703-893-2900
800-524-0475

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
5/25/12
PROFESSIONAL ENGINEER

FIRE TRUCK MOVEMENT PLAN

THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY

ARBOR ROW - BLOCK "F"

7901 WESTPARK DRIVE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/2012	COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	AS NOTED
JOB No.	09039
DATE :	2/24/2012
FILE No.	09039P-0305
SHEET	P.305

[redacted]

PROPOSED STAIRWELL

EMR VEH — EMERGENCY VEHICLE

NOTE:

1. **BUILDING E**
   CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1)

   USE GROUPS: R-2 (APARTMENTS)(PRIMARY)
   A-3 (AMENITIES)(GROUND FLOOR AND LEVEL 5 COURTYARD)
   B (LEASING)
   S-2 (PARKING GARAGE)
   S-1 (RESIDENTIAL STORAGE)
   M (MERCANTILE/RETAIL)

NOTES:

1. THIS SHEET IS FOR GENERAL REPRESENTATION OF EMERGENCY AERIAL APPARATUS VEHICLE ACCESS ONLY.
2. LOCATION OF BUILDING CORE ELEMENTS ARE SUBJECT TO REVISION WITH FINAL ARCHITECTURAL DESIGN.

App'd in concept only
6-11-12
D. J. THOMAS

COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
5-25-12
LANDSCAPE ARCHITECT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WDG ARCHITECTS
1021 Sub
West
tel
fax
e-m

The Hanover Company
5847 San Felipe
Suite 3600
Houston, Texas 77057
tel 713 267 2100
fax 713 580 2260

Cityline PARTNERS
A SUBSIDIARY OF DLJ Real Estate Capital Partners

FIRE VEHICULAR ACCESS EXHIBIT

ARBOR ROW - BLOCK 'E'

FINAL DEVELOPMENT PLAN 2011-PR-023-03

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PLAN STATUS	
5/25/12	PER COUNTY COMMENTS
DATE	DESCRIPTION

SCALE	H: 1"=30'
JOB No.	
DATE :	February 24, 2012
FILE No.	7403-12-001
SHEET	C7.2

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

January 29, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2011-PR-023
Arbor Row - Block A
Tax Map: 29-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water.

2. The installation of a 24-inch water main in Westpark Drive will be required in conjunction with this site development. Refer to the attached Final Development Plan (Sheet C6.0) for the conceptual alignment. Also attached is a map showing the entire alignment of the proposed Tysons East 24" transmission main.

3. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

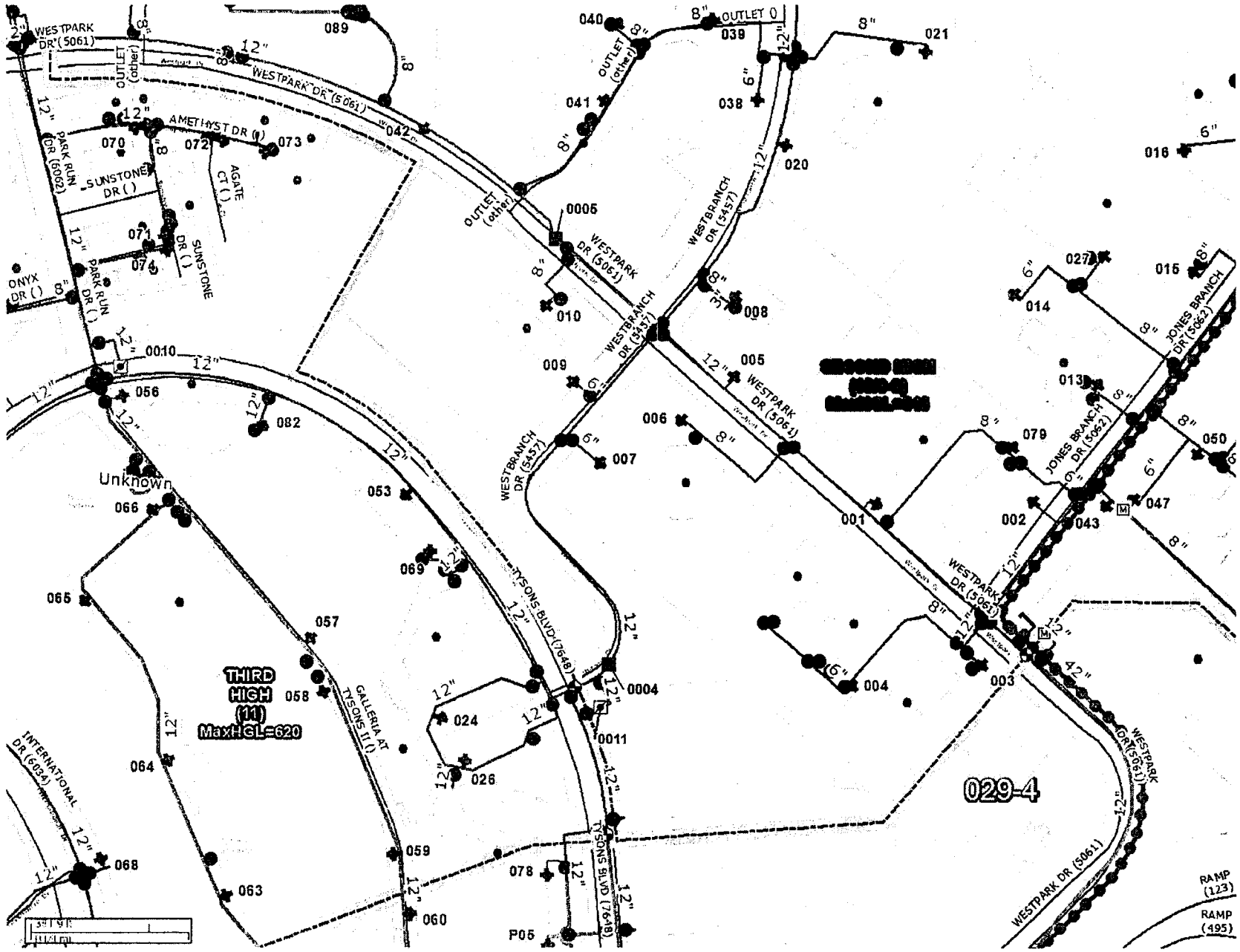
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

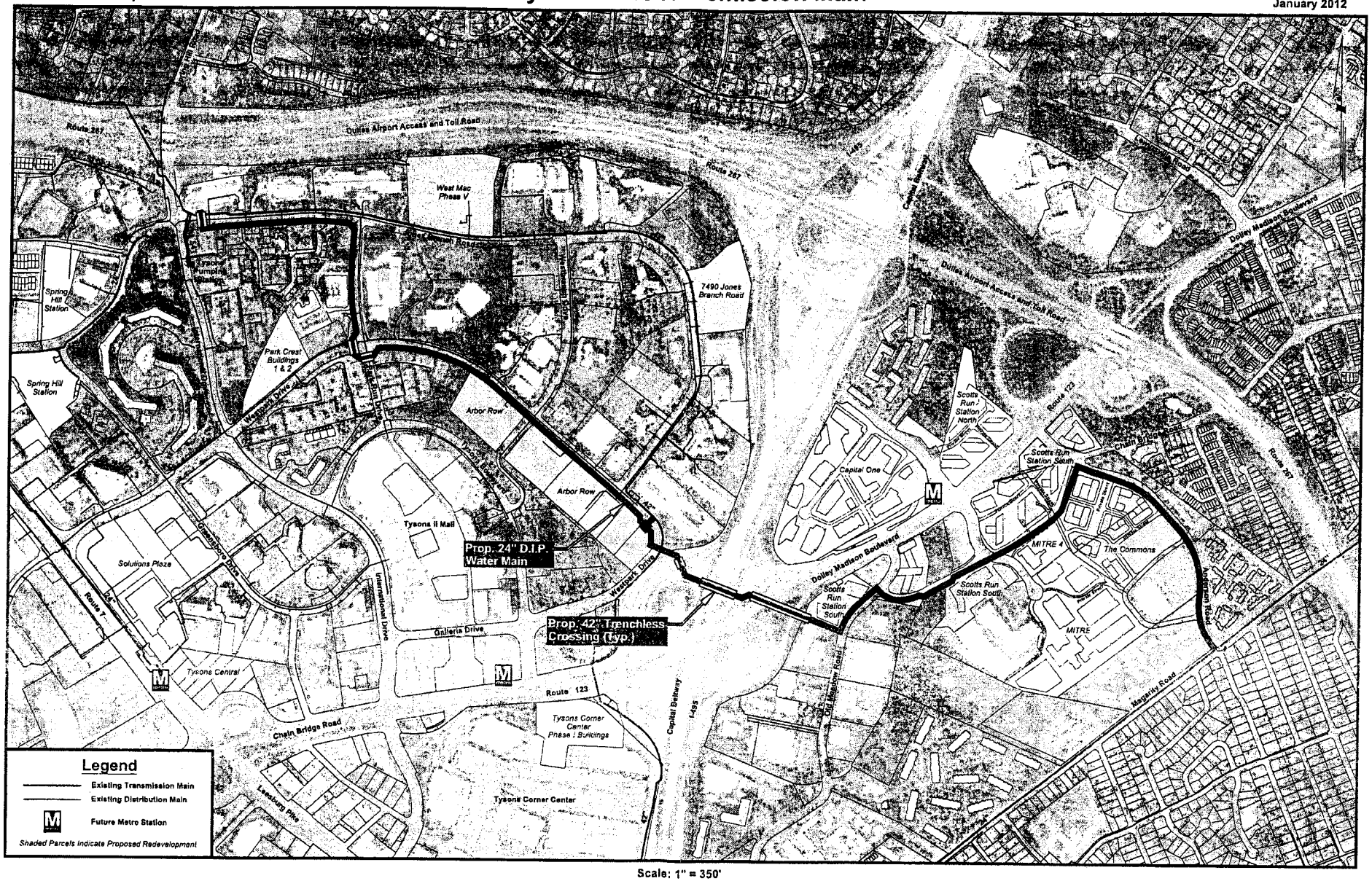
Enclosure
cc: John McGranahan, Hunton and Williams


WESTPARK DR*(5061)
OUTLET (other)
WESTPARK DR (5061)
AMETHYST DR ()
PARK RUN DR (6062)
SUNSTONE DR ()
AGATE CT ()
SUNSTONE DR ()
ONYX DR ()
PARK RUN DR ()
WESTBRANCH DR (5457)
JONES BRANCH DR (5062)
TYSONS BLVD (7648)
GALLERIA AT TYSONS II ()
INTERNATIONAL DR (6034)
RAMP (123)
RAMP (495)
Unknown
THIRD HIGH (11) MaxHGL=620
029-4
0010
0005
0004
0011
P05

Fairfax Water Project 2481

Tysons East Transmission Main

January 2012



Scale: 1" = 350'

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 11, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2011-PR-023-02
Arbor Row – Block F
Tax Map: 29-4

Dear Ms. Berlin:

Fairfax Water has reviewed the above referenced application and offers the following:

1. Pursuant to the *Connection Rule for New Construction/Redevlopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) adopted by the Fairfax Water Board on January 12, 2012, the applicant will be required to connect the proposed development to Fairfax Water's system.

2. The installation of a 24-inch water main in Westpark Drive will be required in conjunction with this site development. Refer to the attached Final Development Plan (Sheet P.301) for the conceptual alignment.

3. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Jamie Bain Hedges, P.E.
Director, Planning and Engineering

Enclosure (as noted)
cc: Chief, Site Plan Review
Jill S. Parks, Cooley, LLP
Jeff Stuchel, Walter Phillips

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 11, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2011-PR-023-03
Arbor Row – Block E
Tax Map: 29-4

Dear Ms. Berlin:

Fairfax Water has reviewed the above referenced application and offers the following:

1. Pursuant to the *Connection Rule for New Construction/Redevlopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) adopted by the Fairfax Water Board on January 12, 2012, the applicant will be required to connect the proposed development to Fairfax Water's system.

2. The installation of a 24-inch water main in Westpark Drive will be required in conjunction with this site development. Refer to the attached Final Development Plan (Sheet C6.0) for the conceptual alignment.

3. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Jamie Bain Hedges, P.E.
Director, Planning and Engineering

Enclosure (as noted)

cc: Chief, Site Plan Review
Tom Fleury, Cityline Partners
John McGranahan, Hunton and Williams
Matthew Taucher, Bowman Consulting

The information contained on this page is NOT to be construed or used as a guaranty of accuracy or completeness

County of Fairfax, Virginia

DATE: August 18, 2011

TO: Matt Ladd, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor KRW
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Development Plan Analysis

REFERENCE: Application No. PCA 88-D-005-07/RZ 2011-PR-023

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding public pools and hotels which are a part of this proposed application.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd

6-500 PTC PLANNED TYSONS CORNER URBAN DISTRICT

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and
vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch