



APPLICATION ACCEPTED: September 22, 2010
PLANNING COMMISSION: June 2, 2011
BOARD OF SUPERVISORS: June 7, 2011

County of Fairfax, Virginia

May 18, 2011

STAFF REPORT

APPLICATION PCA 92-P-001-07/SE 2010-PR-023

PROVIDENCE DISTRICT

APPLICANT:	Cityline Partners LLC
ZONING:	C-3
PARCEL(S):	30-3((28)) C1, 4B, 4C, 30-3((28)) 4C
ACREAGE PCA:	15.95 acres
ACERAGE SE:	2.93 acres
FAR/DENSITY:	Not to Exceed 1.0 (over 11.34 acres in Land Bay B-3)
OPEN SPACE:	24% (over 2.93 acre SE Land Area)
PLAN MAP:	Office
PROPOSAL:	Amend the proffers associated with RZ 92-P-001 to allow a transfer of density between parcels within land bay B and approve SE to permit an increase in height to permit construction of an office building with a maximum height of 225 feet.

STAFF RECOMMENDATIONS:

Approve PCA 93-P-002-07 subject to the proffers in Appendix 1; Approve SE 2010-PR-023 subject to Development Conditions found in Appendix 2.

Suzanne Lin

Staff also recommends that the Barrier and Transitional Screening requirements be waived along the northeastern property boundary subject to the proposed development conditions.

Staff also recommends that the front yard bulk standards be waived per Sect. 2-418 along all property lines to that shown on SE Plat.

Staff also recommends that the parking redesignation plan be approved to permit a reduction in required parking spaces pursuant to the Parking Redesignation Plan dated April 18, 2100 as allowed by Section 11-10.1 of the Zoning Ordinance.

Staff also recommends that the loading space requirement be modified to allow two loading spaces instead of the required five.

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.

\\ffx\ffxdfs\XAgency\DPZ\Tysons-Core\CASES\Westgroup_PCA 92-P-001-07 SE 2010-PR-023\Staff Report Cover.doc



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

Proffered Condition Amendment

PCA 92-P-001-07

Special Exception

SE 2010-PR-023

Applicant: CITYLINE PARTNERS LLC
Accepted: 09/22/2010
Proposed: AMEND RZ 92-P-001 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS
Area: 15.95 AC OF LAND; DISTRICT - PROVIDENCE
Located: SOUTH SIDE OF DOLLEY MADISON BOULEVARD ON BOTH EAST AND WEST SIDE OF COLSHIRE DRIVE
Zoning: C- 3
Overlay Dist: HC
Map Ref Num: 030-3- /28/ / C1 /28/ /0004B /28/ /0004C

Applicant: CITYLINE PARTNERS LLC
Accepted: 09/22/2010
Proposed: COMMERCIAL
Area: 2.936 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 09-0607
Art 9 Group and Use: 6-03
Located: 7598 COLSHIRE DRIVE
Zoning: C- 3
Overlay Dist: HC
Map Ref Num: 030-3- /28/ /0004C



Proffered Condition Amendment

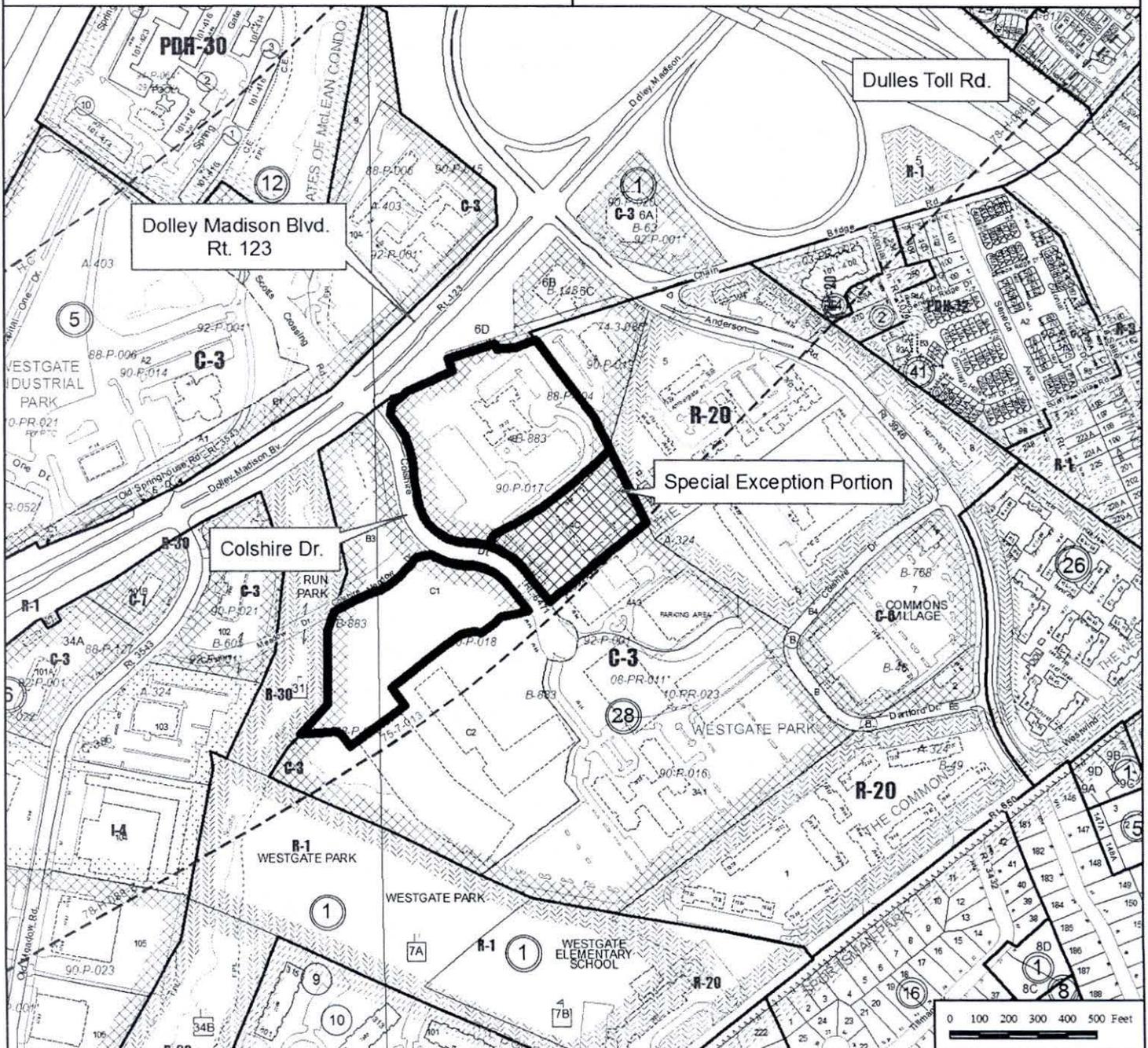
PCA 92-P-001-07

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Special Exception

SE 2010-PR-023

Applicant: CITYLINE PARTNERS LLC
Accepted: 09/22/2010
Proposed: COMMERCIAL
Area: 2.936 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 09-0607
Art 9 Group and Use: 6-03
Located: 7598 COLSHIRE DRIVE
Zoning: C-3
Overlay Dist: HC
Map Ref Num: 030-3- /28/ /0004C



NOTE:
 PARCELS A,B,C & D TO BE CONVEYED
 TO FAIRFAX COUNTY PARK AUTHORITY.
 PARCEL A = 0.4789 AC.
 PARCEL B = 0.4036 AC.
 PARCEL C = 0.1292 AC.
 PARCEL D = 0.0618 AC.

FAIRFAX COUNTY
 PARK AUTHORITY
 MCLEAN SCOTT RUN PARK
 ZONED: R-3 USE: GOVT OWNED RECREATIONAL
 D.B. 2685 PG. 35

DOLLEY MADISON BOULEVARD
 ROUTE #123
 (WIDTH VARIES)

LIMITS OF RPA PER
 FAIRFAX COUNTY
 GAY NARR APPROVED
 JULY 12, 2005

*THIS FACILITY PROVIDES
 STORM WATER DETENTION
 FOR THE MCKINLEY,
 FENCE AND TAYLOR SITES,
 AND EXISTING HAVES
 AND JOHNSON 2 SITES.

FAIRFAX COUNTY
 PARK AUTHORITY
 MCLEAN SCOTT RUN PARK
 ZONED: R-3 USE: GOVT OWNED RECREATIONAL
 D.B. 2685 PG. 35

CURVE TABLE:

Sta	Delta	Radius	Length	Bearing	Chord	Tangent
C1	3°40'00"	2644.78	1897.8729	186.46	137.4433	186.46
C2	20°00'00"	176.00	133.8653	79.36	123.0651	77.71
C3	38°40'00"	296.00	178.0293	351.86	1107.2473	351.86
C4	51°00'00"	176.00	133.8653	136.86	147.7903	133.86
C5	81°18'00"	23.00	17.6033	59.38	18.9531	59.38
C6	51°10'00"	53.00	116.7943	48.38	114.7182	48.38
C7	0°24'00"	2644.78	1897.8729	20.57	18.2763	18.2763
C8	20°00'00"	75.00	122.8653	72.61	122.1313	72.61
C9	60°40'00"	105.63	132.2071	116.16	135.4003	116.16
C10	23°14'00"	30.00	116.7943	221.97	187.6066	221.97
C11	51°00'00"	206.00	178.0293	207.87	198.6053	207.87
C12	38°40'00"	176.00	133.8653	241.80	178.7213	241.80
C13	80°30'00"	206.00	178.0293	112.98	124.7413	112.98
C14	03°37'48"	940.01	1286.5151	99.35	118.1513	99.35

N/F
 OWNER: MR. COMMONS, LLC
 LOT 1
 ZONE: R-20
 USE: RESIDENTIAL /

N/F
 OWNER: MR. COMMONS, LLC
 LOT 5
 ZONE: R-20
 USE: RESIDENTIAL /
 MULTI FAMILY SFA
 DEED BOOK 16983 PG. 770

LAND BAY B-1
 DELETED FROM RZ-92-P-001
 WITH APPLICATION
 PCA-92-P-001-5

N/F
 OWNER: MR. COMMONS, LLC
 LOT 6
 ZONE: R-20
 USE: RESIDENTIAL /
 MULTI FAMILY SFA

THIS PLAN IS NOT PROFFERED:
 HOWEVER CERTAIN ELEMENTS SUCH
 AS F.A.R., HEIGHT AND SETBACK
 ARE. PLEASE REFER TO PROFFERS
 ASSOCIATED WITH PCA-92P-001
 AND RZ98-P-052.

- LEGEND**
- PROPOSED CURVING & GRADING
 - LIMITS (ACTUAL LIMITS TO BE RECORDED AT TIME OF SITE PLAN)
 - EXISTING TREE LINE
 - BOUNDARY LINES
 - PARCEL LINES
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED PARKING LAYOUT
 - 10' INTERNAL CONTOUR
 - INTERNAL CONTOUR
 - STORM WATER MANAGEMENT POND
 - 100 YEAR FLOOD PLAIN LIMITS
 - 25' AND WIDER EASEMENT
 - EXISTING PARKING AND ROWS
 - PHASE/PROPERTY LINE
 - LOADING AREA
 - PROPOSED SIDEWALKS
 - EXISTING SIDEWALKS
 - LIMITS OF R.P.A.

PCA 92-P-001-7

GENERALIZED DEVELOPMENT PLAN AMENDMENT
 APPLICANT: CITYLINE PARTNERS LLC

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

SCALE: 1" = 100'

DATE: 02-10-92

REVISIONS:

NO.	DATE	DESCRIPTION
04-21-92	12-15-10	
05-06-92	05-10-11	
12-22-92	R.P.A.	
07-24-99		
02-05-99		
02-23-99		
08-18-00		
05-12-00		
03-30-01		
02-21-06		
05-06-07		
06-30-10		
08-24-10		

SHEET 2 OF 6
 FILE NO. 7403-04-001

Bowman
 CONSULTING

1400 INDEPENDENCE PLACE, SUITE 300, CHANTILLY, VIRGINIA 20151
 Phone: 703-441-1000 Fax: 703-441-9720



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NOTE:
 PARCELS A,B,C & D TO BE CONVEYED
 TO FAIRFAX COUNTY PARK AUTHORITY.
 PARCEL A = 0.4789 AC.
 PARCEL B = 0.4036 AC.
 PARCEL C = 0.1222 AC.
 PARCEL D = 0.0618 AC.

FAIRFAX COUNTY
 PARK AUTHORITY
 MCLEAN SCOTT RUN PARK
 ZONED: R-3 USE: GOVT OWNED RECREATIONAL
 D.B. 2685 PG. 35

LAND BAY B-6
 PROPOSED TAYLOR
 BUILDING (SUBJECT
 OF THIS APPLICATION)

LIMITS OF SFA PER
 FAIRFAX COUNTY
 C-BAY MAP AMENDED
 JULY 15, 2009

THIS FACILITY PROVIDES
 STORM WATER DETENTION
 FOR THE MAGNOLIA,
 PIERCE AND TULLOCH SITES
 AND EXISTING HAVES
 AND JOHNSON'S SITES.

FAIRFAX COUNTY
 PARK AUTHORITY
 MCLEAN SCOTT RUN PARK
 ZONED: R-3 USE: GOVT OWNED RECREATIONAL
 D.B. 2685 PG. 35

CURVE TABLE:

Curve	Delta	Station	Length	Bearing	Chord	Tangent
C1	270°04'47"	2961.08	112.85	N 26°07'50" E	112.85	56.43
C2	267°04'47"	143.00	80.87	S 23°04'46" E	80.88	43.83
C3	232°54'36"	236.00	236.40	S 82°03'58" E	236.99	127.36
C4	51°16'04"	136.00	136.48	S 44°02'14" E	131.54	63.85
C5	51°18'08"	05.00	50.33	S 82°55'38" E	21.05	12.21
C6	51°18'13"	05.00	46.28	S 12°02'08" E	46.15	26.42
C7	87°24'01"	2844.79	30.57	N 49°51'18" E	20.37	10.29
C8	57°59'12"	72.80	72.81	S 11°08'05" E	69.81	36.43
C9	62°53'20"	105.43	116.18	S 70°15'14" E	110.42	64.71
C10	201°11'06"	55.00	251.97	N 77°03'48" E	306.18	
C11	51°50'01"	276.00	577.87	N 84°05'14" W	526.42	120.11
C12	289°43'06"	176.00	274.30	N 50°12'14" W	255.51	144.44
C13	207°38'50"	256.00	113.58	N 23°35'51" W	113.58	57.95
C14	03°07'40"	590.01	58.25	S 88°03'55" E	58.54	28.78
C15	48°02'27"	122.00	123.96	S 22°04'27" E	122.79	63.02

LINE TABLE:

LINE	ANGLE	DISTANCE
L1	S 80°47'14" E	67.57
L2	S 42°34'50" E	26.85
L3	S 10°53'40" E	150.12
L4	S 01°07'14" W	46.80
L5	N 38°12'30" E	45.52

N/F
 OWNER: MR. COMMONS, LLC
 LOT 1
 ZONE: R-20
 USE: RESIDENTIAL /
 MULTI FAMILY SFA

DOLLEY MADISON BOULEVARD
 ROUTE #123
 (WIDTH VARIES)

EXISTING COLSHIRE
 MEADOW DRIVE

APPROXIMATE LOCATION
 OF PROPOSED FUTURE
 COLSHIRE MEADOW DRIVE
 ALIGNMENT EXTENSION

N/F
 OWNER: MR. COMMONS, LLC
 ZONE: R-20
 USE: RESIDENTIAL /
 MULTI FAMILY SFA
 DEED BOOK 16883 PG. 770

LAND BAY B-3
 EXISTING JOHNSON I AND
 JOHNSON II BUILDINGS
 (SUBJECT OF THIS
 APPLICATION)

N/F
 OWNER: MR. COMMONS, LLC
 ZONE: R-20
 USE: RESIDENTIAL /
 MULTI FAMILY SFA

LAND BAY B-1
 DELETED FROM RZ-92-P-001 WITH
 APPLICATION PCA-92-P-001-5

THIS PLAN IS NOT PROFFERED;
 HOWEVER CERTAIN ELEMENTS SUCH
 AS F.A.R., HEIGHT AND SETBACK
 ARE. PLEASE REFER TO PROFFERS
 ASSOCIATED WITH PCA-92P-001
 AND RZ98-P-052.

LEGEND

- PRELIMINARY CLEARING & GRADING LIMITS (ACTUAL LIMITS TO BE DETERMINED AT TIME OF SITE PLAN)
- EXISTING WELP LINE
- BOUNDARY LINES
- PARCEL LINES
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING LAYOUT
- 10' METRAL CONTOUR
- INTERNAL CONTOUR
- STORM WATER MANAGEMENT POND
- 100 YEAR FLOOD PLAIN LIMITS
- 25' AND WIDER EASEMENT
- EXISTING PAVING AND ROADS
- PHASE / PROPERTY LINE
- LOADING AREA
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- LIMITS OF R.P.A.

PCA 92-P-001-7

Bowman CONSULTING
 1400 MARKETBROOK PLACE, SUITE 300, CHARLOTTE, N.C. 28203
 Phone: 703-484-1000 Fax: 703-484-9920

PROFESSIONAL SEAL
 No. 000832
 5/10/11
 STATE OF VIRGINIA

GENERALIZED DEVELOPMENT PLAN AMENDMENT
 APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA
 GENERALIZED DEVELOPMENT PLAN - COLSHIRE DRIVE AREA (REVISED)

SCALE: 1" = 100'

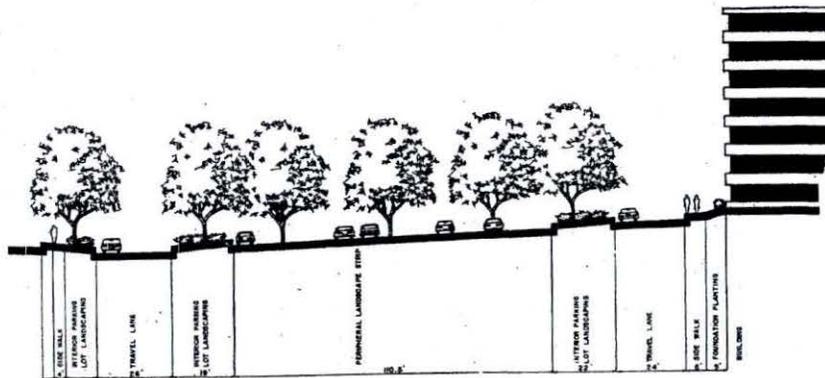
DATE: 01-19-01

REVISIONS:

03-30-01
02-21-06
05-08-07
06-26-10
08-24-10
12-16-10
05-10-11

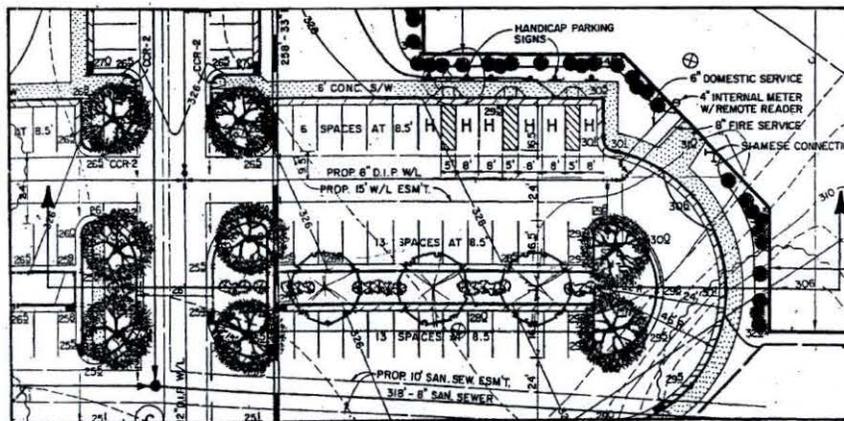
SHEET 3 OF 6
 FILE NO. 7403-04-001

P:\103 - New Design Projects\103-04-001 (P) - Johnson\Drawings\DWG\103-04-001-001-0117-3.dwg, 5/11/2011 8:13:39 AM



TYPICAL PARKING LOT LANDSCAPE SECTION

SCALE : 1" = 20'



TYPICAL PARKING LOT LANDSCAPING PLAN

SCALE : 1" = 20'

NOTE:
THE ATTACHED LANDSCAPING GENERALLY
CONFORMS WITH WASHINGTON, WILSON,
TAYLOR TRUMAN, HOOVER AND EISENHOWER
BUILDINGS SITE PLAN, FAIRFAX COUNTY
No. 6835-SP-01

THIS SHEET IS FOR INFORMATION PURPOSES ONLY

THIS PLAN IS NOT PROFFERED:
HOWEVER CERTAIN ELEMENTS SUCH
AS F.A.R., HEIGHT AND SETBACK
ARE. PLEASE REFER TO PROFFERS
ASSOCIATED WITH PCA-92P-001
AND RZ98-P-052.

Bowman
CONSULTING

14020 TAMMERSVILLE PLACE, SUITE 200, CHARLETT, VIRGINIA 26201
PHONE 703-944-1000 FAX 703-944-1025



PCA 92-P-001.7

GENERALIZED DEVELOPMENT PLAN AMENDMENT
APPLICANT: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

TYPICAL PARKING LOT LANDSCAPING PLAN & SECTION VIEW

SCALE: 1" = 20'

DATE: 02-10-92

REVISIONS:

05-06-92	
02-05-99	
02-23-99	
05-06-00	
08-18-00	
09-12-00	
03-30-01	
03-21-06	
08-22-06	
08-24-10	
12-15-10	
05-10-11	

SHEET 5 OF 6
FILE NO. 7403-04-001

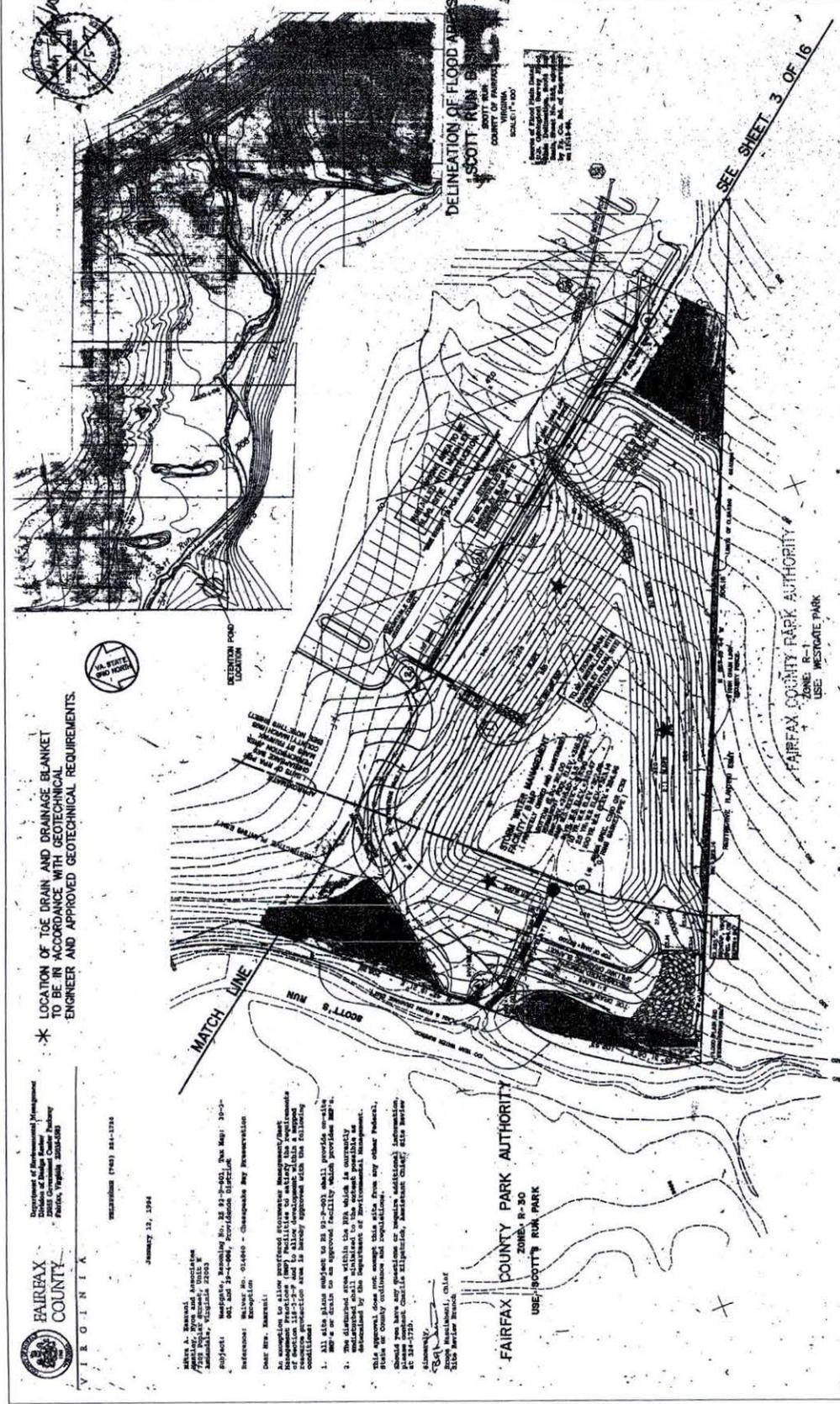


Huntley, Nye & Associates, P.C.
 HARRISBURG, CENTRAL MANASSAS, LABS PLANNING
 1400 THUNDERBOLT PLACE, SUITE 300 CHANTLERY, VIRGINIA 20151
 PHONE: 703-464-1000 FAX: 703-461-9720



McKINLEY BUILDING S.W.M. FACILITY
 PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA
 AS BUILT
 SITE PLAN - STORM WATER DETENTION POND
 PCA 92-P-001-7

NO.	DATE	DESCRIPTION
1	04-30-19	AS BUILT



* LOCATION OF THE DRAIN AND DRAINAGE BLANKET TO BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER AND APPROVED GEOTECHNICAL REQUIREMENTS.

Department of Environmental Management
 Office of Storm Water Management
 Fairfax County, Virginia 22034-0001
 JANUARY 13, 1994
 TELEPHONE (703) 244-1216

DATE: Mr. [Name],
 PROJECT: [Name],
 SUBJECT: [Name],
 REFERENCE: [Name]

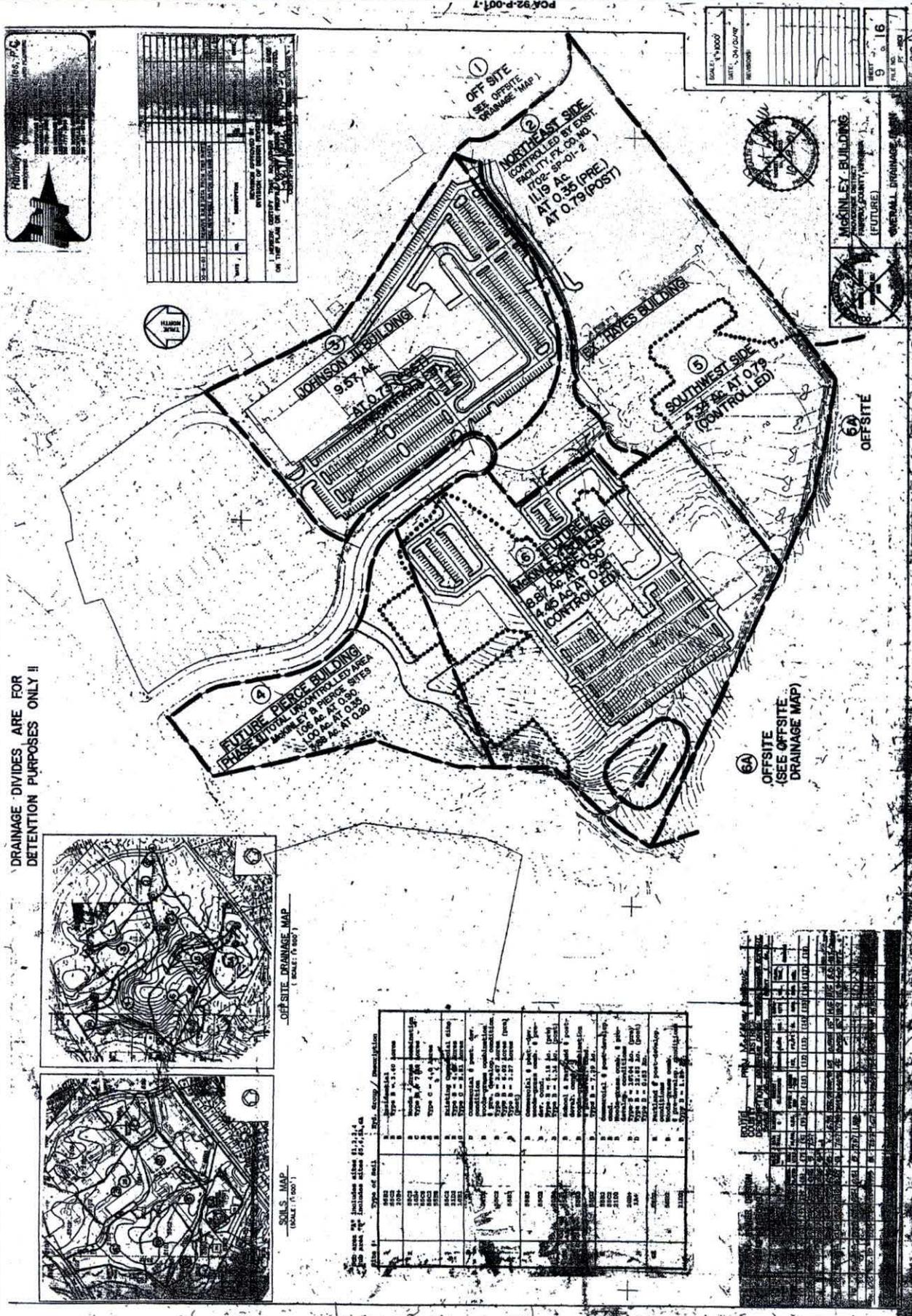
- All site plan elements to be 1/8" = 1" scale.
- The delineated area within the SWM which is currently unimproved shall be submitted to the relevant authority for approval.
- The delineated area within the SWM which is currently unimproved shall be submitted to the relevant authority for approval.

NO.	DATE	DESCRIPTION
1	04-30-19	AS BUILT

NOTES:
 1. THIS STORMWATER MANAGEMENT FACILITY SHALL BE ACTIVELY MAINTAINED BY THE APPLICANT OR ANOTHER PARTY AS REQUIRED BY THE CHESAPEAKE BAY PRESERVATION AND RESTORATION ACT (CPRA) AND THE CHESAPEAKE BAY PRESERVATION AND RESTORATION ACT REGULATIONS (CBPRA) AND THE CHESAPEAKE BAY PRESERVATION AND RESTORATION ACT REGULATIONS (CBPRA) AND THE CHESAPEAKE BAY PRESERVATION AND RESTORATION ACT REGULATIONS (CBPRA).

NO.	DATE	DESCRIPTION
1	04-30-19	AS BUILT

THIS SHEET IS FOR INFORMATION PURPOSES ONLY



DRAINAGE DIVIDES ARE FOR DETENTION PURPOSES ONLY !!



SOILS ARE CLASSIFIED AS PER 22.1-2-1, 22.1-2-2, 22.1-2-3, 22.1-2-4, 22.1-2-5, 22.1-2-6, 22.1-2-7, 22.1-2-8, 22.1-2-9, 22.1-2-10, 22.1-2-11, 22.1-2-12, 22.1-2-13, 22.1-2-14, 22.1-2-15, 22.1-2-16, 22.1-2-17, 22.1-2-18, 22.1-2-19, 22.1-2-20, 22.1-2-21, 22.1-2-22, 22.1-2-23, 22.1-2-24, 22.1-2-25, 22.1-2-26, 22.1-2-27, 22.1-2-28, 22.1-2-29, 22.1-2-30, 22.1-2-31, 22.1-2-32, 22.1-2-33, 22.1-2-34, 22.1-2-35, 22.1-2-36, 22.1-2-37, 22.1-2-38, 22.1-2-39, 22.1-2-40, 22.1-2-41, 22.1-2-42, 22.1-2-43, 22.1-2-44, 22.1-2-45, 22.1-2-46, 22.1-2-47, 22.1-2-48, 22.1-2-49, 22.1-2-50, 22.1-2-51, 22.1-2-52, 22.1-2-53, 22.1-2-54, 22.1-2-55, 22.1-2-56, 22.1-2-57, 22.1-2-58, 22.1-2-59, 22.1-2-60, 22.1-2-61, 22.1-2-62, 22.1-2-63, 22.1-2-64, 22.1-2-65, 22.1-2-66, 22.1-2-67, 22.1-2-68, 22.1-2-69, 22.1-2-70, 22.1-2-71, 22.1-2-72, 22.1-2-73, 22.1-2-74, 22.1-2-75, 22.1-2-76, 22.1-2-77, 22.1-2-78, 22.1-2-79, 22.1-2-80, 22.1-2-81, 22.1-2-82, 22.1-2-83, 22.1-2-84, 22.1-2-85, 22.1-2-86, 22.1-2-87, 22.1-2-88, 22.1-2-89, 22.1-2-90, 22.1-2-91, 22.1-2-92, 22.1-2-93, 22.1-2-94, 22.1-2-95, 22.1-2-96, 22.1-2-97, 22.1-2-98, 22.1-2-99, 22.1-2-100

McKinley Building (Future) Overall Drainage

NO.	DESCRIPTION	AREA (AC)	AT	CONTROLLED BY
1	McKinley Building (Future)	4.22	0.79	Controlled
2	Johnson Building	9.57	0.79	Controlled
3	Future Pierce Building	1.06	0.90	Controlled
4	Northwest Side	11.19	0.35 (Pre), 0.79 (Post)	Controlled
5	Southwest Side	4.22	0.79	Controlled

THIS SHEET IS FOR INFORMATION PURPOSES ONLY

MITRE 4

SPECIAL EXCEPTION PLAT SE 10-PR-023



SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	NOTES & TABULATIONS
3	EXISTING CONDITIONS / EXISTING VEGETATION MAP
4	SPECIAL EXCEPTION PLAT
5	LANDSCAPE PLAN
6,7	STREETSCAPE PLANS AND SECTIONS
8	BUILDING HEIGHT
9	BUILDING ELEVATIONS
10	LOW IMPACT DEVELOPMENT PLAN
11-17	STORMWATER MANAGEMENT

APPLICANT
Cityline Partners LLC
1851 OLD MEADOW ROAD, SUITE 850
WILEY, VA 22102

OWNER
Johnson I 7600 Colshire LLC
C/O CITYLINE PARTNERS LLC
1851 OLD MEADOW ROAD, SUITE 850
WILEY, VA 22102

PLANNING/ARCHITECTURE
Steven Kable Architects
47 RANDALL STREET, SUITE 2
ANNAPOLIS, MD 21403
T 410.268.7224
F 301.858.5824

PLANNING/CIVIL ENGINEERING
Bowman Consulting Group, Ltd.
14220 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VIRGINIA 20151
T 703.484.1000
F 703.441.8720

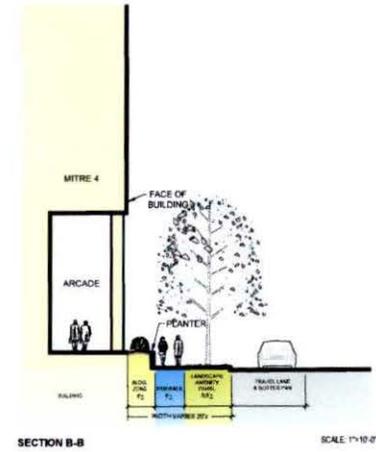
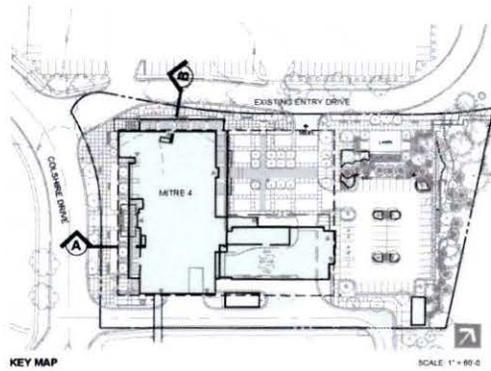
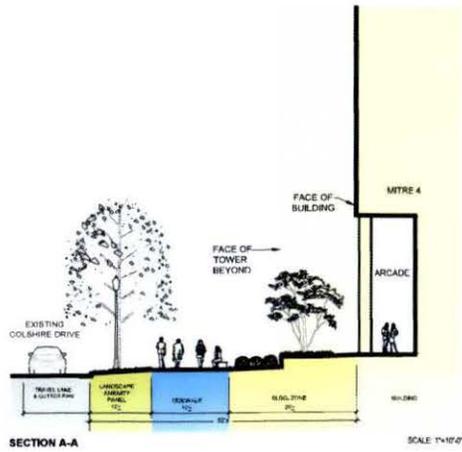
Patton Harris Rust & Associates
1402 LEE ROAD
CHANTILLY, VIRGINIA 20151-1878
T 703.448.8700
F 703.448.8714

LANDSCAPE ARCHITECTURE
Jordan Honeyman Landscape Architecture LLC
711 FLORIDA AVE. NW
WASHINGTON, DC 20001
T 202.866.0711
F 202.866.0712

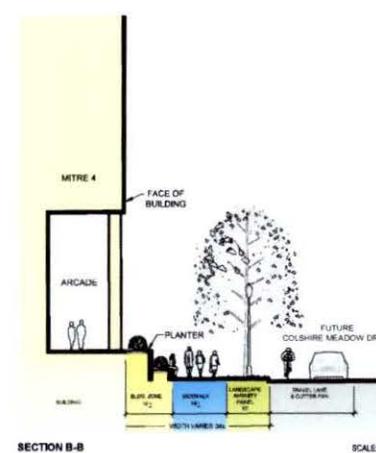
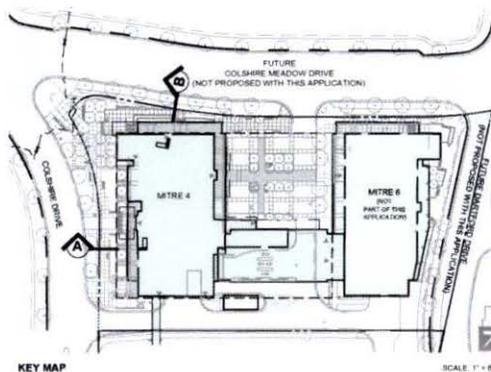
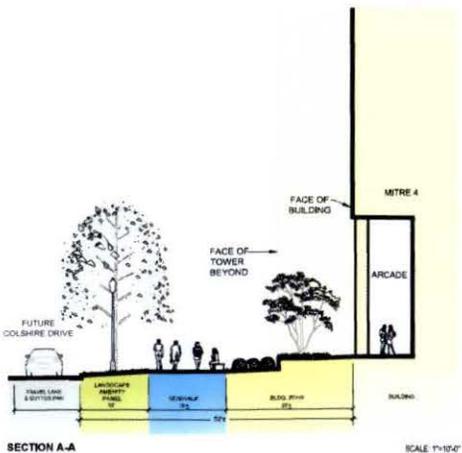
ATTORNEYS
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T 703.528.4726
F 703.528.1387

Cesley LLP
ONE FREEDOM SQUARE
13951 FREEDOM DRIVE
RESTON, VA 20190-9800
T 703.454.8000
F 703.454.8100

REVISIONS:
AUG. 24, 2010
OCT. 25, 2010
DEC. 15, 2010
MAR. 15, 2011
APR. 18, 2011
MAY 10, 2011
JULY 30, 2010
SHEET 1 OF 17
P-01-COV



PROPOSED CONDITION



FUTURE CONDITION WITH COLSHIRE DRIVE

STREETSCAPE PLAN SHOWN ABOVE IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL DESIGN

NOTE: THIS DRAWING SHOWS THE INTENT CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT

Bowman
CONSULTING

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Chantilly, Virginia 20151
Phone: (703) 844-1200
Fax: (703) 844-1205
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STREETSCAPE PLANS AND SECTIONS
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

SE 13-19-023
COUNTY PROJECT NUMBER

PLAN STATUS	
08/17/13	RESUBMISSION

DATE: 08/17/13
DESIGNER: [blank] CHECKED: [blank]

SCALE: AS SHOWN

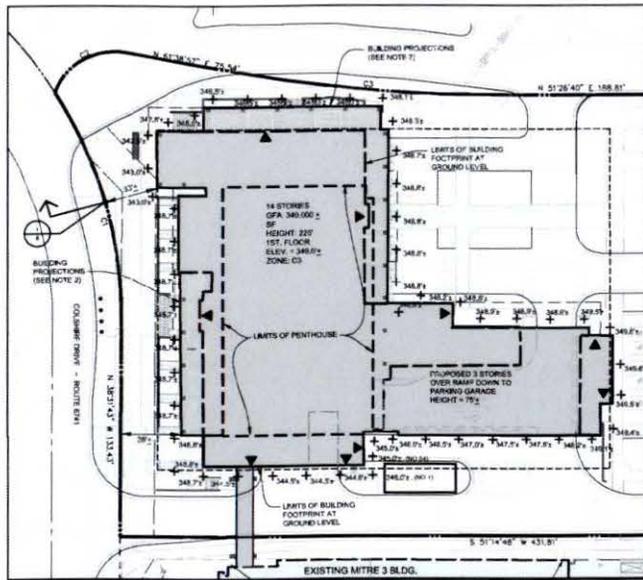
DATE: JULY 30, 2010

FILE NO. [blank]

DATE: [blank]

SHEET: 6 OF 17

FILE NAME: I:\PROJECTS\2013\13-19-023\13-19-023.dwg USER: jason.bowman DATE: 08/17/13 PLOT DATE: 08/17/13 PLOT SCALE: 1"=10'-0"



AVERAGE GRADE PLAN

NOTES:

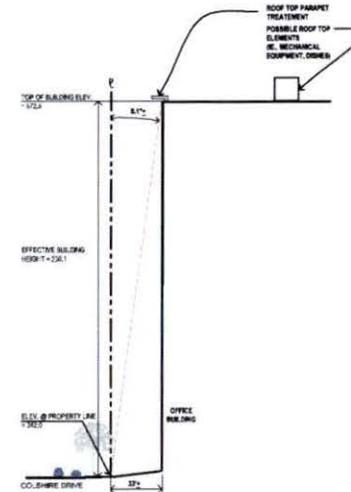
1. PROPOSED GRADES MAY VARY WITH FINAL ENGINEERING
2. SEE BUILDING ELEVATIONS SHEET # FOR ADDITIONAL INFORMATION

AVERAGE GRADE TABULATIONS

NUMBER	ELEVATION ±
1	348.0
2	348.2
3	348.3
4	347.7
5	344.5
6	345.0
7	345.7
8	345.9
9	345.7
10	345.1
11	345.0
12	345.7
13	345.7
14	345.7
15	345.7
16	345.7
17	345.7
18	345.7
19	345.7
20	345.7
21	345.7
22	345.7
23	345.7
24	345.7
25	345.7
26	345.7
27	345.7
28	345.7
29	345.7
30	345.7
31	345.7
32	345.7
33	345.7
34	345.7
35	345.7
36	345.7
37	345.7
38	345.7
39	345.7
40	345.7
41	345.7
42	345.7
43	345.7
44	345.7
45	345.7
46	345.7
47	345.7
48	345.7
49	345.7
50	345.7
51	345.7
52	345.7
AVERAGE	347.6

BUILDING HEIGHT TABULATIONS

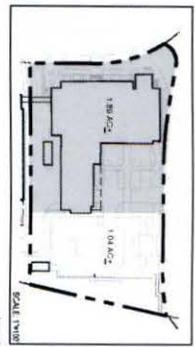
AVERAGE GRADE ELEVATION AROUND BUILDING	= 347.6
BUILDING HEIGHT	= + 225.0
TOP OF BUILDING ELEVATION	= 572.6



1 ANGLE BULK PLANE

DATE	DESCRIPTION
08-10-10	NO SUBMISSION
10-20-10	RESUBMISSION
12-10-10	RESUBMISSION
02-10-11	RESUBMISSION
04-20-11	RESUBMISSION
05-31-11	RESUBMISSION

DATE	DESCRIPTION
DESIGN	JAWAN CHW
SCALE	AS SHOWN
JOB NO.	
DATE	JULY 16, 2010
FILE NO.	P-08-BLDG-HIT

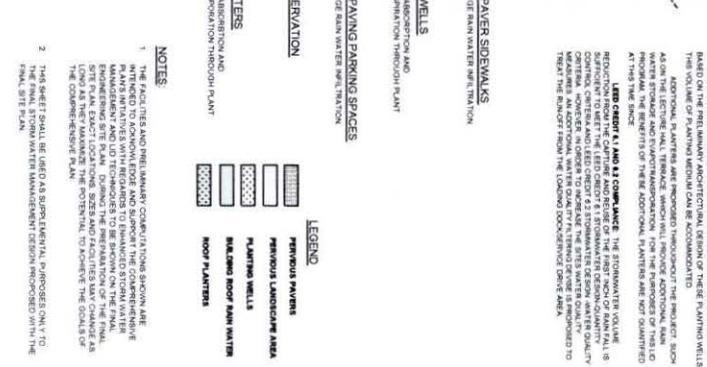
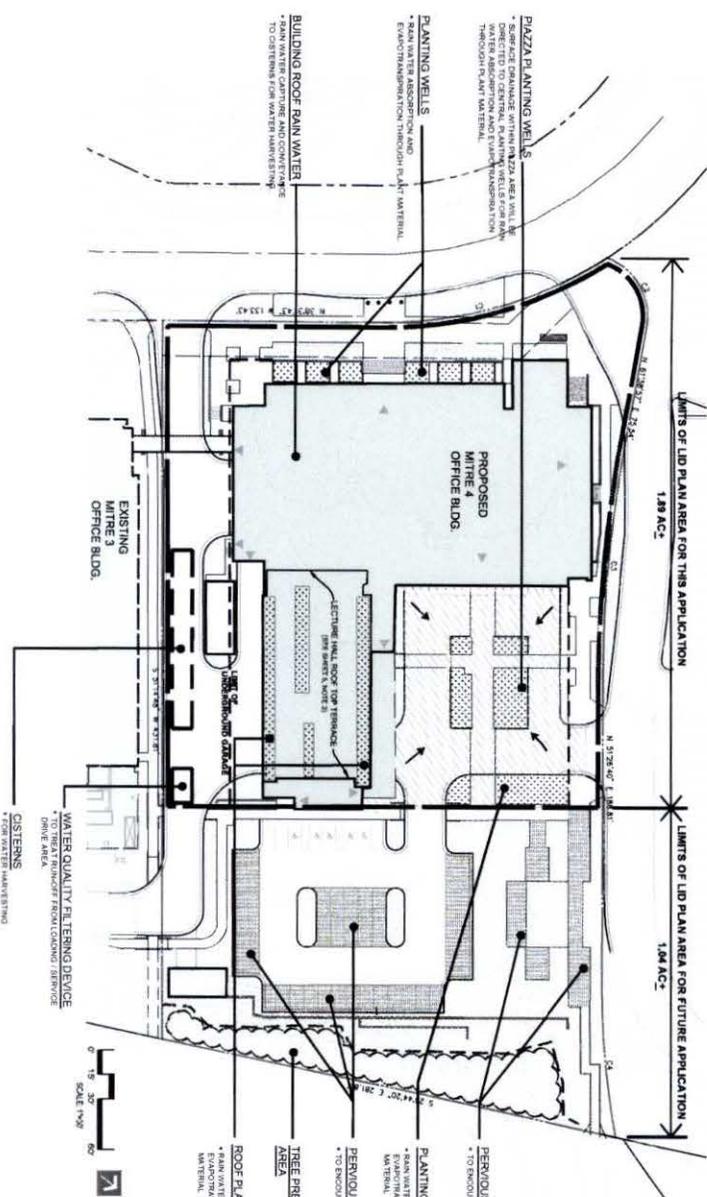


PROPOSED LID PLAN BOUNDARY

LOW IMPACT DEVELOPMENT (LID) PLAN MANIPULATE

Proposed problem
 The proposed development is located on a site with a high percentage of impervious surface. The existing site conditions include a large parking lot, a paved plaza, and a building footprint. The proposed development will include a new building footprint, a new parking lot, and a new plaza. The proposed development will be designed to manage stormwater runoff and reduce the impact on the environment. The proposed development will be designed to meet the requirements of the local stormwater management ordinance. The proposed development will be designed to meet the requirements of the local stormwater management ordinance. The proposed development will be designed to meet the requirements of the local stormwater management ordinance.

Proposed solution
 The proposed solution is to implement a Low Impact Development (LID) plan. The LID plan will include a variety of stormwater management practices, including permeable pavement, rain gardens, and rainwater harvesting. The LID plan will be designed to manage stormwater runoff and reduce the impact on the environment. The LID plan will be designed to meet the requirements of the local stormwater management ordinance. The LID plan will be designed to meet the requirements of the local stormwater management ordinance. The LID plan will be designed to meet the requirements of the local stormwater management ordinance.



NO.	DATE	DESCRIPTION
1	05/12/15	ISSUED FOR PERMITS
2	05/12/15	ISSUED FOR PERMITS
3	05/12/15	ISSUED FOR PERMITS
4	05/12/15	ISSUED FOR PERMITS
5	05/12/15	ISSUED FOR PERMITS
6	05/12/15	ISSUED FOR PERMITS
7	05/12/15	ISSUED FOR PERMITS
8	05/12/15	ISSUED FOR PERMITS
9	05/12/15	ISSUED FOR PERMITS
10	05/12/15	ISSUED FOR PERMITS

LOW IMPACT DEVELOPMENT PLAN
MITRE 4
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

Bowman CONSULTING

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 Suite 300
 Reston, Virginia 20191
 Phone: 703.464.1000
 Fax: 703.464.6700
www.bowmanconsulting.com
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McKinley Site B.M.P. Facility
 Date: February 11, 2010
 Project Number: 17403-04

I. Wetland Classification
 The wetland classification is based on the following criteria:
 1. Wetland Type: **W1 - Wetland**
 2. Wetland Code: **W1A - Wetland**
 3. Wetland Area: **1.18 ac**

II. Wetland Classification
 The wetland classification is based on the following criteria:
 1. Wetland Type: **W1 - Wetland**
 2. Wetland Code: **W1A - Wetland**
 3. Wetland Area: **1.18 ac**

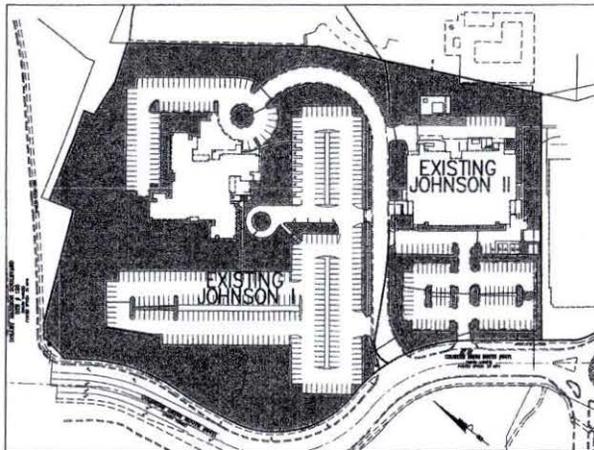
III. Wetland Classification
 The wetland classification is based on the following criteria:
 1. Wetland Type: **W1 - Wetland**
 2. Wetland Code: **W1A - Wetland**
 3. Wetland Area: **1.18 ac**

IV. Wetland Classification
 The wetland classification is based on the following criteria:
 1. Wetland Type: **W1 - Wetland**
 2. Wetland Code: **W1A - Wetland**
 3. Wetland Area: **1.18 ac**

V. Wetland Classification
 The wetland classification is based on the following criteria:
 1. Wetland Type: **W1 - Wetland**
 2. Wetland Code: **W1A - Wetland**
 3. Wetland Area: **1.18 ac**

AS BUILT VOLUMES
 MCKINLEY SWM/BMP FACILITY

ELEV.	AREA	DEPTH	VOLUME	Total (cf)
310.0	1.778	0	0	0
312.0	12.711	2	14.488	14.488
314.0	16.078	2	42.276	56.764
316.0	17.187	2	54.314	111.078
318.0	18.289	0.2	3.614	114.692
320.0	23.442	1.8	39.224	153.916
322.0	24.430	2	48.860	202.776
324.0	24.430	2	48.860	251.636
326.0	24.430	2	48.860	300.496
328.0	24.430	2	48.860	349.356
330.0	24.430	2	48.860	398.216
332.0	24.430	2	48.860	447.076
334.0	24.430	2	48.860	495.936
336.0	24.430	2	48.860	544.796
338.0	24.430	2	48.860	593.656
340.0	24.430	2	48.860	642.516
342.0	24.430	2	48.860	691.376
344.0	24.430	2	48.860	740.236
346.0	24.430	2	48.860	789.096
348.0	24.430	2	48.860	837.956
350.0	24.430	2	48.860	886.816
352.0	24.430	2	48.860	935.676
354.0	24.430	2	48.860	984.536
356.0	24.430	2	48.860	1033.396
358.0	24.430	2	48.860	1082.256
360.0	24.430	2	48.860	1131.116
362.0	24.430	2	48.860	1179.976
364.0	24.430	2	48.860	1228.836
366.0	24.430	2	48.860	1277.696
368.0	24.430	2	48.860	1326.556
370.0	24.430	2	48.860	1375.416
372.0	24.430	2	48.860	1424.276
374.0	24.430	2	48.860	1473.136
376.0	24.430	2	48.860	1521.996
378.0	24.430	2	48.860	1570.856
380.0	24.430	2	48.860	1619.716
382.0	24.430	2	48.860	1668.576
384.0	24.430	2	48.860	1717.436
386.0	24.430	2	48.860	1766.296
388.0	24.430	2	48.860	1815.156
390.0	24.430	2	48.860	1864.016
392.0	24.430	2	48.860	1912.876
394.0	24.430	2	48.860	1961.736
396.0	24.430	2	48.860	2010.596
398.0	24.430	2	48.860	2059.456
400.0	24.430	2	48.860	2108.316
402.0	24.430	2	48.860	2157.176
404.0	24.430	2	48.860	2206.036
406.0	24.430	2	48.860	2254.896
408.0	24.430	2	48.860	2303.756
410.0	24.430	2	48.860	2352.616
412.0	24.430	2	48.860	2401.476
414.0	24.430	2	48.860	2450.336
416.0	24.430	2	48.860	2499.196
418.0	24.430	2	48.860	2548.056
420.0	24.430	2	48.860	2596.916
422.0	24.430	2	48.860	2645.776
424.0	24.430	2	48.860	2694.636
426.0	24.430	2	48.860	2743.496
428.0	24.430	2	48.860	2792.356
430.0	24.430	2	48.860	2841.216
432.0	24.430	2	48.860	2890.076
434.0	24.430	2	48.860	2938.936
436.0	24.430	2	48.860	2987.796
438.0	24.430	2	48.860	3036.656
440.0	24.430	2	48.860	3085.516
442.0	24.430	2	48.860	3134.376
444.0	24.430	2	48.860	3183.236
446.0	24.430	2	48.860	3232.096
448.0	24.430	2	48.860	3280.956
450.0	24.430	2	48.860	3329.816
452.0	24.430	2	48.860	3378.676
454.0	24.430	2	48.860	3427.536
456.0	24.430	2	48.860	3476.396
458.0	24.430	2	48.860	3525.256
460.0	24.430	2	48.860	3574.116
462.0	24.430	2	48.860	3622.976
464.0	24.430	2	48.860	3671.836
466.0	24.430	2	48.860	3720.696
468.0	24.430	2	48.860	3769.556
470.0	24.430	2	48.860	3818.416
472.0	24.430	2	48.860	3867.276
474.0	24.430	2	48.860	3916.136
476.0	24.430	2	48.860	3964.996
478.0	24.430	2	48.860	4013.856
480.0	24.430	2	48.860	4062.716
482.0	24.430	2	48.860	4111.576
484.0	24.430	2	48.860	4160.436
486.0	24.430	2	48.860	4209.296
488.0	24.430	2	48.860	4258.156
490.0	24.430	2	48.860	4307.016
492.0	24.430	2	48.860	4355.876
494.0	24.430	2	48.860	4404.736
496.0	24.430	2	48.860	4453.596
498.0	24.430	2	48.860	4502.456
500.0	24.430	2	48.860	4551.316
502.0	24.430	2	48.860	4600.176
504.0	24.430	2	48.860	4649.036
506.0	24.430	2	48.860	4697.896
508.0	24.430	2	48.860	4746.756
510.0	24.430	2	48.860	4795.616
512.0	24.430	2	48.860	4844.476
514.0	24.430	2	48.860	4893.336
516.0	24.430	2	48.860	4942.196
518.0	24.430	2	48.860	4991.056
520.0	24.430	2	48.860	5039.916
522.0	24.430	2	48.860	5088.776
524.0	24.430	2	48.860	5137.636
526.0	24.430	2	48.860	5186.496
528.0	24.430	2	48.860	5235.356
530.0	24.430	2	48.860	5284.216
532.0	24.430	2	48.860	5333.076
534.0	24.430	2	48.860	5381.936
536.0	24.430	2	48.860	5430.796
538.0	24.430	2	48.860	5479.656
540.0	24.430	2	48.860	5528.516
542.0	24.430	2	48.860	5577.376
544.0	24.430	2	48.860	5626.236
546.0	24.430	2	48.860	5675.096
548.0	24.430	2	48.860	5723.956
550.0	24.430	2	48.860	5772.816
552.0	24.430	2	48.860	5821.676
554.0	24.430	2	48.860	5870.536
556.0	24.430	2	48.860	5919.396
558.0	24.430	2	48.860	5968.256
560.0	24.430	2	48.860	6017.116
562.0	24.430	2	48.860	6065.976
564.0	24.430	2	48.860	6114.836
566.0	24.430	2	48.860	6163.696
568.0	24.430	2	48.860	6212.556
570.0	24.430	2	48.860	6261.416
572.0	24.430	2	48.860	6310.276
574.0	24.430	2	48.860	6359.136
576.0	24.430	2	48.860	6407.996
578.0	24.430	2	48.860	6456.856
580.0	24.430	2	48.860	6505.716
582.0	24.430	2	48.860	6554.576
584.0	24.430	2	48.860	6603.436
586.0	24.430	2	48.860	6652.296
588.0	24.430	2	48.860	6701.156
590.0	24.430	2	48.860	6750.016
592.0	24.430	2	48.860	6798.876
594.0	24.430	2	48.860	6847.736
596.0	24.430	2	48.860	6896.596
598.0	24.430	2	48.860	6945.456
600.0	24.430	2	48.860	6994.316
602.0	24.430	2	48.860	7043.176
604.0	24.430	2	48.860	7092.036
606.0	24.430	2	48.860	7140.896
608.0	24.430	2	48.860	7189.756
610.0	24.430	2	48.860	7238.616
612.0	24.430	2	48.860	7287.476
614.0	24.430	2	48.860	7336.336
616.0	24.430	2	48.860	7385.196
618.0	24.430	2	48.860	7434.056
620.0	24.430	2	48.860	7482.916
622.0	24.430	2	48.860	7531.776
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630.0	24.430	2	48.860	7727.216
632.0	24.430	2	48.860	7776.076
634.0	24.430	2	48.860	7824.936
636.0	24.430	2	48.860	7873.796
638.0	24.430	2	48.860	7922.656
640.0	24.430	2	48.860	7971.516
642.0	24.430	2	48.860	8020.376
644.0	24.430	2	48.860	8069.236
646.0	24.430	2	48.860	8118.096
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650.0	24.430	2	48.860	8215.816
652.0	24.430	2	48.860	8264.676
654.0	24.430	2	48.860	8313.536
656.0	24.430	2	48.860	8362.396
658.0	24.430	2	48.860	8411.256
660.0	24.430	2	48.860	8460.116
662.0	24.430	2	48.860	8508.976
664.0	24.430	2	48.860	8557.836
666.0	24.430	2	48.860	8606.696
668.0	24.430	2	48.860	8655.556
670.0	24.430	2	48.860	8704.416
672.0	24.430	2	48.860	8753.276
674.0	24.430	2	48.86	

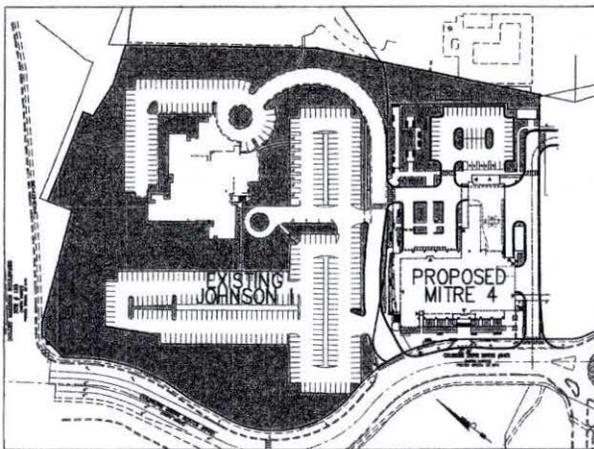


1 EXISTING PEROUS AREA EXHIBIT
SCALE: 1"=100'

NOTE: THIS EXHIBIT SHOWS THE ACTUAL EXISTING PEROUS AREA ON THE JOHNSON I AND JOHNSON II SITES.

■ = PEROUS AREA

JOHNSON I AND JOHNSON II SITES:
EXISTING CONDITIONS:
SITE AREA: 10.77 ACRES
PERVIOUS AREA: 209,095 SF
% PEROUS: 45%
% IMPEROUS: 55%
C-FACTOR: 0.63



2 PROPOSED PEROUS AREA EXHIBIT
SCALE: 1"=100'

NOTE: THIS EXHIBIT SHOWS THE PEROUS AREA BASED ON THE EXISTING CONDITIONS OF THE JOHNSON I SITE AND THE PROPOSED REDEVELOPMENT OF THE JOHNSON II SITE.

JOHNSON II SITE ONLY:
PROPOSED CONDITIONS:
% IMPEROUS: 75%

JOHNSON I AND JOHNSON II SITES:
PROPOSED CONDITIONS:
SITE AREA: 10.77 ACRES
PERVIOUS AREA: 197,474 SF
% PEROUS: 42%
% IMPEROUS: 58%
C-FACTOR: 0.65

Part 3: Compute the Total Phosphorus Removal for the Site

Schema Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
2	vet	30	X 10.46530 X	0.72072	= 14.73
4	vet	20	X 4.429430 X	0.66072	= 0.70
3	vet	30	X 4.340430 X	0.72072	= 0.78
5	vet	30	X 4.762530 X	0.55072	= 0.82
4	vet	30	X 2.829530 X	0.55072	= 1.58
(4) Total =					27.61 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

- (A) Select Requirement (for new development) (a) 40% Except Redevelopment Areas (See Below)
- Water Supply Overlay District (Cookson Watershed) = 50% (Fairfax County and Prince William County)
 - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)
 - Chesapeake Bay Preservation Area (Redevelopment) = (See Redevelopment Comps. Below)

Redevelopment calc. for:
1-Johnson II
"C" pcr=0.63 "C" pcr=0.70
Redevelopment=[1-0.56("C" pcr"/"C" pcr)] x100=199%
(See Johnson 3 pre-development map, sheet 9A of 16)
2-Johnson I & II (Future)
"C" pcr=0.71 "C" pcr=0.80
Redevelopment=[1-0.56("C" pcr"/"C" pcr)] x100=1129%

"BMP" Requirement Calc.

Site Area	Eff.	C Ratio	Area Ratio	Eff.
2. McKinley, Platts, Taylor	40%	x 0.72072	x 10.46530	= 11.78%
1. Johnson II	19%	x 0.59072	x 3.53530	= 1.87%
3. Hayes	10%	x 0.72072	x 4.54830	= 1.39%
6. McKinley	40%	x 0.68072	x 2.69030	= 2.78%
7. Taylor	40%	x 0.45072	x 6.68230	= 2.59%
4. Johnson I, II	20.12%	x 0.60072	x 10.77030	= 6.82%
Total				27.17%

(B) If the 3(A) 27.43% Less 4(A) 27.17% then Phosphorus removal requirement is satisfied.

3 PORTION OF BMP COMPUTATIONS FROM SHEET 12

NOTE: THE ABOVE BMP COMPUTATIONS ARE TAKEN FROM SHEET 12 OF THIS PLAN SET (SHEET 8 OF 16) FROM THE MOBILITY FUND PLAN #1002-09-005-01, AND ARE SHOWN ON THIS SHEET AS REFERENCE ONLY. THE COMPUTATIONS ARE BASED UPON THE PPMs (IN EFFECT IN 1996) REDEVELOPMENT FORMULA WHICH UTILIZES (CR) AND (CPR). SEE BELOW FOR REVISED BMP COMPUTATIONS BASED UPON THE CURRENT PFM REDEVELOPMENT FORMULA WHICH UTILIZES (PR) AND (RPR).

Redevelopment Calculation for:

Site Area	Eff.	C Ratio	Area Ratio	Eff.
2. McKinley, Platts, Taylor	40.00%	x 0.72 / 0.72	x 10.40 / 35.30	= 11.78%
1. Johnson II	25.12%	x 0.70 / 0.72	x 3.53 / 35.30	= 2.54%
3. Hayes	30.00%	x 0.70 / 0.72	x 4.54 / 35.30	= 1.54%
6. McKinley	40.00%	x 0.68 / 0.72	x 2.69 / 35.30	= 2.78%
7. Taylor	40.00%	x 0.45 / 0.72	x 6.68 / 35.30	= 2.52%
8. Johnson I, II	14.99%	x 1.00 / 0.72	x 10.77 / 35.30	= 4.00%
Total				25.08%

Phosphorus Removal Requirement = 25.08%
Phosphorus Removal Provided = 27.43%

Therefore, the phosphorus removal requirement has been satisfied.

4 UPDATED BMP COMPUTATIONS PER CURRENT PFM STANDARDS

NOTE: THE PURPOSE OF THE ABOVE BMP COMPUTATIONS ARE TO DEMONSTRATE THAT THE BMP REQUIREMENTS FOR THE JOHNSON I AND JOHNSON II SITES ARE STILL SATISFIED VIA THE MOBILITY FUND WHEN UTILIZING THE PFM'S CURRENT REDEVELOPMENT FORMULA FROM SECTION 6-402.8.

PLAN STATUS

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

DESCRIPTION OF THE APPLICATION

The applicant proposes to construct a 340,000 SF office building having a height of 225 feet on the subject 2.93 acre portion of a 15.95 acre site located in the West*Gate office park. This office park is located on the south side of Route 123 at the intersection of Route 123 and Colshire Drive, approximately ¼ of a mile from the Tysons East Metro Station. To that end, the applicant has requested approval of a Proffered Condition Amendment (PCA) and a Special Exception (SE).

Proffered Condition Amendment **PCA 92-P-011-7** is requested on Tax Map Parcels 30-3 ((28)) C1, 4B, 4C and 30-3((28)) 4C in order to transfer approved but previously unbuilt office square footage from Land Bay B-6 to Land Bay B-3. In addition, the applicant has requested a special exception (**SE 2010-PR-023**) on a portion of Tax Map Parcel 30-3 ((28)) 4C. (Land Bay B-3) in order to exceed the C-3 maximum height of 90 feet. With approval of these applications, the applicant may demolish an existing two-story office building (known as the Johnson II building) on Parcel 4A1, combine that existing square footage with the requested transferred density and construct a new 225-foot high office building. The applicant and current owner of the property is Cityline. It is anticipated that this building will be incorporated into the existing MITRE campus, which is located to the south of the SE site.

Neither of these applications will increase the overall density of the West*Gate office park. The overall density in West*Gate will remain 0.62 and the density for Land Bay B will remain at 0.71. Previous rezonings, as discussed below, created distinct land bays in West*Gate, and this proposal deals with density and square footage in Land Bay B. The applicant has prepared a FAR tabulation chart to demonstrate that the overall FAR will not be exceeded with this proposal.

Staff also notes that the entire property under consideration here has been included in a requested rezoning to the Planned Tysons Urban Center (PTC) zoning district which would make this office building a part of a mixed use center near the Tysons East Metro Station. This rezoning application has been submitted but not accepted at this time. The applicant anticipates beginning construction on this site prior to the rezoning of the mixed use center.

Waivers Requested:

The applicant requests a waiver of the required Transitional Screening 1 and barrier requirements along the eastern property boundary adjacent to the Commons residential development.

The applicant requests a waiver of the required front yard and angle of bulk plane requirement along front yard along both Colshire Drive and the future Colshire Meadow Drive in accordance with Section 2-418 of the Zoning Ordinance.

Further, the applicant requests approval of the Parking Redesignation Plan as allowed by Section 11-101 of the Zoning Ordinance for uses not seeking to rezone to the PTC Zoning District. The redesignation plan is attached at Appendix 6.

The applicant further requests a modification of the loading space requirement to provide two spaces instead of the required five loading spaces.

LOCATION AND CHARACTER

Site Description:

The area subject to **PCA 92-P-001-7** (known as Land Bays B-3 and B-6) comprises 15.95 acres; however, the proposed office building is to be located on a 2.93 acre portion of the 15.95 acres. The 2.93 acre SE site area is currently developed with a two-story 79,883 SF office building and associated surface parking lot as depicted on Sheet 3 of the SE Plat. The developed area of the site is rather flat, but there is a steep slope on the eastern boundary of the site where it is adjacent to the multi-family development known as the Commons. In addition, this area of the site contains several large evergreen trees in good to fair condition. As discussed above, the applicant proposes to demolish the building and its associated surface parking.

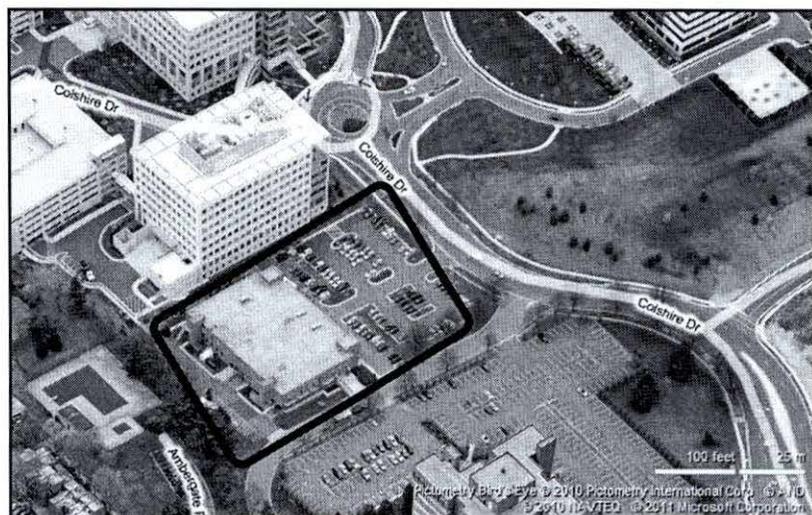


Figure 1 Existing Conditions

BACKGROUND

HISTORY (See Appendix 3)

On June 22, 1992, the Board of Supervisors (BOS) approved **RZ 92-P-001** to rezone 128.63 acres, which comprised the West*Gate site, from I-3, I-4, C-2, C-7, R-1 and Highway Corridor (HC) Districts to the C-3 and HC Districts, subject to proffers dated June 19, 1992. Under the proffers for **RZ 92-P-001**, a maximum FAR of 0.6232 was established for the subject 128.63 acres. These proffers also created three land bays, known as the Old Springhouse Road, Colshire Drive, and Old Meadow Road Land Bays (Land Bays A, B, and C, respectively).

The GDP for **RZ 92-P-001** was not proffered in its entirety; the applicant only proffered certain items within the GDP, including: (1) the overall maximum density for West*Gate and the maximum density for each of the three land bays; (2) maximum building heights; (3) conceptual limits of clearing and grading; (4) a Best Management Practices (BMP) stormwater management pond; (5) delineation of the Scott's Run Environmental Quality Corridor (EQC); (6) a typical parking lot landscaping plan; and, (7) sidewalks and trails. Building size, location and footprints, as depicted on the GDP, were not proffered.

On March 22, 1999, the Board of Supervisors (BOS) approved **PCA 92-P-001**. Under this application, the approved proffers were amended in order to:

- (1) Decrease the overall allowable density for the subject site from 0.6232 to 0.60 FAR;
- (2) Increase the height of the McKinley, Pierce and Taylor buildings (Colshire Land Bay) to a maximum of 105 feet and the Washington, Adams, Madison and Jefferson buildings (Old Springhouse Road Land Bay) to a maximum of 150 feet;
- (3) Dedicate a 2.35 acre parcel within the Colshire Drive Land Bay for public use (it was, and still is, expected that this use will be a bus transfer station);
- (4) Reserve and dedicate land within the Old Springhouse Road Land Bay for the future Beltway widening and the future Metrorail extension;
- (5) Create a new Transportation Demand Management (TDM) program within the Tysons Corner Urban Center;
- (6) Provide the Fairfax County Park Authority (FCPA) with \$250,000 for the acquisition, development or maintenance of park and recreation facilities in the Providence District in lieu of a previously-approved proffer to dedicate four parcels of land, totaling one (1) acre in size;

- (7) Permit a proposed parking structure to encroach into the Scott's Run EQC; and,
- (8) Provide stormwater management and best management practices (SWM/BMP) facilities which meet current Public Facility Manual (PFM) standards.

Concurrently, the Board approved **RZ 1998-PR-052** to rezone portions of right-of-way of Old Springhouse Road from I-4 to C-3 in order to permit future development within the abandoned portions of the road. The accepted proffers for that rezoning application were combined with the proffers for **PCA 92-P-001**.

Also, on March 22, 1999, the Board approved **SE 98-P-050**, a Category 6 Special Exception (SE) for an increase in building height within the Colshire Drive Land Bay (Land Bay B) of West*Gate. Under **SE 98-P-050**, the height of the proposed McKinley, Pierce and Taylor Buildings was increased from 90 feet to a maximum of 105 feet and the SE implementation time period was established at 10 years.

Also, on March 22, 1999, the Board approved **SE 98-P-051**, a Category 6 Special Exception (SE) for an increase in building height within the Old Springhouse Road Land Bay (Land Bay A) of West*Gate. Under **SE 98-P-051**, the height of the proposed Washington, Adams, Madison and Jefferson Buildings was increased from 90 feet to a maximum of 150 feet and the SE implementation time period was established at 10 years. Finally, the BOS also waived the setback requirements for specific buildings and parking structures per Sect. 2-418 of the Zoning Ordinance.

On October 16, 2000, the Board of Supervisors (BOS) approved **PCA 92-P-001-2 and PCA 1998-PR-052**. Under these concurrent applications, the approved proffers were amended in order to increase the overall maximum allowable density for West*Gate from 0.60 to 0.65 FAR (an increase of 300,521 square feet). Under the approved proffers, the additional 300,521 square feet was not assigned to a particular land bay; rather, it can be used anywhere within the subject site.

Also, on October 16, 2000, the Board approved **SEA 98-P-051**, to amend SE 98-P-051, a previously approved Category 6 Special Exception (SE), which permitted an increase in building height to 150 feet within the Old Springhouse Road Land Bay (Land Bay A) of West*Gate. The approved special exception amendment (SEA) plat contained two (2) site layouts. Under the first site layout (Option 1), the height of the proposed Adams Building would be increased from a maximum of 150 feet to a maximum of 225 feet (195 feet of occupiable space plus an additional 30 feet for a penthouse structure). The Washington, Madison and Jefferson Buildings would remain at a maximum of 150 feet. The second proposed site layout

(Option 2) would retain the currently approved site layout, which was approved under SE 98-P-051. The BOS approved **SEA 98-P-051** with a development condition which would require that at the time of site plan review and approval, the applicant elect one of the two proposed site layout options shall be elected for pursuit. Finally, both proposed site layouts included waivers of the setback requirements per Sect. 2-418 of the Zoning Ordinance and waivers of the interior parking lot landscaping requirements per Sect. 13-201.

On May 7, 2001, the Board approved **PCA 92-P-001-3**, a partial Proffered Condition Amendment (PCA) to amend the proffers for RZ 92-P-001 to take 167,111 square feet (SF) of gross floor area (GFA) from the unassigned density bank for West*Gate and assign it to the Colshire Drive Land Bay (Land Bay B). Of this GFA, 62,110 SF would be assigned to Land Bay B-1 and 105,000 SF would be assigned to Land Bay B-6 (the subject site for SE 01-P-011).

Also on May 7, 2001, the Board approved **SE 01-P-011**, a Category 6 Special Exception (SE) for an increase in building height from 90 to 105 feet within the Colshire Drive Land Bay (Land Bay B). The subject site is known as Land Bay B-6 and constitutes a portion of the Colshire Drive Land Bay (Land Bay B). Under the approved site layout, the height of the proposed building, which is known as the Johnson III Building, would be increased from a maximum of 90 feet to a maximum of 105 feet. The approved site layout included a waiver of the setback requirement per Sect. 2-418 of the Zoning Ordinance to reduce the front yard setback for the proposed Johnson III building from a 25 degree angle of bulk plane (ABP) to a 20 degree ABP.

On December 3, 2001, the Board approved **PCA 92-P-001-4**, a partial Proffered Condition Amendment (PCA) to amend proffers for portions of the property subject to RZ 92-P-001 in order to reallocate density between land bays within West*Gate. This PCA did not change the overall density, uses, or other proffered commitments for West*Gate.

On October 24, 2008, the Board approved **PCA 92-P-001-5**, a partial PCA which deleted 19.61 acres from RZ 92-P-001 and removed the proffers for that land area. Also on October 24, 2008, the Board approved RZ 2008-PR-011 which established a new set of proffers for the 19.61 acres in order to permit the ultimate development of the MITRE Corporation campus while maintaining the C-3 zoning district. The applicant proffered the development plan and permitted the development of 855,301 SF of development, including 697,862 SF of existing development and 157,439 SF in a new building, referred to as MITRE 4. The overall FAR was limited to 1.0. This area is not included in the present application.

On September 26, 2007, the Board approved PCA 92-P-001-06 which created new land bays in West*gate, specifically C-1, C-2, and C-3, but included no new square footage and maintained a limit of 0.65 FAR for the entire West*Gate office park development.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)

Plan Area:	Tysons Corner Urban Center
Planning District:	Tysons East Planning District
Subdistrict:	Colshire Subdistrict
Plan Map:	Office

SCOTTS RUN CROSSING AND COLSHIRE SUBDISTRICTS

The Scotts Run Crossing Subdistrict is comprised of about 58 acres and is bounded by the Dulles Airport Access Road (DAAR) on the north, Route 123 on the east and south, and the Capital Beltway on the west. The Colshire Subdistrict is comprised of about 50 acres and is bounded by Route 123 on the north, Scotts Run on the west, the Anderson Subdistrict on the east and the East Side District on the south.

Base Plan

The two subdistricts are planned for and developed with office use at varying intensities up to 1.0 FAR.

ANALYSIS

GDPA (Copy at front of staff report)

Title of GDPA:	Generalized Development Plan Amendment
Prepared by:	Bowman Consulting
Original and Revision Dates:	February 10, 1992 as revised through May 10, 2011

Proffered Condition Amendment application **PCA 92-P-001-7** seeks to take 290,000 square feet (SF) of gross floor area (GFA) from the Land Bay B-6 and assign it to Land Bay B-3. (The SE Plat depicts that the FAR for the subject parcel will exceed 1.0. The approved proffers do allow density to exceed 1.0 on individual building sites, subject to the overall cap for West*Park, and the applicant has noted on Sheet 2 that the site plan for this development will include tabulations demonstrating the overall FAR for Land Bay B-3 will not exceed 1.0.)

A 2.93 acre portion of Land Bay B-3 is also the subject site for **SE 2010-PR-023**. The approved proffers for West*Gate permit modification to the proffers and/or the GDP, which only affect a specific building site or land bay, to be approved by the BOS upon application for a PCA by the individual owner of the specific building site or land bay without amending the entire proffer statement or the entire GDPA.

The overall density for the Colshire Drive Land Bay would remain at 0.71 FAR. The overall density for West*Gate would remain at 0.62 FAR.

Below is a brief description of the GDPA:

The GDPA contains 11 sheets which illustrate how density can be transferred from Land Bay B-6 to B-3 and remain in conformance with the proffers and development plans associated with the original development of the West*Gate office park. **Sheet 1** shows the Land Bays of West*Gate, A-D, with Land Bays B-6 and B-3 highlighted. **Sheet 2** is the GDPA for the approved conditions in the Colshire Drive area. **Sheet 3** shows the revised conditions requested in this zoning application. **Sheet 4** shows the revised tabulations for West*Gate showing the density transfer from the Taylor to Johnson sites. **Sheet 5** shows typical parking lot landscaping from original GDPA (not proffered). **Sheets 6-10** show previously approved SWM plans. **Sheet 11** contains the current BMP, SWM and outfall narratives.

Special Exception (SE) Plat (Copy at front of staff report)

Title of SE Plat:	MITRE 4
Prepared By:	Bowman Consulting
Original and Revision Dates:	August 24, 2010 as revised through May 10, 2011

The SE Plat contains seventeen sheets that describe the physical layout of the site and technical features of the proposed development. **Sheet 1** is the cover sheet and contains a rendering of the proposed building, listing of the development team and Sheet Index. **Sheet 2** contains general notes, a vicinity map, elevations of the proposed courtyard and site tabulations. **Sheet 3** is the existing conditions/vegetation map and contains tree preservation calculations. **Sheet 4** is the special exception plan showing the layout of the building, parking lot and open spaces. **Sheet 5** is the landscape plan. **Sheet 6** shows the streetscape conditions for both the existing conditions as well as future conditions with the extension of Colshire Meadow Drive and a possible MITRE 6 building in the proposed surface parking lot. **Sheet 7** shows streetscape sections for the landscaping and surface parking lot at the future Colshire Meadow extension and future Dartford Drive. **Sheet 8** shows the building height. **Sheet 9** shows building elevations. **Sheets 10-15** are excerpted sheets from the site plan approval of the McKinley Building SWM facility. **Sheet 16** contains the SWM, BMP and outfall narratives with photos, maps, and the stormwater checklist. **Sheet 17** contains further information for the stormwater management plan including calculations of pervious areas and BMP computations.

The following features are depicted on the SE Plat:

Site Layout

The development is proposed on a fairly rectangular lot with the building occupying the southwestern corner of the existing Colshire Drive and the future Colshire Meadow Drive. The building is L-shaped with its long end along the Colshire Drive frontage. The smaller end is located at the far end of an auto court and is proposed to serve as an auditorium/exhibition space. The main part of the proposed building will contain 14 stories at a maximum height of 225 feet, while the auditorium space is proposed to have 3 stories with a maximum height of 75 feet. The remainder of the site is proposed to be developed with an auto court, referred to as "the piazza" on the SE Plat, a surface parking area and a park located along the future Colshire Meadow Drive extension.

Staff notes that the applicant has also shown on Sheet 6, for illustrative purposes only, a building to be constructed on the surface parking lot/pocket park. Ultimately, if this parcel is incorporated into a PTC rezoning application, the building as depicted illustrated on Sheet 6 may be the ultimate condition for this parcel. Details on such a building would be provided and reviewed in the PTC zoning application referred to earlier in this report.

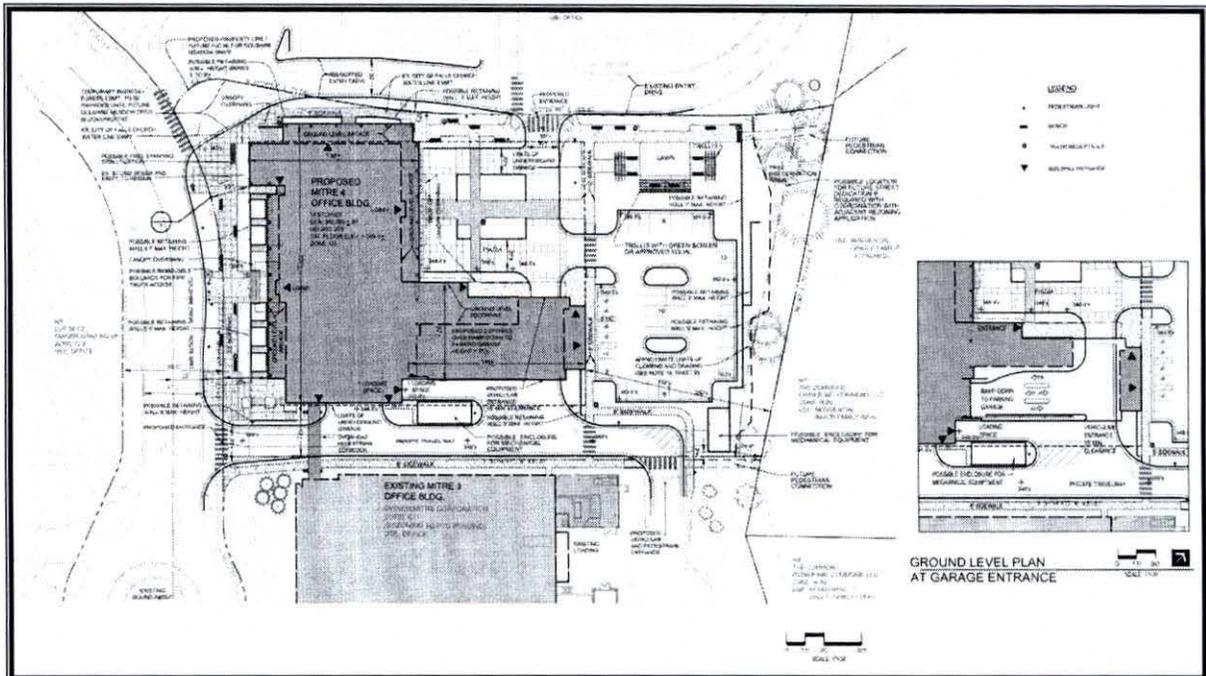


Figure 3 Site Layout

Parking, Access and Future Street Connections

The applicant proposes to accommodate parking through both an underground facility and a surface parking lot. The surface parking lot contains approximately 46 spaces (including five handicapped parking spaces) and the underground facility contains approximately 460 spaces which will have four underground levels located underneath the proposed structure and auto court (but not the surface parking lot). The site will be accessed through a driveway entrance from an existing private driveway off of Colshire Drive. This private driveway connecting to Colshire Drive is proposed to ultimately enter the grid of streets as Colshire Meadow Drive (extended), which the Plan anticipates will eventually connect to Anderson Road. The ultimate alignment and access point is shown on Sheet 7 of the SE Plat. The applicant shows this extension of Colshire Meadow Drive but notes that this extension is not proposed with this application. It is anticipated that this extension will be proposed as part of the aforementioned future rezoning application to the PTC Zoning District. The applicant also shows the alignment of the future Dartford Drive along the northeastern property boundary and how that right of way can be accommodated on this site.

Streetscaping

The applicant proposes streetscaping along Colshire Drive and the future Colshire Meadow Drive, which are defined as collector streets within the

Comprehensive Plan. The applicant proposes a landscape amenity panel, sidewalk and building zone along both streets. Specifically, along Colshire Drive, as depicted in detail on Sheet 6, the applicant proposes a 12 foot wide landscape amenity panel which is proposed to contain trees and groundcover. The applicant further proposes a 15 foot wide sidewalk of patterned concrete pavers and a 25 foot wide building zone is proposed to contain sidewalk areas and landscaping. Along the future Colshire Meadow Drive, the applicant proposes a landscape amenity panel of 8.5 feet in width, sidewalk of 6 to 13 feet and a building zone of 6 feet. The applicant has also provided illustrations of the streetscaping along the future Dartford Drive, both with and without a future building in the corner of the intersection of Dartford and Colshire Meadow Drives. The applicant further proposes several trees within an existing utility easement along the future Colshire Meadow Drive extension. These trees are additions to the landscape amenity panel and will be provided with appropriate letters of permission. If the trees cannot be planted, the applicant has depicted alternate locations onsite for other tree planting.

Park Space

The applicant proposes a landscaped seating area between the proposed surface parking lot and the future Colshire Meadow Drive extension. As shown on the Landscape Plan, this area comprises approximately 0.13 acres and is proposed to be landscaped with evergreen trees, canopy trees, benches, grass and a trellis with green screen (or its equivalent). This landscaped area is noted to be temporary as subsequent PTC rezoning applications may propose a building in that space. The presence and design of the area will be subject to review during any subsequent rezoning application.

Stormwater Management

The stormwater generated by this site is proposed to be treated in several ways. First, the applicant has proposed several landscape areas over the underground parking structures which would include pervious pavers to reduce runoff. In addition, the applicant has proposed a green roof on the lecture hall to reduce runoff. The applicant indicates that the rest of the stormwater shall be captured and treated by proposed underground cisterns, Best Management Practices (BMP) facilities and related stormwater appurtenances.

Land Use Analysis (See Appendix 7)

Height

This proposal falls within the Comprehensive Plan height tier 2, where appropriate heights would be 175 feet to 225 feet. As the building here is proposed at a maximum height of 225 feet, staff finds the proposal in harmony with the guidance of the Comprehensive Plan.

Intensity and Use

The base plan of the Comprehensive Plan calls for office use at varying intensities of up to 1.0 FAR. The applicant is proposing only office use in this application. As noted above, the individual FAR on this building site will exceed 1.0, but FAR for Land Bay B-3 will remain below the 1.0. Staff thus finds the intensity and use in harmony with the Comprehensive Plan.

Setbacks

Rather than setbacks from property lines, the Comprehensive Plan for Tysons Corner recommends build-to lines in order to improve the pedestrian realm and help create a vibrant urban environment. In applications seeking to rezone to the PTC zoning district, the applicants are expected to determine a build-to line, a theoretical line on the ground indicating where the facades of buildings should be located. The line ensures that the ground floors of all buildings on a block are in line with each other at the edge of the streetscape, and generally serves as a physical and visual boundary to the pedestrian realm. The Comprehensive Plan suggests that proposed developments in Tysons should adhere to a consistently established build-to line for each block.

The applicant is proposing build-to lines set back further from the street edge than those recommended by the Plan for the collector streets of Colshire and the ultimate configuration of Colshire Meadow Drives. Staff encouraged the applicant to reduce their building zone in order to achieve harmony with the Comprehensive Plan. However, the applicant noted that existing utility easements constrict the applicant's ability to site their building closer to the street. Staff has found that the current design is in keeping with the rest of the MITRE campus. Furthermore, the proposed streetscape avoids any conflicts with tree locations in those easements. Finally, the proposed site layout will accommodate both interim and future conditions along Colshire Meadow. In light of these findings and the existing utility easements, staff finds that the proposed setbacks are in harmony with the Comprehensive Plan.

Interim Surface Parking Lot

With regard to urban design, the Comprehensive Plan notes that surface parking should be avoided. Therefore, staff had encouraged the applicant to remove the surface parking lot altogether or, at the very least, try to mitigate the adverse design impacts of the surface parking within ¼ mile of the metro.

The Comprehensive Plan notes that in the limited instances where surface parking may be appropriate, these lots should be located to the side or rear of

the primary use and should contain pedestrian connections that lead to the front door of the associated building. Surface parking lots should be intensively landscaped, be well-lighted and publicly visible for greater safety. Surface parking lots should provide low walls or fences at the back of the sidewalk or parallel to the adjacent build-to line to enclose and define the pedestrian realm. They should also be designed to contribute to site stormwater management by using elements such as planter area and permeable paving in the parking stall area.

The proposed landscaped area along the future Colshire Meadow Drive includes intensive landscaping, a lawn area, benches and some sort of vertical feature, such as trellis or its equal. That area also has sidewalks that lead to the area front door of the building, although there will be pedestrian connections through the autocourt. The landscaped space therefore provides needed area on the site for use by the office users and local pedestrians for sitting and congregating while shielding the surface parking lot and vehicles from Colshire Meadow Drive. As such, staff finds that this particular design and parking lot is in harmony with the Comprehensive Plan.

It should also be noted that the applicant and the contract purchaser of the site (MITRE) has indicated that the parking area is likely temporary and may be replaced with a future building, referred to as MITRE 6 on these plans. While not a part of this application since that would exceed currently allowable intensity on this site, the applicant has provided an exhibit of this building's (MITRE 6) likely layout and how it would accommodate future streetscaping along the future Dartford Drive. In the future conditions drawings provided on the SE Plat, the applicant has demonstrated that MITRE 6 can meet streetscaping requirements along Dartford Drive. The exhibit showing MITRE 6 relates to a potential future condition of the site, but will be reviewed and be subject to reconsideration/modification as included in any subsequent rezoning application.

Transportation Analysis (See Appendix 8)

Zoning applications in Tysons Corner are expected to further, to an extent commensurate with the extent of the development proposal, the transportation infrastructure necessary to achieve adequate levels of service in Tysons Corner. As such, county staff reviewed the application for specific goals relating to achieving the grid of streets encouraged by the Comprehensive Plan, reducing the number of vehicle trips, providing safe and efficient pedestrian connections with complete streets including sidewalks and streetscapes, and bicycle amenities.

The Grid of Streets

The Plan's conceptual grid of streets for this area shows that the site is flanked by new collector streets to the northeast, northwest and southeast of the site. In its review, staff determined that, in light of other connections, the proposed connection to the southeast was not necessary for safe and efficient functioning of vehicular traffic in the area. However, the northeastern and northwestern connections, specifically the extension of Colshire Meadow Drive and Dartford Drive, are considered necessary. To that end, staff requested that the proposed layout accommodate those future roads.

While the applicant does not propose to construct the extension of Colshire Meadow Drive with this application, the applicant has shown the likely placement and configuration of the street and has designed their site to accommodate such an alignment. In addition, the applicant has shown the possible future location of Dartford Drive along the northeastern property line. Staff would note that the landowners in the Tysons East area have submitted a proposed grid of streets for the entire area around the future Tysons East Metro station. The alignments depicted on this SE Plat are in conformance with that area proposal. Staff has also proposed a development condition that right-of-way to construct the future Dartford Drive and, if necessary Colshire Meadow Drive, be dedicated to the county upon demand. With the configuration shown on the SE Plat and implementation of the development condition, staff finds this issue is resolved.

Transportation Demand Management (TDM)

The Comprehensive Plan recognizes the need for new road facilities but also expects a more efficient use of the existing transportation system through the implementation of TDM programs throughout Tysons Corner. The Comprehensive Plan specifically notes that TDM is a critical component of the Plan to allow 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. While this application deals predominantly with reallocation of approved density and building height, staff believes that it is necessary for the tenants of this building to participate in a TDM program. Considering that it appears that this building will be occupied by employees of the MITRE Corporation, staff believes that employees of this building could participate in MITRE's approved TDM program, either in its current form or as amended by the pending PTC Rezoning application. Staff has thus proposed a development condition that this building be implemented into the current or future MITRE TDM program. With implementation of this development condition, staff finds this issue is resolved.

Parking (See Appendix 6)

Given the site's proximity to the future Tysons East Metro station, staff encouraged the applicant to reduce the amount of provided parking as allowed by the parking redesignation provisions of Sec. 11-102. That section allows uses located in the Tysons Corner Urban Center (but not in the PTC District) to voluntarily elect to reduce the number of off-street parking spaces for the site to a number between what is currently approved for the site and the applicable minimum parking rate specified for the PTC District.

In response to this comment, the applicant reduced the size of the surface parking lot by the replacement of parking spaces with the proposed park area. In addition, the applicant submitted a parking redesignation plan per the Zoning Ordinance to provide a lower parking rate than the minimums in a C-3 Zoning District. Ordinarily, an office use with this amount of square footage would be required to provide 2.6 spaces per 1000 SF of office space. Under those Zoning Ordinance rates, 884 parking spaces would be required for this use. The applicant, noting that the Comprehensive Plan calls for a maximum parking rate of 2.0 within $\frac{1}{4}$ of a mile of the Metro and is providing 506 spaces, or 1.5 spaces per 1000 SF of office development. In addition, the vast majority of the 506 spaces, 460, will be located underground, under the proposed building and the proposed auto court. Staff finds that this is well within the parking rates envisioned by the plan and that the surface parking lot does not excessively add unwelcome parking spaces to the application. Furthermore, staff believes that a reduction in parking will also result in a reduction in vehicle trips to the site. Finally, if the building is ultimately included in a PTC rezoning application for the MITRE campus, this rate would help reduce the overall MITRE campus parking rate which currently has a parking rate well above the rates envisioned by the Comprehensive Plan.

Present and Future Pedestrian Connections

As the current needs and future development proposals for all the parcels surrounding this application will require safe pedestrian connections to the Metro station, staff has requested that appropriate pedestrian connections be provided with this application. In response, the applicant is providing streetscaping and sidewalks along Colshire Drive and along most of the frontage of Colshire Meadow Drive's extension. In addition, the street sections given for the future Dartford Drive depict sidewalks and landscaping along that street. However, the SE Plat originally showed a future pedestrian connection along a final piece of the Colshire Meadow Drive extension. The applicant has agreed that this pedestrian connection can be temporarily provided with this application and has revised the SE Plat to show the pedestrian connection constructed with construction of this proposed building.

Given its critical importance to serving pedestrians in the area (such as residents of the adjacent Commons development), staff proposes a further development condition requiring an interim pedestrian connection to be constructed with this application in the northwestern corner of the site, understanding that it is temporary in light of further development in the area (i.e. it will be permanent once Colshire Meadow Drive is extended). With implementation of the development condition, this issue is resolved.

Bicycle Parking

The Comprehensive Plan indicates that to encourage bicycling in Tysons, safe, secure, and convenient bicycle parking should be provided. Appropriate bicycle parking, long and short term, should be provided on the site in order to facilitate use of modes other than automobiles to access this site. Because no bicycle racks are proposed on the SE Plat, staff recommends a development condition to provide 64 bicycle parking spaces, with location and design to be coordinated with FCDOT, be provided during site plan review and approval. With implementation of this development condition, staff finds this issue resolved.

Fairfax County Park Authority Analysis (See Appendix 7)

As noted in the Park Authority memorandums, the office use here generates the need for approximately 0.10 acres of parkland. The Comprehensive Plan calls for a system of public open spaces to serve residents, visitors and workers. This system of public open spaces will enhance the quality of life, health and environment for those who live, work and visit Tysons Corner and, as the FCPA notes, the employees who work in the proposed building will have a need to access recreational amenities at lunchtime or after work. This need is met with the proposed temporary landscaped seating area located along the site's Colshire Meadow Drive frontage. FCPA notes that since this seating area is temporary and likely to be replaced with a future building, it should be replaced in some manner (either onsite or offsite) with any future rezonings of the subject site. The Park Authority also notes that any future building on this portion of the property will generate additional need for park space to serve the office workers.

FCPA also notes that the site's proximity to the Scotts Run Park makes the treatment of stormwater of specific concern in the area. Onsite treatment and detention would provide needed relief for the degraded Scotts Run stream valley. The applicant does propose a series of onsite treatment options, including infiltration in planters, a green roof and an underground detention vault. These options have been reviewed for conformance with the Comprehensive Plan for Tysons Corner. (See the Stormwater Management Analysis for further discussion.)

Environmental Analysis (See Appendices 10-12)***Stormwater Management Analysis (See Appendix 10)***

A key environmental aspect of all applications in Tysons Corner, and especially those near Scotts Run, is the reduction and mitigation of stormwater that may be generated by the development. The Comprehensive Plan expects that development will not only meet the stormwater requirements of the Public Facilities Manual (PFM), but will also reuse the first inch of water onsite through innovative reuse techniques and meet LEED requirements relating to stormwater management.

In order to achieve these goals, the applicant has proposed a stormwater management plan consisting of Low Impact Development measures and a cistern with retention and reuse of the first inch of water runoff from the proposed development. Excess runoff will be treated for water quality onsite through a filter before being detained offsite at an existing stormwater management pond.

The applicant proposes to reuse the first inch of rain water on the site by capturing it from the building roof and other portions of the site for reuse in the building's cooling tower and through the use of planter beds and evapotranspiration through plants. The proposed LID measures are in the form of porous pavement, a green roof area and planter boxes. Specifically, the applicant is proposing a cistern which will capture runoff from the roof of the building and elevated parking area. This water will then be reused for cooling systems within the building. The cistern will be sized to capture rainfall in excess of 1-inch, which goes beyond those measures as prescribed in the Plan guidance for Tysons. In months where the cooling tower will need the least volume of water, i.e. January, the cistern will still be expected to empty in 2.5 days, making room for the next precipitation event.

Staff does note that approximately one-third of the development area will not be captured in the cistern for reuse in the cooling tower as this area is comprised of a surface parking lot and recreation area. Runoff from this area is not suitable for reuse in the building's cooling systems. In those areas, the applicant has proposed pervious paver sidewalks, planting wells, and pervious paving parking spaces.

Green Building Practices (See Appendix 11)

The Comprehensive Plan, both in the Tysons Corner specific text and more general guidance of the Policy Plan, recommends that green building practices should be an important part of the overall environmental stewardship strategy for

Tysons Corner in order to mitigate the effects of buildings and their associated amenities, on the environment. To that end, the Comprehensive Plan notes that non-residential development should achieve LEED Silver certification, or the equivalent.

The applicant has indicated that they will be pursuing LEED Gold certification, which is higher than the LEED Silver goal of the Comprehensive Plan. This Gold certification will thus enhance the energy efficiency, energy conservation and stormwater management of this site. Staff has proposed a series of development conditions to provide appropriate commitments for this expectation and staff finds with implementation of these conditions, the application in harmony with the Comprehensive Plan.

Urban Forestry (See Appendix 12)

The Urban Forestry Management Division (UFMD) has recommended a series of development conditions relating to tree preservation during the development process. Staff notes that the majority of trees which would be preserved under the proposed site layout are located along the northeastern property boundary. However, this tree save is also located in an area that would accommodate the future Dartford Drive as part of the grid of streets for Tysons East. Therefore, staff has recommended a series of development conditions to preserve these trees until the new street is constructed.

Sanitary Sewer Analysis (See Appendix 15)

There are no sanitary sewer issues associated with this request although staff notes that to accommodate additional flow related to the increase in intensity of Tysons Corner, pipe improvement will be needed in the future. As such, there is a possibility of a pro-rata share being applicable.

Water Service Analysis (See Appendix 14)

There are no Water Service issues associated with this request.

Fire and Rescue Analysis (See Appendix 13)

All Fire and Rescue issues have been resolved. Staff notes that there is a need for another fire station in this area and a station is proposed in an submitted rezoning application.

Schools Analysis

There are no School issues associated with this request for an office use.

ZONING ORDINANCE PROVISIONS (See Appendix 16)

Zoning Ordinance C-3 Requirements		
Standard	Required/Permitted	Provided
Lot size	20,000 sf	2.94 acres
Lot width	100 ft	303
Front yard	25 ABP, not less than 40	33 ft (waiver requested)*
Side yard	No Requirement	43 ft
Rear Yard	20 ABP, not less than 25 feet	152 ft.
Building Height	90 ft	225 ft (SE request)*
FAR	1.00	2.66 on the subject 2.93 acre SE area but 1.0 on Land Bay B-3
Open Space	15%	24%
Tree Cover	10%	17%
Loading Spaces	5	2 (Modification requested)
Parking Spaces	884	557 (Parking re-designation plan)*
Transitional Screening	Only required along eastern boundary abutting the Commons residential development	Modification requested to that shown on the SE Plat.*
Barrier	Only required along eastern boundary abutting the Commons residential development	Waiver requested*

*As discussed below, the requested waivers, modifications and redesignation associated with this SE are consistent with goals of Comprehensive Plan.

Waivers/Modifications

Waiver/Modification: Transitional Screening and Barrier

Basis: Par. 5, Sect. 13-305

Transitional screening and barriers may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under

site plan and the adjoining property. The Comprehensive Plan designates this entire area as an area suitable for redevelopment under the Planned Tysons Corner Urban Center (PTC) zoning district where transitional screening and barriers are not required between uses in order to facilitate a more integrated urban environment. As such, staff supports the waiver of all transitional screening and barrier requirements for this site.

Waiver: Front Yard Requirements

The applicant also seeks a waiver of the required front yard and angle of bulk plane requirement along front yard along both Colshire Drive and the future Colshire Meadow Drive to that shown on the SE Plat in accordance with Section 2-418 of the Zoning Ordinance. Section 2-418 states that, *Notwithstanding any other provision of this Ordinance and except in a Commercial Revitalization District, the minimum yard requirements and other required distances from lot lines set forth in this Ordinance may be waived for developments located in an area where specific design guidelines have been established in the adopted comprehensive plan, such as in Community Business Center (CBCs) and areas around transit facilities. Such waiver may be approved by the Board, in conjunction with the approval of a rezoning or special exception, or by the Director in approving a site plan, when it is determined that such waiver is in accordance with, and would further implementation of, the adopted comprehensive plan.*

The Comprehensive Plan and Zoning Ordinance for the PTC Districts supports use of streetscaping and build-to lines—including landscaping, sidewalks, and building zones—to create an active and safe street. As discussed earlier in this report, staff finds that the streetscape and building alignment for proposed here furthers implementation of the adopted comprehensive plan and recommends approval of these waivers throughout the site.

Waiver/Modification: Parking Redesignation

The applicant requests approval of the Parking Redesignation Plan as allowed by Section 11-101 for uses not seeking to rezone to the PTC Zoning District. The redesignation plan is attached at Appendix 4.

Section 11-101 allows, subject to the approval of a parking redesignation plan for an existing use located in the Tysons Corner Urban Center but not in the PTC District that an owner may voluntarily elect to reduce the number of off-street parking spaces required pursuant to Sections 11-103, 11-104, 11-105 and 11-106 for the site to a number between what is currently approved for the site and

the applicable minimum parking rate specified for the PTC District. The minimum parking rate for an office use could be 0 spaces, and the applicant proposes 506, less than required in a C-3 Zoning District. The reduction will enable the MITRE campus to reduce its parking rate overall. Given the proximity to the new Metro station and the likelihood that the site will be incorporated with the nearby MITRE campus, with its ample parking, staff finds this reduction in conformance with the Comprehensive Plan and Zoning Ordinance. Therefore, staff supports this reduction.

Modification: Loading Space Requirement

Per Section 11-203 of the Zoning Ordinance, offices of this size are required to have five loading spaces to serve the building. Given the nature of the office use, staff feels that the two loading spaces provided will be sufficient to accommodate large deliveries or other receiving functions and staff supports this requested waiver.

Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 16)

Additional Standards for Increase in Building Height (Sect. 9-607)

Additional Standard 1 says that an increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan. As noted above, for this site, the height of 225 ft. is consistent with the range of heights provided in the Comprehensive Plan. Therefore, staff finds this standard is satisfied.

Additional Standard 2 says that an increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands. As staff has noted, this proposal is in an area where the heights are appropriate per the Comprehensive Plan and intensities are expected to increase both based on the guidance of the Comprehensive Plan. In addition, while the Commons, a low rise multi-family residential development, is adjacent to the subject property, there is a current rezoning application to rezone that property to the PTC zoning district featuring high rise buildings. In addition, even in the interim, given the distance from that development and the fact that the Commons is at a higher grade than the proposed office building, staff does not believe this proposal is detrimental to the character and development of that area. In light of the foregoing, staff finds this standard is satisfied.

Additional Standard 3 says that an increase in height may be approved in only those instances where the remaining regulations for the zoning district can be

satisfied. Except for the regulations relating to the increase height and the waivers and/or modifications listed above, the proposed building meets the remaining regulations for the C-3 zoning district. As such, staff finds this standard is satisfied.

Additional Standard 4 relates to increases in building height in the Sully Historical Overlay District and is not applicable to this application.

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan and the general purpose and intent of the applicable zoning district regulations. As described above, the use is in harmony of the Comprehensive Plan. In addition, the office use is in harmony with the purpose and intent of the C-3 Zoning District to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions.

General Standard 3 requires that the proposed use be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. As described above, the use is harmonious with the neighboring properties and designed to be compatible with surrounding use.

General Standard 4 requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. As staff notes, the site layout here was designed to accommodate grid streets to the northeast and northwest of the site, with a proposed development condition for dedication to FCDOT upon demand. Also, in addition to the sidewalks and streetscaping proposed with this application, the proposed development conditions allow for interim connections for other users around the site. As such, staff finds this standard is satisfied.

General Standard 5 requires that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. Except for the requested transitional screening and barrier waivers along the northeast property boundary, which staff supports for reasons stated previously, this application meets the landscaping and screening requirements and staff thus finds this standard is satisfied.

General Standard 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The site provides approximately 24% open space, in excess of the 15% required in a C-3 Zoning District. As such, staff finds this standard is satisfied.

General Standard 7 requires that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

The applicant is seeking a parking redesignation plan so that the proposed office building can be parked at the Tysons rate. Staff's review of this plan indicates that this reduced parking rate is appropriate, particularly given this site's proximity to the Tysons East Metro station. In addition, no utility issues have been identified with the intensity proposed here. Finally, the proposal meets the PFM and Comprehensive Plan requirements for SWM, BMPs and drainage through the addition of LIDs, a green roof and an underground retention vault.

General Standard 8 requires that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. Staff has proposed a development condition reiterating that the signs must meet the provisions of Article 12 and thus staff finds this standard is satisfied.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

This proposal includes no uses regulated by the HCOD, such as drive-in financial institutions, fast food restaurants, quick-service food stores, service stations or mini-marts. Therefore, this proposal meets the requirements of this overlay district.

Summary of Zoning Ordinance Provisions

Based on the foregoing, staff finds that all applicable zoning ordinance standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1 of the Staff Report and Development Conditions contained in Appendix 2 of the Staff Report.

Staff Recommendations

Staff recommends approval of PCA 92-P-001-07 and the General Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1 of the Staff Report

Staff recommends approval of SE 2010-PR-023 subject to the development conditions set forth in Appendix 2 of the Staff Report.

Staff also recommends that the Barrier and Transitional Screening requirements be waived along the northeastern property boundary subject to the proposed development conditions.

Staff also recommends that the front yard bulk standards be waived along all property lines to that shown on SE Plat.

Staff also recommends that the parking redesignation plan be approved subject to the parking provided on the SE Plat.

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.

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.

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Approved proffers for previous West*Gate
4. Affidavit
5. Statement of Justification
6. Parking Redesignation Plan
7. Plan Citations and Land Use Analysis
8. Transportation Analysis
9. Fairfax County Park Authority Analysis
10. Stormwater Analysis
11. Environmental Analysis
12. Urban Forestry Analysis
13. Fire and Rescue Analysis
14. Fairfax Water Analysis
15. Sanitary Sewer Analysis
16. Zoning Ordinance
17. Glossary of Terms

PROFFERS
CITYLINE PARTNERS LLC
PCA 92-P-001-7

May 10, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), subject to the Board of Supervisors approval of the requested Proffered Condition Amendment affecting property identified on the Fairfax County tax maps as Tax Map 30-3 ((28)) 4B, 4C and C1 (collectively, the "Application Property"), the property owner/applicant and contract purchaser, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby reaffirms the Proffers associated with PCA 92-P-001-04 dated November 14, 2001, a copy of which is attached, which shall remain in full force and effect on the Application Property except as amended as below.

I. Generalized Development Plan ("GDP"). The locations of the buildings shown on the GDP dated February 10, 1992, revised May 6, 1992, February 23, 1999 and September 12, 2000 for Sheets 2, 3, 4, 4A, 5, 6, 6A, 7, and 9, and as amended through September 26, 2001 for Sheets 1 and 8, and as amended for the Application Property on the Generalized Development Plan Amendment ("GDPA") prepared by Bowman Consulting dated May 10, 2011 shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, green space, parking and final location and footprint of the proposed buildings and parking structures for each individual building 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/GDPA is not proffered in its entirety, but certain elements of the GDP/GDPA, as specifically described below are proffered.

- A. Floor Area Ratios ("FAR") No change.
- B. Building Height No change.
- C. Landscaping No change.
- D. Transitional Screening and Barrier No change.
- E. Pedestrian Access System No change.
- F. Stormwater Management and Best Management Practices No change.
- G. Environmental Quality Corridor ("EQC") and 100 Year Floodplain ("Floodplain") No change.
- H. Limits of Clearing and Grading No change.
- I. Compensatory Landscaping No change.

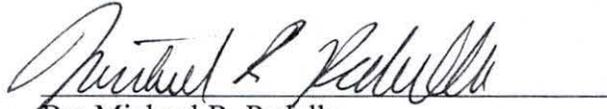
II. Counterparts. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

III. Nottaway Nights. The Applicant shall provide a contribution of \$10,000 to the Nottaway Nights Program. Such contribution shall be made through the Providence District Supervisor's office prior to the approval of a building permit for the Application Property.

SIGNATURES BEGIN ON NEXT PAGE

Agent/Applicant for Title Owners

CITYLINE PARTNERS LLC

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By: Michael R. Pedulla

Its: Co-President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 30-3 ((28)) 4B, 4C

JOHNSON I 7600 COLSHIRE LLC

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By: Michael R. Pedulla

Its: Executive Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Title Owner of Tax Map 30-3 ((28)) C1

TAYLOR COLSHIRE MEADOW LLC

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By: Michael R. Pedulla

Its: Executive Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

Contract Purchaser of Tax Map 30-3 ((28)) 4C

THE MITRE CORPORATION

A handwritten signature in cursive script, appearing to read "Sol Glasner", is written over a horizontal line.

By: Sol Glasner

Its: Vice President, General Counsel and Corporate Secretary

[SIGNATURES END]

SE 2010-PR-023

Cityline Partners, LLC

May 17, 2011

If it is the intent of the Board of Supervisors to approve SE 2010-PR-023 located at Tax Map 30-3 ((28)) 4C for an office building with a maximum height of 225 feet pursuant to Sect. 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled MITRE 4, prepared by Bowman Consulting and dated May 10, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Notwithstanding any subdivision of Land Bay B-3, the entire land bay will be considered as a single unit for the purpose of the application of the Fairfax County Zoning Ordinance. Any subdivision or site plan filed in the future on this Land Bay (as referenced in PCA 92-P-001-07) shall include this notation and reference the appropriate record plat.
5. Upon demand by Fairfax County Department of Transportation (FCDOT), right-of way dedication necessary for the proposed future Dartford Drive, depicted on the SE Plat to be located generally along the eastern property boundary of the subject site, and Colshire Meadow Drive, shown generally near the northern boundary, shall be dedicated for public street purposes for conveyance in fee simple to the Board of Supervisors.
6. Sidewalks shall be provided as depicted on the SE Plat. In addition, dedication of the sidewalks proposed along existing and proposed public streets, shall be provided upon demand by FCDOT.

7. Until such time as Colshire Meadow Drive is constructed along the northern boundary of the subject property, a pedestrian connection shall be provided in the general location shown on Sheet 4 of the SE Plat to connect to Ambergate Place (also as depicted on Sheet 4 of the SE Plat). The pedestrian connection shall connect to the proposed sidewalk located south of the Existing Entry Drive (as depicted on Sheet 4 of the SE Plat) in the northern portion of the open space area that is located between the Existing Entry Drive and the interim surface parking lot. The portion of the pedestrian connection located off-site shall be constructed provided the necessary easements are provided at cost acceptable to the Owner(s) of the land on which the off-site connection is to be located. Acquisition of such easement shall be diligently pursued. In the event the necessary easements are not acquired, the pedestrian connection shall be constructed to the boundary of the subject site.
8. Despite Note 20 on Sheet 2, a minimum of 64 bicycle parking spaces shall be provided on this site. The design and location shall be determined during site plan review in consultation with FCDOT.
9. The proposed building shall be in substantial conformance to the building design and elevations shown on the SE Plat.
10. A landscape and streetscape plan shall be submitted concurrent with site plan review and shall provide for the number and sizes of trees and plantings consistent with that shown on the SE Plat and shall be subject to the review and approval of Urban Forest Management Division (UFMD), DPWES.
11. The applicant will include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Gold certification of the project. At the time of building plan review, the LEED-AP will also submit a statement detailing the expected building permit submission timelines to determine which building plan approval is expected to be the final.
12. In addition, prior to site plan/subdivision plan approval, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member 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.

13. Prior to the final building plan approval, the applicant will submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council'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 Gold certification. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Silver or a higher level of certification from the U.S. Green Building Council for each building on the property. If the applicant is unable to provide the preliminary review of the design-related credit documentation prior to the final building permit approval but does anticipate receiving the documentation prior to the attainment of the certification, the applicant may choose, prior to the issuance of the final building permit, to post an escrow identical to the one described in the following paragraph. This escrow will be released upon submission of the documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council demonstrating 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 Gold certification.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Gold certification, the applicant will execute a separate agreement and post, , a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of (\$2/square foot). This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver or a higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification will be sufficient to satisfy this commitment.

14. If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP/non-RUP for the building, documentation demonstrating that LEED Silver certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED Silver certification, 50% of the escrow will be released to the applicant; the other 50%

will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

15. If the applicant fails to provide, within one year of issuance of the final RUP/non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED Silver certification or demonstrating that the building has fallen short of LEED Silver certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.
16. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED Silver certification application has been delayed through no fault of the Applicant, the Applicant's 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 the extension.
17. The proposed office building shall be included in the Transportation Demand Management (TDM) Program currently approved, or as approved by subsequent rezoning applications, for the adjacent MITRE Campus. If the building cannot be included in the adjacent TDM Program, the building will develop its own TDM program with similar goals, operation and functionality in consultation with FCDOT.
18. Stormwater management and best management practices shall be provided in substantial conformance with that shown on the SE Plat. Specifically, the size and function of the cistern/retention facility shall be in substantial conformance with what is depicted on Sheet 10 of the SE Plat. In addition, each of the Low Impact Development (LID) facilities described shall be provided in substantial conformance as shown. Additional LID facilities may be provided as desired by the applicant.
19. Written materials relating to the proper maintenance of all the stormwater management and LID facilities shall be provided to the operator of the building including, but not limited to the technical specifications and maintenance agreement with the County.
20. Monitoring devices to monitor the water consumption of the cooling towers shall be installed, as practicable. Storage and consumption data shall be provided to the Chief of the Environment and Development Review Branch of DPZ one year after issuance of the final RUP or non-RUP, whichever occurs later, and every year on or around that date for the subsequent five years. This data will not be shared in dis-aggregated form with non-DPZ staff or Planning Commissioners without the written consent of the property owner. The information obtained shall

be for information purposes only and provision of the information will not result in any negative consequences to the Applicant. This condition may be modified related to the amount, type, format, frequency, and scope of data provided and the duration of the data provision requirement upon the mutual agreement of DPZ and the Applicant without requiring a SEA.

21. Parking shall be provided in substantial conformance with the SE Plat and the Parking Redesignation Plan dated April 18, 2011.

22. The following tree preservation development conditions shall be in place until Dartford Drive is constructed.

- a. Tree Preservation: A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.
- b. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. 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.
- c. Tree Preservation Walk-Through. The services of a certified arborist or Registered Consulting Arborist shall be retained, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall

be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- d. Limits of Clearing and Grading. The limits of clearing and grading as shown on the SE shall be strictly adhered to, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”
- e. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” condition below.
- f. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall Root Pruning.
- g. As needed to comply with the tree preservation requirements of these conditions, root pruning shall be done. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- i. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - ii. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - iii. Root pruning shall be conducted with the supervision of a certified arborist.
 - iv. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”
 - v. Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SE shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”
- h. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

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

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

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



FAIRFAX COUNTY

ZED

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

December 14, 2001

APPENDIX 3

Thomas D. Fleury, Sr. Vice President
West*Group Management LLC
1600 Anderson Road
McLean, Virginia 22102

RE: Proffered Condition Amendment
Number PCA 92-P-001-4

Dear Mr. Fleury:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 3, 2001, approving Proffered Condition Amendment PCA 92-P-001-4 in the name of West*Group Properties LLC, to amend the proffers for RZ 92-P-001, property generally bounded by Interstate 495, Dulles Airport Access Road and Magarity Road, Tax Map 29-4 ((5)) 9, 9A, 10A; 29-4 ((6)) 95B, 96, 97B, 99B, 101A, 102, 105 - 107; 30-3 ((1)) 6A, 6B; 6C, 6D, and 30-3 ((28)) A, B2 pt. And 4A pt., subject to the proffers dated November 14, 2001, consisting of approximately 76.08 acres located in Providence District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

PCA 92-P-001-4
December 14, 2001

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 3rd day of December, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 92-P-001-4

WHEREAS, West*Group Properties LLC filed in the proper form an application to amend the proffers for RZ 92-P-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

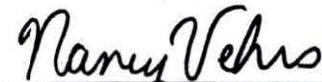
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 3rd day of December, 2001.



Nancy Vekrs

Clerk to the Board of Supervisors

PROFFERS
PCA 92-P-001-4
November 14, 2001

Pursuant to 15.2-2203A of the Code of Virginia 1950 as amended and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended) ("ZO"), subject to the Board of Supervisors' approval of the requested Proffered Condition Amendment ("PCA"), the Applicant, WEST*GROUP PROPERTIES LLC, its successors and assigns reaffirm Proffers dated April 5, 2001, a copy of which is attached as Exhibit A, which shall remain in full force and effect except as amended as follows:

I. GENERALIZED DEVELOPMENT PLAN ("GDP"). The locations of the buildings shown on the GDP dated February 10, 1992, revised May 6, 1992, February 23, 1999 and September 12, 2000, *for Sheets 2, 3, 4, 4A, 5, 6, 6A, 7, and 9, and as amended through September 26, 2001 for Sheets 1 and 8*, shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, green space, parking, and final location and footprint of the proposed buildings and parking structures for each individual building site 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 described below are proffered.

- A. Floor Area Ratios ("FAR"). No change.
- B. Building Height. No change.
- C. Landscaping. No change.
- D. Transitional Screening and Barrier. No change.
- E. Pedestrian Access System. No change.
- F. Storm Water Management and Best Management Practices. No change.
- G. Environmental Quality Corridor ("EQC") and 100 Year Flood Plain ("Flood Plain"). No change.
- H. Limits of Clearing and Grading. No change.
- I(EYE). Compensatory Landscaping. No change.

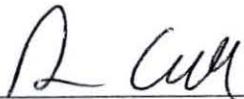
II. COUNTERPARTS. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

WEST*GROUP PROPERTIES LLC

By: G.T. Halpin
G. T. Halpin, President

Colshire Drive Associates, LLC (Contingent Contract Purchaser, Tax Map 30-3-((28))-B2 (Part))

By: The Connell Company

By: 

Duane Connell, Executive Vice President



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

June 1, 2001

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Thomas D. Fleury, Senior Vice President
Development Services
West*Group
1600 Anderson Road
McLean, Virginia 22102

RE: Proffered Condition Amendment
Number PCA 92-P-001-3
(Concurrent with SE 01-P-011)

Dear Mr. Fleury:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 7, 2001, approving Proffered Condition Amendment PCA 92-P-001-3 in the name of West*Gourp Properties LLC, to amend the proffers for RZ 92-P-001 to permit office development with an overall Floor Area Ratio (FAR) of .65, property is generally bound by Dolley Madison Boulevard, Anderson Road, Magarity Road, and Scotts Run Park, Tax Map 30-3 ((1)) 6A, 6B, 6D; 30-3 ((28)) A, B2, B3 (formerly B1), 3A and 4A, subject to the proffers dated April 5, 2001, consisting of approximately 57.19 acres located in Providence District.

The Board also:

- Waived the front yard requirement for the proposed building per Section 2-418 of the Zoning Ordinance to permit a 20 degree angle of bulk plane.
- Modified the transitional screening and waived the barrier requirement along the east property line to that shown on the Special Exception Plat.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

PCA 92-P-001-3

June 1, 2001

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
DPWES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of May, 2001, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 92-P-001-3

WHEREAS, West*Group Properties LLC filed in the proper form an application to amend the proffers for RZ 92-P-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

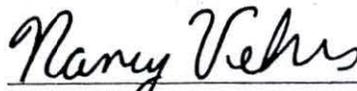
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 7th day of May, 2001.



Nancy Veirs

Clerk to the Board of Supervisors

PROFFERS
PCA 92-P-001-3
April 5, 2001

Pursuant to 15.2-2203A of the Code of Virginia 1950 as amended and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended) ("ZO"), subject to the Board of Supervisors' approval of the requested Proffered Condition Amendment ("PCA"), the Applicant, WEST*GROUP PROPERTIES LLC, its successors and assigns reaffirm Proffers dated October 6, 2000, a copy of which is attached as Exhibit A, which shall remain in full force and effect except as amended as follows:

I. GENERALIZED DEVELOPMENT PLAN ("GDP"). The locations of the buildings shown on the GDP dated February 10, 1992, revised May 6, 1992, February 23, 1999, September 12, 2000 and March 30, 2001 shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, green space, parking, and final location and footprint of the proposed buildings and parking structures for each individual building site 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 described below are proffered.

A. Floor Area Ratios ("FAR"). The total FAR on the approximately 131 acre Gross Tract Area (as defined below) for office uses, accessory uses and all other uses permitted in the C-3 Zoning District shall not exceed a 0.65 FAR. However:

1. Individual Building Sites (as defined below) within the Old Springhouse Road Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR of the Old Springhouse Road Area Land Bay shall not exceed a 1.0 FAR.

2. Individual Building Sites (as defined below) within the Colshire Drive Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR of the Colshire Drive Area Land Bay shall not exceed a 1.0 FAR.

3. Individual Building Sites (as defined below) within the Old Meadow Road Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR for the Old Meadow Road Land Bay shall not exceed a 0.7 FAR.

Definitions:

Gross Tract Area shall be defined as the sum of the areas of the three Land Bays and consisting of 130.3247 acres.

Building Site shall be defined as the land associated with the building, parking and/or parking structures, open space and accessory structures or the "site plan."

The Land Bays shall be defined as follows:

- Old Springhouse Road Area (consisting of approximately 42 acres)
- Colshire Drive Area (consisting of approximately 58 acres)
- Old Meadow Road Area (consisting of approximately 31 acres)

B. Building Height.

1. Buildings within the Old Springhouse Road Land Bay shall not exceed 90 feet in height except as qualified by paragraph B.4 below.
2. Buildings within the Colshire Drive Land Bay shall not exceed 90 feet in height except as qualified by paragraph B.4 below.
3. Buildings within the Old Meadow Road Land Bay shall not exceed 75 feet in height except as qualified by paragraph B.4 below.
4. An increase in height for any building(s) may be permitted by the Board of Supervisors in accordance with the applicable Special Exception provisions of the Zoning Ordinance without a Proffer Condition Amendment.

C. Landscaping. Future Building Sites shall be landscaped using a mix of shade and/or ornamental trees (3" in caliper at planting) and evergreen trees (6' to 8' in height at planting) of a quantity and species consistent with existing WEST*GATE landscaping and as generally, but not specifically, illustrated on Sheet 9 of 9 of the GDP as it relates to quality and quantity of tree and plant stock. All landscaping plans submitted at the time of site plan submission shall be reviewed and approved by the Department of Public Works and Environmental Services ("DPWES") as part of the site plan approval process.

D. Transitional Screening and Barrier. Transitional screening and barrier requirements shall be modified or waived as follows:

1. Building 10 (Hayes) is existing and the transitional screening and barrier modifications for the south, west and east property lines were granted by DPWES for Site Plan 1702-SP-01 and shall remain in place.
2. The limits of the Flood Plain, left undisturbed, shall serve as the transitional screening and barrier for buildings located in Old Meadow Road Land Bay C.

3. Transitional screening and barrier requirements for existing Buildings 14 (Van Buren) and 15 (Garfield) shall be modified to allow the landscaping existing at the time of the rezoning as shown on the GDP to serve as the transitional screening and barrier.

4. Transitional screening and barrier requirements for existing buildings located along the east property line in Colshire Drive Land Bay B-3 and along the south property line in Old Meadow Road Land Bay C shall be modified to allow the existing wooded area generally shown on the GDP to serve as the transitional screening and barrier.

5. Transitional screening and barrier for buildings within the Old Springhouse Road Land Bay and the R-30 project, known as Gates of McLean, located east of Scotts Run Crossing is hereby modified in favor of barrier and landscaping installed on R-30 property.

E. Pedestrian Access System. Continuous four-foot wide concrete sidewalks along public streets fronting individual Building Sites shall be shown on each site plan submitted and shall be installed prior to site plan bond release. The sidewalk system shall be in lieu of any trails shown on the County-wide Trails Plan for the Gross Tract Area with the exception of trails within Park Authority land which are addressed in Proffer IV Park Authority.

F. Storm Water Management and Best Management Practices.

1. Storm Water Management ("SWM") and Best Management Practices ("BMP") shall be provided for the entire Gross Tract Area in accordance with applicable County ordinances as approved, modified or waived by DPWES. SWM/BMP may be provided on a site by site basis, land bay by land bay basis, or a combination thereof.

G. Environmental Quality Corridor ("EQC") and 100 Year Flood Plain ("Flood Plain"). Unless waived or modified by the Director of DPWES, the Applicant shall preserve in an undisturbed state the EQC and Flood Plain as generally depicted on the GDP. However, the EQC and Flood Plain may be crossed by utilities, roadways, and trails to the minimum extent necessary. The Applicant shall provide Compensatory Landscaping as defined in Proffer I.I(EYE) herein for EQC encroachments for the storm water detention facility and for the parking structure and access driveway to any building located in the Colshire Drive Land Bay, along the common property line with the Scott Run Stream Valley Park as may be permitted by Exhibit E. Compensatory Landscaping shall be shown on individual site plans submitted to DPWES. The area preserved as the EQC and Flood Plain or the area of Compensatory Landscaping shall be deemed to satisfy transitional screening and barrier requirements in the areas where the EQC and Flood Plain and transitional screening yards coincide and consistent with Proffer I.D herein.

H. Limits of Clearing and Grading. The Applicant shall use best efforts to adhere to the preliminary limits of clearing and grading as shown on the GDP. However, actual limits of clearing and grading shall be determined at the time of site plan approval. DPWES may approve minor deviations from the limits of clearing and grading shown on the GDP provided that Compensatory Landscaping is provided per Proffer I.I(EYE) herein.

I(EYE). Compensatory Landscaping. The Applicant may deviate to a limited extent into or cross the EQC per Proffer I.G herein or the Applicant may deviate from preliminary limits of clearing and grading shown on the GDP per Proffer I.H herein provided that the Applicant provides Compensatory Landscaping. Compensatory Landscaping shall be defined as the Applicant's choice of the following:

1. Planting an area equal to 125% of the area of the EQC or Flood Plain disturbance or deviation from preliminary limits of clearing and grading shown on the GDP with trees 3" at planting in caliper or evergreens 6' - 8' in height at planting in quantities and species approved by DPWES in accordance with Section 12-04037A of the Fairfax Public Facilities Manual or other methods acceptable to DPWES; or
2. Providing an uncleared or undisturbed area equal to the area of the EQC or Flood Plain disturbance or deviation from preliminary limits of clearing and grading shown on the GDP; or
3. A combination of Proffer I(EYE).1 and 2 herein.

The Compensatory Landscaping shall be provided either on the Building Site or within the Land Bay and adjacent to or as contiguous to the area of the EQC or Flood Plain disturbance or deviation from the preliminary limits of clearing and grading shown on the GDP as possible.

II. COUNTERPARTS. 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 shall collectively constitute a single instrument.

WEST*GROUP PROPERTIES LLC

By: G. T. Halpin
G. T. Halpin, President

THE MITRE CORPORATION

By: Lewis Fincke
Lewis Fincke, Vice President, Chief Financial Officer and Treasurer



FAIRFAX COUNTY

DPZ
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

April 20, 1999

Thomas D. Fleury
West*Group Management LLC
1600 Anderson Road
McLean, Virginia 22102

RE: Proffered Condition Amendment
Number PCA 92-P-001
(Concurrent with RZ1998-PR-052; SE 98-P-051;
SE 98-P-050; and PCA 88-D-005-3)

Dear Mr. Fleury:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 22, 1999 approving Proffered Condition Amendment PCA 92-P-001 in the name of West*Group Properties, L.L.C., on subject parcels 29-4 ((6)) 95B, 96, 97A, 99A, 101A, 102, 105, 106, 107; 29-4 ((5)) 1, 2, 2A, 2B, 3, 4, 5, 6, 7, 8A, 9, 9A, 9B, 10A, 11A, 12, 13, 14, 15; 30-3 ((28)) A, B, 3, 4.; 30-3 ((1)) 6A, 6B, 6C and 6D, subject to the proffers dated March 19, 1999 consisting of approximately 126.66 acres located in Providence District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 92-P-001
April 20, 1999

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor - Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 29 1999
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 22nd day of March, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 92-P-001
(CONCURRENT WITH RZ 1998-PR-052; SE 98-P-051; SE 98-P-050; and PCA 88-D-005-3)

WHEREAS, West*Group Properties, L.L.C., filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

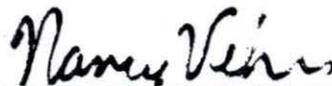
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 22nd day of March, 1999.



Nancy Velts
Clerk to the Board of Supervisors

PROFFERS
PCA 92-P-001
RZ 1998-PR-052
March 19, 1999

Pursuant to Section 15.2 -2203A of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended) ("ZO"), subject to the Board of Supervisors' approval of the requested *Proffered Condition Amendment* ("PCA"), and the abandonment and requested rezoning to the C-3 Zoning District of 1.4433 acres of land, WEST*GROUP PROPERTIES LLC and its successors and assigns (hereinafter "Applicant") hereby proffers to the following conditions. If this PCA and RZ are approved, the proffered conditions described below supersede all previously approved proffered conditions applicable to the property. Any future modification(s) to these proffers or Generalized Development Plan ("GDP") which affects only a specific Building Site or Land Bay may be approved by the Board of Supervisors upon application for a proffered condition amendment by the individual owner of the specific Building Site or Land Bay without amending this entire proffer statement or the entire GDP.

I. GENERALIZED DEVELOPMENT PLAN ("GDP"). The locations of the buildings shown on the GDP dated February 10, 1992, revised May 6, 1992, and February 23, 1999 shall be considered for illustrative purposes only. Specific tabulations for floor area ratios, green space, parking, and final location and footprint of the proposed buildings and parking structures for each individual building site 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 Fairfax County Planning Commission for review for conformance with these proffers. The GDP is not proffered in its entirety, but certain elements of the GDP as specifically described below are proffered.

A. Floor Area Ratios ("FAR"). The total FAR on the 128.8810 acre Gross Tract Area (as defined below) for office uses, accessory uses and all other uses permitted in the C-3 Zoning District shall not exceed a 0.60 FAR. However:

1. Individual Building Sites (as defined below) within the Old Springhouse Road Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR of

the Old Springhouse Road Area Land Bay shall not exceed a 1.0 FAR.

2. Individual Building Sites (as defined below) within the Colshire Drive Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR of the Colshire Drive Area Land Bay shall not exceed a 1.0 FAR.

3. Individual Building Sites (as defined below) within the Old Meadow Road Area Land Bay (as defined below) may individually exceed a 1.0 FAR, but the total FAR for the Old Meadow Road Land Bay shall not exceed a 0.7 FAR.

Definitions:

Gross Tract Area shall be defined as the sum of the areas of the three Land Bays and consisting of 128.8810 acres.

Building Site shall be defined as the land associated with the building, parking and/or parking structures, open space and accessory structures or the "site plan."

The Land Bays shall be defined as follows:

- Old Springhouse Road Area (consisting of 40.3066 acres)
- Colshire Drive Area (consisting of 57.5129 acres)
- Old Meadow Road Area (consisting of 31.0615 acres)

B. Building Height.

1. All buildings, with the exception of Buildings 1, 4, 5, 6, 8, 9, 10A, 12 and 28 as located on the GDP, shall not exceed 75 feet in height *except as qualified by paragraph B.3 below.*

2. *Buildings 1, 4, 5, 6, 8, 9, 10A, 12 and 28 shall not exceed 90' in height except as qualified by paragraph B.3 below.*

3. *An increase in height for any building(s) may be permitted by the Board of Supervisors in accordance with the applicable Special Exception provisions of the Zoning Ordinance without a Proffer Condition Amendment.*

C. Landscaping. Future Building Sites shall be landscaped using a mix of shade and/or ornamental trees (3" in caliper at planting) and evergreen trees (4' to 6' in height at planting) of a quantity and species consistent with existing WEST*GATE landscaping and as generally, but not specifically, illustrated on Sheet 9 of 9 of the GDP as it relates to quality and quantity of tree and

plant stock. All landscaping plans submitted at the time of site plan submission shall be reviewed and approved by the *Department of Public Works and Environmental Services* ("DPWES") as part of the site plan approval process.

D. Transitional Screening and Barrier. Transitional screening and barrier requirements shall be modified or waived as follows:

1. Building 10 is existing and the transitional screening and barrier modifications for the south, west and east property lines were granted by DPWES for Site Plan 1702-SP-01 and shall remain in place.

2. Deleted.

3.[2] The limits of the Flood Plain, left undisturbed, shall serve as the transitional screening and barrier for Buildings 16, 18, 19, and 20.

4.[3] Transitional screening and barrier requirements for existing Buildings 14 and 15 shall be modified to allow the landscaping existing at the time of the rezoning as shown on the GDP to serve as the transitional screening and barrier.

5.[4] Transitional screening and barrier requirements for existing Buildings 12, 21, 22, and 23 shall be modified to allow the existing wooded area generally shown on the GDP to serve as the transitional screening and barrier.

6.[5] *Transitional screening and barrier between Building 8 (Proposed Jefferson) and the R-30 project, known as Gates of McLean, located east of Scotts Run Crossing is hereby modified in favor of barrier and landscaping installed on R-30 property.*

E. Pedestrian Access System. Continuous four-foot wide concrete sidewalks along public streets fronting individual Building Sites shall be shown on each site plan submitted and shall be installed prior to site plan bond release. The sidewalk system shall be in lieu of any trails shown on the County-wide Trails Plan for the Gross Tract Area with the exception of trails within Park Authority land which are addressed in Proffer IV Park Authority.

F. Storm Water Management and Best Management Practices.

1. *Storm Water Management ("SWM") and Best Management Practices ("BMP") shall be provided for the entire Gross Tract Area in accordance with applicable*

County ordinances as approved, modified or waived by DPWES. SWM/BMP may be provided on a site by site, land bay by land bay, or a combination thereof.

2. Deleted.

G. Environmental Quality Corridor ("EQC") and 100 Year Flood Plain ("Flood Plain"). Unless waived or modified by the Director of DPWES, the Applicant shall preserve in an undisturbed state the EQC and Flood Plain as generally depicted on the GDP. However, the EQC and Flood Plain may be crossed by utilities, roadways, and trails to the minimum extent necessary. The Applicant shall provide Compensatory Landscaping as defined in Proffer I.I(EYE) herein for EQC encroachments for the storm water detention facility adjacent to Buildings 8, 9, and 28 and the parking structure and access driveway to Building 28 as may be permitted by Exhibit E. Compensatory Landscaping shall be shown on individual site plans submitted to DPWES. The area preserved as the EQC and Flood Plain or the area of Compensatory Landscaping shall be deemed to satisfy transitional screening and barrier requirements in the areas where the EQC and Flood Plain and transitional screening yards coincide and consistent with Proffer I.D herein.

H. Limits of Clearing and Grading. The Applicant shall use best efforts to adhere to the preliminary limits of clearing and grading as shown on the GDP. However, actual limits of clearing and grading shall be determined at the time of site plan approval. DPWES may approve minor deviations from the limits of clearing and grading shown on the GDP provided that Compensatory Landscaping is provided per Proffer I.I(EYE) herein.

I(EYE). Compensatory Landscaping. The Applicant may deviate to a limited extent into or cross the EQC per Proffer I.G herein or the Applicant may deviate from preliminary limits of clearing and grading shown on the GDP per Proffer I.H herein provided that the Applicant provides Compensatory Landscaping. Compensatory Landscaping shall be defined as the Applicant's choice of the following:

1. Planting an area equal to 125% of the area of the EQC or Flood Plain disturbance or deviation from preliminary limits of clearing and grading shown on the GDP with trees 3" at planting in caliper or evergreens 4' - 6' in height at planting in quantities and species approved by DPWES in accordance with Section 12-04037A of the Fairfax Public Facilities Manual or other methods acceptable to DPWES; or

2. Providing an uncleared or undisturbed area equal to the area of the EQC or Flood Plain disturbance or deviation from preliminary limits of clearing and grading shown on the GDP; or

3. A combination of Proffer I(EYE).1 and 2 herein.

The Compensatory Landscaping shall be provided either on the Building Site or within the Land Bay and adjacent to or as contiguous to the area of the EQC or Flood Plain disturbance or deviation from the preliminary limits of clearing and grading shown on the GDP as possible.

II. TREATMENT OF CELLAR SPACE. The Applicant agrees to limit the use of cellar space to:

A. The core area used by the building tenants or owners (such as rest rooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms);

B. Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms", security tanks, SCIF rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenants or janitorial supplies, libraries, etc.);

C. Simultaneous or accessory uses by the building tenants or owners (such as conference rooms, conference centers, employee cafeterias or canteens, employee lounges or classrooms);

D. Office use which shall not exceed 50% of the cellar space.

Although the Applicant may elect to provide parking for cellar uses A, B, and C above, parking shall not be required for uses A, B, and C above. Cellar use D above shall be parked at "office rate", based on the total of the Gross Floor Area of the building plus 50% of the cellar area; however, cellar space, regardless of use, shall not be computed as Gross Floor Area for FAR purposes.

III. TRANSPORTATION PROFFERS.

A. Tysons Corner Area Wide Transportation Contribution.

1. The Applicant shall contribute to Fairfax County Two Dollars and Eighty-five Cents (\$2.85) per FAR square foot (not including cellar space) with the following

exceptions:

- All buildings existing at the time of the original rezoning application as approved by the Board of Supervisors 6/22/92 shall be exempt from the \$2.85 payment to the extent that there is no increase in FAR square feet above the FAR square feet shown for existing buildings depicted in "Floor Area Ratio Computation" appearing on Sheet 8 of 9 in the GDP.
- Building Site 8 (254,210 FAR square feet) and Building Site 24 (95,304 FAR square feet) or 349,514 equivalent FAR square feet on other sites within the Gross Tract Area shall be exempt from the \$2.85 per FAR square feet to the extent there is no increase in FAR square feet above 349,514 FAR square feet. To the extent there is an increase in FAR square feet for Building Sites 8 and 24 above 349,514 FAR square feet, the \$2.85 per FAR square feet shall apply only to the net increase in FAR square feet.
- The \$2.85 per square foot, as increased by escalations to the *Engineering News Record, Construction Cost Index* from the date of approval of RZ 92-P-001, shall be paid directly to the County of Fairfax at the time of issuance of the building permit(s) for building(s) for which the building permit(s) is being issued and shall be used for Tysons Area Wide Transportation Improvements.

The Tysons Area Wide Transportation Improvements shall specifically include, but are not limited to:

- a. The widening of Route 123 to a six (6) lane section, including new or revised signalization improvements at the intersections of Route 123 and Anderson Road, Colshire Drive and Old Meadow Road;
 - b. New construction of the proposed Eastbound I-66/DAAR Ramp and Loop Northbound from Route 123 as generally shown on Sheet 2 of 9 of the GDP;
 - c. Synchronization of traffic signals on Route 123 from I-495 to Lewinsville Road;
- Priorities of the above improvements shall be determined by the Board of Supervisors.

B. Transportation Design.

1. Eastbound I-66/DAAR Ramp and Loop from Northbound Route 123. The

Applicant shall provide Fairfax County with \$110,000 for Fairfax County to design the proposed Eastbound I-66 Ramp and Associated Loop shown on Sheet 2 of 9 of the GDP. Payment shall be made in accordance with Exhibit A "Transportation Phasing Schedule" attached herein.

2. Route 123 Widening to six (6) through lanes. The Applicant shall contract with a Virginia Licensed Professional Engineer ("Engineer") to provide preliminary design of the widening of Route 123 from the Old Meadow Road intersection through the Anderson Road intersection to six (6) through lanes, associated turning lanes and sidewalk both sides. All civil engineering shall be based on VDOT Road and Bridge Standards, Volumes I and II unless otherwise waived or modified by VDOT. The Scope of Work shall be contracted and performed per Exhibit B attached herein.

The Scope of Work defined in Exhibit B shall specifically not be considered construction or bid documents. Within six (6) months of the date of Board of Supervisors' approval of RZ 92-P-001, a Virginia Licensed Professional Engineer shall submit six (6) sets of documents to the Fairfax County Director of Office of Transportation and six (6) sets of documents to VDOT after completion of Scope of Work Task II.B for the purpose of OT and VDOT review and comment. Upon receipt of review comments by OT and VDOT or 90 days, whichever is earlier, the Engineer shall proceed with Scope of Work Tasks II.C through G and submit Scope of Work Task II.A through G to OT and VDOT for review and comment. OT and VDOT shall have 90 days to reply. Upon receipt of comments or 90 days, whichever is earlier, the Engineer shall prepare the Preliminary Design Study Report ("PDSR"), incorporate comments and publish PDSR. The County shall notify, in writing, the Engineer and the Applicant of approval of the PDSR within 90 days and the Engineer shall submit the Final PDSR per Scope of Work Task III.A and B. Submission of the Final PDSR shall constitute completion of this Proffer, or alternatively the Applicant may escrow \$50,000 with Fairfax County at any time after 18 months of the submittal to OT of Scope of Work Tasks II.B which shall constitute completion of the Route 123 design obligation cited in the Transportation Phasing Schedule. At the option of the County, the County may draw upon the escrow to complete the Final PDSR. In the event that the County does not complete the Final PDSR, the \$50,000 escrow, including interest accrued, shall be returned to the Applicant upon the actual submission of the Final PDSR by the Applicant.

C. Street Dedications. Upon receipt from Fairfax County or at the time of a site plan submission which involves dedication of contiguous right-of-way, whichever is earlier, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors the following rights-of-way and associated ancillary easements:

1. Land necessary to construct the widening of Route 123 between Old Meadow Road and Anderson Road. Area of dedication to be determined by Design Proffer III.B.2 herein.

2. Land of approximately 0.05 acres (2200 square feet) for the construction of the I-66/DAAR eastbound ramp. The actual area of dedication shall be determined by results of Proffer III.B.1, but under no circumstance shall dedication of land preclude the Garfield Building from achieving 181 surface parking spaces of the 207 existing parking spaces and travel lanes which allow 360 degree circulation around the building and parking lot.

3. Land necessary to construct and maintain a public street referred to as "Proposed Old Springhouse Road Extended" as generally shown on Sheet 4 of 9 of the GDP.

4. Land necessary to construct and maintain a public street referred to as Colshire Meadow Drive and associated bridge across Scotts Run Stream Valley Park.

5. Land necessary to construct and maintain one (1) additional outbound right hand turn lane from existing Old Springhouse Road onto Route 123.

6. Land necessary to construct up to one (1) additional lane from Old Meadow Road onto Route 123.

7. Land necessary to construct and maintain not more than two (2) additional outbound lanes from Colshire Drive onto Route 123.

The Applicant's agreement to convey fee simple title to the Board of Supervisors for the above mentioned rights-of-way is subject to all of the following conditions:

- Density credit for dedication in advance of construction shall be granted by the Board of Supervisors with the approval of RZ 92-P-001 pursuant to Article 2-308 of the ZO. Density Credit for dedication may be utilized anywhere within the Gross Tract Area and shall not be limited to the site plan from which dedication is made.

8. The Applicant's obligation to convey fee simple title to the Board of

Supervisors for rights of way for buildings indicated as "existing" on the GDP shall be conditioned on approval by the Board of Supervisors of peripheral parking lot landscaping requirement Article 13-202, Paragraph 1, A and B of the ZO in lieu of Article 13-202, Paragraph 2, A and B for all dedications associated with those rights of way.

9. As a condition of the Applicant's obligation to make the dedications referred to in III.C.2, the Board of Supervisors shall direct the Director of DPWES to grant pursuant to Article 11-102, Paragraph 8 of the ZO, a reduction in parking for up to 26 parking spaces and approve 181 spaces (current parking ordinance requirement) as opposed to existing 207 spaces (old ordinance requirement and spaces shown on existing site plan) for Building 15 in order to dedicate land and accomplish construction by others of the proposed Eastbound I-66/DAAR Ramp.

10. The dedication referred to in III.C.4 shall be conditioned on the granting by the Park Authority of the necessary rights-of-way and easements to dedicate and construct Colshire Meadow Drive and bridge pursuant to Proffer IV.A herein.

11. *Applicant agrees to dedicate approximately 1.1392 acres of land to the County of Fairfax for ultimate dedication to the Commonwealth of Virginia along the I-495 right of way as generally shown on sheet 4A of 9 and identified as "VDOT Reserved Area" upon the earliest of the following events:*

a. *Approval of the first of the proposed (new) site plans for Building 4, or Building 5, or Building 6 as generally shown on sheet 4A of 9; or*

b. *Upon funding of the projects generally called Beltway Improvements a.k.a. I-495 HOV Lane Study; or*

c. *March 31, 2005.*

Dedication of the land would be conditioned upon Applicant obtaining advance density credit pursuant to Sect. 2-308 of the Zoning Ordinance.

12. *Applicant agrees to dedicate approximately 1.3794 acres of land to the County of Fairfax for ultimate dedication to WMATA or other "rail entity" along Rt. 123 frontage as generally shown on sheet 4A or 9 and identified as "WMATA Reserved Area" for the purpose of installing rail similar to Metro Rail ("Rail"). The Applicant shall dedicate right of*

way the earlier of the following events:

- a. Approval of the first proposed (new) site plan for proposed Building 1 (Washington) or Building 2 (Wilson) as generally shown on sheet 4A of 9; or
- b. Funding of a Rail project which connects this location to West Falls Church Metro Station; or
- c. March 31, 2005.

Dedication of land would be conditioned upon attaining advance density credit pursuant to Sect. 2-308 of the Zoning Ordinance.

D. Proposed Street Construction.

1. The Applicant shall construct Proposed Old Springhouse Road Extended as generally, but not specifically, depicted on Sheet 4 of 9 of the GDP per Exhibit A "Transportation Phasing Schedule" attached herein.

2. The Applicant shall construct an outbound double right hand turn at the intersection of existing Old Springhouse Road and Route 123 per Exhibit A "Transportation Phasing Schedule" attached herein.

3A. The Applicant shall construct the improvements, referred to as Scenario W, X, Y or Z as described on sheets 5 and 6 of 9 of the GDP as may be selected by VDOT, to Old Meadow Road, Colshire Meadow Road, Colshire Drive, and related intersections with Route 123, provided all appropriate approvals are obtained from the County and VDOT pursuant to paragraphs 3B and 3C below.

3B. The Applicant shall, in writing and within 90 days of the approval of RZ 92-P-001 by the Board of Supervisors, petition VDOT for approval to construct the improvements to Old Meadow Road, Colshire Meadow Drive, Colshire Drive and related intersections with Route 123, as shown on sheets 5 and 6 of the GDP. The Applicant acknowledges that the Office of Transportation's currently recommended alternative is Scenario W-P, and the Applicant further acknowledges that citizens in the vicinity of the application property have expressed a preference for Scenario Z. Said request shall be accompanied by the necessary traffic and engineering analyses of all four Scenarios, sufficient to enable VDOT to evaluate the relative performance of all four (4) of the alternatives on the safety and capacity of

Route 123 between I-495 and the Dulles Airport Access Highway ("DAAR"). The Applicant further commits to provide any further supporting technical documentation, including, without limitation, studies using the Highway Critical Method, as may be required by VDOT to evaluate these alternatives. Copies of all submissions to and correspondence with VDOT relating to this paragraph shall be provided simultaneously to OT.

3C. In the event that VDOT approves the road improvements described as Scenario W within 330 days of the approval of RZ 92-P-001 by the Board of Supervisors, the Applicant shall construct the improvements comprising Scenario W in accordance with Exhibit A "Transportation Phasing Schedule" attached herein.

4. In the event that VDOT approved the road improvements described as Scenario X or Y within 330 days of approval of RZ 92-P-001 by the Board of Supervisors, the Applicant shall construct the improvements comprising the selected Scenario in accordance with Exhibit A "Transportation Phasing Schedule" attached herein.

5. In the event that within 330 days of approval of RZ 92-P-001 by the Board of Supervisors VDOT approves Scenario Z, the Applicant shall:

a. construct road improvements consistent with Scenario Z and in accordance with the timing outlined in Exhibit A "Transportation Phasing Schedule" attached herein.

b. construct a two (2) lane Colshire Meadow Drive and associated two (2) lane bridge across the Park consistent with Scenario Z and in accordance with the timing outlined in Exhibit A "Transportation Phasing Schedule" attached herein.

6. In the event VDOT does not respond in 330 days of approval of RZ 92-P-001 by the Board of Supervisors (which may be extended by mutual written consent of the Applicant, OT and VDOT), the Applicant may proceed with the Applicant's choice of Scenario W or X or Y or Z on an intersection-by-intersection basis and to the extent VDOT right-of-way permits may be obtained for said construction. Intersection improvements shall be constructed in accordance with timing outlined in Exhibit A "Transportation Phasing Schedule" attached herein. In the event the Applicant cannot obtain VDOT right-of-way permits to construct the collective or individual intersections outlined in Scenario W or X or Y or Z after diligently pursuing permits

and being denied by VDOT in writing, the Applicant may proceed with development square footage outlined in Exhibit A "Transportation Phasing Schedule" attached herein without an obligation to construct improved intersections.

7a. In the event the Applicant is unable to proceed with intersection improvements at Old Meadow Road and Route 123, pursuant to Proffer III.D.7 herein, the Applicant shall contribute to Fairfax County \$145,000.00, as increased by escalations to the *Engineering News Record, Construction Cost Index* from the date of approval of RZ 92-P-001, which represents the equivalent value of Staff recommended Scenario W. Said funds shall be provided within the later of 60 days of the date of written VDOT disapproval of the specific improvement or prior to issuance of building permits for FAR in excess of 1,855,440 square feet and in accordance with the "Transportation Phasing Schedule" attached herein as Exhibit A.

7b. In the event the Applicant is unable to proceed with intersection improvements at Colshire Drive and Route 123, pursuant to Proffer III.D.7 herein, the Applicant shall contribute to Fairfax County \$140,000, as increased by escalations to the Virginia Highway Construction Bid Index from the date of approval of RZ 92-P-001, which represents the equivalent value of Staff recommended Scenario W. Said funds shall be provided within the later of 60 days of the date of written VDOT disapproval of the specific improvement or prior to issuance of building permits for FAR in excess of 1,855,440 FAR square feet and in accordance with the "Transportation Phasing Schedule" attached herein as Exhibit A.

Note: Minor deviations from Scenario W, X, Y and Z or combinations of Scenarios W, X, Y or Z described in Proffer III.D.1 through 7a and 7b herein which are recommended by VDOT and reviewed and approved by the Director of the Office of Transportation, shall not constitute a requirement for a Proffer Condition Amendment by the Applicant.

8. Notwithstanding Proffer III.D.1 through 7 and the Transportation Phasing Schedule (Exhibit A) prior to issuance of building permits and non-residential use permits as detailed below for the next new FAR square footage in the Old Meadow Road Land Bay or Old Springhouse Road Land Bay, the Applicant shall construct and dedicate land as necessary, subject to the approval of VDOT and the issuance of VDOT permits, for an additional lane on Old Meadow Road as it approaches Route 123 intersection, rendering an outbound left, a left and through, and a free right hand turn lane. The additional lane shall be approximately 300 feet long

with an approximate 120 foot taper, but not to exceed the Grant Building (GDP No. 16) frontage on Old Meadow Road. In the event VDOT requires a receiving lane on Route 123 to accommodate the free right hand turn lane, the Applicant shall construct the receiving lane for a distance of approximately 237 feet, but not to exceed the Grant Building (GDP No. 16) frontage on Route 123, including taper or transition into existing Route 123 through lane. The relocation of the existing WMATA bus shelter at the corner of Old Meadow Road and Route 123 shall be done at the Applicant's expense. Any cost of signalization associated with the additional lane shall be the responsibility of the Applicant. VDOT permits or VDOT letter denying permits shall be prerequisite to the issuance of the next building permit issued in the Old Meadow Road Land Bay. If VDOT permits are issued, the additional construction shall be completed sufficient to be open for traffic (as opposed to accepted by VDOT for maintenance) as a prerequisite to the issuance of the shell non-residential use permit for the building. If VDOT permits cannot be obtained and are denied in writing, the Applicant is relieved of this Proffer in its entirety. The additional lane on Old Meadow Road is to be considered an interim improvement and in the event VDOT selects Scenario W or X, the Applicant acknowledges that the additional lane may be obsolete or possibly have to be removed, the right-of-way vacated and the area restored. If the Applicant constructs the additional lane and Proffer III.D.7a is implemented, Proffer III.D.7a obligations shall be reduced by \$52,000 which is deemed the value of the additional Old Meadow Road lane constructed.

E. Traffic Signals at Colshire Meadow Drive and Old Meadow Road and Colshire Meadow Drive and Colshire Drive. At such time as signals are warranted as determined by VDOT, the Applicant shall provide the design, equipment, and installation of a traffic signal, or funds sufficient for same, at the intersections of Colshire Meadow Drive and Old Meadow Road and Colshire Meadow Drive and Colshire Drive.

F. Transportation Systems Management. The Applicant agrees to enter into an Agreement with TYTRAN to implement a Transportation Demand Management Program ("Program") as generally described in Exhibit D. The Applicant's only obligation is to monitor the provisions of the Agreement for compliance with the Program and fund the Program per paragraph 4 of the Program. The Applicant may elect to terminate the Agreement with

TYTRAN/RESP for noncompliance at any time during the term of this proffer pursuant to paragraph 5 of the Program and pay \$30,000 a year to FXCO/DOT/RESP for the remaining year(s) of the Program cited in paragraph 4. In this case, payment of \$30,000 a year to the County for the remaining years of the Program shall be the Applicant's only obligation under this proffer. This proffer shall terminate upon final payment of \$30,000 on January 31, 2003 and notice provisions on continuation or cessation of the Program cited in paragraph 6 of the Program.

G. Bus Shelters and Bus Stop Pedestrian Access.

1. The Applicant shall provide to Fairfax County, within 60 days of approval of RZ 92-P-001 by the Board of Supervisors, \$30,000 for the design and construction of three (3) WMATA standard bus shelters to be located on either the north or the south side of Route 123 at existing bus stops between Old Springhouse Road and Anderson Road intersections or at other locations within the Gross Tract Area acceptable to the Applicant. In the event that any or all of the three (3) bus shelters, valued at \$10,000 each, are not constructed by December 22, 1997, any or all of the unspent \$30,000 shall be paid by the County to TYTRAN as the Applicant's partial or full payment credit for the next TYTRAN Transportation Coordinator annual payment due per Proffer III.F above.

2. The Applicant shall make reasonable effort to construct temporary asphalt, concrete, or stone paths where practical to connect existing sidewalk along the north and south sides of Route 123 between Old Meadow Road and Anderson Road. Installation of temporary paths within VDOT right-of-way shall be contingent upon approval by VDOT and the issuance of VDOT permits. The Applicant shall make reasonable effort to keep temporary paths in good repair. This proffer is voluntary on behalf of the Applicant and the intent is to provide safe, all weather access to transit stops from existing or future sidewalk. The number, location, and design of the paths shall be at the sole discretion of the Applicant and shall be installed within 24 months of the approval of RZ 92-P-001 by the Board of Supervisors. This proffer is specifically not a prerequisite to any site plan nor building permit approval.

H. Transportation Phasing Schedule. Applicant shall phase transportation improvements in accordance with the "Transportation Phasing Schedule" attached as Exhibit A.

I. (EYE) West*Gate Transit Stop. Applicant shall dedicate approximately 2.3496

acres of land at the southwest corner of Dolley Madison Boulevard (Rt. 123) and Colshire Drive (Rt. 6471) as generally shown on sheet 2 of 9. The dedication plat shall be submitted to the County within 60 days of the approval of this PCA and PCA 88-D-005-3 and recorded immediately upon approval of the Dedication Plat by the Director of DPWES. Dedication of land to the Board of Supervisors, fee simple, shall be conditioned upon attaining advance density credit pursuant to 2-308 of the Zoning Ordinance.

IV. FAIRFAX COUNTY PARK AUTHORITY.

A. The Applicant shall provide the Park Authority with all items listed in Park Board Resolution approved September 17, 1991, *as may be amended*, and attached as Exhibit C, provided that:

1. Rezoning application RZ 92-P-001 is approved; and
2. The Park Board grants all necessary right-of-way, construction easements, and permanent access and maintenance easements to the Applicant to construct and maintain easements to the Applicant to construct and maintain a public two (2), three (3) or four (4) lane roadway and bridge across the Scotts Run Stream Valley Park in the location shown on Sheets 2 and 3 of 9 of the GDP and in general conformance with Public Improvement Plan 8293-PI-01-1 (as may be amended).

B. The Applicant shall provide screening along approximately 400 linear feet of chain link fence between The Colonies and the Park entrance road and parking lot. The planting strip between the edge of the parking lot and fence varies between 3' and 5' in width. Columnar evergreens, either shrubs or small trees, planted 4' - 5' on center, will provide screening and some noise attenuation between the parking lot and The Colonies residences. The Applicant shall plant approximately 50 trees, shrubs or plants within 18 months of the date of approval of RZ 92-P-001 at a cost to the Applicant not to exceed \$3,000. Final species selection and planting plan shall be subject to review and approval of Fairfax County Park Authority Staff. The Applicant shall have no maintenance responsibility nor warranty beyond any planting warranty that may be provided by nursery or nurseryman.

C. The Applicant shall provide Virginia registered civil engineering services to

develop a plan for remediation of the erosion problem at terminus of existing rip--rap ditch at low end of parking lot. The remediation may include, but not be limited to, the installation of velocity brakes, flaring rip-rap and grouting rip-rap as may be determined by civil engineer. The Applicant shall repair the erosion problem based on civil engineer's recommendation and the Park Authority concurrence with recommendation at a total cost of civil engineering and construction combined not to exceed \$10,000. The Applicant shall complete engineering and construction within one (1) year of the date of approval of RZ 92-P-001. The Applicant shall not be required to obtain a bond or permit for construction nor provide post construction maintenance or repair.

WEST*GROUP PROPERTIES LLC

by: G.T. Halpin, -
G. T. Halpin, President

REZONING AFFIDAVIT

DATE: May 11, 2011
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 109858c

in Application No.(s): PCA 92-P-001-07
 (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 Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Applicant/Agent for Title Owners
Johnson I 7600 Colshire LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) 4B and 4C (formerly Tax Map 30-3 ((28)) 4A1)

(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: May 11, 2011
 (enter date affidavit is notarized)

109858, c

for Application No. (s): PCA 92-P-001-07
 (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)
Taylor Colshire Meadow LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) C1
The MITRE Corporation Agents: Mark W. Kontos Sol (nmi) Glasner Raymond F. Leavitt Alfred (nmi) Grasso Frank J. Ringel Judith S. Downs	7515 Colshire Drive McLean, VA 22102	Contract Purchaser of Tax Map 30-3 ((28)) 4C (formerly Tax Map 30-3 ((28)) 4A1 pt.)
Bowman Consulting Group, Ltd. Agents: Matthew J. Tauscher Jonathan D. Bondi Brice R. Kutch Donald H. Hughes	14020 Thunderbolt Place Suite 300 Chantilly, Virginia 20151	Engineers/Planners/Agent for the Applicant
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. W. Bowyer Megan C. Rappolt f/k/a Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the 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: May 11, 2011
(enter date affidavit is notarized)

1098580

for Application No. (s): PCA 92-P-001-07
(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)
Jones Lang LaSalle Americas, Inc. Agents: Robert B. Shue Kem Shackelford Courtenay Abby J. Goodman Marshall H. Durston	1801 K Street, NW, #1000 Washington, DC 20006	Agent for the Contract Purchaser
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy John P. Custis (former) Jeffrey A. Nein Ben I. Wales Molly M. Novotny	Reston Town Center One Freedom Square 11951 Freedom Drive, #1500 Reston, VA 20190	Attorneys/Planners/Agent for the Contract Purchaser
Patton Harris Rust & Associates, Inc. Agents: Robert E. Lamborn (former) David H. Steigler Robert A. Munse Edward G. Venditti Helman A. Castro Younes (nmi) Belamqaddam	14532 Lee Road Chantilly, Virginia 20151	Engineers/Agent for the Contract Purchaser
Steven Kahle Architects, Inc. Agents: Steven W. Kahle Craig C. Polacek Jeremy P. Hayes Megan W. Scorzafava Aaron M. Kramer Utku (nmi) Akbulut Charles E. Roberts	47 Randall Street, Suite 2 Annapolis, MD 21401	Architect/Agent for the Contract Purchaser

(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: May 11, 2011
(enter date affidavit is notarized)

109858 c

for Application No. (s): PCA 92-P-001-07
(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)
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta	1140 Connecticut Avenue, NW Suite 600 Washington, DC 20036	Transportation Consultant/Agent for the Contract Purchaser

(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: May 11, 2011
(enter date affidavit is notarized)

109858 c

for Application No. (s): PCA 92-P-001-07
(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)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
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)

RECP IV Tysons Cityline Holdco LLC, Member
RECP IV WG Land Investors LLC (former member)

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, EVP; Thomas D. Fleury, EVP; Eric R. Maggio, SVP & CFO; Keith S. Turner, SVP; Tasso N. Flocos, SVP

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Rezoning Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

The MITRE Corporation
7515 Colshire 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)

There are no shareholders. The MITRE Corporation is a non-profit Delaware corporation and is tax exempt under 501(c)(3) of the Internal Revenue Code.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Alfred (nmi) Grasso, President & CEO; Lisa R. Bender, VP & CHRO; Richard J. Byrne, SVP & Gen Mgr; Gary J. Gagnon, VP; Sol (nmi) Glasner, VP, GC & Corp. Sec.; Raymond (nmi) Haller, SVP & Director; Stephen D. Huffman, VP & CTO; Mark W. Kontos, SVP, CFO & Treas.; David H. Lehman, SVP & COO; Robert F. Nesbit, SVP & GM; Jason F. Providakes, Director, SVP & GM; Agam N. Sinha, Director, SVP & GM; James (nmi) Cook, VP & Dir; Joel (nmi) Jacobs, VP & CIO; Peter (nmi) Sherlock, VP

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

The MITRE Corporation [CONTINUED]
7515 Colshire 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)

Former Trustee: Victor A. Demarines

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Trustees: William (nmi) Happer; Martin C. Faga; John J. Hamre; James R. Schlesinger; Ronald R. Fogleman; Cathy E. Minchan; Cleve L. Killingsworth; Nicholas M. Donofrio; Charles S. Robb; Alfred (nmi) Grasso; Jane F. Garvey; Elizabeth J. Keefer; Donald M. Kerr; Montgomery C. Meigs; William B. Mitchell; John P. Stenbit; Edmund P. Giambastiani, Robert R. Everett, Robert T. Marsh, Jack (nmi) Ruina. Former Officers: Robert F. Behler, SVP & Dep. Gen Mgr; Robert A. Mikelskas, VP & CIO; Louis S. Metzger, SVP & CCE

(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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 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)

Jones Lang LaSalle Americas, Inc.
1801 K Street, NW, #1000
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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: May 11, 2011
(enter date affidavit is notarized)

109858e

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

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

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)

Johnson I 7600 Colshire LLC
1651 Old Meadow Road, Suite 650
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)

RECP IV WG Land Investors 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 Vice President; William C. Helm, Executive 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)

DATE: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Taylor Colshire Meadow LLC
1651 Old Meadow Road, Suite 650
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)

RECP IV WG Land Investors 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 Vice President; William C. Helm, Executive Vice President

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

William C. Helm, Executive 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)

DATE: May 11, 2011
(enter date affidavit is notarized)

109856c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

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)

RECP IV Co-Investors A, LP (owns less than 10% of Johnson I 7600 Colshire LLC and Taylor Colshire Meadow LLC)
DLJ Real Estate Capital Partners IV, L.P.

=====

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 Vice President; William C. Helm, Executive Vice President

=====

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

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: May 11, 2011
(enter date affidavit is notarized)

109856c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

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)

RECP IV Co-Investors A, LP (owns less than 10% of Cityline Partners LLC)
DLJ Real Estate Capital Partners IV, L.P.

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 Vice President; William C. Helm, Executive Vice President

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

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
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)

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Patton Harris Rust & Associates, Inc.
14532 Lee Road
Chantilly, Virginia 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)

Pennoni Associates, Inc.

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)

Pennoni Associates, Inc.
3001 Market Street, 2nd Floor
Philadelphia, PA 19104

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)

C.R. Pennoni
Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Steven Kahle Architects, Inc.
47 Randall Street, Suite 2
Annapolis, MD 21401

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)

Steven W. Kahle

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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(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 (f/k/a Cooley Godward Kronish LLP)
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

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

NAMES AND 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, Gordon C. Atkinson, Michael A. Attanasio, Jonathan P. Bach, Charles J. Bair, Celia Goldwag Barenholtz, Frederick D. Baron, James A. Beldner, Keith J. Berets, Laura A. Berezin (former), Connie N. Bertram, Laura Grossfield Birger, Ian B. Blumenstein, Barbara L. Borden, Jodie M. Bourdet, Wendy J. Brenner, Matthew J. Brigham, Robert J. Brigham (former), James P. Brogan, Nicole C. Brookshire, Matthew D. Brown, Alfred L. Browne III, Matthew T. Browne, Robert T. Cahill, Antonio J. Calabrese, Linda F. Callison (former), Christopher C. Campbell, Roel C. Campos (former), William Lesse Castleberry, Lynda K. Chandler, Dennis (nmi) Childs, Ethan E. Christensen (former)
[continued on next page]

(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: May 11, 2011
(enter date affidavit is notarized)

109858 c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (f/k/a Cooley Godward Kronish LLP)
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Samuel S. Coates	Jon E. Gavenman	James C. Kitch
Alan S. Cohen	Kathleen A. Goodhart	Michael J. Klisch
Jeffrey L. Cohen	Lawrence C. Gottlieb	Jason M. Koral
Thomas A. Coll	Shane L. Goudey	Barbara A. Kosacz
Joseph W. Conroy	William E. Grauer	Kenneth J. Krisko
Jennifer B. Coplan	Jonathan G. Graves	John S. Kyle
Carolyn L. Craig	Eric (nmi) Grossman	Mark F. Lambert
John W. Crittenden	Kenneth L. Guernsey	Samantha M. LaPine
Janet L. Cullum	Patrick P. Gunn	John G. Lavoie
Nathan K. Cummings	Jeffrey M. Gutkin	Robin J. Lee
John A. Dado	John B. Hale	Ronald S. Lemieux
Craig E. Dauchy	Bernard L. Hatcher	Natasha V. Leskovsek
Wendy (nmi) Davis	Matthew B. Hemington	Shira Nadich Levin
Renee R. Deming	Cathy Rae Hershcopf	Alan (nmi) Levine
Darren K. DeStefano	John (nmi) Hession	Michael S. Levinson
Scott D. Devereaux (former)	Gordon K. Ho	Elizabeth L. Lewis
Jennifer Fonner DiNucci	Suzanne Sowochka Hooper	Michael R. Lincoln
Michelle C. Doolin	Mark M. Hrenya	James C. T. Linfield
Christopher (nmi) Durbin	Christopher R. Hutter	David A. Lipkin (former)
John C. Dwyer	Jay R. Indyke	Chet F. Lipton
Shannon (nmi) Eagan	Craig D. Jacoby	Cliff Z. Liu
Erik S. Edwards (former)	Chrystal N. Jensen	Samuel M. Livermore
Robert L. Eisenbach, III	Eric C. Jensen	Douglas P. Lobel
Sonya F. Erickson	Mark L. Johnson	J. Patrick Loofbourrow
Lester J. Fagen	Robert L. Jones	Mark C. Looney
Brent D. Fassett	Barclay J. Kamb	Robert B. Lovett
David J. Fischer	Richard S. Kanowitz	Andrew P. Lustig
M. Wainwright Fishburn, Jr.	Kimberly J. Kaplan-Gross	Lori (nmi) Mason
Daniel W. Frank (former)	Jeffrey S. Karr	Keith A. McDaniels
Richard H. Frank	Sally A. Kay	John T. McKenna
William S. Freeman (former)	Heidi M. Keefe	Bonnie Weiss McLeod
Alison J. Freeman-Gleason (former)	Kevin F. Kelly	Mark A. Medearis
Steven L. Friedlander	Jason L. Kent	Laura M. Medina
Thomas J. Friel, Jr.	Kristen D. Kercher (former)	Daniel P. Meehan
Francis (nmi) Fryscak,	Charles S. Kim	Beatriz (nmi) Mejia
Koji F. Fukumura	Kevin M. King	Erik B. Milch
James F. Fulton, Jr.		Robert H. Miller
William S. Galliani		Chadwick L. Mills
Stephen D. Gardner		Brian E. Mitchell (former)

(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: May 11, 2011
(enter date affidavit is notarized)

109856.C

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

Cooley LLP (f/k/a Cooley Godward Kronish LLP)
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

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

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

Patrick J. Mitchell
Ann M. Mooney
Timothy J. Moore
Howard (nmi) Morse
Kevin P. Mullen (former)
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
Alison (nmi) Newman (former)
William H. O'Brien
Thomas D. O'Connor
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Vincent P. Pangrazio (former)
Nikesh (nmi) Patel
Timothy G. Patterson
Amy Elizabeth Paye
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Thomas F. Poche (former)
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
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
Richard S. Sanders (former)
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
Gregory A. Smith
Stephen R. Smith
Colleen P. Gillis Snow
Whitty (nmi) Somvichian
Mark D. Spoto (former)
Wayne O. Stacy
Neal J. Stephens
Donald K. Stern
Michael D. Stern (former)
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
John H. Toole
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Robert R. Veith
Lois K. Voelz
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
Mavis L. Yee (former)
Kevin J. Zimmer

(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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(enter County-assigned application number (s))

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

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 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:

DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Taylor Colshire Meadow LLC)
DLJ RECP Management, L.P. (owns less than 10% of (owns less than 10% of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Taylor Colshire Meadow 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 own 10% or more of Cityline Partners LLC, Johnson I 7600 Colshire LLC and Taylor Colshire Meadow LLC)

Credit Suisse Group AG

(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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(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: May 11, 2011
(enter date affidavit is notarized)

109858c

for Application No. (s): PCA 92-P-001-07
(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.)

Cityline Partners LLC contributed in excess of \$100 to Friends of Michael Frey, Gerry Hyland for Supervisor and Chairman Sharon Bulova.

(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)

Elizabeth D. Baker
[] Applicant [x] Applicant's Authorized Agent

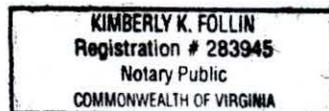
Elizabeth D. Baker, agent

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

Subscribed and sworn to before me this 11 day of May, 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2011
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

109859e

in Application No.(s): SE 2010-PR-023
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

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 Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Applicant/Agent for Title Owner
Johnson I 7600 Colshire LLC Agent: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) 4C (formerly Tax Map 30-3 ((28)) 4A1 pt.)

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-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)
The MITRE Corporation Agents: Mark W. Kontos Sol (nmi) Glasner Raymond F. Leavitt Alfred (nmi) Grasso Frank J. Ringel Judith S. Downs	7515 Colshire Drive McLean, VA 22102	Contract Purchaser of Tax Map 30-3 ((28)) 4C (formerly Tax Map 30-3 ((28)) 4A1 pt.)
Bowman Consulting Group, Ltd. Agents: Matthew J. Tauscher Jonathan D. Bondi Brice R. Kutch Donald H. Hughes	14020 Thunderbolt Place Suite 300 Chantilly, Virginia 20151	Engineers/Planners/Agent for the Applicant
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. W. Bowyer Megan C. Rappolt f/k/a Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant
Jones Lang LaSalle Americas, Inc. Agents: Robert B. Shue Kem Shackelford Courtenay Abby J. Goodman Marshall H. Durston	1801 K Street, NW, #1000 Washington, DC 20006	Agent for the Contract Purchaser

(check if applicable)

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

Special Exception Attachment to Par. 1(a)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-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)
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy John P. Custis (former) Jeffrey A. Nein Ben I. Wales Molly M. Novotny	Reston Town Center One Freedom Square 11951 Freedom Drive, #1500 Reston, VA 20190	Attorneys/Planners/Agent for the Contract Purchaser
Patton Harris Rust & Associates, Inc. Agents: Robert E. Lamborn (former) David H. Steigler Robert A. Munse Edward G. Venditti Helman A. Castro Younes (nmi) Belamqaddam	14532 Lee Road Chantilly, Virginia 20151	Engineers/Agent for the Contract Purchaser
Steven Kahle Architects, Inc. Agents: Steven W. Kahle Craig C. Polacek Jeremy P. Hayes Megan W. Scorzafava Aaron M. Kramer Utku (nmi) Akbulut Charles E. Roberts	47 Randall Street, Suite 2 Annapolis, MD 21401	Architect/Agent for the Contract Purchaser
Gorove/Slade Associates, Inc. Agents: Christopher M. Tacinelli Felice B. Brychta	1140 Connecticut Avenue, NW Suite 600 Washington, DC 20036	Transportation Consultant/Agent for the Contract Purchaser

(check if applicable)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2011
(enter date affidavit is notarized)

109859 c

for Application No. (s): SE 2010-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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
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)
RECP IV Tysons Cityline Holdco LLC,
Member
RECP IV WG Land Investors LLC (former member)

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

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

The MITRE Corporation
7515 Colshire 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)

There are no shareholders. The MITRE Corporation is a non-profit Delaware corporation and is tax exempt under 501(c)(3) of the Internal Revenue Code.

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Gary P. Bowman

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

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

Jones Lang LaSalle Americas, Inc.
1801 K Street, NW, #1000
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

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

Johnson I 7600 Colshire LLC
1651 Old Meadow Road, Suite 650
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)

RECP IV WG Land Investors LLC

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

RECP IV WG Land Investors LLC
1651 Old Meadow Road, Suite 650
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)

RECP IV Tysons Land Investor Holdco
LLC

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

104859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Patton Harris Rust & Associates, Inc.
14532 Lee Road
Chantilly, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)
Thomas D. Rust (former)
Pennoni Associates, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Steven Kahle Architects, Inc.
47 Randall Street, Suite 2
Annapolis, MD 21401

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)
Steven W. Kahle

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pennoni Associates, Inc.
3001 Market Street, 2nd Floor
Philadelphia, PA 19104

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)
C.R. Pennoni Pennoni Associates, Inc. (PAI) Employee
Stock Option Plan (All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
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)
RECP IV Co-Investors A, LP (owns less than 10% of Johnson I 7600 Colshire LLC)
DLJ Real Estate Capital Partners IV, L.P.

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

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

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)

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

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 SHAREHOLDERS: (enter first name, middle initial, and last name)

RECP IV Co-Investors A, LP (owns less
than 10% of Cityline Partners LLC)
DLJ Real Estate Capital Partners IV, L.P.

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

Special Exception Attachment to Par. 1(b)

DATE: May 11, 2011
(enter date affidavit is notarized)

1098590

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2011
(enter date affidavit is notarized)

109 859c

for Application No. (s): SE 2010-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, and number, street, city, state, and zip code)

Cooley LLP (f/k/a Cooley Godward Kronish LLP)
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190

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

NAMES AND 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, William Lesse Castleberry, Lynda K. [continued on next page]
Maureen P. Alger, Thomas R. Amis, Mazda Chandler, Dennis (nmi) Childs, Ethan E.
K. Antia, Gordon C. Atkinson, Michael A. Christensen (former)
Attanasio, Jonathan P. Bach, Charles J.
Bair, Celia Goldwag Barenholtz, Frederick
D. Baron, James A. Beldner, Keith J.
Berets, Laura A. Berezin (former), Connie
N. Bertram, Laura Grossfield Birger, Ian B.
Blumenstein, Barbara L. Borden, Jodie M.
Bourdet, Wendy J. Brenner, Matthew J.
Brigham, Robert J. Brigham (former),
James P. Brogan, Nicole C. Brookshire,
Matthew D. Brown, Alfred L. Browne III,
Matthew T. Browne, Robert T. Cahill,
Antonio J. Calabrese, Linda F. Callison
(former), Christopher C. Campbell, Roel C.
Campos (former),

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)DATE: May 11, 2011
(enter date affidavit is notarized)

109 859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (f/k/a Cooley Godward Kronish LLP) [continued]
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Samuel S. Coates	Jon E. Gavenman	James C. Kitch
Alan S. Cohen	Kathleen A. Goodhart	Michael J. Klisch
Jeffrey L. Cohen	Lawrence C. Gottlieb	Jason M. Koral
Thomas A. Coll	Shane L. Goudey	Barbara A. Kosacz
Joseph W. Conroy	William E. Grauer	Kenneth J. Krisko
Jennifer B. Coplan	Jonathan G. Graves	John S. Kyle
Carolyn L. Craig	Eric (nmi) Grossman	Mark F. Lambert
John W. Crittenden	Kenneth L. Guernsey	Samantha M. LaPine
Janet L. Cullum	Patrick P. Gunn	John G. Lavoie
Nathan K. Cummings	Jeffrey M. Gutkin	Robin J. Lee
John A. Dado	John B. Hale	Ronald S. Lemieux
Craig E. Dauchy	Bernard L. Hatcher	Natasha V. Leskovsek
Wendy (nmi) Davis	Matthew B. Hemington	Shira Nadich Levin
Renee R. Deming	Cathy Rae Hershcopf	Alan (nmi) Levine
Darren K. DeStefano	John (nmi) Hession	Michael S. Levinson
Scott D. Devereaux (former)	Gordon K. Ho	Elizabeth L. Lewis
Jennifer Fonner DiNucci	Suzanne Sowochka Hooper	Michael R. Lincoln
Michelle C. Doolin	Mark M. Hrenya	James C. T. Linfield
Christopher (nmi) Durbin	Christopher R. Hutter	David A. Lipkin (former)
John C. Dwyer	Jay R. Indyke	Chet F. Lipton
Shannon (nmi) Eagan	Craig D. Jacoby	Cliff Z. Liu
Erik S. Edwards (former)	Chrystal N. Jensen	Samuel M. Livermore
Robert L. Eisenbach, III	Eric C. Jensen	Douglas P. Lobel
Sonya F. Erickson	Mark L. Johnson	J. Patrick Loofbourrow
Lester J. Fagen	Robert L. Jones	Mark C. Looney
Brent D. Fassett	Barclay J. Kamb	Robert B. Lovett
David J. Fischer	Richard S. Kanowitz	Andrew P. Lustig
M. Wainwright Fishburn, Jr.	Kimberly J. Kaplan-Gross	Lori (nmi) Mason
Daniel W. Frank (former)	Jeffrey S. Karr	Keith A. McDaniels
Richard H. Frank	Sally A. Kay	John T. McKenna
William S. Freeman (former)	Heidi M. Keefe	Bonnie Weiss McLeod
Alison J. Freeman-Gleason (former)	Kevin F. Kelly	Mark A. Medearis
Steven L. Friedlander	Jason L. Kent	Laura M. Medina
Thomas J. Friel, Jr.	Kristen D. Kercher (former)	Daniel P. Meehan
Francis (nmi) Fryscak	Charles S. Kim	Beatriz (nmi) Mejia
Koji F. Fukumura	Kevin M. King	Erik B. Milch
James F. Fulton, Jr.		Robert H. Miller
William S. Galliani		Chadwick L. Mills
Stephen D. Gardner		Brian E. Mitchell (former)

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

Special Exception Attachment to Par. 1(c)DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (f/k/a Cooley Godward Kronish LLP) [continued]
Reston Town Center, One Freedom Square
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Patrick J. Mitchell	Michael G. Rhodes	Mark P. Tanoury
Ann M. Mooney	Michelle S. Rhyu	Gregory C. Tenhoff
Timothy J. Moore	John W. Robertson	Michael E. Tenta
Howard (nmi) Morse	Ricardo (nmi) Rodriguez	Timothy S. Teter
Kevin P. Mullen (former)	Kenneth J. Rollins	John H. Toole
Frederick T. Muto	Richard S. Rothberg	Michael S. Tuscan
Ryan E. Naftulin	Adam J. Ruttenberg	Miguel J. Vega
Stephen C. Neal	Thomas R. Salley III	Erich E. Veitenheimer III
Alison (nmi) Newman (former)	Richard S. Sanders (former)	Aaron J. Velli
William H. O'Brien	Jessica Valenzuela Santamaria	Robert R. Veith
Thomas D. O'Connor	Glen Y. Sato	Lois K. Voelz
Ian (nmi) O'Donnell	Martin S. Schenker	David A. Walsh
Kathleen (nmi) Pakenham	Joseph A. Scherer	David M. Warren
Vincent P. Pangrazio (former)	William J. Schwartz	Mark B. Weeks
Nikesh (nmi) Patel	Audrey K. Scott	Steven K. Weinberg
Timothy G. Patterson	John H. Sellers	Mark R. Weinstein
Amy Elizabeth Paye	Ian R. Shapiro	Thomas S. Welk
Anne H. Peck	Michael N. Sheetz	Peter H. Werner
D. Bradley Peck	Jordan A. Silber	Christopher A. Westover
Susan Cooper Philpot	Brent B. Siler	Francis R. Wheeler
Benjamin D. Pierson	Gregory A. Smith	Brett D. White
Frank V. Pietrantonio	Stephen R. Smith	Peter J. Willsey
Mark B. Pitchford	Colleen P. Gillis Snow	Mark Windfeld-Hansen
Michael L. Platt	Whitty (nmi) Somvichian	Nancy H. Wojtas
Christian E. Plaza	Mark D. Spoto (former)	Jessica R. Wolff
Thomas F. Poche (former)	Wayne O. Stacy	Nan (nmi) Wu
Anna B. Pope	Neal J. Stephens	Babak (nmi) Yaghmaie
Marya A. Postner	Donald K. Stern	Mavis L. Yee (former)
Steve M. Przesmicki	Michael D. Stern (former)	Kevin J. Zimmer
Seth A. Rafkin	Anthony M. Steigler	
Frank F. Rahmani	Steven M. Strauss	
Marc (nmi) Recht	Myron G. Sugarman	
Thomas Z. Reicher	Christopher J. Sundermeier	
	Ronald R. Sussman	
	C. Scott Talbot	

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

Special Exception Attachment to Par. 1(c)

DATE: May 11, 2011
(enter date affidavit is notarized)

109 859c

for Application No. (s): SE 2010-PR-023
(enter County-assigned application number (s))

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

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 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:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC and/or Johnson I 7600 Colshire LLC)
DLJ RECP Management, L.P. (owns less than 10% of Cityline Partners LLC and/or Johnson I 7600 Colshire 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 own 10% or more of Cityline Partners LLC and/or Johnson I 7600 Colshire LLC)

Credit Suisse Group AG

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

for Application No. (s): SE 2010-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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 11, 2011
(enter date affidavit is notarized)

109859c

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.)

Cityline Partners LLC contributed in excess of \$100 to Friends of Michael Frey, Gerry Hyland for Supervisor and Chairman Sharon Bulova.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Elizabeth D. Baker

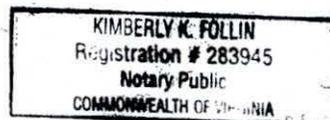
(check one) [] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11 day of May, 2011, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

August 24, 2010

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

Re: Application for Proffered Condition Amendment
Applicant: Cityline Partners LLC
Tax Map 30-3 ((28)) 4A1 and C1 (the "Application Property")

Dear Ms. Coyle:

Please accept the following as a statement of justification for a Tabs-only Proffered Condition Amendment ("PCA") and Generalized Development Plan Amendment ("GDPA") application affecting a 15.95 acre area in the WEST*GATE development located in Tysons Corner. Concurrent with this application, the Applicant has also filed a request for a special exception to increase building height on a 2.936 acre portion of the Application Property.

The Applicant, Cityline Partners LLC, is the agent for Johnson I 7600 Colshire LLC and Taylor Colshire Meadow LLC, the owners of the Application Property which is located on the south side of Dolley Madison Boulevard (Route 123), on both sides of Colshire Drive. The Application Property is bordered on the west by Scotts Run and County-owned park land, on the south by existing office buildings, on the east by multi-family residential uses and office uses and on the northwest by the proposed transit facility serving the future Tysons East Metro station currently under construction. The Application Property is within ¼ mile of the Metro station entrance. The surrounding area includes properties zoned and developed to the C-3 and R-20 Districts.

The Application Property is zoned to the C-3 Office District and Highway Corridor (HC) District and is subject to the rezoning approvals associated with WEST*GATE (RZ 92-P-001 and subsequent amendments). The approved GDPA identifies a number of land bays. The Application Property is part of Land Bay B; specifically Land Bay B-3, also referred to as the Johnson I and Johnson II sites, and Land Bay B-6, also known as the Taylor site. Land Bay B-3 is currently developed with two office buildings. The Johnson I building is approved for, and constructed with, 100,000 square feet of office use and the Johnson II building is approved for, and constructed with, 50,000 square feet. The Taylor site is approved for a 300,000 square feet of office uses but is undeveloped. The PCA application seeks to relocate 290,000 square feet of approved, yet unbuilt, office uses from the Taylor site to the Johnson II site. This will permit

development of a 340,000 square foot building on Johnson II and allow 10,000 square feet of office use on the Taylor site. There are no changes in use or increases in intensity proposed with this application; it is simply a modification of the tabulations to relocate approved intensity. All proffers governing the Application Property will be reaffirmed.

The Application Property is located within the Tysons East District of the Tysons Corner Urban Center of the Area II Comprehensive Plan (the "Plan"); specifically the Colshire Subdistrict. The base plan recommendation for the Colshire Subdistrict calls for office uses at varying intensities up to 1.0 FAR. The Conceptual Land Use Map indicates the Application Property is planned for office use. The proposed reallocation of approved intensity is in conformance with the Plan recommendations.

I appreciate your attention to this matter. Should you require any additional information, please do not hesitate to contact me.

Very truly yours,

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



Elizabeth D. Baker
Land Use Coordinator



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

Via Hand Delivery

October 25, 2010

Suzanne W. Lin
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SE 2010-PR-023
Applicant: Cityline Partners LLC
Tax Map 30-3 ((28)) 4A1 pt. (the "Application Property")

Dear Ms.Lin:

I am pleased to submit this revised descriptive statement for the above-referenced application. Under separate copy today, you will be receiving four copies of a revised special exception plat from Bowman Consulting Group. As you will recall, the Applicant, Cityline Partners LLC ("Cityline Partners"), seeks approval of a Category 6 special exception to permit an increase in building height above that which is permitted by the Fairfax County Zoning Ordinance.

While the requested increase in building height is not affected by the revisions made to the application, the Special Exception Plat has been updated to show a revised footprint for the proposed office building. The footprint will allow the incorporation of a lecture hall and associated meeting space into the proposed office building. The inclusion of these facilities, which will be accessory to the office use, is important to The MITRE Corporation ("MITRE"), the contract purchaser of the Application Property. The application has also been revised to reflect the number of parking spaces proposed for the building and seek approval of a Parking Redesignation Plan in accordance with Section 11-101 of the Zoning Ordinance. Eight copies of the Parking Redesignation Plan are included with this submission.

Overview

The Application Property is located southeast of the intersection of Route 123 and Colshire Drive and is a 2.936 acre portion of the 10.76 acre parcel described as Fairfax County

Tax Map 30-3 ((28)) 4A1. It is part of the WEST*GATE Office Park. Zoned to the C-3 and Highway Corridor (HC) Districts, the Application Property is currently developed with a 50,000 square foot office building, referred to as the Johnson II Building.

This special exception application is being processed concurrently with a Proffered Condition Amendment ("PCA") application for the Application Property as well as adjacent properties. The PCA seeks to amend the tabulation on the Generalized Development Plan approved for WEST*GATE Park to reallocate 290,000 square feet of gross floor area to the Application Property. The combination of this reallocation of square footage and the 50,000 square feet of development existing on the Application Property will permit the construction of a building containing 340,000 square feet.

As set out above, MITRE is the contract purchaser of the Application Property. The proposed building will serve as an extension to MITRE's existing campus on Colshire Drive. The proposed building will provide a fourth office building on the MITRE campus and will be referred to as MITRE 4 ("MITRE 4").

In June 1992, the Board of Supervisors approved RZ 92-P-001 to rezone the 128.63 acre WEST*GATE property from I-3, I-4, C-2, C-7, R-1 and Highway Corridor (HC) Districts to the C-3 and HC Districts. This approval has subsequently been revised by six proffered condition amendment approvals; however, the Application Property remains zoned C-3. The WEST*GATE proffers permit the Application Property to be developed with office uses and allow its density to exceed 1.0 FAR so long as the floor area ratio ("FAR") across the Colshire Drive Area Land Bay does not exceed a FAR of 1.0. The WEST*GATE proffers limit building heights on the Application Property to 90 feet, unless a special exception is granted by the Board of Supervisors.

MITRE Background

MITRE operates Federally Funded Research and Development Centers for the Department of Defense ("DOD"), Federal Aviation Administration ("FAA"), Internal Revenue Service ("IRS") and Department of Homeland Security. Through contracts with these agencies, MITRE (a) addresses issues of national security, (b) assists national and military intelligence agencies in developing new approaches to producing, distributing and safeguarding intelligence information, (c) develops aviation simulations and (d) works to modernize the nation's tax administration system.

MITRE is currently operating in four Tysons Corner locations, including the campus and three smaller satellite offices (see Exhibit A). Ideally, MITRE would like to be campus centric, which would allow essential collaboration and knowledge sharing between its various departments. The existing situation with MITRE leasing office space in Tysons Corner is counter to its goal and generates regular vehicle trips between offices. To allow greater synergy between its departments and reduced travel between offices, MITRE seeks consolidation of its operations onto one site at the McLean campus.

The MITRE campus is a compact development providing 697,862 square feet of floor space. The campus' existing office buildings are internally linked allowing staff easy transition between departments and the various on-site amenities, including a cafeteria, fitness center, bank, convenience store and café.

The number of MITRE employees based at the campus has grown significantly over recent years. This increase in staff, the success of the organization and a need to consolidate MITRE operations in Tysons Corner into one campus has resulted in a requirement for additional office space at the McLean campus.

MITRE has recently submitted a separate application seeking rezoning approval for the construction of an additional building on its campus, known as MITRE 5. This building is proposed at the rear of the campus and would be constructed on an existing surface parking lot. To accommodate MITRE's existing operations in Tysons Corner on one campus and its short, medium and long term growth projections, Cityline Partners and MITRE ask for the County's support of the proposed MITRE 4 building.

Proposal

Cityline Partners seeks approval of a special exception application to increase the maximum building height permitted in the C-3 District. The proposed 340,000 square foot building will replace the existing 50,000 square foot structure and will be a maximum of 225 feet in height. The proposed architectural design of the building is harmonious with the existing buildings on the MITRE campus (see Exhibit B).

The proposed building will front onto Colshire Drive and will be linked to the MITRE campus and planned Tysons East Metro Station by existing and proposed sidewalks. An internal bridge connection is also proposed between the building and the adjacent MITRE 3 building. Primary vehicular access to the Application Property will be provided from an existing travel way running along the northern Application Property boundary. Secondary access will be provided onto Colshire Drive.

Importantly, the inclusion of the lecture hall and associated meeting rooms does not result in an increase in gross floor area or building height. The building footprint has been extended to the rear to allow floor space in a three-story wing; a comparable area of office space initially planned in the tower has been removed. Sheet 8 of the revised Special Exception Plat shows the lecture hall will be located to the rear of the MITRE 4 building. This will allow the facility to have a dedicated entrance and avoid visitors needing to use MITRE 4's main lobby and having to be screened by the building's security staff.

To serve a diverse set of government clients, MITRE hosts a number of lectures, seminars and presentations, with, among others, senior officials from Capitol Hill and the Pentagon. Examples of regular events currently hosted by MITRE include:

- The MITRE Innovation Exchange
- An annual FOCI (Foreign Ownership, Control or Influence) Seminar

- An Annual Federal Aviation Administration Systems Review Seminar
- A MNIS (Multinational Information Sharing) Cross-Command Seminar
- The MITRE Speakers Series

It is important for MITRE to host these types of lectures, seminars, presentations and meetings. As well as being able to facilitate collaboration between representatives of its sponsors and clients, it allows the organization to pursue a number of its objectives, including the sharing of cutting edge knowledge and experience and the fostering of an innovative and driven company. The proposed lecture hall and meeting room space will improve MITRE's ability to host these types of functions in a dedicated and purpose built space.

Parking Reduction

Under the initial submission of this application, MITRE 4 was to be served by the minimum parking standards required by the Zoning Ordinance for an office use of the Application Property. However, given the Application Property's location, in close proximity to the planned Tysons East Metro Station and bus services, and MITRE's available Transportation Demand Management activities, the Applicant would like to provide a reduced level of parking to serve the building. Pursuant to Section 11-101 of the Zoning Ordinance the Applicant has included a Parking Redesignation Plan, prepared by Gorove/Slade Associates, with this submission.

The Parking Redesignation Plan sets out the parking requirements for the Application Property under the C-3 zoning district and compares that parking ratio to the recommendations of the Tysons Corner Urban Center of the Area II Comprehensive Plan (the "Plan"). The requested parking redesignation will allow MITRE 4 to be served by a parking ratio of 1.61 spaces per 1,000 square feet of gross floor area, compared to the 2.6 space ratio currently applied to the Application Property. This parking ratio would be consistent with the Plan recommendations for the Application Property.

It is also important to note the benefit of the proposed parking reduction across the MITRE campus as a whole. The campus currently has a total parking ratio of 3.46 spaces. This ratio would be reduced to 2.88 spaces with approval of the requested Parking Redesignation Plan. This would allow the campus to provide a total parking ratio closer to that recommended by the Plan.

Comprehensive Plan Compliance

The Application Property is located within the Tysons East District of the Plan; it is more specifically located in the Colshire Subdistrict. While this application is being proposed under the Base Plan and not under the Redevelopment Option, it is appropriate to consider the intensities and building heights recommended for the Colshire Subdistrict in the Plan, which directly and specifically support this special exception.

The Comprehensive Plan's Conceptual Intensity Map indicates that the Application Property lies between $\frac{1}{8}$ and $\frac{1}{4}$ mile from the planned Tysons East Metro Station. This area is

identified as a Transit Oriented Development District for which there is no maximum floor area ratio (FAR). The Conceptual Land Use Map indicates the Application Property is planned for office use. The Building Height Concept in the Comprehensive Plan confirms the Application Property being located within Height Tier 2 and appropriate for building heights up to 225 feet.

The MITRE 4 building will be consistent with the intensity and building height recommended for the Application Property by the Comprehensive Plan.

Special Exception

The MITRE 4 building will be up to 225 feet in height and will include 14 floors and a penthouse. The Applicant respectfully requests approval by the Board of Supervisors of a special exception permitting an increase in building height pursuant to Section 9-607 of the Zoning Ordinance. As this is a request for an increase in height, the description of hours of operation and similar data required by Section 9-011, Paragraph 7, are not relevant. However, Section 9-607 sets out that increases in height shall only be provided in accordance with certain standards. Below is a description of how these standards are met with in this proposal.

1. *An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.*

MITRE 4 has been designed to comply with the building heights recommended for the Application Property in the Comprehensive Plan, which identify it as appropriate for buildings up to 225 feet in height.

2. *An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.*

The Application Property lies in an area developed with office buildings. Due to the proximity to the Tysons East Metro Station, the Application Property and surrounding parcels are recommended for an increase in intensity and corresponding building height by the Comprehensive Plan.

3. *An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.*

All remaining requirements of the C-3 District, other than those related to parking (as discussed above) and height, as outlined below, are being satisfied by the proposal.

Modifications/Waivers

The proposed development conforms to the provision of all applicable ordinances, regulations and standards with the following exceptions:

1. *Section 4-407 Bulk Regulations. (2) Minimum Yard Requirements: (A) Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet.*

The Applicant seeks approval of the reduction of the required front yard where the proposed office building will front Colshire Drive. The Applicant requests a reduction of the front yard from 40 feet to 30 feet. The proposed front yard reduction also necessitates a reduction in the minimum required bulk plan angle for this frontage of MITRE 4 onto Colshire Drive. The proposed bulk plane angle is 7.4%.

The proposed reduction in the front yard will help MITRE provide the type of walkable, urban environment anticipated by the Comprehensive Plan for Tysons Corner. The Special Exception Plat shows that the building will be setback 30 feet from the Application Property boundary. The area between Colshire Drive and the proposed building will include an 8 foot wide sidewalk and 10 foot wide planting strip. The positioning of the building closer to Colshire Drive will improve visual interest in the pedestrian realm, but the building will not detrimentally impact the streetscape on Colshire Drive.

2. *Section 11-203 Minimum Required Spaces. Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.*

The Applicant requests a modification of the loading space requirement to permit two loading spaces instead of the five required.

The proposed building has been designed to be integrated into the existing MITRE campus. Due to the integrated nature of all buildings within the MITRE campus, the Applicant believes that five spaces are not necessary for the proposed structure.

3. *Section 13-304 Transitional Screening Requirements and Section 13-304 Barrier Requirements.*

The Applicant proposes a modification of the screening requirements on the northeastern property boundary to allow the proposed screening yard width and substantial existing and proposed landscaping in lieu of the screening required by the Zoning Ordinance. The Applicant also proposes a waiver of barrier requirements associated with this screening yard.

Per section 13-305 of the Zoning Ordinance, a transitional screening yard modification is hereby requested to allow the width of the screening yard and substantial existing and proposed landscaping in lieu the transitional screening and barrier required by the Zoning Ordinance. As shown on Sheet 5 of the Special Exception Plat, existing and mature vegetation will be preserved in a tree save area. Final location of proposed landscaping shall be field adjusted for existing vegetation and utilities, and to maximize screening.

The proposed special exception application will allow the development of additional office space to be carefully integrated within the existing and attractive MITRE campus. MITRE requires the additional office space to allow its existing leased office space in Tysons Corner to

Page 7

be consolidated into its Colshire Drive campus and to provide office space for its increasing workforce.

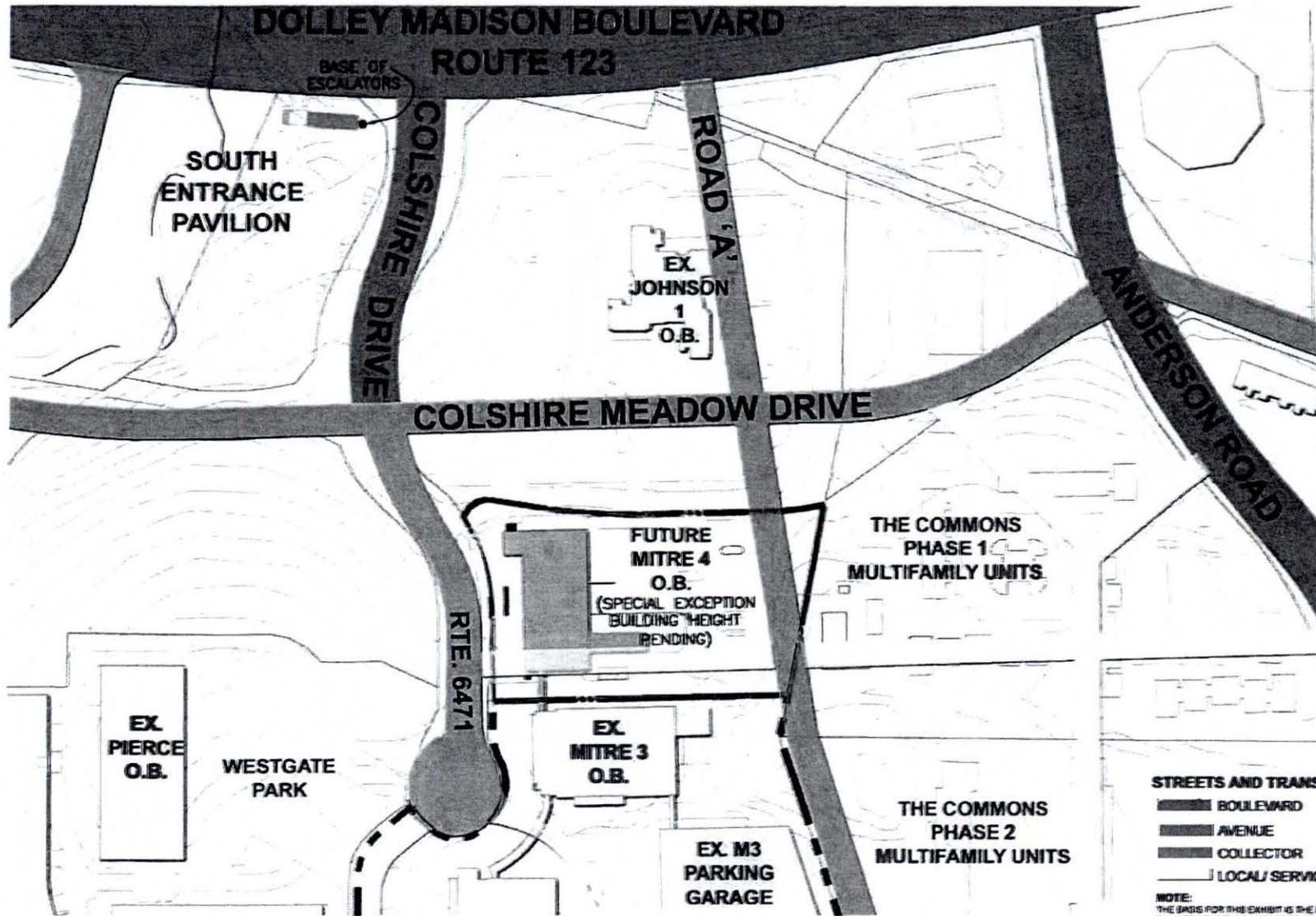
Cityline Partners respectfully requests favorable consideration of this application by the Staff, Planning Commission and Board of Supervisors.

Very truly yours,

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

A handwritten signature in cursive script, appearing to read "Elizabeth D. Baker".

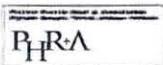
Elizabeth D. Baker
Senior Land Use Planner



STREETS AND TRANSIT NETWORK

- BOULEVARD
- AVENUE
- COLLECTOR
- LOCAL / SERVICE STREET

NOTE:
THE BASIS FOR THIS EXHIBIT IS THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR THE TYSONS CORNER URBAN CENTER. LOCATIONS OF NEW STREETS SHOWN SHALL BE USED FOR CONCEPTUAL PLANNING ONLY.

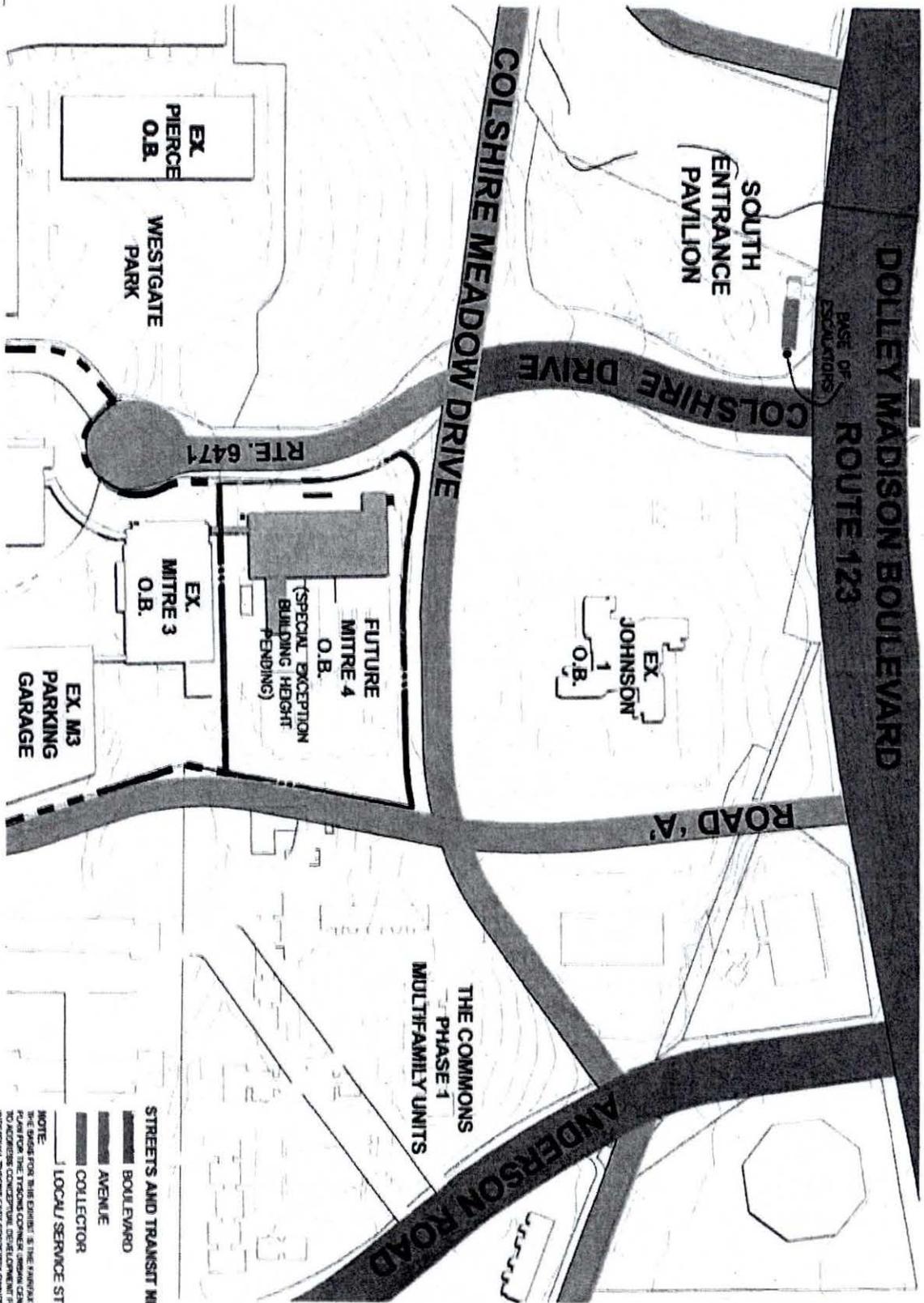


COMPREHENSIVE PLAN TYSONS EAST STREET GRID EXHIBIT



EXHIBIT

A



PAGE OF SOLUTIONS

ROUTE 123

DOLLEY MADISON BOULEVARD

SOUTH ENTRANCE PAVILION

COLSHIRE DRIVE

COLSHIRE MEADOW DRIVE

RT# 6471

EX. JOHNSON O.B.

FUTURE MITRE 4 O.B. (SPECIAL EXCEPTION BUILDING HEIGHT PENDING)

EX. MITRE 3 O.B.

EX. M3 PARKING GARAGE

WESTGATE PARK

EX. PIERCE O.B.

ROAD A

THE COMMONS PHASE 1 MULTIFAMILY UNITS

ANDERSON ROAD

STREETS AND TRANSIT NETWORK
 BOULEVARD
 AVENUE
 COLLECTOR
 LOCAL/SERVICE STREET

NOTE: THIS MAP IS THE PROPERTY OF THE VARIOUS COMMUNITY DEVELOPMENT DEPARTMENTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE INFORMATION ON THIS MAP IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE INFORMATION ON THIS MAP IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.



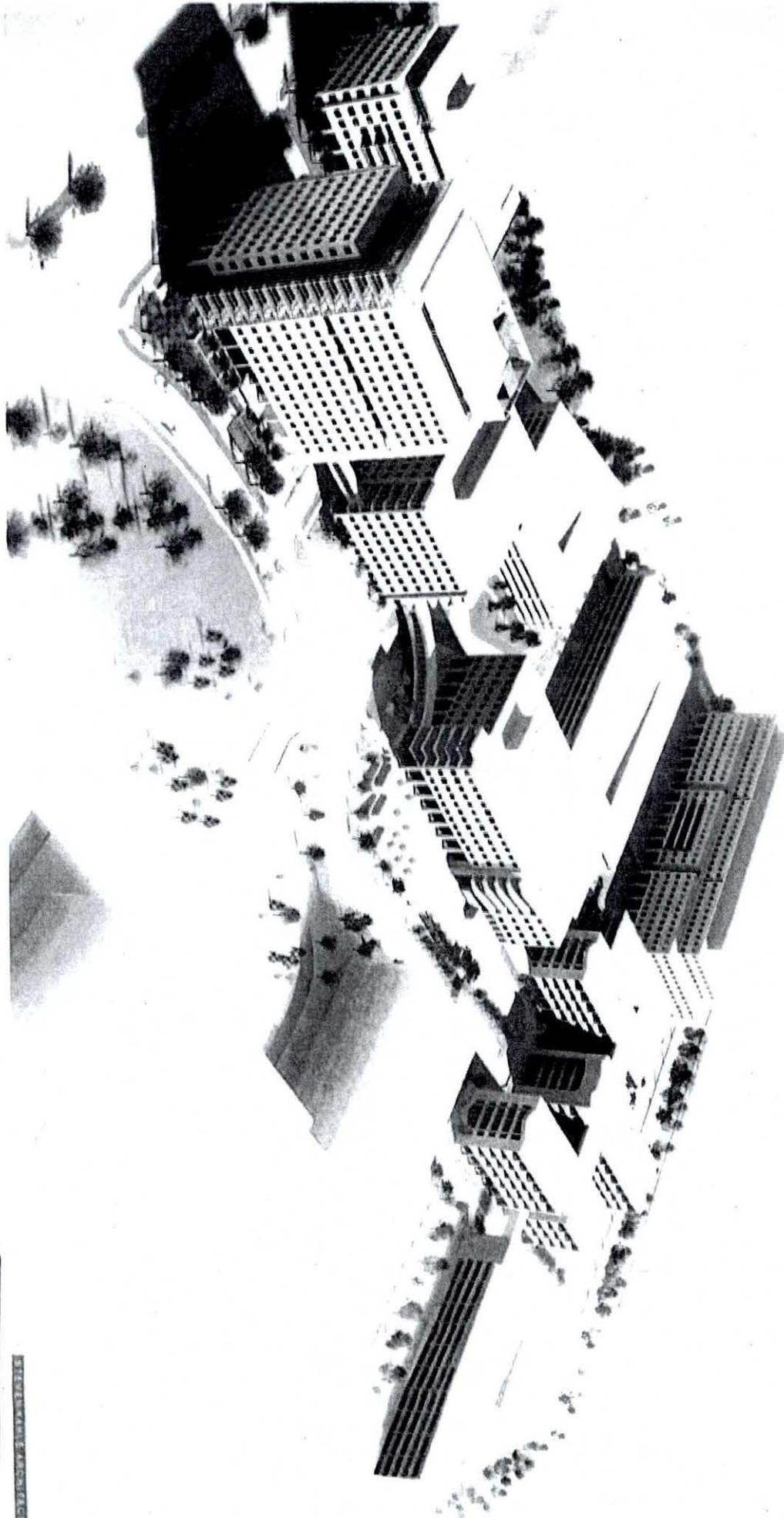
TYSONS EAST STREET GRID EXHIBIT

DECEMBER 15, 2010

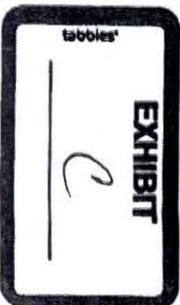
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EXHIBIT

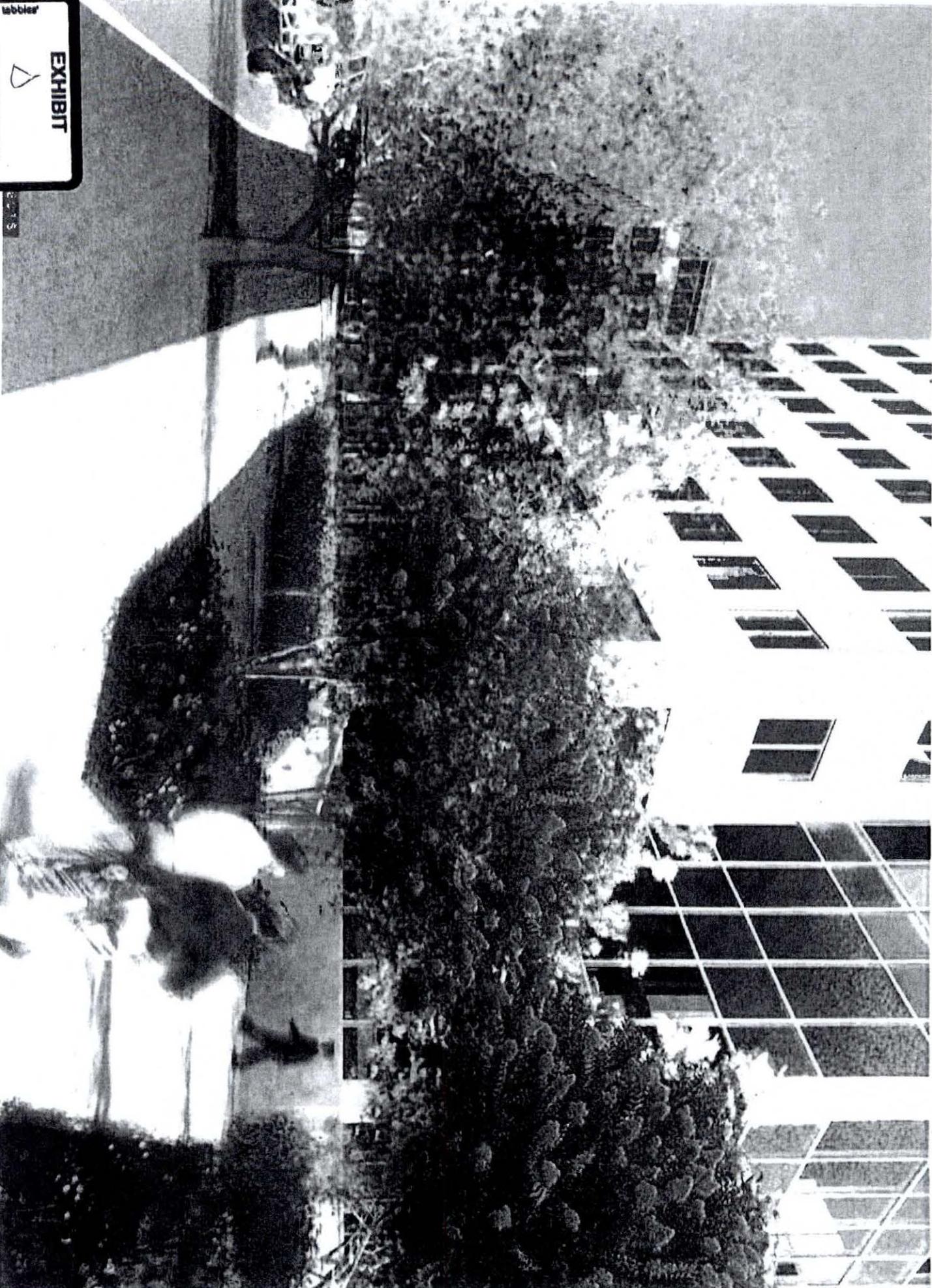
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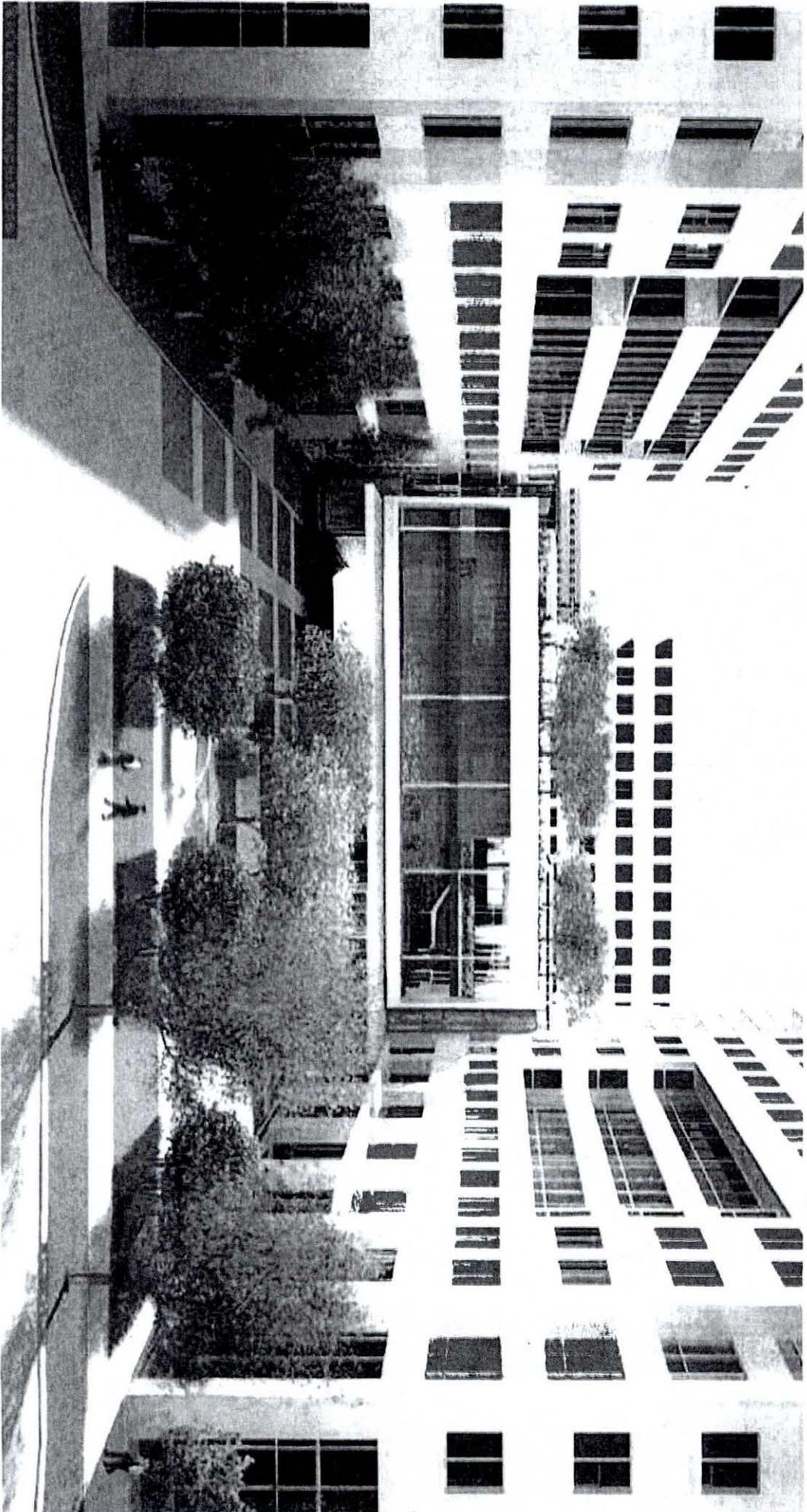


STEVEN W. WATKINS ARCHITECTS



labbler
EXHIBIT





tabbles®

EXHIBIT

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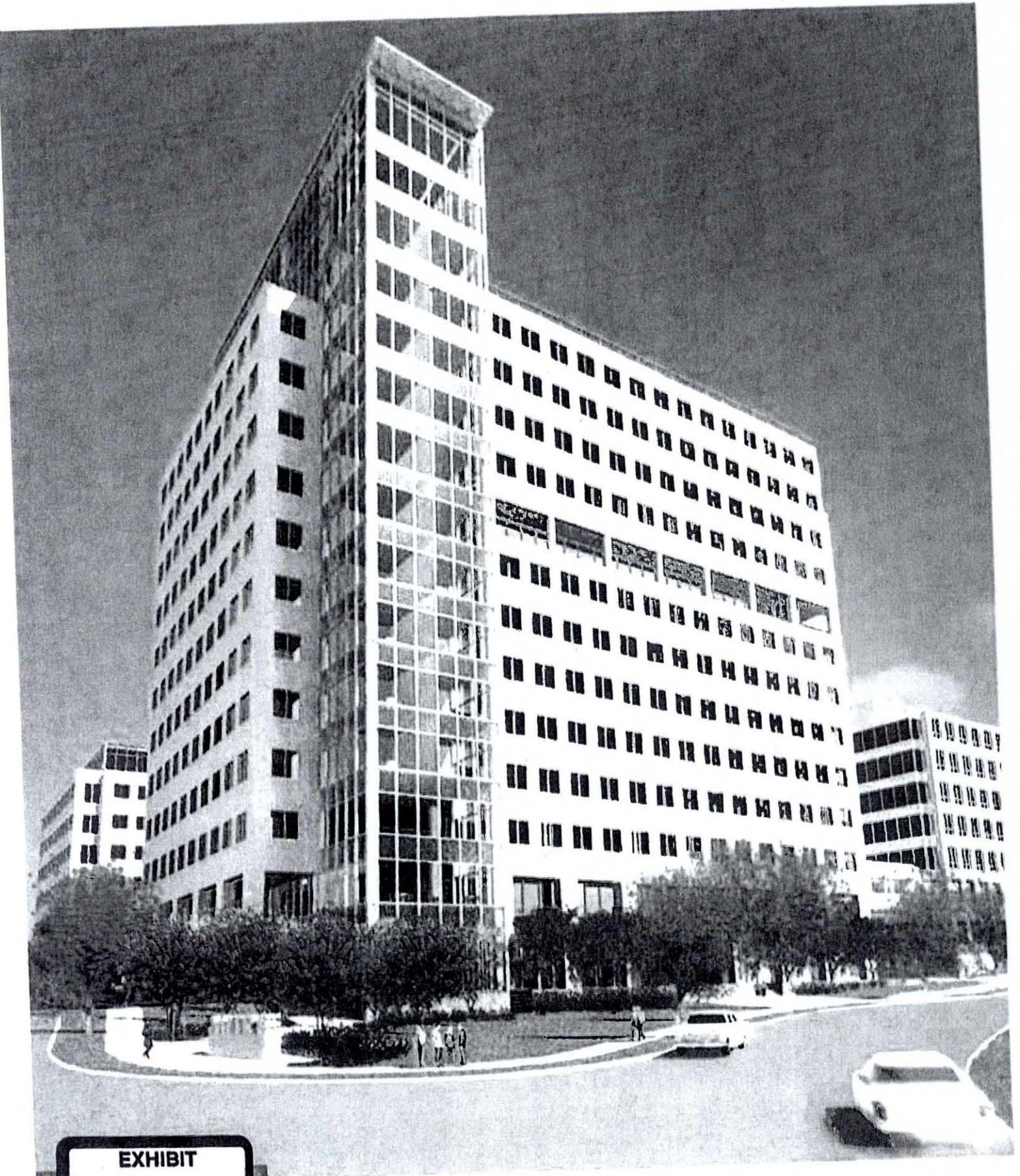
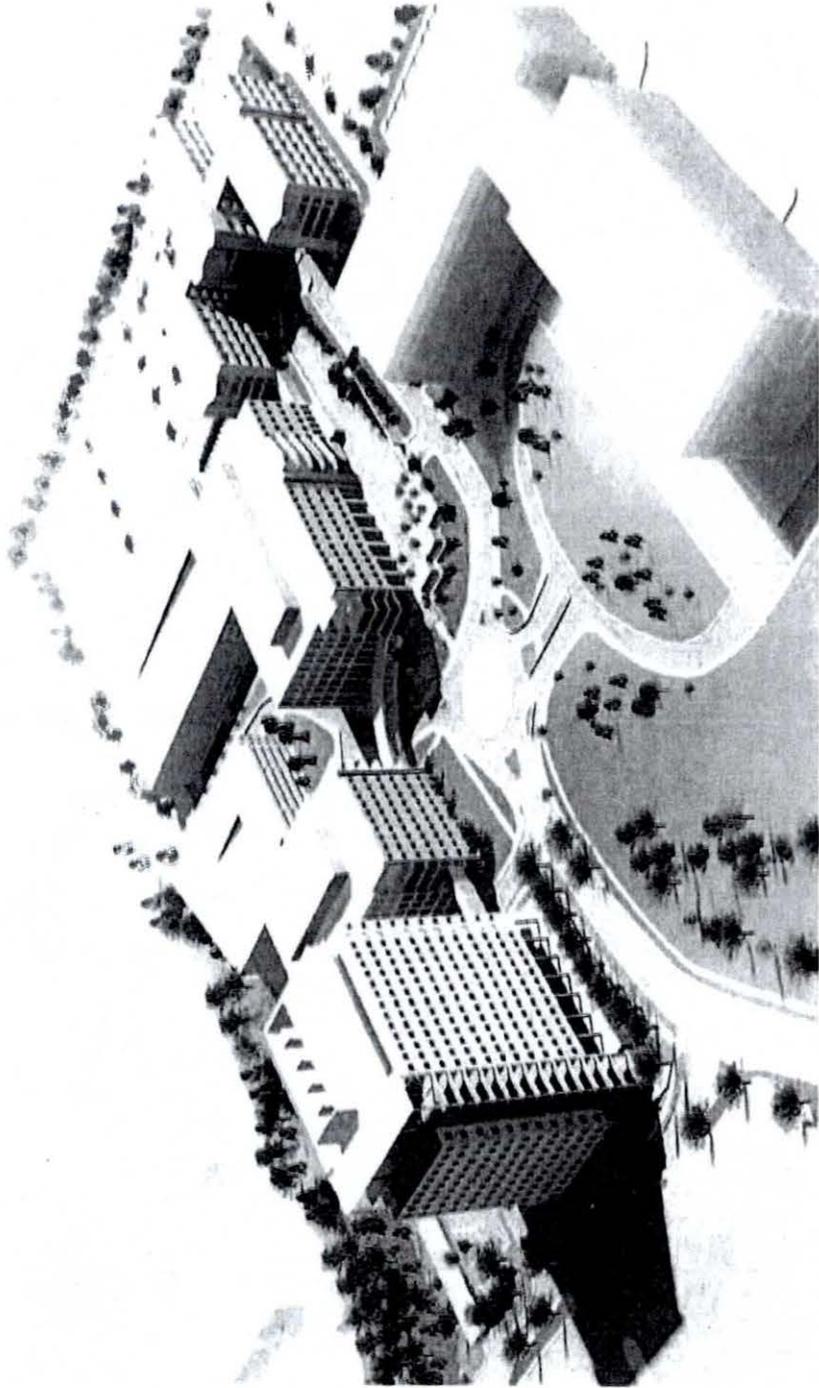


EXHIBIT
F



STEVEN KAHLE ARCHITECTS

CONCEPT DESIGN STUDY

MITRE
TECHNOLOGICAL CENTER

EXHIBIT

9

Labels

Parking Redesignation Plan

MITRE 4 - McLean Campus
Fairfax County, Virginia

October 25, 2010
Revised December 15, 2010
Revised March 15, 2011
Revised April 18, 2011

Prepared By:

Gorove/Slade
Associates, Inc.





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INTRODUCTION

The purpose of this analysis is to provide information required for a parking redesignation, in accordance with the Fairfax County Zoning Ordinance, for a proposed building adjacent to the existing MITRE Campus on Colshire Drive in Tysons Corner.

There is an existing office building approved for 50,000 square feet currently located on the subject area of the site. A Proffered Condition Amendment/Generalized Development Plan (PCA/GDP) has been submitted to request the re-allocation of 290,000 square feet of approved but unbuilt office space from Westgate Park's Taylor parcel (west of Colshire Drive) to the application parcel (east of Colshire Drive). Cityline Partners seeks approval for a 340,000 square foot office building. The building will be owned by The MITRE Corporation (MITRE) and will form an extension to its existing Colshire Drive Campus. The proposed building will be known as MITRE 4 and is scheduled to be complete in 2014. Access to the proposed MITRE 4 office building will be provided at site entrances along Colshire Drive.

Section 11-101 of the Fairfax County Zoning Ordinance states:

“Subject to the approval of a parking redesignation plan pursuant to Par. 12 of Sect. 11-102, for an existing use located in the Tysons Corner Urban Center but not in the PTC District an owner may voluntarily elect to reduce the number of off-street parking spaces required pursuant to Sections 11-103, 11-104, 11-105, and 11-106 for the site to a number between what is currently approved for the site and the applicable minimum parking rate specified for the PTC District.”

This document provides information to satisfy the requirements of the parking redesignation plan as follows:

1. The number and location of parking spaces proposed for the MITRE 4 building are identified. The proposed parking ratio is compared to the currently approved ratio and the minimums specified for the PTC District.
2. The parking space calculations for the MITRE 4 building are compared with the overall parking ratio for the adjacent MITRE Campus, which is parked at a significantly higher ratio than is recommended in the Comprehensive Plan for Tysons Corner.
3. There are numerous multimodal transportation options in the vicinity of the MITRE 4 building.
4. TDM provisions currently offered at the existing MITRE Campus are described.



PROPOSED MITRE 4 PARKING

The MITRE 4 building is proposed to consist of approximately 340,000 square feet of office space and is zoned C-3. The parking ratio requirement under the Fairfax County Zoning Ordinance for a building of this size is a minimum of 2.6 spaces per 1,000 square feet of development.

However, the overall goals of the Tysons Corner Urban Center Amendment to the Comprehensive Plan (“Tysons Corner Plan”) are to develop Tysons Corner into a transit-oriented, pedestrian-friendly urban center. One factor that is essential to making this possible is the development of recommended parking ratios where parking is treated as a common resource for multiple uses and is adjusted based on the proximity to public transportation. The Tysons Corner Plan eliminates minimum parking requirements within $\frac{1}{8}$ mile of rail stations and maximum parking requirements have been set to avoid oversupply of parking. Table 1 compares parking ratios from the Fairfax County Zoning Ordinance and the Tysons Corner Plan, dated June 2010.

The proposed MITRE 4 building is located between $\frac{1}{8}$ and $\frac{1}{4}$ mile from the future Tysons East Metro Station. As shown below, the recommended parking ratio for an office building in this location is a maximum of 2.0 spaces per 1,000 square feet of development.

Table 1: Parking Ratios for Office Use

Source	Minimum Ratio	Maximum Ratio
Zoning Ordinance	(2.6 spaces / 1,000 SF)	None
Tysons Corner Plan ($<1/8$ mile from metro) ¹	None	(1.6 spaces / 1,000 SF)
Tysons Corner Plan ($1/8$ - $1/4$ mile from metro) ²	None	(2.0 spaces / 1,000 SF)
Tysons Corner Plan ($1/4$ to $1/2$ mile from metro) ³	None	(2.2 spaces / 1,000 SF)

1 A portion of the MITRE 4 site is located less than $\frac{1}{8}$ mile from the Tysons East Metrorail.

2 MITRE 2 and MITRE 4 of the Colshire Drive Campus will be located $\frac{1}{8}$ – $\frac{1}{4}$ miles from the Tysons East Metrorail.

3 Majority of the Colshire Drive Campus will be located $\frac{1}{4}$ to $\frac{1}{2}$ mile from the Tysons East Metrorail.

Table 2 shows a comparison of the parking requirements for the proposed MITRE 4 building based on the Zoning Ordinance and the Tysons Corner Plan. A parking garage planned for the proposed building will include approximately 506* garage and surface lot parking spaces, which will result in a parking ratio of 1.49 spaces per 1,000 SF for the MITRE 4 building.

* The Applicant reserves the right to adjust this number of spaces upwards or downwards by 15 spaces (that is, less than 3%) depending on final engineering, column spacing, size and capacity of mechanical equipment and other similar reasons.



Table 2: Parking Tabulation for MITRE 4 Building

	Gross Floor Area (SF)	Parking Spaces	Minimum		Maximum		Provided	
			Parking Ratio (per 1,000 SF)	Parking Ratio (per 1,000 SF)	Parking Spaces	Parking Ratio (per 1,000 SF)	Parking Spaces	Parking Ratio (per 1,000 SF)
Zoning Ordinance	340,000	SF	884	2.6	No maximum			
Tyson's Corner Plan	340,000	SF	No Minimum		680	2.0		
Proposed MITRE 4 Parking	340,000	SF					506*	1.49

*The Applicant reserves the right to adjust this number of spaces upwards or downwards by 15 spaces (that is, less than 3%) depending on final engineering, column spacing, size and capacity of mechanical equipment and other similar reasons.

The zoning ordinance also states that plans to redesignate parking “shall show all off-street parking spaces, related driveways, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required by the provisions of this Article.” Figure 1 shows the location of the MITRE 4 building, and Figure 2 shows the parking, loading and access elements required as stated in the Ordinance.

Figure 1. Location of MITRE 4

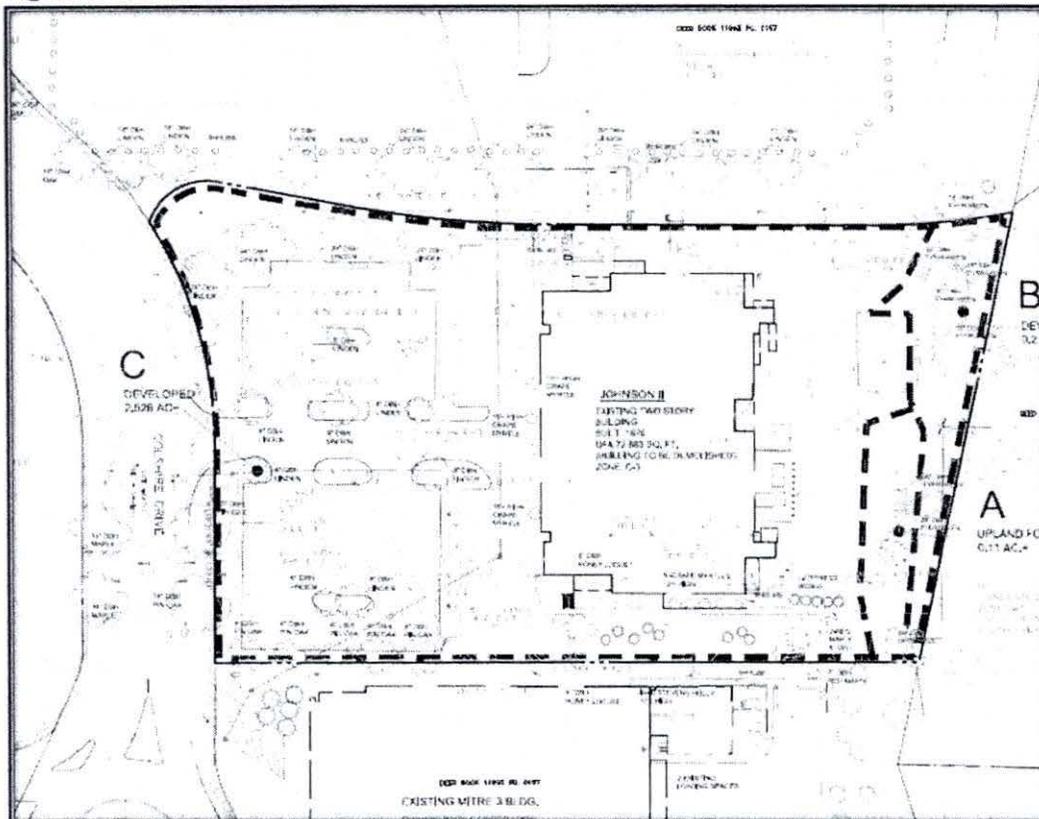
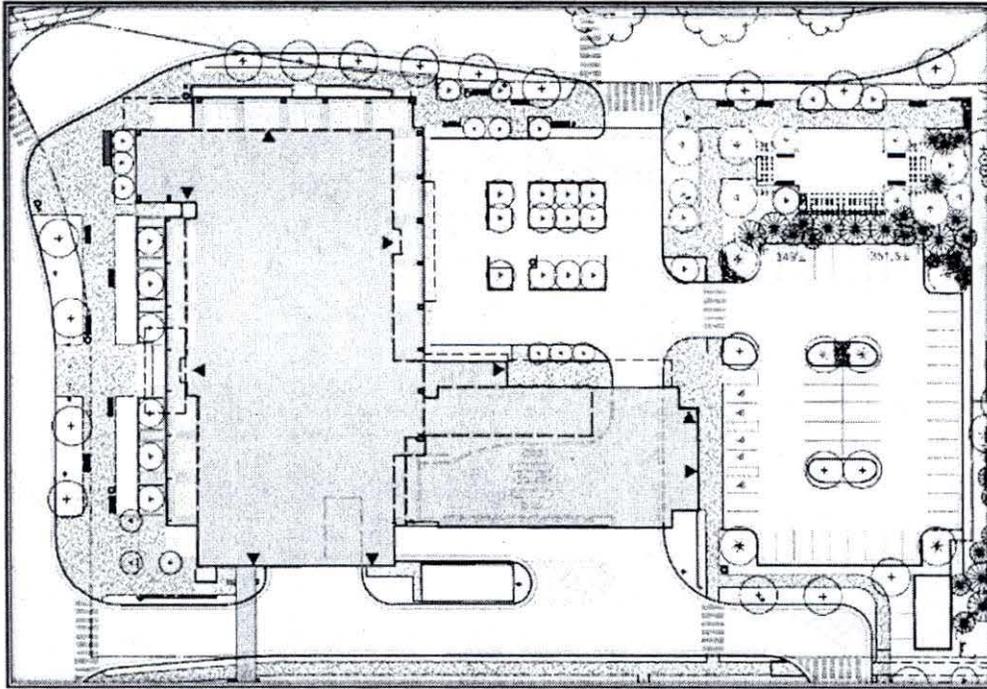


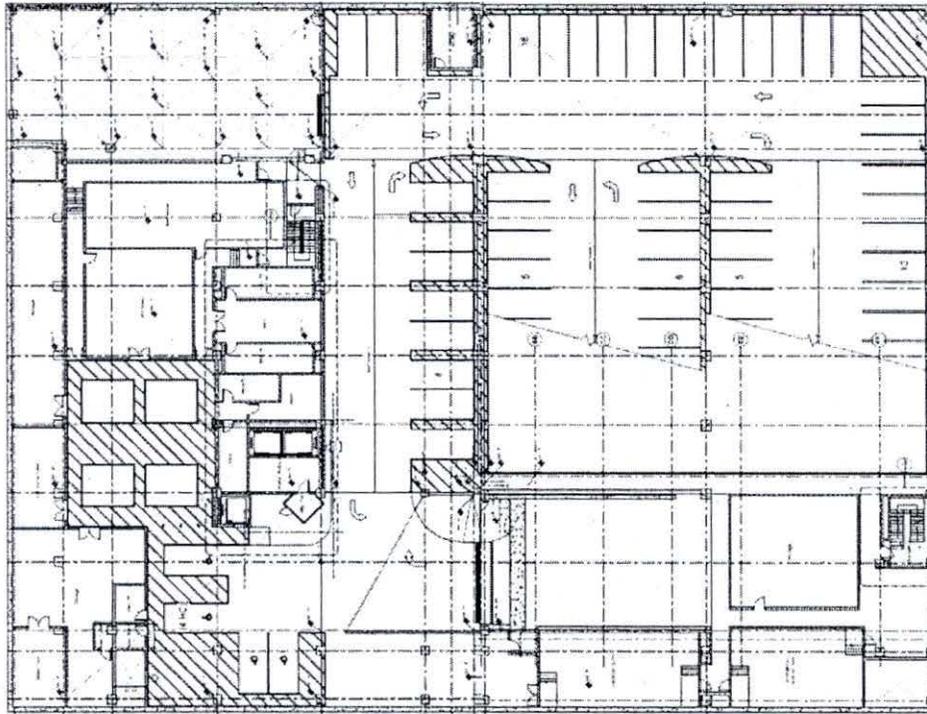


Figure 2a. Parking Plans for MITRE 4 Building (Surface Lot)



Note: Figures shown are for illustrative purposes and subject to change.

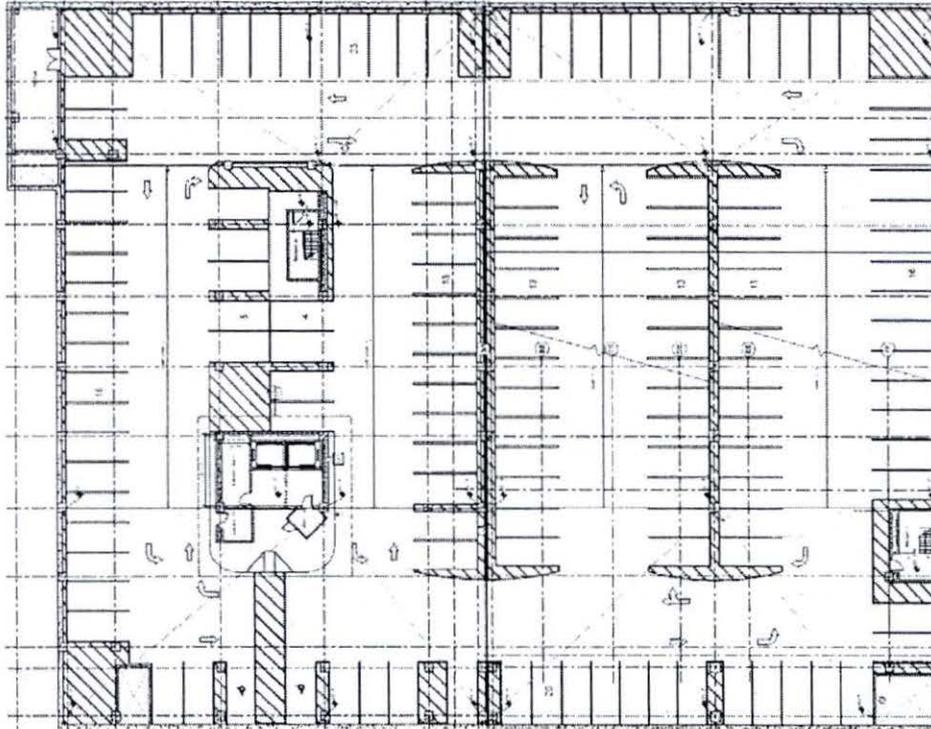
Figure 2b. Parking Plans for MITRE 4 Building (P1 Level)



Note: Figures shown are for illustrative purposes and subject to change.

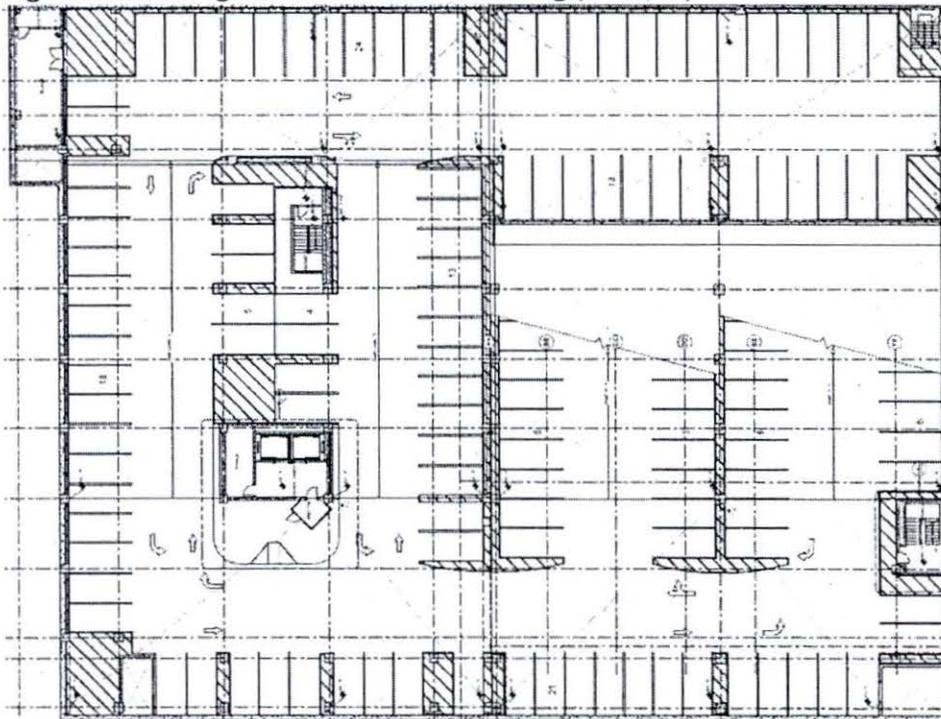


Figure 2c. Parking Plans for MITRE 4 Building (P2/P3 Levels)



Note: Figures shown are for illustrative purposes and subject to change.

Figure 2d. Parking Plans for MITRE 4 Building (P4 Level)



Note: Figures shown are for illustrative purposes and subject to change.



PARKING RATIOS FOR MITRE CAMPUS

According to the Tysons Corner Plan, dated June 22, 2010, Tysons Corner currently has more land devoted to cars than to people with approximately 167,000 parking spaces covering 40 million square feet. This amount of parking exceeds what is necessary for adequate parking. The existing MITRE campus is no exception and currently has a higher parking ratio than would be needed, particularly with the development of the Metro in the Tysons area.

There are three existing buildings on the MITRE Colshire Drive campus. As previously noted, the Zoning Ordinance has historically required a parking ratio of 2.6 spaces per 1,000 square feet as the minimum allowable parking for an office development of this size. Currently, the parking provided on the MITRE Campus exceeds the minimum requirements and results in an overall parking ratio of 3.46 spaces per 1,000 SF for the overall site.

The MITRE 4 building will be incorporated into the existing MITRE Colshire Drive Campus and a parking garage planned for the proposed building will include approximately 506 garage and surface lot parking spaces. A parking tabulation was prepared to determine the overall parking ratio for the campus based on the three existing buildings plus the proposed MITRE 4 building. As shown in Table 3, the overall parking ratio for the site with the MITRE 4 building will be approximately 2.67 spaces per 1,000 square feet.

Table 3: Total Existing and Proposed Parking Tabulations

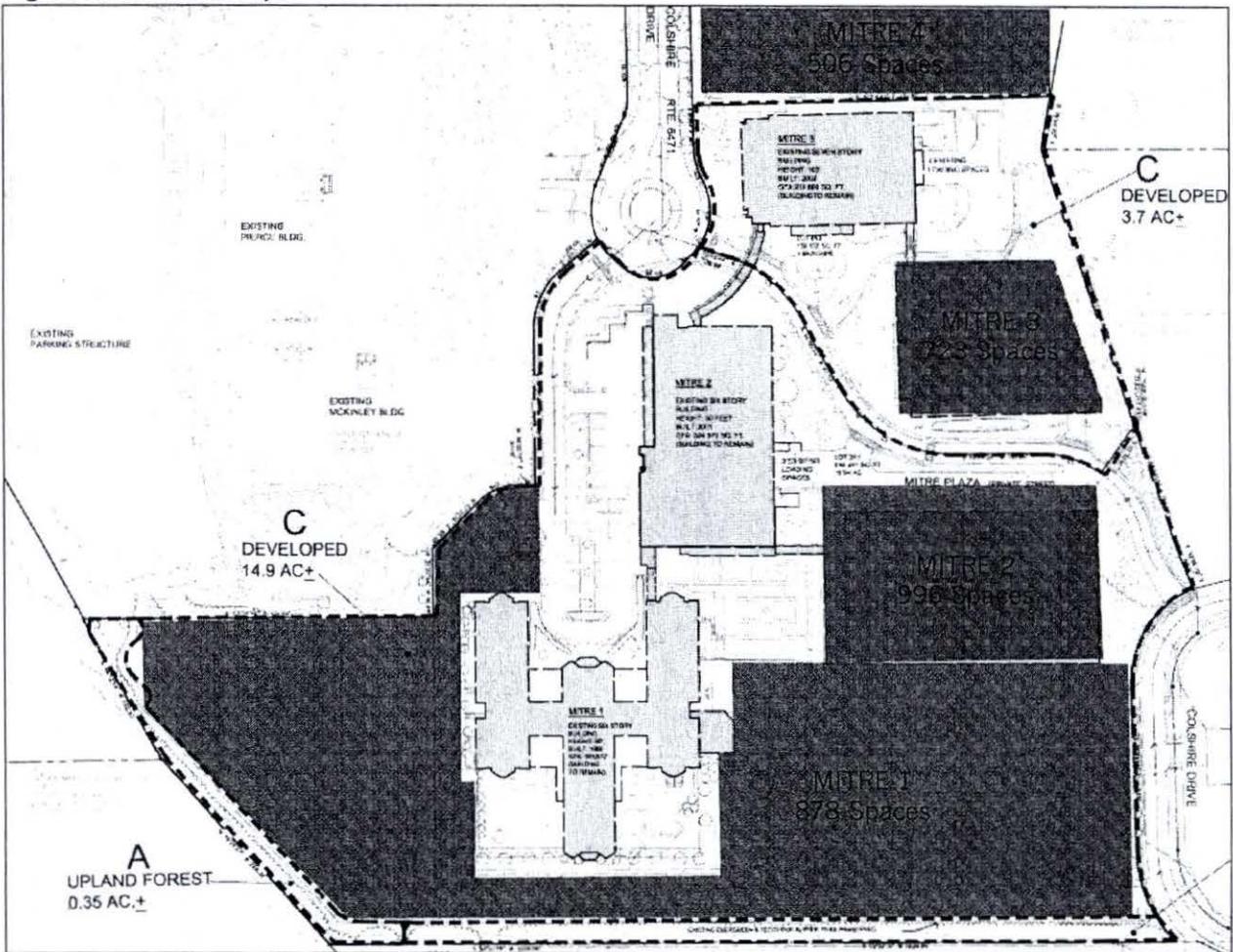
	Gross Floor Area (SF)		Parking Spaces Provided	Parking Ratio (per 1,000 SF)
MITRE 1 (Existing)*	305,862	SF	878	
MITRE 2 (Existing)	304,979	SF	996	
MITRE 3 (Existing)	210,000	SF	723	
MITRE 4 (Proposed)	340,000	SF	506	
Overall	1,160,841	SF	3,103	2.67

*305,612 existing plus 250 Additional SF Proposed

Figure 3 shows the existing and proposed MITRE Campus. The existing Colshire Drive Campus has an interrelated framework of buildings, sidewalks and plazas so that, if needed, MITRE 4 employees will easily be able to utilize parking throughout the campus.



Figure 3. MITRE Campus





ALTERNATE MODES/TRANSPORTATION DEMAND MANAGEMENT

Transit

The site is currently served by several bus routes. Metrobus routes 23A, 15L and 15K Routes travel along Route 123 in the vicinity of the site. The 3T travels along Route 123, as well as Anderson Road and Magarity Road.

The Virginia Department of Rail and Public Transportation (DRPT), in cooperation with the Washington Metropolitan Area Transit Authority (WMATA), Fairfax County, Loudoun County, Town of Herndon and the Metropolitan Washington Airports Authority (MWAA), is planning to construct a 23.1-mile transit system extending from West Falls Church in the east to Route 772/Ryan Road in the west, connecting Fairfax and Loudoun Counties. The Dulles Rail project will be built in two phases. The first phase consists of 11.6 miles of rail, extending the Metrorail Silver Line from just east of the West Falls Church station to Wiehle Avenue. The second phase will extend the line through Reston and Herndon to Dulles Airport and Route 772 in Loudoun County.

The proposed Tysons East Metrorail Station is currently under construction just west of the intersection of Route 123 and Colshire Drive/Scotts Crossing Road. The station is expected to be complete by 2013. A kiss and ride facility is proposed to be located at the southwest corner of the intersection of Route 123 and Colshire Drive/Scotts Crossing Road with access provided via Colshire Meadow Drive. The kiss and ride is proposed to include approximately 35 spaces and four bus bays. A pedestrian bridge will be provided to serve the south side of Route 123.

The proximity of the site to the proposed Tysons East Metrorail Station provides an opportunity to increase pedestrian accessibility and promote multi-modal transportation options. Encouragement of non-SOV use, non-peak hour SOV trips, and non-automobile modes of transportation will result in less vehicular impacts on the surrounding roadway network.

Pedestrian and Bicycle Facilities

Currently, there are sidewalks provided along both sides of Route 123 from Old Meadow Road/Capital One Drive to the intersection of Anderson Road/Route 267 Eastbound Off-Ramp. Sidewalks are also provided along both sides of Anderson Road, Colshire Drive, Dartford Drive, and along the south side of Magarity Road. Crosswalks are provided at the majority of signalized intersections in the vicinity of the MITRE Campus and at unsignalized intersections within the MITRE Campus.

A pedestrian bridge will provide access from the south side of Route 123 to the Tysons East Station. The walking distance from the front of the MITRE 4 building to the base of this pedestrian bridge is less than ¼ mile. According to the May 2008 Fairfax County Bicycle Map, both Anderson Road and Magarity Road are “preferred roads” for bicycle routes.



Existing Transportation Demand Management Program

A TDM program has many components that are tailored to accommodate a given facility with the goal being the reduction of automobile trips by encouraging alternative forms of transportation. MITRE currently has an effective TDM program, including a TDM coordinator, a shuttle to Metro, a website detailing shuttle information and departure times, designated carpool and/or vanpool parking spaces, flexible schedule/telework policies, as well as several on-site amenities (such as a café, fitness center, ATM machine, etc). Fairfax County Department of Transportation identified the MITRE Corporation as a company to be considered for national recognition as one of the “Best Workplaces for Commuters” due to the extensive efforts undertaken to provide commute alternatives for employees. As previously noted, the MITRE 4 building will form an extension to the existing MITRE Campus and will benefit from the TDM programs provided.

CONCLUSIONS

The requirements of the parking redesignation plan presented in this analysis have been satisfied as noted below:

1. The 506 parking spaces proposed for the MITRE 4 building, which equates to a parking ratio of 1.49 spaces per 1,000 square feet of development, will fall within the range of what is currently approved for the site and the applicable minimum parking rate specified for the PTC district.
2. The existing MITRE Campus currently has a parking ratio of 3.46 spaces per 1,000 square feet of development, which will become 2.67 spaces per 1,000 square feet with the inclusion of the MITRE 4 building as part of the entire MITRE Campus. This follows the recommendations of the Tysons Corner Urban Center Amendment to the Comprehensive Plan to reduce the amount of parking in the Tysons Corner area, while still providing adequate parking to accommodate any additional spaces needed for the MITRE 4 building.
3. Alternate modes of transportation for the Tysons Corner Area are prevalent and the Tysons East Metrorail is projected to be complete in 2013 prior to the completion of MITRE 4. A pedestrian bridge will provide access from the south side of Route 123 to the Tysons East Station where walking distance from the pedestrian bridge to the front of the MITRE 4 building is less than ¼ mile. According to the May 2008 Fairfax County Bicycle Map, both Anderson Road and Magarity Road are “preferred roads” for bicycle routes.
4. MITRE currently has in place a successful TDM program for the Colshire Drive campus, and has been recognized by Fairfax County Department of Transportation to be considered as one of the “Best Workplaces for Commuters”.



County of Fairfax, Virginia

MEMORANDUM

DATE May 4, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Matt Ladd, Senior Planner
Planning Division, DPZ

SUBJECT: Land Use Analysis: PCA 92-P-001-07 &
SE 2010-PR-023
Cityline Partners LLC

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) and Special Exception Plat (SE) dated July 30, 2010 as revised through April 18, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, Cityline Partners, has filed a proffered condition amendment to reallocate 290,000 square feet of previously approved office uses from Tax Map 30-3 ((28)) C1 (Land Bay B-6 in RZ 92-P-001 and subsequent amendments) to Tax Map 30-3 ((4A1) (Land Bay B-3). Land Bay B-6 is currently vacant. Land Bay B-3 is currently developed with two office buildings, known as Johnson I (100,000 square feet), and Johnson II (50,000 square feet). The applicant proposes to raze the Johnson II building and combine its approved gross floor area with the 290,000 square feet reallocated from Land Bay B-6 to construct a 340,000 square foot office building on the Johnson II site.

The applicant has concurrently filed a special exception (SE) on the Johnson II site that would allow an increase in building height, up to a maximum of 225 feet. The MITRE Corporation, which owns and operates an office campus to the south of Land Bay B-3, is the contract purchaser of the Johnson II site. MITRE intends to construct the 340,000 square foot office building as its fourth building, known as MITRE 4.

The subject parcels are also included in a rezoning submission to the Planned Tysons Corner Urban District (PTC) that is currently pending and is expected to be acted upon subsequent to action on this application.

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/

LOCATION AND CHARACTER OF THE AREA

The subject property for the PCA is located south of Route 123 on both sides of Colshire Drive in Tysons Corner. The site is planned for office use and zoned C-3 Office District and is also located within the Highway Corridor overlay district. The subject property for the SE is located to the southeast of the intersection of Colshire Drive and Colshire Meadow Drive. The subject property is located between 1/8 mile and 1/4 mile from the future Tysons East Metro station. To the north is the Johnson I office building. To the east is the Commons multi-family residential development. To the south is the MITRE 3 office building. To the west is the undeveloped site that is included in the PCA application.

COMPREHENSIVE PLAN CITATIONS:

Land Use

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, under District Recommendations, Tysons East, Scott Run Crossing and Colshire Subdistricts, Base Plan, page 152, the Plan states:

“The two subdistricts are planned for and developed with office use at varying intensities up to 1.0 FAR. The multifamily development in the Scotts Run Crossing Subdistrict (Gates of McLean) is developed and planned for 30 dwelling units per acre.”

Urban Design Recommendations are found in the Fairfax County Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010, under Areawide Recommendations, Urban Design on pages 94 -117 and may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf>

COMPREHENSIVE PLAN BUILDING HEIGHT TIER: Tier 2 (175 feet to 225 feet)

COMPREHENSIVE PLAN MAP: Office

LAND USE ANALYSIS

Use and Intensity

The subject property is located in the Colshire Subdistrict of the Tysons East Transit Oriented District (TOD) District. The applicant proposes to develop under the Base Plan recommendations for this subdistrict, which recommend “office use at varying intensities up to 1.0 FAR.” The applicant proposes to build one office building and an associated lecture hall with meeting space. These uses are in conformance with the Comprehensive Plan’s

recommended land use for this site. The overall floor area ratio (FAR) for the PCA site (Land Bays B-3 and B-6) is 0.61 FAR, which is in conformance with the Base Plan recommendations for the Colshire Subdistrict.

Height

The requested maximum building height in the SE application is 225 feet. The subject property for the SE is in Building Height Tier 2 in the Comprehensive Plan for Tysons (page 116), which recommends heights of 175 to 225 feet. The requested height is in conformance with the Comprehensive Plan.

Bulk and Massing

The applicant has requested that the front yard setback and angle of bulk plane requirements be waived. Such a waiver is in conformance with the Comprehensive Plan for Tysons, which recommends build-to lines, step-backs, and other building and site design guidance rather than setback and angle of bulk plane requirements.

Streetscape

The subject property for the SE fronts on two planned collector streets, the existing Colshire Drive, and the planned extension of Colshire Meadow Drive. The proposed development plan is designed to allow for the future the extension of this critical link in the future street grid. The Comprehensive Plan for Tysons defines three streetscape zones, each with varying widths based on the adjacent street type and land use. The following table summarizes the Comprehensive Plan guidance (pages 99, 106-107) and the proposed widths in the SE application.

Streetscape Zone	Comprehensive Plan Recommendation (Collector Street with Commercial Building)	Proposed Condition along Colshire Drive	Proposed Condition along Colshire Meadow Drive
Landscape Amenity Panel	Min. 8'	12'	8.5'
Sidewalk	Min. 8'	15'	6' - 13'
Building Zone	Min. 4' Max 12'	25'	6'

The SE application also includes a future condition with a wider sidewalk along Colshire Meadow Drive that could be achieved when this street is built in the future. The applicant is not proposing to construct Colshire Meadow Drive as part of this application. The applicant

has requested that the building zone along Colshire Drive exceed the maximum recommended width in order to accommodate MITRE's security requirements. On balance, the streetscape widths, amenities, and plantings shown on the SE application are in keeping with the Comprehensive Plan objectives for creating attractive streetscapes that provide a safe, high-quality pedestrian experience.

Interim Conditions and Parking Design

The proposed development plan includes a surface parking lot with 46 spaces in addition to 458 below grade spaces. The applicant has submitted a Parking Designation Plan that would allow a reduction in the total parking spaces provided to be in conformance with the maximum parking ratios in the Comprehensive Plan for Tysons.

The Comprehensive Plan for Tysons recommends that surface parking be avoided (page 114). However, the applicant has provided an illustration that indicates how a second building could be constructed on the proposed parking lot under the Redevelopment Option in the Comprehensive Plan as part of a future rezoning to the PTC District. The Comprehensive Plan also provides the following design guidance for surface parking lots in the limited instances where they are built in Tysons.

“When provided, surface parking lots should be located to the side or rear of the primary use and should contain pedestrian connections that lead to the front door of the associated building. They should be intensively landscaped, be well-lighted, and publicly visible for greater safety. Surface parking lots should provide low walls or fences at the back of the sidewalk or parallel to the adjacent build-to line to enclose and define the pedestrian realm. They also should be designed to contribute to site stormwater management by using elements such as planter areas and permeable paving in the parking stall area.”

The applicant has revised its development plan to be in general conformance with the above Comprehensive Plan guidance by providing an attractive park amenity between the planned Colshire Meadow Drive extension and the surface parking lot. The applicant proposes to screen the parking spaces from the park with evergreen trees planted on berms. To the east of the parking lot, the parking spaces are proposed to be screened through plantings and a change in elevation.

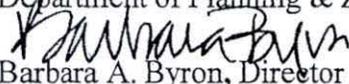


County of Fairfax, Virginia

MEMORANDUM

DATE: January 11, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Urban Design Comments
PCA 92-P-001-07/SE-2010-PR-023

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced PCA/FDPA Draft Proffers dated December 15, 2010, and plans marked as "Received" by the Planning and Zoning Department on December 15, 2010. The following analysis and recommendations are offered for consideration regarding this application.

OCRR Recommendations:

It is noted that this application is within Tysons but is not rezoning to the PTC district. This site is located within ¼ mile to Metro and should conform to the urban design concepts detailed in the Comprehensive Plan for Tysons in order that it may, among other things, successfully integrate with future development.

Plans –Pedestrian Realm and Streetscape Design:

- Comment:** The proposed street grid and street types differ from that which is proposed in the Comprehensive Plan. (The Plan shows a Collector (Avenue Streetscape type) along the east property line, and a Collector (Avenue Streetscape type) along the north property line.)
Recommendation: A drawing should be provided that shows how the proposed plan would accommodate the future streetscape associated with the roadways if they are built as proposed in Applicant's Exhibit B dated December 15, 2010. This should include the streetscape along Colshire Meadow Drive and should accommodate the avenue streetscape dimensions noted in the Comprehensive Plan.



2. **Comment:** The build-to lines on both Colshire Drive and the 'Paved Private Access Road' are set back farther than recommended in the Comprehensive Plan for Tysons.
Recommendation: Appropriate building zone dimensions for each streetscape type, as noted in the Comprehensive Plan, should be provided.
3. **Comment:** The design of the streetscape adjacent to the 'Paved Private Access Road' is unclear.
Recommendation: Sections of this streetscape should be provided including any proposed retaining walls at the same scale as shown in Section 2 on Page 6. The streetscape should match what is specified in the Comprehensive Plan for an Avenue.
4. **Comment:** The plaza 'Piazza' area that is adjacent to the surface parking lot should not be counted as public open space because it is primarily serving as vehicular drop off and circulation.
Recommendation: Required open space should be accommodated in clearly defined, publicly accessible open spaces that are free of automobile traffic. The plaza could be more appropriately designed by removing the drop-off "loop" so the area in front of the building could function as a true open space. Further, removing the loop would allow the proposed "seating area" to be more enjoyable and pedestrian-friendly.

Plans – Building and Site Design

5. **Comment:** The General Notes, items 16 and 21 on page 2 note that the plans are conceptual and illustrative and are subject to change.
Recommendation: A building envelope should be noted on the Special Exception Plat that will allow for flexibility in building shape, but will commit the design to a general layout and orientation. The building envelope should be dimensioned on the Plat. Additionally, proffer commitments regarding architectural features should be made that ensure that the materials, style, and appearance of the new building will be similar to that of the existing MITRE Buildings.
6. **Comment:** A surface parking lot is proposed within a ¼ mile radius of Metro
Recommendation: It is understood that the parking lot is proposed as an interim condition; however, all parking should be located underground or otherwise hidden from view of the public realm. For instance, the site could serve as a temporary park amenity or sport court, or it could serve as the vehicular drop-off area which would allow the Piazza to be a true park amenity.
7. **Comment:** It is unclear how this building and site design will relate to future development across the 'Paved Private Access Road' (the future Colshire Meadow Drive).

Recommendation: Drawings should be included that shows the relationship of this proposed building to adjacent proposed development.

8. **Comment:** Significant retaining walls are planned along the east property line. More information is needed regarding the heights and appearance of terraced retaining wall at the east property line.

Recommendation: A section of the site should be included that begins at Colshire Drive, ends at the east property line, and cuts through the proposed MITRE 4 building. Additionally, a detail section of the retaining wall at a similar scale to Section 2 on Page 6 should be included.

9. **Comment:** The proposed plan indicates the possibility of significant retaining walls along Colshire Drive and the new entry drive to the north. Sheet 4 notes that the walls may be six to seven feet tall facing the public sidewalk. The retaining walls may have a negative impact on the pedestrian.

Recommendation: Detailed sections of the streetscape should be included that describe the proposed retaining wall, where they are at their tallest height, similar to Section 2 on Sheet 6.

10. **Comment:** More information is needed on the 'Possible Enclosure for Mechanical Equipment' in the south, east corner of the site.

Recommendation: Section and elevation drawings should be provided that describe this structure and its relationship the site. For instance, is there a roof on the structure? What materials would it consist of? How does it relate to the existing sidewalk?

11. **Comment:** The application includes no reference to how the project will achieve LEED Silver requirements. .

Recommendation: A sustainable building practice vision, including how LEED Silver will be achieved, should be included in the proffers. For instance, what percentage of the roof surface area will be green roof? Will LID techniques be used in the paved spaces to help remediate surface stormwater run-off? Will the building systems include solar panels, will grey water be reused?

CC: Suzanne Lin, Planner II, DPZ/PD
Lucia Bowes Hall, Revitalization Program Manager, OCRR
OCRR File

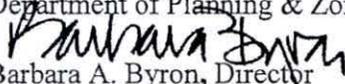


County of Fairfax, Virginia

MEMORANDUM

DATE: April 22, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Urban Design Comments - Addendum
PCA 92-P-001-07/SE-2010-PR-023

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced PCA / SE dated April 18, 2011 marked as "Received" by the Planning and Zoning Department on April 18, 2011. The following analysis is offered for consideration regarding this application.

While this application is not being rezoned to the PTC district, the site is located within $\frac{1}{4}$ mile to Metro and should conform to the urban design concepts detailed in the Comprehensive Plan for Tysons in order that it may, among other things, successfully integrate with future development.

Plans – Pedestrian Realm and Streetscape Design:

1. **Comment:** The build-to lines Colshire Drive are set back farther than recommended in the Comprehensive Plan for a Local Street. This design is acceptable, however, because:
 - a. it is in keeping with the aesthetic of the existing MITRE campus;
 - b. the design resolves the conflict between an existing storm water pipe and street tree locations that are required for the Landscape Amenity Panel;
 - c. the design accommodates both an interim and future condition for the proposed Colshire Meadow Drive; and,
 - d. security requirements for the proposed building have been mitigated by using the building's architecture and arcade rather than bollards along the streetscape.



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22030
703-324-9300, TTY 711
www.fcrcvit.org

Plans – Building and Site Design

2. **Comment:** A surface parking lot is proposed within a ¼ mile radius of Metro. This condition is acceptable, however, because:
 - a. it is an interim condition until MITRE 6 is constructed; and,
 - b. the design provides usable park space that also screens the view of the parking lot from the pedestrian realm.
-

CC: Suzanne Lin, Planner II, DPZ/PD
Lucia Bowes Hall, Revitalization Program Manager, OCRR
OCRR File



County of Fairfax, Virginia

MEMORANDUM

DATE: April 13, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 92-P-001)

SUBJECT: PCA 92-P-001-7/SE 2010-PR-023; Cityline Partners/Mitre
Land Identification Map: 30-3-((28))-4A1 and C1

This department has reviewed the proffered condition amendment and special exception plat revised through March 15, 2011. We have the following comments.

A comprehensive Transportation Demand Management program is fundamental towards enhancing the vehicle trip reductions expected with the extension of the Silver line to Tysons. Considering that the subject site may be incorporated into the larger Mitre campus at a later time, it is reasonable for the applicant to join the existing TDM program for the Mitre campus as defined in PCA 92-P-001-05. The existing program includes a 31 percent trip reduction, a TDM remedy fund, TDM penalties, and other TDM program initiatives. However, if the site is not incorporated into the Mitre campus, a provision for a similar program will be necessary. Since the Mitre campus is currently pursuing further zoning approvals it is possible that the TDM program may be enhanced by a more ambitious TDM trip reduction goal as well as additional TDM program elements. In this event, the applicant should match the resulting TDM program.

Encouragement of other modes of transportation will be crucial to the success of any TDM program and thus should be addressed by the applicant. Bicycle parking, both short term and long term, should be provided on site. The locations and design of bicycle racks should be determined at site plan in consultation with FCDOT.

In the interest of creating more urban and walkable streets in Tysons the applicant should commit to the implementation of future pedestrian connections. The applicant has delineated future pedestrian connections on their plat. These connections should be dedicated and constructed at the time future grid streets, such as Colshire Meadow Drive and a new collector street from Route 123 to Dartford Drive, are extended.

Similarly, the applicant should dedicate land and coordinate with adjacent property owners as necessary to construct the future grid streets on the periphery of their site. Such commitments should include closure of the driveway north of the proposed building so that it may be converted to a through street, provision for temporary construction and grading easements, and utility relocation as it affects the subject property and road feasibility.

Since the goal of the Tysons Plan Amendment is to create an urban environment and encourage alternative modes of transportation in Tysons it is important that developments be sensitive to the manner in which they offer parking. The applicant's proposal to provide surface parking within a quarter mile from the metro may serve as a disincentive to transit usage. Thus it is preferable that the applicant remove surface parking from their application. Additionally, the drop-off area and plaza to the rear of the proposed building is intended by the applicant as a site amenity, however, there is insufficient distinction between the pedestrian and car realms. A pedestrian plaza, rather than a drop off, may be more appropriate for the area.

AKR/MEC



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

April 21, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2010-PR-023 & PCA 1992-P-001-07 Cityline Partners LLC
Tax Map # 30-3((28))0004A1, C1

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on April 11, 2011, and received April 13, 2011. I have no further comments related to this application. I do have some concern the transfer of the density across the street will lead to another application to increase the density on the lot where this density originated. This could negatively impact the operation of the roadway network in this area in the future.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2010-PR-023se3CitylinePartnersLLC4-21-11BB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 18, 2011

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2010-0095 & SE 2010-0096 Mitre McLean Campus
Chapter 527 Comments
Tax Map # 30-3((28)) 0003A1
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on February 24, 2010, and received on February 24, 2010. The proposed site is located north of Magarity Road, south of Route 123 (Dolley Madison Boulevard), east of Colshire Drive, and west of Anderson Road. There is an existing office building approved for 50,000 square feet currently located on the subject site. MITRE 4 is proposing a rezoning to allow for the re-allocation of 290,000 square feet of approved but not constructed office space from Westgate Park's Taylor parcel (west of Colshire Drive) to the application parcel (east of Colshire Drive). The project is scheduled to be complete in 2014. Access to the proposed MITRE office buildings will be provided at the existing site entrances along Colshire Drive. No additional site driveways or intersections are proposed. The proposed plan is expected to generate 308 trips during the weekday morning peak hour and 283 trips during the weekday afternoon peak hour. The development will generate approximately 2,120 average weekday daily trips. The following comments are based on the information included in the traffic impact analysis and will not drastically change the results of the study:

Accuracy of the Traffic Impact Analysis:

1. There are some discrepancies on the lane configuration of the southbound approach of the intersection at Rt. 123/Anderson Road/Rt. 267 Westbound Off-Ramp. The lane configuration used in the Synchro is different from that shown in the figures in the study.
2. Providing a weaving analysis (as requested in the scoping meeting) with the Mitre 5 project is acceptable.
3. Additional analysis of the roundabout is acceptable with the Mitre 5 project.

Comments on the Recommended Improvements:

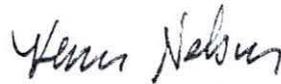
4. The study should not include any signal timing recommendations at any intersections in the study area. There are other projects in the area with similar, but different signal timing approaches for the same intersections. VDOT's NROIC staff will make a final determination on any signal timing changes at the appropriate time when deemed necessary.

Additional VDOT Recommendations/Comments:

5. VDOT recommends extending the westbound left turn lane by approximately 200' at the intersection of Rt. 123/Colshire Drive/Scotts Crossing Road.

In general, the TIA is deemed to be acceptable. Please contact me if you have any further questions regarding these comments.

Sincerely,



Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2010-0095rz3MitreMcLeanCampusComments3-18-11BB



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 18, 2011

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ 2010-0095 & SE 2010-0096 Mitre McLean Campus
Tax Map # 30-3((28)) 0003A1
Fairfax County

Dear Ms. Berlin:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed rezoning was submitted to the Virginia Department of Transportation (VDOT) for review on February 17, 2011, and received on February 17, 2010.

We have evaluated the study and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this rezoning. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

A handwritten signature in black ink that reads "Kevin Nelson".

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2010-0095rz3MitreMcLeanCampus3-18-11BB



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

APPENDIX 9

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch, PDD

DATE: April 26, 2011

SUBJECT: PCA 92-P-001-07, MITRE 4 - **Addendum**
Tax Map Numbers: 30-3 ((28)) 4A1, C1

The Fairfax County Park Authority staff has reviewed the revised Development Plan dated April 18, 2011 for the above referenced application and provides the following comments regarding impacts to Park Authority resources. These comments are provided as an addendum to the Park Authority memorandum dated February 11, 2011 in reference to this application.

ANALYSIS AND RECOMMENDATIONS

Applying the urban parkland standard to the proposed development, there is a need for a pocket park of about 0.10 acre in size onsite. The revised development plan shows a temporary pocket park at the northeast corner of the site in an area that was formerly designated for surface parking. The new pocket park design is connected to the proposed streetscape and maintains a separation between pedestrian and vehicular traffic. It appears that this temporary urban-scale park will meet some of the need for park space of pedestrians accessing the Metro Station from the larger MITRE campus as well as residents from existing and future nearby residential developments.

The development plan shows that the site of the pocket park and adjacent surface parking lot is a future building site for the "MITRE 6" building. The future building will eliminate the pocket park while generating a need for even more urban park space onsite. Development of an additional building on the property, however, will leave no room for urban park space onsite. The Park Authority requests that the applicant identify a suitable offsite location where the need for public urban park space generated by the MITRE 4 and 6 buildings can be accommodated on a permanent basis, perhaps on the larger MITRE campus.

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
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FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch, PDD

DATE: February 11, 2011

SUBJECT: PCA 92-P-001-07, MITRE 4 - **Revised**
Tax Map Numbers: 30-3 ((28)) 4A1, C1

The Fairfax County Park Authority staff has reviewed the proposed Development Plan dated August 24, 2010 and revised December 15, 2010 and draft proffers dated December 4, 2010 for the above referenced application and provides the following comments regarding impacts to Park Authority resources. This evaluation is based on the policies in the Parks and Recreation section of the Countywide Policy Plan, including Objective 2, Policies g, j, and k; Objective 5, Policies a and b; and Objective 6, Policy c. The evaluation is also based on guidance provided in the Environmental Stewardship, Parks and Recreation section and Urban Design Guidelines of the Tysons Corner Comprehensive Plan.

BACKGROUND

The Development Plan shows development of 340,000 square feet of office use on a portion of Parcel 30-3 ((28)) 4A1, relocating previously approved but not constructed GFA from Parcel 30-3 ((28)) C1. The new building will touch the 1/8 mile ring from the Tysons East Metro station and will become part of the overall MITRE campus. The Park Authority owns and operates Scotts Run Stream Valley Park located adjacent to Parcel C1. This park and stream receive all of the run-off from the subject properties.

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 will enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. Employees who will work in the proposed building will have a need to access recreational amenities at lunchtime or after work. Applying the urban parkland standard to the proposed development, there is a need for a pocket park of about 0.10 acre in size onsite. The subject property is located within ¼

mile of the future Tysons East Metro Station and an urban-scale park on this site will also meet the needs of pedestrians accessing the Metro Station from the larger MITRE campus as well as residents from existing and future nearby residential developments.

The development plan shows a 100' x 135' "piazza" that functions as a vehicular drop-off area with a 45' x 45' square island designated as an open space amenity area. Potential conflicts between pedestrians and vehicles make this a poor urban park design. The development plan also shows a 75-space surface parking lot that is accessed off of the vehicular drop-off area. This surface parking lot is inconsistent with the Comprehensive Plan vision and urban design guidelines for Tysons Corner.

The Park Authority recommends the surface parking shown be replaced with an urban pocket park of about one-half acre in size. While this is larger than the 0.10 acre required onsite, the MITRE 4 building will be a part of the overall MITRE campus. The open spaces on the MITRE 5 rezoning application are internal to the development, surrounded on all sides by limited access buildings and will function as private space. The MITRE 4 site provides an opportunity to create a truly publicly accessible park for the overall campus and Tysons East district.

A pocket park may consist of hardscape elements or lawn and landscaped areas, seating and visual amenities. A variety of Low Impact Development (LID) techniques could be incorporated and by providing a landscaped amenity area that works with the topography of the site, the use of retaining walls could be avoided.

Natural Resources Impact:

As noted, the subject parcels are located near Scotts Run Stream Valley Park. The Park Authority applauds efforts by the applicant to reduce stormwater runoff from the Johnson II site over existing conditions using LID methods. The Middle Potomac Watersheds Management Plan (adopted by the BOS on January 25, 2008), Chapter 9, addresses recommended policy on development and redevelopment in the Tysons Corner area and specifically references the Tysons Corner Stormwater Strategy Project SC9845. The goals in Chapter 9 target reductions in phosphorous discharges for all redevelopment in the Tysons Corner area of 30% over existing conditions, and also propose the implementation of LID measures to detain and treat stormwater not only to reduce the impact for the area being redeveloped but also for the benefit of the receiving stream. The Park Authority requests that the applicant demonstrate that the proposed LID measures will meet or exceed the discharge reduction targets specified in the Tysons Corner Stormwater Strategy Project SC9845.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Eliminate the 75-space surface parking lot shown onsite as it is inconsistent with the Comprehensive Plan Urban Design Guidelines for Tysons Corner.
- Provide a landscaped urban pocket park of about one-half acre in size in the area where the surface parking area is shown.

- Capture additional stormwater onsite over existing conditions through the use of LID facilities that meet or exceed the discharge reduction targets specified in the Tysons Corner Stormwater Strategy Project SC9845.

FCPA Reviewer: Andi Dorlester
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2011

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2010-PR-023 and Proffered Condition Amendment Application #PCA 92-P-001-07; Cityline Partners - Mitre 4; Special Exception Plat revised April 18, 2011; Scott Run Watershed; LDS Project #001702-ZONA-003-4; Tax Map #030-3-28-00-0004-A1; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas (RPAs) on the site.

Floodplain

There are no regulated floodplains by the 1% AEP storm event on the site.

Downstream Drainage Complaints

There are no unresolved drainage complaints on file along the extent of review of the downstream drainage system.

Stormwater Quantity and Quality Control

Applicant stated on sheet #16 that stormwater detention and water quality control requirements for this project would be provided by an existing wet pond designed and constructed with site plan #1702-SP-005. An approved onsite stormwater detention waiver request and a private maintenance agreement will be required prior to final approval of the construction plans by DPWES (PFM § 6-0301.3).



Suzanne Lin, Staff Coordinator
Special Exception Application #SE 2010-PR-023 and Proffered Condition Amendment
Application #PCA 92-P-001-07; Cityline Partners - Mitre 4
Page 2 of 2

Tysons Corner Urban Center Areawide Recommendations

Page 83 of the Fairfax County Comprehensive Plan, 2007 Edition, Tysons Corner Urban Center, Amended through 6-22-2010 recommends that at a minimum, the first inch of rainfall should be retained onsite through infiltration, evapotranspiration, and/or reuse. Applicant should show on the plat, preliminary sizing of the rainwater harvesting system.

In addition, applicant need to demonstrate that the total runoff volume and peak runoff rate released from the site in the proposed condition for the 2-year, 24-hour storm event should be at least 25% less than the total runoff volume and peak runoff rate released from the site in the existing condition for the same storm event.

Applicant showed that the minimum makeup water demand by Mitre 4 cooling towers is 4,146 cubic feet every two days which is more than the required storage volume of 3,300 cubic feet.

Applicant need to show on the plat, preliminary sizing of the proposed green roof and any other proposed Low Impact Development practices {ZO § 16-501-2-K(6)}.

Downstream Drainage System

The stormwater outfall narrative was provided on sheet #16 to an extent of 705 acres drainage area according to ZO § 16-501-2-K(6)(b)(iii) which is more the one square mile. The more detailed analysis of the PFM stormwater outfall requirements shall be addressed during final engineering plan submissions.

Please contact me at 703-324-1720 if you require additional information.

ES/dah

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, ESRD, DPWES
Hani Fawaz, Chief Site Review Engineer, ESRD East, DPWES
Zoning Application File (002702-ZONA-003-3)



County of Fairfax, Virginia

MEMORANDUM

DATE: May 10, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 92-P-001-07
SE 2010-PR-023
Cityline Partners – Mitre 4

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through April 18, 2011. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible 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:

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7 through 9:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County....

Policy d. Preserve the integrity and the scenic and recreational value of EQCs when locating and designing storm water detention and BMP facilities. . . .

- Policy k. For new development and redevelopment, apply better site design and low impact development (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. . . .
 - 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. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Tysons Corner Urban Center, Areawide Recommendations:Environmental Stewardship, as amended through June 22, 2010, page 74:

“Tysons Corner is located in the headwaters area of several of the county's watersheds. Watershed management plans have been prepared for each of these watersheds; these plans identify a comprehensive set of projects needed to improve stream habitat conditions. These efforts are intended to be pursued independent of development proposals and are not dependent upon such proposals for implementation. However, the provision of effective stormwater management controls for new development and redevelopment projects in these watersheds is imperative to the success of watershed planning efforts. 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. 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.

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.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

Fairfax County Comprehensive Plan, 2007 Edition, Tysons Corner Urban Center, Areawide Recommendations, as amended through June 22, 2010, page 76:

“Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants' health and productivity, and reduce waste and pollution. LEED, developed by the U.S. Green Building Council, is just one rating system used to measure a building's effectiveness on these measures. 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.

Buildings are one of the largest consumers of energy in this country. According to the U.S. Green Building Council, buildings use one-third of our total energy, two-thirds of our electricity, and one-eighth of our water. With the extensive redevelopment that will occur in Tysons, a prime opportunity exists to reduce the amount of energy consumed by the built environment through LEED certification, or its equivalent, for new construction.

A recent study conducted by the New Buildings Institute concluded that, on average, LEED certified buildings use 25 to 30 percent less energy than non-LEED certified buildings. Gold and Platinum LEED certified buildings, the highest certification that can be achieved, have an average energy savings of approximately 50 percent when compared with similar buildings without LEED certification.

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.”

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.

Water Quality

The applicant has pursued efforts to meet the stormwater management and water quality guidance of the Comprehensive Plan for the Tysons Corner Urban Center. These efforts include a variety of measures to meet stormwater management requirements in a manner which satisfy both the requirements of the Public Facilities Manual (PFM) and the Comprehensive Plan's water quality goals for the Tysons Corner Urban Center as part of the proposed development. This application is a request to transfer previously approved density in this area and a request for a special exception to permit an increase in building height. This application differs from other Tysons Corner Urban Center applications as it is not a PTC rezoning request. The applicant is proposing measures which will adequately satisfy required standards for water quantity and quality control. The measures proposed will include detention, retention and reuse of runoff from the proposed development. An existing stormwater management

(SWM) pond will provide detention for the proposed use. The applicant is also proposing low impact development (LID) measures in the form of porous pavement, a green roof area and planter boxes. The applicant is proposing an approximately 5,000-gallon cistern which will capture runoff from the roof of the building and elevated parking area. This water will then be reused for cooling systems within the building. Approximately one-third of the development area will not be captured in the retention vault for reuse as this area is comprised of a surface parking lot and recreation area. Runoff from this area is not suitable for reuse in the building's cooling systems. The retention facility will account for all of the site area with the exception of the surface parking on the eastern portion of the site. This area will include porous pavement and existing vegetation to account for runoff. The applicant has indicated that there is an expectation that this surface parking lot area will be redeveloped with a building in the near term. Thus, staff feels that the combination of existing SWM pond, cistern and low impact development measures will handle runoff on site in a manner consistent with the Plan goal for Tysons of retaining on-site and/or reusing the first inch of rainfall. Any final determination regarding the adequacy of proposed measures will be made by staff within the Department of Public Works and Environmental Services.

Green Buildings

The proposed development is based on a transfer of existing density in portion of this land unit and a request for an increase in building height subject to the approval of a special exception. The subject property is located within the Tysons Corner Urban Center. The Plan for Tysons recommends that new non-residential development in this area attain the United States Green Building Council's (USGBC) LEED Silver certification or higher, or equivalent third party green building certification program. The applicant has provided a proposal to pursue LEED-Gold with an expectation to achieve no less than LEED-Silver. While staff could draft a set of development conditions to address this, the preferred approach is for the applicant to develop proffers defining an approach which both meets the applicant's needs and Plan's expectation, and is generally consistent with other green building commitments received by the County. While this issue has been largely resolved with the major components of the green building commitment established in a manner which is fully acceptable to both the applicant and staff, the applicant has been concerned about the timing of the issuance of a possible green building escrow. Staff feels that this matter can be fully resolved prior to the public hearing.

PGN:JRB

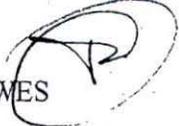


County of Fairfax, Virginia

MEMORANDUM

April 5, 2011

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

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

SUBJECT: Mitre 4; PCA 92-P-001-07 and SE 2010-PR-023

RE: Request for assistance dated March 21, 2011

This review is based upon the Special Exception plat SE 2010-PR-023 stamped "Received, Department of Planning and Zoning, March 16, 2011." A site visit was conducted on October 26, 2010, as part of a review of the SE stamped "Received, Department of Planning and Zoning, August 25, 2010."

General Comment: Comments on the previously submitted SE were provided to DPZ in my memos dated October 28, 2010, and December 15, 2010. Additional comments are provided to address the proposed landscaping and proposed proffer language.

1. **Comment:** Several proposed landscape trees appear to be planted in areas that are less than 8' wide and note 3 on the landscape plan states "where planting area for trees less than 8 feet, structural soil will be provided below paving or sidewalk to allow for a 8 foot wide planting area for root growth as directed by the Urban Forestry Branch." It is unclear why the minimum planting width requirements can not be met as a request to modify this requirement has not been provided as part of the SE. In addition, the ultimate size of trees and, to a large extent, their vigor is dependent on the soil volume, not the two dimensional surface area defined by the length and width of the planting site. Structural cell technology is a modular system for support of surface paving, and provides space within this framework for a volume of soil that does not need to be compacted to provide structural support. This provides a much larger volume of actual soil than structural soil which is comprised of 80-85 percent stone with soil in the spaces between the stones.

Recommendation: The minimum width of any planting area should be 8 ft., measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4ft. from any restrictive barrier. In addition, minimum planting areas should be provided in accordance with PFM sections 12-0510.4E(5) and 12-0601.1B. If the Applicant wishes to pursue a modification of the planting width requirement, a detailed justification, containing



an applicable PFM standard, that provides a site-specific explanation of why the minimum planting width requirement can not be met should be provided as part of the SE.

In addition to planting area width, the performance and ultimate size of trees is dependent on the soil volume available to the root system of the tree. To ensure trees have favorable conditions capable of supporting successful establishment and performance, a minimum soil volume should be established and met or exceeded. Where minimum planting width can not be provided, the modification request should include a detail for an alternative design that provides the maximum possible planting area. Planting width may be provided below paved surfaces using structural cell technology as detailed in the recommended development condition language below. In addition to a minimum 8-foot width, planting space design should provide a minimum soil volume of 700 cubic feet of soil for each Category III and Category IV tree (as categorized in PFM Table 12.19) planted in areas restricted by barriers to root growth such as buildings, curbs and sidewalks. Recommended development condition language where the 8 foot wide minimum planting widths can not be provided is as follows:

Alternative Planting Width Details: Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development in conformance with the SE. Tree species and planting sites are set forth on the SE, subject to revision as may be approved by the Urban Forest Management Division. Where minimum planting widths of 8 feet can not be provided, the Applicant shall use structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:

- A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
- A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree;
- Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal to 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;
- Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions.

2. **Comment:** Several trees at the northwest portion of the site adjacent to Colshire Meadow Drive Extended appear to be planted inside a proposed waterline easement. Note 4 on the landscape plan states "tree shown in an existing utility easement are contingent upon

containing a letter of permission from owner of the easement during final site plan in accordance with section 12-0514.6B-C of the Public Facilities Manual. Where permission is not granted, the trees will be planted elsewhere on the site." The cited PFM reference does not relate to trees in easements and the alternate location of these trees has not been identified.

Recommendation: Note 4 should be revised to cite the current PFM section relating to planted trees in easements (PFM 12-0515.6B and 12-0515.6C) and the alternate locations of the trees should be identified on the SE in the event permission from the easement owner to plant inside the easement is not granted.

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

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

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

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES,

representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

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

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan

submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

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

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

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

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

TLN/
UFMID #: 155143

cc: RA File
DPZ File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: December 16, 2010

TO: Martha Coello, FCDOT, Kevin Nelson, VDOT, Todd Nelson, UFM, Elfatih Salim, DPWES, Matt Ladd, DPZ-PD, Andi Dorlester, Park Authority, Gary Buckley, Fire Marshal

FROM: Suzanne Lin, Staff Coordinator
Department of Planning and Zoning

SUBJECT: PCA 92-P-001-07/SE 2010-PR-023 Cityline Partners/MITRE
Tax Map 30-3 ((28)) 4A 1 and C I (SE Tax Map Tax Map 30-3 ((28)) 4A1 pt)

Please see the revised plans, proffers and exhibits for the Cityline/Mitre application. Staffing is scheduled for January 12, 2011 at 9:30. Please provide comments by that time.

Thank you for your assistance.

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual

Reviewed By Fire Marshal

Approved
 Approved as noted
 Not approved, correct and resubmit.
 12-27-10
 Gary Buckley

See note on plan.

LADDER TRUCK ACCESS IS TO BE PROVIDED ALONG THE FRONT OF THIS BLDG. (along Colshire Dr)



County of Fairfax, Virginia

MEMORANDUM

DATE: October 5, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment Application PCA 92-P-001-07 concurrent with Special Exception
Application SE 2010-PR-023

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #401, McLean
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - ___ a. currently meets fire protection guidelines.
 - ___ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - X c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area per the Tysons Corner Urban Center Amendment (as of June 22, 2010) to the Fairfax County Comprehensive Plan.
 - ___ d. does not meet current fire protection guidelines without an additional facility. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





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

October 18, 2010

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 92-P-001-07
SE 2010-PR-023
Tax Map: 30-3
Mitre 4

Dear Ms. Coyle:

Fairfax Water has reviewed the above noted General Development Plan and has no comments.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Martin Walsh, Walsh Colucci, Lubeley Emrich & Walsh
Matt Tauscher, Urban, Ltd.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2010

TO: Staff Coordinator
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. PCA92-P-001-07
Tax Map No. 030-3/28/ /0004A1, C1

APPENDIX 15

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.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.



FAIRFAX COUNTY ZONING ORDINANCE

**PART 6 9-600 CATEGORY 6 MISCELLANEOUS PROVISIONS REQUIRING
BOARD OF SUPERVISORS' APPROVAL****9-601 Category 6 Special Exception Uses**

Category 6 special exceptions consist of those miscellaneous provisions set forth in various Articles of this Ordinance, which require special approval or authorization from the Board.

1. (Deleted by Amendment #95-283, Adopted October 30, 1995, Effective October 31, 1995 at 12:01 AM)
2. Uses in a floodplain.
3. Increase in building heights.
4. Enlargement of certain nonconforming uses.
5. Parking in R districts.
6. Waiver of minimum lot size requirements.
7. Approval of drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts in a Highway Corridor Overlay District.
8. Approval of the enlargement, extension, relocation or increase in intensity of existing drive-in financial institutions, fast food restaurants, quick-service food stores and service stations in a Highway Corridor Overlay District.
9. Waiver of open space requirements.
10. Waiver of minimum yard and privacy yard requirements for single family attached dwelling units.
11. Approval of nonconforming condominium and cooperative conversions.
12. Cluster subdivisions.
13. Driveways for uses in a C or I district.
14. Density credit for major utility easements.
15. Increase in FAR.
16. Minor modifications to a nonconformity.
17. Waiver of certain sign regulations.

SPECIAL EXCEPTIONS

18. Outdoor storage in association with warehousing establishments in the Sully Historic Overlay District.
19. Modifications/waivers/increases and uses in a Commercial Revitalization District.
20. Reduction of yard requirements for the reconstruction of certain single family detached dwellings that are destroyed by casualty.
21. Containment structures associated with outdoor recreation/sports facility playing fields/courts and golf courses.
22. Modification of minimum yard requirements for certain existing structures and uses.
23. Provisions for modifying shape factor limitations.
24. Modification of grade for single family detached dwelling.
25. Increase in parking in the PTC District
26. Increase in FAR in the PTC District

9-602 Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for a Category 6 special exception shall be accompanied by such submission items as may be required by the provisions of this Ordinance or as may be required by the Board for a particular special exception.

9-603 (Deleted by Amendment #95-283, Adopted October 30, 1995, Effective October 31, 1995 at 12:01 AM)

9-604 (Deleted by Amendment #82-64, adopted August 2, 1982)

9-605 (Deleted by Amendment #82-64, adopted August 2, 1982)

9-606 Provisions for Uses in a Floodplain

The Board may approve a special exception for the establishment of a use in a floodplain in accordance with the provisions of Part 9 of Article 2.

9-607 Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5, I-6 and Sully Historic Overlay Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

FAIRFAX COUNTY ZONING ORDINANCE

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.
4. An increase in height up to 60 feet may be approved in the Sully Historic Overlay District when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary and when it can be demonstrated by the applicant that the proposed structures, including all rooftop structures excluded from the maximum height regulations pursuant to Sect. 2-506 and those portions of the roof excluded from the building height calculations in accordance with the definition, are compatible with and do not have detrimental impacts on the Sully property in terms of mass, scale, color and visual impact and when such increase in height is in compliance with Federal Aviation Administration standards. Other factors to be considered when determining the impact of an increase in height may include, but not be limited to, changes to existing topography, presence of existing vegetation and the building lighting and signage. The actual building height as measured from the grade to the top of any roof or rooftop structure shall not exceed 65 feet.

9-608 Provisions for Enlargement of Certain Nonconforming Uses

The Board may approve a special exception authorizing the enlargement of certain nonconforming uses, but only in accordance with the provisions of Sect. 15-102.

9-609 Provisions for Parking in R Districts

The Board may approve a special exception authorizing a parcel of land in an R district to be used for off-street parking of motor vehicles, but only in accordance with the following conditions:

1. No charge shall be made for the use of such parcel for parking purposes.
2. All such off-street parking facilities shall be used solely for the parking of vehicles in operating condition. No motor vehicle repair work except emergency service shall be permitted in association with any such off-street parking.
3. All such off-street parking space shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
4. All such off-street parking areas shall be in accordance with the provisions of Par. 11 of Sect. 11-102.

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 a 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 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 staggered 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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		