County of Fairfax, Virginia

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

October 17, 2012

Sarah E. Hall
Blankingship and Keith, P.C.
4020 University Drive
Suite 300
Fairfax, VA 22030

RE: Rezoning Application RZ 2012-PR-009

Dear Ms. Hall:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 16, 2012, granting Rezoning Application RZ 2012-PR-009 in the name Prosperity Metro Plaza of Virginia, LLC. The Board's action rezones certain property in the Providence District from the PDC and PRM District to the PDC District to permit commercial development with an overall Floor Area Ratio (FAR) of 1.4 and approval of the conceptual development plan. The subject property is located E. of Dorr Ave. and S. of Prosperity Avenue on approximately 3.72 acres of land. [Tax Map 49-1 ((13)) 19B pt.], and portion of Dorr Avenue public right-of-way to be vacated and/or abandoned and is subject to the proffers dated October 13, 2012.

Please note that on October 4, 2012, the Planning Commission approved Final Development Plan Application FDP 2012-PR-009 subject to the development conditions dated September 19, 2012.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 16th day of October, 2012, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-PR-009

WHEREAS, Prosperity Metro Plaza of Virginia, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC and PRM Districts to the PDC District, and

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

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

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

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

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

GIVEN under my hand this 16th day of October, 2012.

Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS
PROSPERITY METRO PLAZA
RZ/FDP 2012-PR-009
October 3, 2012

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), Prosperity Metro Plaza of Virginia, LLC, for itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffers that the expansion of Prosperity Metro Plaza on the parcels under consideration and shown on the Fairfax County Tax Map as Tax Map 49-1 ((13)) 19B and an approximately 10,855 square foot portion of Dorr Avenue (Route 4605) to be vacated (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ/FDP 2012-PR-009 for PDC zoning for the Property is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event that application is denied or the Board's approval of it is overturned by a court of competent jurisdiction, these proffers shall be null and void. Approval of this Rezoning application shall supersede and replace the prior approval of RZ 88-P-030 for a portion of the Property, and all proffers, conditions, and development plans associated therewith shall be null and void.

INTRODUCTION

1. Conceptual/ Final Development Plan. Prosperity Metro Plaza, which currently consists of two (2) buildings and a parking structure, shall be expanded in phases in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "PROSPERITY METRO 2675 & 2677 Prosperity Avenue" dated March 7, 2012 and revised through July 31, 2012, prepared by Walter L. Phillips, Inc., consisting of Sheets P-0101 through P-0602.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, building heights, and setbacks from the peripheral lot lines, and a modification to such elements shall require a subsequent Conceptual Development Plan Amendment or a Proffered Condition Amendment ("PCA"). The Applicant reserves the right to request a Final Development Plan Amendment for elements other than CDP elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403.4 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. At the time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the CDP/FDP without requiring approval of an amended CDP/FDP provided that such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator in accordance with the standards set out in Paragraph 4 of Section 16-403 of the Zoning Ordinance.

PHASING

4. First Phase. The first phase of development shall not include any increase in the gross floor area of the existing development. The first phase of the expansion shall include the construction of the new surface parking spaces, the new plaza area, and driveways in the southwestern portion of the Property, the closing of the Prosperity Avenue access point at the northwestern corner of the Property, and the dedication of three portions of the Property for public street purposes, all generally as shown on Sheet P-0301 of the CDP/FDP, and the planting on the Property of the new landscaping materials in the southwestern portion of the Property and along the Property's Prosperity Avenue frontage, generally as shown on Sheet P-0401 of the CDP/FDP. The first phase of development will take place in connection with the extension of Dorr Avenue to Prosperity Avenue by others, as proffered in conjunction with RZ 2009-PR-002.

5. Later Phase. In a later phase (or possibly later phases) of the expansion, the Applicant may increase the gross floor area of the existing development by increasing the height of either or both of the two existing buildings on the Property ("GFA Expansion"). In no event shall the total gross floor area on the Property exceed 361,440 square feet, excluding cellars, and in no event shall the height of either building exceed 135 feet. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall not include those structures excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance. Sheets P-0601 and P-0602 of the CDP/FDP are an illustration of how the two existing buildings may be increased in height and of possible architecture and materials. The architecture and materials of the new construction will be compatible with the architecture and materials of the existing buildings.

USES

6. General. All principal and secondary uses referred to below shall be deemed to be "specifically designated on the FDP" such that approval of a separate special exception shall not be required to initiate such use on the Property pursuant to Section 6-205 of the Zoning Ordinance. There shall be no drive-through use in either building.

7. Principal Uses. The primary principal use shall be office. Other principal uses may include the following, in accordance with the use limitations in Section 6-206 of the Zoning Ordinance:

- Business service and supply service establishments
- Eating establishments
- Financial institutions
- Personal service establishments
- Retail sales establishments

8. Secondary Uses. The secondary uses may include the following:

- Fast food restaurants with seasonal outdoor seating, total seating not to exceed 70

- Quick service food stores
- Health clubs
- Colleges, universities
- Medical care facilities
- Private schools of special education
- Commercial parking

The secondary uses shall be permitted only if there is one or more principal use on the Property, and they shall be in accordance with the use limitations in Section 6-206.

9. Combinations of Uses. The initial uses anticipated for the development are offices, a fast food restaurant with a maximum of 70 seats, and commercial parking, all of which are noted on the parking tabulation on Sheet P-0101 of the CDP/FDP. (There will also be a health club restricted to the employees of tenants in the buildings.) In the event this combination of uses changes, a revised parking tabulation shall be submitted to the Department of Public Works and Environmental Services ("DPWES") for approval.

10. Other Uses. Other principal and secondary uses permitted in the PDC District that are not specifically listed in Proffers 7 and 8 may be permitted with the approval of a PCA, CDPA/FDPA and/or a special exception or special permit, as required. A PCA and CDPA/FDPA shall not be required as long as the proposal remains in substantial conformance with the CDP.

11. Telecommunication Facilities. Telecommunication facilities may be placed on the Property, including placement on the buildings or the parking structure, without the need for a PCA, provided such facilities are in compliance with Section 2-514. In the event any telecommunications facility/equipment is proposed to be placed on the Property, an application for the proposed facility/equipment, including related antennas and equipment cabinets, shall be submitted to Fairfax County for review by appropriate County agencies and a determination pursuant to Section 15.2-2232 of the Code of Virginia as to whether the proposed facility/equipment is in substantial accord with the Comprehensive Plan.

PARKING

12. Parking Reduction. The Applicant has requested a reduction in the required parking spaces in accordance with Section 11-102 of the Zoning Ordinance. If the reduction is not approved, the parking required for the GFA Expansion will be reduced either by reducing the total number of seats permitted at the fast food restaurant or by reducing the total amount of office square footage in order that the parking provided either exceeds or equals the parking required.

13. Commercial Parking. Any excess parking spaces on the Property, *i.e.* parking spaces not required for the uses on the Property, as that requirement may be reduced by the DPWES in accordance with Section 11-102 of the Zoning Ordinance, may be used for commercial parking. The excess number of parking spaces available for commercial parking may change over time depending upon later combinations of uses on the Property and

concomitant parking reduction revisions.

SIGNAL EASEMENT

14. At such time as requested by the Fairfax County Department of Transportation ("FCDOT") or the Virginia Department of Transportation ("VDOT"), the Applicant shall convey at appropriate locations on the Property easement(s) for signalization and associated signal equipment at the western entrance to the development across Prosperity Avenue from the Property.

CONTRIBUTION

15. Off-Site Parks and Recreation. The Applicant shall contribute $0.27/square foot of GFA Expansion to the Fairfax County Park Authority ("FCPA") for use at off-site parks and recreational facilities in the area of the Property, as determined by FCPA in consultation with the Supervisor for the Providence District. The contribution shall be made prior to the issuance of the first NRUP for GFA Expansion space.

16. Transportation. The Applicant shall contribute to Fairfax County $10,000.00 to be used for transportation improvements in the immediate vicinity of the Property, as determined by FCDOT in consultation with the Supervisor of the Providence District and the Applicant. The contribution shall be made prior to the issuance of the first NRUP for GFA Expansion space.

17. Long Branch Restoration. Within one year of the approval by the Board of RZ/FDP 2012-PR-009, the Applicant shall contribute to Fairfax County $10,000.00 to be used in connection with Long Branch Stream Restoration (AC9238), Project Number SD-000031-093. In the event Fairfax County does not undertake the design and implementation of any portion of this project within five years after the contribution is made, the amount contributed by the Applicant may be used by Fairfax County in consultation with the Providence District Supervisor's office for any stream restoration project in the Accotink Creek watershed.

ENVIRONMENT

18. Supplemental Landscaping. Supplemental landscaping, including streetscape, shall be provided as shown on Sheet P-0401 of the CDP/FDP. Adjustments as to the landscape design and the type and location of vegetation shall be permitted if approved by Urban Forestry ("UFMD"). The Applicant shall install supplemental groundcover, understory plantings, ornamental shrubs and/or flowering plants within the landscape strip of the Prosperity Avenue streetscape, subject to review and approval by UFMD.

As part of each site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan consistent with the CDP/FDP which shall include, among other things:

- Design details for tree wells and/or similar planting areas above structures and along streets

- Composition of the planting materials and/or structural soils to be used where plantings are to be located on top of structures or along streets and the methods to be used to ensure the viability of the proposed plantings

- Such other information as may be requested by UFMD

19. Roofs. At least 75% of each roof of the GFA Expansion shall be a "white roof", *i.e.* shall consist of a roofing membrane with a Solar Reflectance Index ("SRI") appropriate to the slope of the roof (*e.g.* for a low sloped roof (<2:12) an SRI equal to or greater than 78, and for a high sloped roof (>2:12) an SRI equal to or greater than 29), as shall be verified by the project's architect or engineer. In the event the Applicant commits to an alternative roofing system utilizing the best practices, materials and systems in energy efficient roofing available at the time and the Zoning Administrator finds it to be an effective substitute, consistent with Fairfax County's goals for energy efficiency and protection of the environment, that alternative may be substituted for the white roofs.

20. Roof Insulation. The insulation of the roofs of the GFA Expansion shall exceed by at least 5% the requirements of the Fairfax County Building Code, as shall be verified by the project's architect or engineer.

TRANSPORTATION

A. TRANSPORTATION DEMAND MANAGEMENT ("TDM")

21. TDM Plan and Transportation Coordinator. Within seven (7) months of approval of RZ/FDP 2012-PR-009, the Applicant shall designate a transportation coordinator (the "TC") and shall prepare and submit a TDM Plan to FCDOT. The goal of the TDM Plan shall be to reduce the total number of weekday peak hour trips at Prosperity Metro Plaza by at least 40% (the "Goal"). The components of the TDM Plan shall include, but not be limited to, the following:

- Preferential designated parking spaces for car-sharing (*e.g.* carpool) vehicles;

- Display in the buildings or on a website of information regarding Metro, Metrobus, Fairfax Connector, carpool, and other relevant transit options;

- Secure bike storage for employees on the Property and bike racks for visitors in either a visitor parking area or in the vicinity of each building's main entrance. The secure bike storage and visitor bicycle racks shall be in convenient locations, as determined by the Applicant in consultation with the FCDOT;

- An incentive program for transit ridership, including the one-time provision of Smart Cards loaded with a minimum amount of $25 to each employee on the

Property who indicates an interest in "trying transit";

- Participation in a larger Transportation Management Association, should one be established for this area;

- Communication with neighboring residential developments, obtaining their availability/vacancy lists, and making information on these lists available to employees on the Property.

The TDM Plan shall be submitted to FCDOT for review and approval within seven (7) months of approval of RZ/FDP 2012-PR-009, and FCDOT shall respond to the proposed TDM Plan within 45 days of its receipt. FCDOT's failure to respond within this timeframe shall be deemed its approval of the TDM Plan.

The TC shall oversee, monitor, and coordinate the TDM Plan and act as the liaison between the Applicant, the FCDOT, and neighboring residential developments. The TC's duties may be part of other duties carried out by the designated individual. The Applicant shall notify FCDOT within ten (10) days of the TC's appointment and whenever a new TC is designated.

22. Monitoring.

a. Baseline. For the purposes of these proffers, the baseline number of trips against which reductions are measured shall be determined by using the trip generation rate data published by the Institute of Transportation Engineers 8th Edition and as determined by FCDOT for the existing buildings and the GFA Expansion on the Property during the highest weekday peak hour period (AM or PM) of the adjacent street, Prosperity Avenue.

b. Counts. The Applicant shall measure actual trip generation of the Property in order to evaluate its success in meeting the Goal set forth in Proffer 21 above. The peak hour counts shall be conducted during the highest weekday traffic period ("Peak Hour Trips") over one (1) day, at a time of year between September 15 and November 15 that reflects typical travel demand conditions (*e.g.* not during holiday weeks or when public schools are not in session.) The Applicant shall notify FCDOT at least one (1) week in advance of the date that the counts are to be to be undertaken. The results of the trip generation traffic counts will be compared to the baseline trip generation number to determine if the Goal has been met.

c. Timing of Counts. (i) The first count will be taken within one year of approval of RZ/FDP 2012-PR-009. In the event the traffic count reveals that the Goal has been met, then the Applicant shall continue to implement the TDM strategies in place and no adjustments to the program shall be required.

(ii) If the first time traffic count reveals that the Goal has not been met, the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the traffic count to review the results of that count and the TDM strategies then in place for the Property. The TC shall be responsible for designing and implementing a strategy that is intended to bring the peak hour trip reduction in line with the proffered percentage. The

Applicant shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(iii) If the second annual traffic count reveals that the Goal has not been met, then the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the traffic count to review the results of that count and the TDM strategies then in place for the Property. The TC shall be responsible for designing and implementing a strategy that is intended to bring peak hour trip reduction in line with the proffered percentage using, as necessary, funds from the TDM Remedy Fund referred to in Proffer 26 below. The Applicant shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(iv) If the following (third) annual traffic count reveals that the Goal has not been met, the TC shall request a meeting with FCDOT within thirty (30) days after the completion of the trip count to review the results of the count and the TDM strategies then in place for the Property, to discuss alternative strategies to meet the proffered reduction, to discuss the appropriateness of the proffered reduction, and/or to discuss setting an alternative peak hour trip reduction that may be less than 40%. Any alternative peak hour trip reduction may be formalized through an interpretation of these proffers, in which event it will not require formalization through a PCA. The TC shall submit any revisions to the TDM Plan to FCDOT for review and approval within fifteen (15) days following this meeting. FCDOT shall respond within thirty (30) days of its receipt of the revised TDM Plan. Its failure to do so shall be deemed its approval of the revised TDM Plan.

(v) If three (3) consecutive annual trip counts reveal that the Goal has been met, the Applicant may request an FCDOT determination that trip counts may be conducted only biannually or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports, as defined below, detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

(vi) If subsequent trip counts reveal that the Goal is not being met, then the annual counts shall again be required as described in subparagraphs (i) through (v) above. If three (3) consecutive annual trip counts reveal that the Goal has been met, then trip counts shall again be conducted only biannually if requested by the County, or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

(vii) Within six (6) months of full occupancy (80% or more) of space in the GFA Expansion, the Applicant shall resume annual counts in accordance with subparagraphs (i) through (v) above. If three (3) consecutive annual trip counts reveal that the Goal has been

met, then trip counts shall again be conducted only biannually if requested by the County, or less (including elimination of this requirement) if it is determined by FCDOT that fewer counts are necessary to indicate continued compliance. In such event, only Annual Reports detailing the programmatic elements in place and yearly TDM expenditures and/or survey results will be required.

23. Surveying of Tenants. Within one year of approval of RZ/FDP 2012-PR-009 and every three (3) years thereafter, the Applicant shall evaluate the effectiveness of the TDM strategies then in place through a survey of building tenants between March 15 and May 15. In the event a survey achieves a response rate of at least 25% regarding travel behavior and mode split, the Applicant may request that FCDOT accept the survey results in lieu of traffic counts for that year.

24. Reporting. Within one year of approval of the RZ/FDP 2012-PR-009 and annually thereafter by March 1, the effectiveness of the TDM strategies shall be evaluated and reported to FCDOT by the TC in a written report (the "Annual Report"). Each Annual Report shall describe the previous year's TDM strategic efforts and the effectiveness of the TDM program in reaching the Goal including, as applicable, expenditures, the results of any surveys that may be conducted of employees, traffic counts, and additional items reasonably requested by FCDOT. If the report is not received by FCDOT by March 31, the Applicant will be subject to a penalty of $75 for each day the report is in arrears.

25. TDM Account. Within thirty (30) days of FCDOT's approval of the TDM Plan, the Applicant shall establish and fund an account ("TDM Account") in an amount appropriate for implementing the TDM Plan for one year. The TDM Account shall be replenished annually as necessary to maintain its original amount. The TDM Account shall be an interest-bearing account with a banking or other financial institution qualified to do business in Virginia. The TDM Account shall be used exclusively for the implementation of the TDM Plan, as it may be amended as necessary. The TDM Account shall include a subaccount called the Incentive Fund that shall be funded with a one-time contribution of $.005/square foot of GFA Expansion. The Incentive Fund shall be used to provide incentives other than those outlined in the TDM.

26. TDM Remedy Fund. Concurrent with the establishment and funding of the TDM Account, the Applicant shall establish and deposit $.20/square foot of GFA Expansion into a TDM Remedy Fund. An additional $.20 will be deposited in the TDM Remedy Fund for each square foot of GFA Expansion space when a first NRUP for such space is issued. Like the TDM Account, the TDM Remedy Fund shall be an interest-bearing account with a banking or other financial institution qualified to do business in Virginia. Moneys from the TDM Remedy Fund shall be drawn on by the Applicant only for implementation of additional strategies determined necessary when the Goal is not being met and sufficient funding for additional TDM strategies is not immediately available in the TDM Account.

After the second trip count, if the Goal is still not being met, a percentage of money in the TDM Remedy Fund shall be used to enhance the TDM Plan. Funds shall be used according to the following scale:

Exceeded Trip Goal	Penalty
1% - 3%	1% of Remedy Fund
3.1% - 6%	2% of Remedy Fund
6.1% - 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

Upon achieving the Goal for three (3) consecutive years after the GFA Expansion is occupied, the Applicant may request that any money remaining in the TDM Remedy Fund be released to it.

B. MERRIFIELD SHUTTLE

27. In the event that a privately-operated Merrifield Shuttle is established by others in the future, the Applicant shall participate in ongoing funding for such service provided that (i) the Merrifield Shuttle provides reasonable and consistent peak-hour service to the Property, the Dunn Loring/Merrifield Metro Station and, if constructed, the future Merrifield Town Center, and (ii) such financial participation in the Merrifield Shuttle is proportional to the actual usage of the Shuttle by employees on the Property and to the participation of other users of the Merrifield Shuttle.

MISCELLANEOUS

28. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

29. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

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

Applicant/Owner of TM 49-1 ((13)) 19B:
PROSPERITY METRO PLAZA OF VIRGINIA, LLC, a Virginia limited liability company

By: FP Metro Place, LLC,
a Delaware limited liability company,
its Managing Member

By: First Potomac Realty Investment Limited Partnership, its Sole Member

Date: _____

By: First Potomac Realty Trust,
its General Partner

By: _____

Name: **Nicholas R. Smith**
Title: **Executive VP**

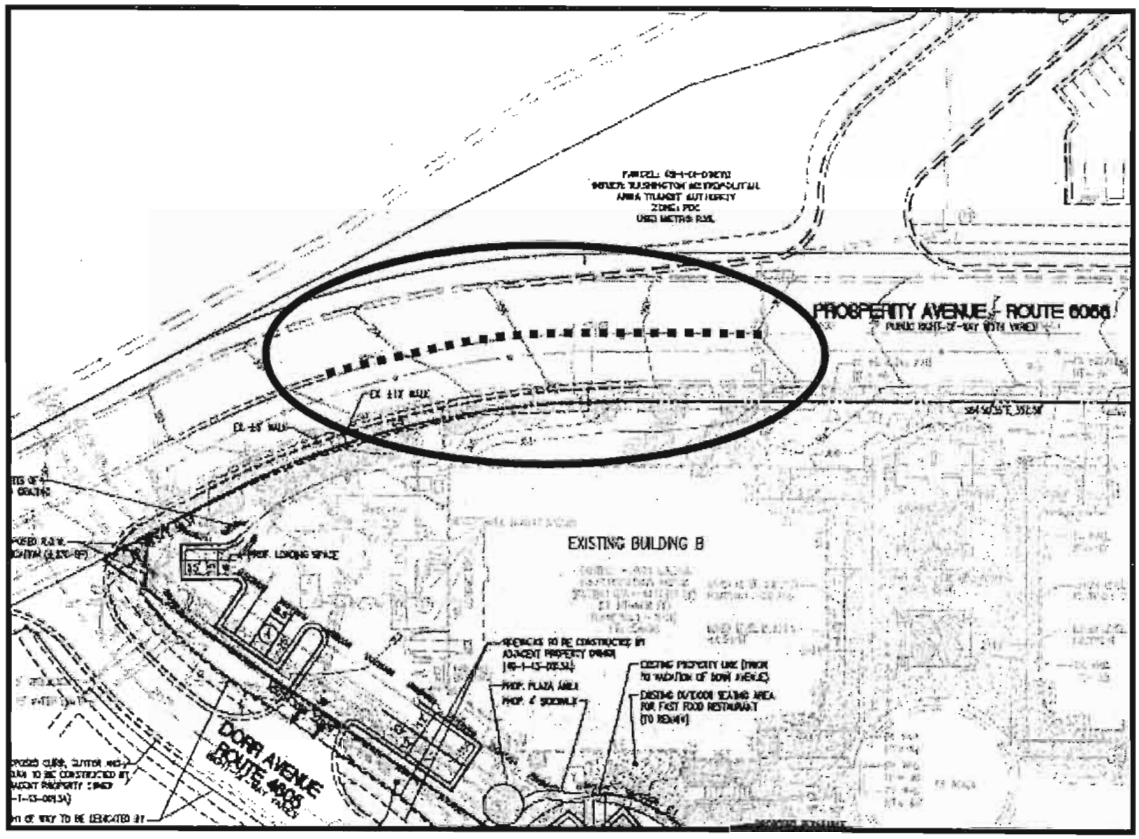
Owner of that portion of Dorr Avenue to be vacated:

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Date: 10/10/12

By: _____
Name: ~~Deputy Executive~~ Edward L. Long Jr.
Title: County Executive

EXHIBIT A


PROSPERITY AVENUE - ROUTE 6066
EXISTING BUILDING B
DORR AVENUE
ROUTE 4805

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2012-PR-009

September 19, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2012-PR-009 for commercial development located at Tax Map 49-1 ((13)) 19B pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan entitled "Prosperity Metro 2675 and 2677 Prosperity Avenue" prepared by Walter L. Phillips, Inc. consisting of Sheets P-0101 through P-602 dated April 2, 2012, as revised through July 31, 2012.

2. In the event the median on Prosperity Avenue shown on the CDP/FDP is extended by others to the western access point for the Dunn Loring/WMATA development to the north as generally shown in Exhibit A, the Applicant shall, upon request by DPWES, FCDOT or VDOT, dedicate to the Board of Supervisors, in fee simple, the necessary additional right of way along Prosperity Avenue.

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

PROSPERITY METRO

2675 & 2677 PROSPERITY AVENUE

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP # 2012-PR-009

NOTES

1. OWNER OF TM 49-1-13-19B/APPLICANT:

   PROSPERITY METRO PLAZA OF VIRGINIA LLC.
   5530 WISCONSIN AVE. #1000
   CHEVY CHASE, MD 20815

   OWNER, PORTION OF DORR AVE TO BE VACATED:

   BOARD OF SUPERVISORS
   FAIRFAX COUNTY, VIRGINIA
   12000 GOVERNMENT CENTER PKWY
   FAIRFAX, VIRGINIA 22033

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 49-1-13-001B. ALSO SHOWN ON THIS PLAN IS A PORTION OF PUBLIC R.O.W. BEING VACATED TO OWNER OF THE SUBJECT PROPERTY. THE PROPERTY IS CURRENTLY APPROXIMATELY ±151,300 SQUARE FEET OR ±3.47 ACRES PRIOR TO PUBLIC R.O.W. ADDITION. FOLLOWING VACATION OF R.O.W. TO THE SUBJECT PROPERTY, THE SITE AREA WILL TOTAL APPROXIMATELY ±162,155 OR ±3.72 ACRES.

3. THE SITE IS CURRENTLY ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL) AND PRM (PLANNED RESIDENTIAL MIXED USE). THE REZONING APPLICATION REQUESTS THAT ALL AREAS OF THE SITE BE REZONED TO PDC, INCLUDING THE ADDITIONAL SITE AREA CURRENTLY ZONED PRM. ALSO PROPOSED ARE REVISIONS TO THE PARKING AND DRIVE AISLE CONFIGURATION AND THE ADDITIONAL OFFICE BUILDING SQUARE FOOTAGE.

4. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED IN COMBINATION OF AN EXISTING PARKING STRUCTURE AND SURFACE SPACES.

5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.

6. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT OR NEIGHBORING PROPERTIES.

7. IT IS ANTICIPATED THAT THE DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.

8. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.

9. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

10. THERE IS NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS EXISTING ON THE PROPERTY.

11. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0115E, DATED SEPTEMBER 17, 2010, SHOWS THIS PROPERTY TO BE LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.

14. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION FOR THE MERRIFIELD SUBURBAN CENTER.

15. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

16. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT FOR THE REQUEST TO REAFFIRM THE PARTIAL WAIVER OF WATER QUALITY CONTROLS FOR THE SUBJECT PROPERTY [WAIVER# 020775].

17. ALL EXISTING STRUCTURES ONSITE ARE TO REMAIN.

18. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(3), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

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

AREA TABULATION

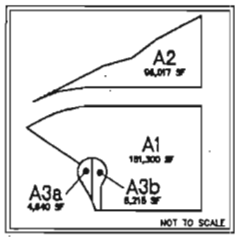
A1 - EXISTING SITE AREA	= 151,300 SF
A2 - WMATA PARKING EXPANSION SITE (PREVIOUSLY DEDICATED)	= 96,017 SF*
A3 - DORR AVE. VACATED PUBLIC R.O.W.	= 10,855 SF
TOTAL SITE AREA	= 258,172 SF

BUILDING AREA

EXISTING BUILDING "A"	= ±157,412 GSF
EXISTING BUILDING "B"	= ±151,748 GSF
PROPOSED BUILDING AREA	= ±52,280 GSF
TOTAL BUILDING AREA	= ±361,440 GSF**
PROPOSED F.A.R.	= ±1.40

* AREA RESERVED FOR DENSITY CREDIT
** EXCLUDES CELLAR IN GARAGE UNDER BUILDINGS A & B

AREA TABULATION SCHEMATIC



ZONING TABULATION

EXISTING ZONE: PDC, PLANNED DEVELOPMENT COMMERCIAL DISTRICT
PRM, PLANNED RESIDENTIAL MIXED USE DISTRICT

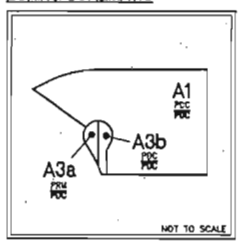
PROPOSED ZONE: ALL AREAS TO BE ZONED PDC

SITE AREA : ±162,155 SF OR ±3.72 ACRES*

	REQUIRED	PROVIDED
MIN LOT AREA	NONE	±162,155 SF OR ±3.72 AC*
MIN LOT WIDTH	NONE	N/A
MAX BLD HT	135 FT**	±135 FT
MIN YARD REQUIREMENTS		
FRONT	NONE	±20 FT
SIDE	NONE	±9 FT
REAR	NONE	±12 FT
MAX FAR	1.40**	1.40
OPEN SPACE	15%	±20%

* EXISTING SITE AREA, INCLUDING DORR AVE. VACATED PUBLIC R.O.W. AND PROPOSED RIGHT-OF-WAY DEDICATION
** PERMITTED PER COMPREHENSIVE PLAN LANGUAGE

ZONING SCHEMATIC



A1	EXISTING ZONE = PDC PROPOSED ZONE = PDC
A3a	EXISTING ZONE = PRM PROPOSED ZONE = PDC
A3b	EXISTING ZONE = PDC PROPOSED ZONE = PDC

PARKING TABULATION

REQUIRED PARKING

USE: OFFICE
RATIO: 2.8 SPACES/1,000 SF

* EXISTING = ±330,000 SF/ 1,000 x 2.8 = 858 SPACES
PROPOSED = ±52,280 SF/ 1,000 x 2.6 = 136 SPACES

USE: FAST FOOD RESTAURANT
RATIO: 1 SPACE/2 SEATS

(70 SEATS/2 = 35 SPACES) **

TOTAL PARKING REQUIRED = 1,028 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±1,017 PARKING SPACES

* INCLUDES CELLAR SQUARE FOOTAGE
** INCLUDES BOTH OUTDOOR AND INDOOR SEATING

PARKING REDUCTION NOTE

A 20% PARKING REDUCTION, PREPARED BY WELLS & ASSOCIATES AND SUBMITTED UNDER SEPARATE COVER, HAS BEEN REQUESTED. IF THE PARKING REDUCTION IS NOT APPROVED, THE PARKING REQUIRED WILL BE REDUCED BY EITHER REDUCING THE TOTAL NUMBER OF SEATS PERMITTED AT THE FAST FOOD RESTAURANT OR BY REDUCING THE TOTAL AMOUNT OF OFFICE SQUARE FOOTAGE PROPOSED IN ORDER THAT THE PROVIDED PARKING EITHER EXCEEDS OR EQUALS THE REQUIRED PARKING. ANY EXCESS PARKING SPACES MAY BE USED FOR COMMERCIAL PARKING. THE EXCESS NUMBER OF PARKING SPACES AVAILABLE FOR COMMERCIAL PARKING MAY CHANGE OVER TIME DEPENDING UPON LATER COMBINATION OF USES ON THE PROPERTY.

PERMITTED PRIMARY AND SECONDARY USES

PRINCIPAL USES:
BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
EATING ESTABLISHMENTS
FINANCIAL INSTITUTIONS
OFFICES
PERSONAL SERVICE ESTABLISHMENTS
RETAIL SERVICE ESTABLISHMENTS

SECONDARY USES:
FAST FOOD RESTAURANT WITH SEASONAL OUTDOOR SEATING
COMMERCIAL PARKING
QUICK SERVICE FOOD STORES
HEALTH CLUB
COLLEGES, UNIVERSITIES
MEDICAL CARE FACILITIES
PRIVATE SCHOOLS OF SPECIAL EDUCATION

LOADING TABULATION

REQUIRED LOADING

USE: OFFICE
RATIO: 1 SPACE FOR THE FIRST 10,000 SF OF GROSS FLOOR AREA PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF

±381,440 SF - 10,000 SF = 371,440 SF

371,440/20,000 = 17.8 SPACES
10,000 = 1 SPACE
18.8 SPACES

TOTAL LOADING REQUIRED = 5 SPACES*

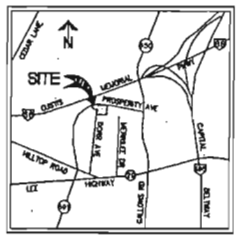
PROPOSED LOADING

LOADING PROVIDED = 5 SPACES

* PER ZONING ORDINANCE SECTION 11-202(10) NO MORE THAN 5 LOADING SPACES ARE REQUIRED

VICINITY MAP

SCALE: 1"=2000'



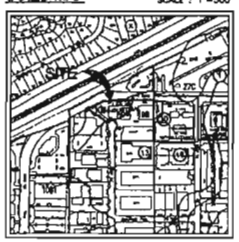
SOILS DATA TABLE

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECH REPORT REQ'D	PROBLEM CLASS
103H	URBAN LAND-ALT LOAM	POOR	POOR	N/A	LOW	YES	III
74B	CHARLES - HOWARD COMPLEX	FAIR	GOOD	N/A	MODRAN	YES	NB

SOIL INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP AND DESCRIPTION AND INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY, REVISED 2011.

SOILS MAP

SCALE : 1"=500'



SHEET INDEX

P-0101 COVER SHEET
P-0201 EXISTING CONDITIONS/EXISTING VEGETATION MAP
P-0301 CONCEPTUAL/FINAL DEVELOPMENT PLAN
P-0401 CONCEPTUAL LANDSCAPE PLAN
P-0501 PRELIMINARY OUTFALL ANALYSIS
P-0502 PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES
P-0601 ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - BUILDING A
P-0602 ILLUSTRATIVE ARCHITECTURAL ELEVATIONS - BUILDING B

COVER SHEET

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1948
Engineers · Surveyors · Planners
Landscape Architects · Arborists
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DRAWN: MDW
DATE: 03/01/13 REV. 07/08/13 10/08/13
SCALE: 1"=30'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. FX-17 Tax Map No. 49-1 Job No. 83-046 Cadd Dwg. File: Q:\jobdata\83046\DWG\planning\zoning\83046P-0101.dwg

SHEET: P-0101

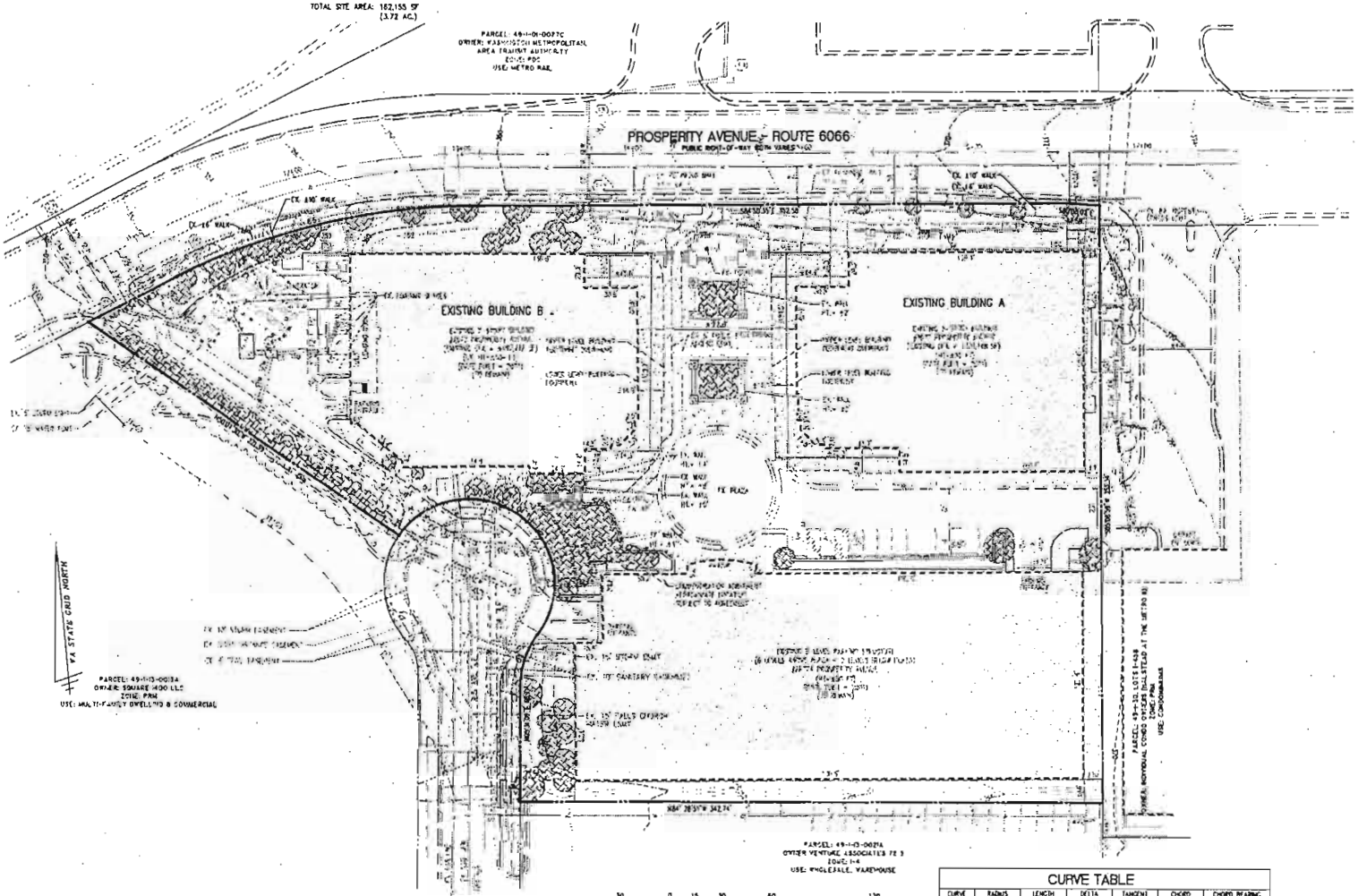
LEGEND

- AC — AIR CONDITIONER
- AL — AREA LIGHT
- CO — CLEANOUT
- CP — CONTROL PANEL
- CTV — CABLE TELEVISION VAULT
- DB — DEED BOOK
- ESMT — EASEMENT
- EST — ELECTRICAL STUBS
- G — GAS
- FT — FUEL TANK
- GEN — GENERATOR
- GRL — GROUND LIGHT
- IPF — IRON PIPE/PIN FOUND
- LSW — LANDSCAPING WALL
- NF — NAIL FOUND (PROPERTY CORNER)
- NYF — NOW OR FORMERLY
- P — PLANTER
- POB — POINT OF BEGINNING
- PG — PAGE
- PKF — NAIL FOUND (PROPERTY CORNER)
- RBF — REBAR (IRON PIN) FOUND
- SMH — SANITARY SEWER MANHOLE
- ST — STORM STRUCTURE
- V — VENT SHAFT
- WM — WATER METER
- WSP — WATER STANDPIPE
- WV, WVs — WATER VALVE(S)
- HEADER CURB
- CURB AND GUTTER
- LIGHT
- GUY WIRE
- OVERHEAD WIRES
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE LINE
- UTILITY POLE
- UNDERGROUND GAS LINE
- WATER LINE

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	LANDSCAPED TREE CANOPY	OAK, MAPLE, CRAPEMYRTLE, PINE	N/A	FAIR TO GOOD	11,562 SF (0.27 AC.)	
	DEVELOPED LAND	BUILDINGS, PARKING AREAS, WALKS, ETC	N/A	N/A	129,908 SF (2.98 AC.)	
	MAINTAINED GRASSLANDS	LANDSCAPED AREAS, ATHLETIC FIELD	N/A	N/A	20,685 SF (0.47 AC.)	

TOTAL SITE AREA: 162,155 SF (3.72 AC.)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	50.00'	158.23'	182°27'38"	2328.23'	99.89'	N48°50'40"W
C2	50.00'	32.17'	36°52'00"	16.67'	31.62'	S23°57'09"W
C3	327.00'	129.80'	27°19'31"	91.64'	178.10'	N81°29'40"E

EXISTING CONDITIONS / EXISTING VEGETATION MAP

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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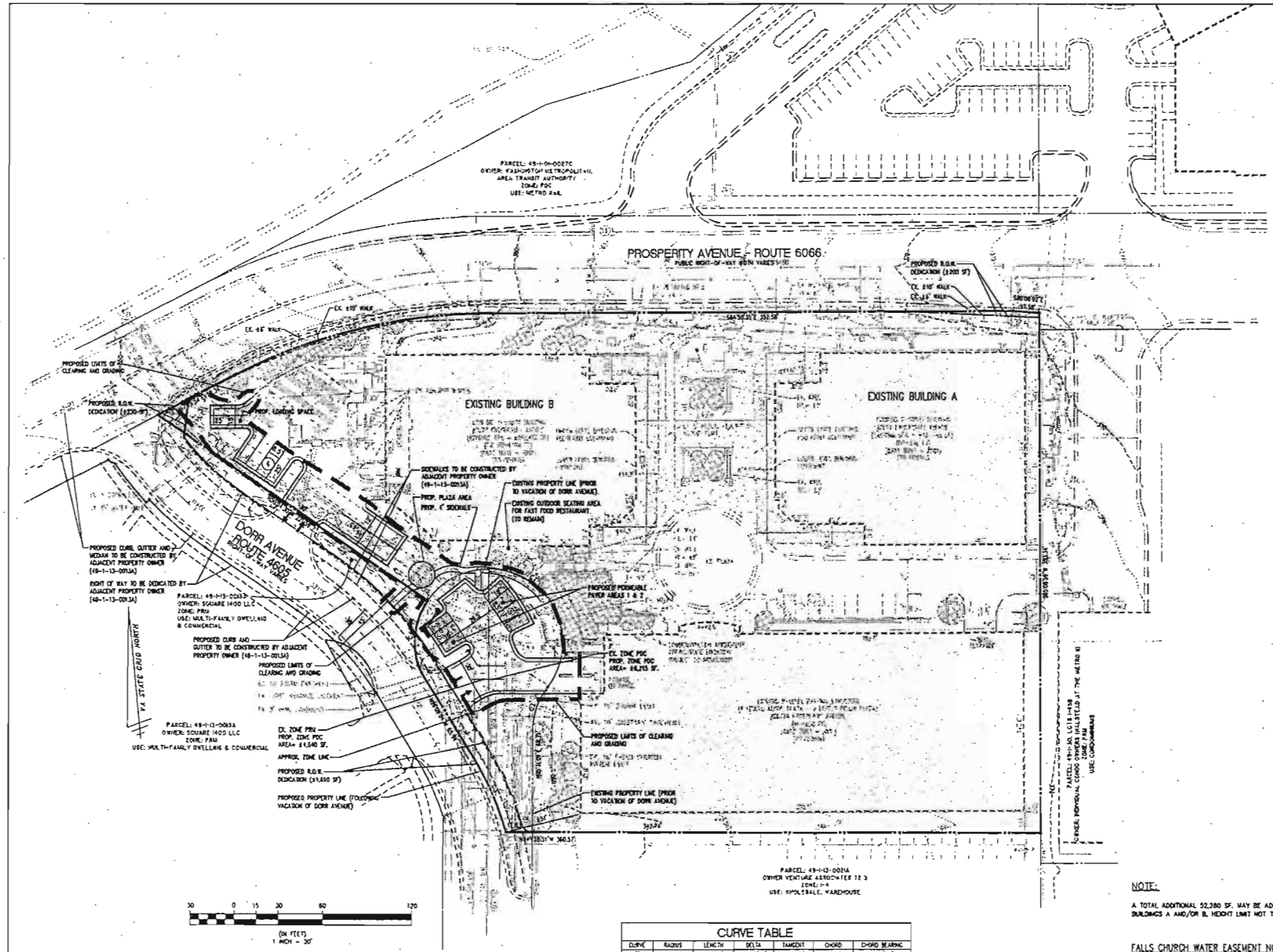
SCALE: 1"=30'
DATE: 4/2/2012; REV. 6/11/2012; 7/31/2012
DRAWN: MRW DLK

SHEET: P-0201

File No. FK-17 Tax Map No. 49-1 Job No. 63-046 Cadd Dwg. File: O:\sdsl\proj\63046\DWG\planning\zoning\63046P-0201.dwg



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	50.00'	159.23'	182°27'38"	2229.23'	99.98'	N48°50'49"E
C2	50.00'	32.17'	36°52'00"	16.67'	31.61'	S72°37'09"W
C3	216.50'	58.29'	15°25'34"	29.32'	58.11'	N18°26'17"W
C4	50.00'	58.03'	57°58'43"	32.33'	47.87'	N11°15'41"E
C5	377.00'	179.80'	27°19'21"	91.64'	178.10'	N81°29'49"E

NOTE:

A TOTAL ADDITIONAL 52,280 SF. MAY BE ADDED TO EXISTING BUILDINGS A AND/OR B, HEIGHT LIMIT NOT TO EXCEED 135 FEET

FALLS CHURCH WATER EASEMENT NOTE:

THE PROPERTY OWNER SHALL RESTORE THE PERMEABLE PAVER SYSTEM INCLUDING GRAVEL, UNDERDRAINS AND FILTER FABRIC IN THE EVENT FALLS CHURCH WATER EXCAVATES THE PAVER SYSTEM TO PERFORM MAINTENANCE OF ITS WATER MAIN.

CONCEPTUAL / FINAL DEVELOPMENT PLAN

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

REVISION APPROVED BY

ARTHUR L. SINCH
LICENSED
3/31/12

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SCALE 1"=30' DATE SURVEY: NOV. NOVEMBER, NOVEMBER

DRAWN: MRW

File No. FX-17 Tax Map No. 49-1 Job No. 83-046 Cadd Dwg. File: G:\sdrproj\83046\DWG\planning\zoning\83046P-0301.dwg

SHEET: P-0301

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY IV DECIDUOUS TREE (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED CATEGORY II EVERGREEN TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED SHRUBS
- EXISTING VEGETATION (COUNTED TOWARDS TREE COVER)

TREE COVER CALCULATIONS

TOTAL SITE AREA	162,155	S.F.
RIGHT OF WAY DEDICATION	- 12,120	S.F.
ADJUSTED SITE AREA	150,035	S.F.
PERCENT REQUIRED	X 10	%
TREE COVER REQUIRED	15,004	S.F.
TREE COVER PROVIDED (PLANTED)		
12 DECIDUOUS TREES (CATEGORY IV) @ 250 SF	3,000	S.F.
5 EVERGREEN TREES (CATEGORY II) @ 125 SF	625	S.F.
21 DECIDUOUS TREES (CATEGORY II) @ 100 SF	+ 2,100	S.F.
	5,725	S.F.
EXISTING TREE COVERAGE 8,555 x 1.25 = 10,690 SF	10,690	S.F.
TOTAL TREE COVERAGE PROVIDED	15,415	S.F.

INTERIOR PARKING LOT LANDSCAPING CALCULATION

TOTAL PARKING AREA	23,590	S.F.
PERCENT REQUIRED	x 5	%
REQUIRED	1,180	S.F.
PROPOSED 4 CATEGORY IV TREES @ 250 SF	1,000	S.F.
EXISTING TREES	+ 275	S.F.
PROVIDED	1,275	S.F.

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVA#: 13362) SF

B. PERCENTAGE OF 4.8096 SITE AREA COVERED BY EXISTING TREE CANOPY: 1.78 %

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%
(16,004 SF) (TOTAL SITE AREA = 162,155 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (16,004 x .0778) 1,255 x 1.25 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION (10,690 / 16,004) 66.8 %

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

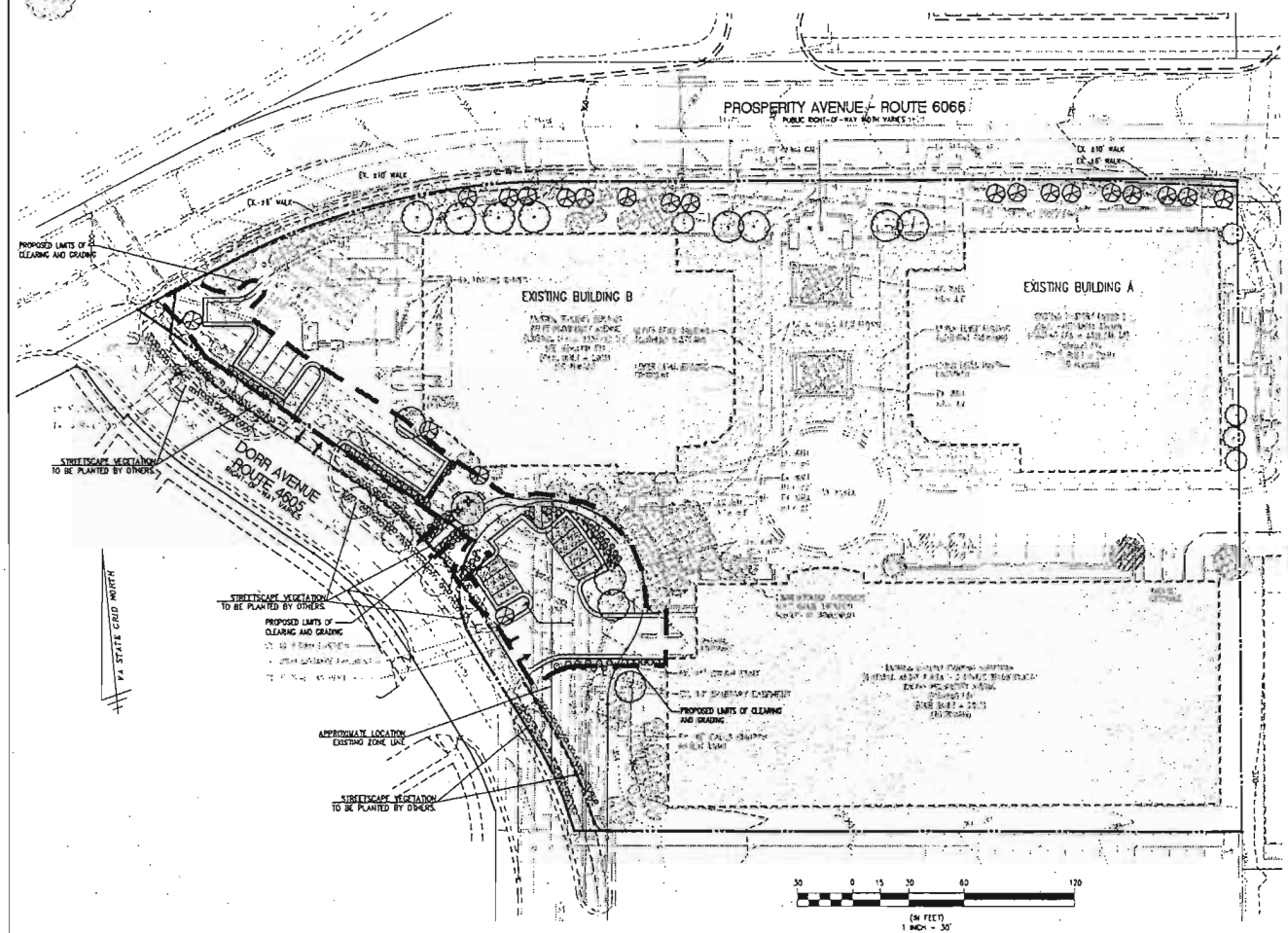

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	162,155	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B3	Subtract area of exemptions =	2,120	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	160,035	
B5	Identify site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	16,004	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If DA is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1.41	SEE TABLE 12.3, THIS SHEET
C2	Total canopy area meeting standards of § 12-0510 =	8,555	
C3	C2 x 1.25 =	10,690	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	10,690	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	5,125	
D2	Area of canopy planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation	0	
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0	
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	x 1.25	0	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0	
	x 1.0		§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs =	0	
	x 1.0		§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	5,125	
D18	Is an off-site planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	10,690	
E2	Total of canopy area provided through tree planting (D17) =	5,125	
E3	Total of canopy area provided through off-site mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	15,815	Total of E1 through E3. Area should meet or exceed area required by B7

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ESTABLISHED 1945

DRAWN: MWR
SCALE: 1" = 30'
DATE: 4/2/2012; REV. 6/11/2012; 7/31/2012

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CONCEPTUAL LANDSCAPE PLAN

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

PRELIMINARY BMP FACILITY DESIGN CALCULATIONS

THE EXISTING PROPERTY IS CURRENTLY AND ADEQUATELY SERVED BY BMP FACILITIES WHICH CONSIST OF THREE (3) VORTECHS WATER QUALITY DEVICES INSTALLED WHICH THE PROPERTY WAS PREVIOUSLY REDEVELOPED UNDER PLAN NUMBER 5171-SP-01-2. WITH THIS PLAN, THE PROPERTY WILL BE REDEVELOPED AGAIN. THEREFORE, UNDER PFM SECTION 6-0401.2C THE WATER QUALITY REQUIREMENT IS THAT THE PROPOSED PHOSPHORUS LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHOROUS LOAD. THE FOLLOWING COMPUTATIONS DEMONSTRATE THAT THE SITE'S IMPERVIOUSNESS WILL BE REDUCED THEREBY REDUCING THE PHOSPHOROUS LOAD AND COMPLYING WITH THE WATER QUALITY REQUIREMENT.

SITE AREA = 3.72 AC.

EXISTING PERCENT IMPERVIOUS AREA = 3.07/3.72*100 = 83%

POST-REDEVELOPMENT PERCENT IMPERVIOUS AREA = 2.99/3.72*100 = 80%

WHILE THE PROPOSED REDEVELOPMENT PROJECT REQUIRES NO ADDITIONAL WATER QUALITY MEASURES, THIS PROJECT PROPOSES TO INSTALL PERMEABLE PAVERS (DESIGN 1, WITHOUT INFILTRATION) IN SOME OF THE PROPOSED NEW PARKING SPACES. THE COMPUTATIONS BELOW COMPUTE THE PHOSPHOROUS REMOVAL THAT WILL BE PROVIDED BY THE PERMEABLE PAVERS.

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION	"C"	ACRES
(1)	(2)	(3)
A_1 ONSITE DRAINAGE AREA TO PERMEABLE PAVER AREAS #1 & 2	0.75	0.11

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE (a) 3.72 ACRES

(B) WEIGHTED AVERAGE "C" FACTOR= 0.78

(SEE OVERALL SITE DRAINAGE SUMMARY, THIS SHEET)

PART 3: COMPUTE THE ADDITIONAL PHOSPHOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A_1	ONSITE DRAINAGE AREA TO PERMEABLE PAVER AREAS #1 & 2	35	× 0.11/3.72	× 0.75/0.78	= 1.00%
				(a) TOTAL	= 1.00%

NOTE

THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

BMP NARRATIVE

THE PROPOSED CONSTRUCTION IS CONSIDERED REDEVELOPMENT AS THERE IS LESS THAN A 20% INCREASE IN IMPERVIOUS AREA IN A RMA (THERE IS ACTUALLY A DECREASE IN IMPERVIOUS AREA). THE C-FACTOR DECREASES FROM 0.80 PRE-DEVELOPMENT TO 0.78 POST-DEVELOPMENT. THE EXISTING DEVELOPMENT IS CURRENTLY ADEQUATELY SERVED BY BMP MEASURES. THEREFORE, THE PHOSPHOROUS REMOVAL REQUIREMENT FOR THIS REDEVELOPMENT IS THAT THERE CAN BE NO INCREASE IN PHOSPHOROUS LOAD RESULTING FROM THE PROPOSED REDEVELOPMENT. WITH THE DECREASE IN IMPERVIOUS AREA AND THEREFORE PHOSPHOROUS LOAD, THE BMP REQUIREMENTS ARE MET WITHOUT THE NEED FOR ANY ADDITIONAL BMP MEASURES. HOWEVER, ADDITIONAL BMP FACILITIES ARE CURRENTLY PROPOSED ON THIS PLAN. PERMEABLE PAVERS ARE CURRENTLY PROPOSED THAT WILL REMOVE 1.00% PHOSPOROUS IN ADDITION TO THE EXISTING SITE BMP FACILITIES AS SHOWN IN THE ABOVE COMPUTATIONS.

PRELIMINARY OVERALL SITE DRAINAGE SUMMARY

I. PRE-DEVELOPMENT:

A. TOTAL AREA = 3.72 AC.

CONTRIBUTING AREAS:

3.07 AC. @ 0.90 (IMPERVIOUS AREA ON-SITE)
0.65 AC. @ 0.30 (GREEN AREA ON-SITE)
3.72 AC.

B. WEIGHTED "C":

$$\frac{(3.07)(0.90) + (0.65)(0.3)}{3.72} = 0.80$$

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF: Q2 = (0.80) (5.45) (3.72) = 16.22 CFS
Q10 = (0.80) (7.27) (3.72) = 21.64 CFS

E. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:

2.99 AC @ 0.90 (IMPERVIOUS AREA ONSITE)
0.73 AC. @ 0.30 (GREEN AREA ONSITE)
3.72 AC.

B. WEIGHTED "C":

$$\frac{(2.99)(0.90) + (0.73)(0.30)}{3.72} = 0.78$$

C. RUNOFF: Q2 = (0.78) (5.45) (3.72) = 15.81 CFS
Q10 = (0.78) (7.27) (3.72) = 21.09 CFS

III. INCREASE:

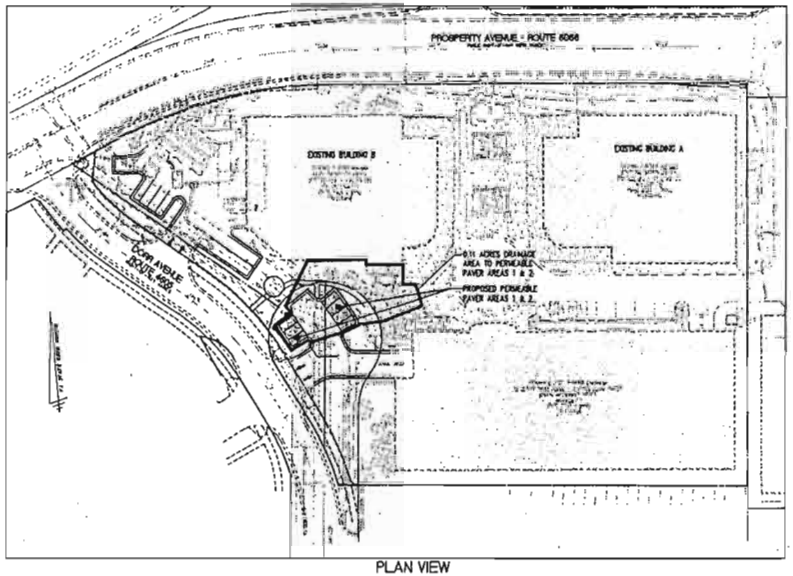
Q2 = 15.81 - 16.22 = -0.41 CFS (DECREASE)
Q10 = 21.09 - 21.64 = -0.55 CFS (DECREASE)

NOTE

THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.

SWM NARRATIVE

THE EXISTING DEVELOPED SITE HAS AN UNDERGROUND DETENTION FACILITY. THE ALLOWABLE RUNOFF PEAK RELEASE RATE FROM THE SITE WITH THE PROPOSED REDEVELOPMENT SHALL BE THE RELEASE RATE FROM THE SITE IN ITS CURRENT DEVELOPED CONDITION. THE 2-YEAR ALLOWABLE RELEASE RATE WILL BE 16.22 CFS AND THE 10-YEAR ALLOWABLE RELEASE RATE WILL BE 21.64 CFS. NO ADDITIONAL STORMWATER DETENTION IS REQUIRED BEYOND THE EXISTING FACILITY FOR THIS REDEVELOPMENT. AS THE REDEVELOPED SITE HAS A LOWER C-FACTOR AND RUNOFF RATE THAN CURRENTLY EXISTS.



PLAN VIEW
SCALE: 1"=50'

50 0 25 50
(IN FEET)
1 INCH = 50'

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (6-818 1G & 1H)	Commercial Revitalization Districts (6-822 3A (12) & (14))
Development Plans PRC Districts (16-302 3 & 4L)	PRC Plan (16-303 1E & 1G)
PDH P Districts (except PRC) (16-022 1F & 1G)	Amendments (16-202 10F & 10I)

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

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet IV UG DETENTION SHOWN ON SH. P-0201

[ ] 3. Provide EXISTING ONSITE UNDERGROUND DETENTION

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
N/A						
Totals						

[X] 4. Onsite drainage channels, outlets and pipe systems are shown on Sheet P-0301
Pond inlet and outlet pipe systems are shown on Sheet N/A.

[ ] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, pavement, gravel, etc.)

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet ____ P-0201, P-0401

[X] 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet ____ P-0501

[X] 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet ____ P-0502

[X] 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet ____ P-0503

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P-0201 ____.

[ ] 11. A submission waiver is requested for N/A

[X] 12. Stormwater management is not required because PROPOSED RUNOFF WILL BE REDUCED BY REDUCING THE IMPERVIOUS AREA.

PRELIMINARY STORMWATER MANAGEMENT PLAN

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REVISION APPROVED BY	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"=50'
DATE: 3/11/13
DRAWN: MRW

SHEET: P-0501

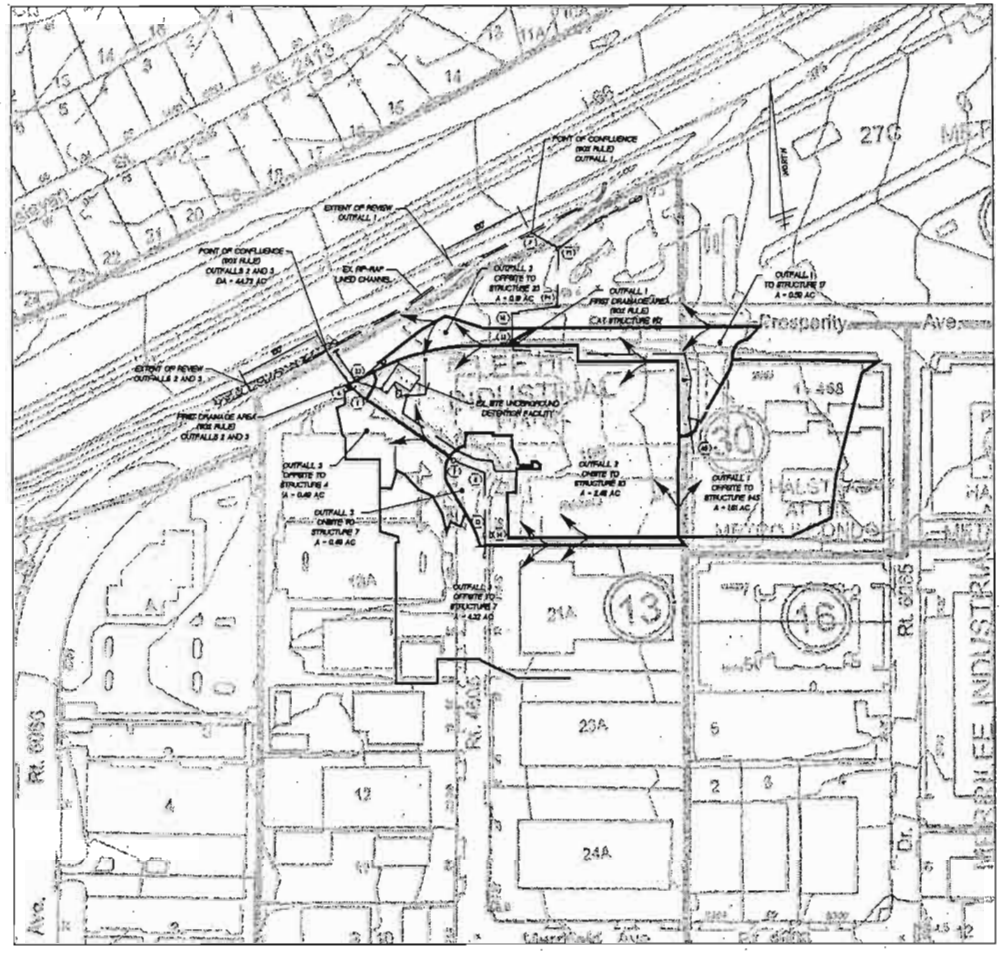
OUTFALL NARRATIVE

EXISTING CONDITIONS:
THE SITE IS CURRENTLY DEVELOPED AS AN OFFICE PARK WITH MOSTLY STRUCTURED PARKING. RUNOFF IS COLLECTED BY STORM DRAINS AND LEAVES THE SITE VIA THREE OUTFALLS, ALL OF WHICH CROSS UNDER PROSPERITY AVENUE TO THE NORTH AND NORTHWEST OF THE SITE. ALL THREE OUTFALL STORM SEWERS EMPTY INTO A RIPRAP LINED CHANNEL THAT FLOWS TO THE SOUTHEAST IN THE I-66 RIGHT-OF-WAY. THE SITE RUNOFF WHICH FLOWS TO OUTFALL 2, WHICH IS MOST OF THE SITE, IS ROUTED THROUGH AN UNDERGROUND DETENTION FACILITY LOCATED IN THE NORTHWEST CORNER OF THE PROJECT SITE BEFORE BEING RELEASED INTO A STORM SEWER SYSTEM THAT LEAVES THE SITE AND CROSSES UNDER PROSPERITY AVENUE. THE SITE RUNOFF TO THE OTHER TWO OUTFALLS LEAVES THE SITE UNDETAINED. REFER TO THE OUTFALL PLAN THIS SHEET.

PROPOSED CONDITIONS:
POST DEVELOPMENT THE RUNOFF FROM THE SITE WILL CONTINUE TO BE CONVEYED TO THE SAME THREE OUTFALLS AS CURRENTLY EXIST AS DESCRIBED ABOVE. THE OUTFALL 2 RUNOFF WILL CONTINUE TO BE ROUTED THROUGH THE EXISTING UNDERGROUND DETENTION FACILITY WITH NO CHANGES TO THE FACILITY. AS THERE WILL BE A NET DECREASE IN IMPERVIOUS AREA AND RESULTING RUNOFF WITH THE REDEVELOPMENT, NO ADDITIONAL STORMWATER DETENTION WILL BE REQUIRED OR PROVIDED TO COMPLY WITH THE PFM REQUIREMENTS.

IN ACCORDANCE WITH PFM SECTION 6-0203.2A, THE EXTENT OF DOWNSTREAM OUTFALL REVIEW CAN END 150' DOWNSTREAM OF A POINT WHERE A RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE IF THAT 150' OUTFALL SECTION IS ADEQUATE. FOR ALL THREE OUTFALLS, THE DRAINAGE AREA FOR THE CHANNEL IN THE I-66 ROW IS MUCH MORE THAN 90% OF THE FIRST DRAINAGE AREA SO THIS 90% RULE FOR EXTENT OF OUTFALL REVIEW WILL BE APPLIED WHERE THE SITE OUTFALLS ENTER THE CHANNEL. AS A RESULT, THE EXTENT OF REVIEW FOR THE ADEQUATE OUTFALL ANALYSIS APPLIES 150' DOWNSTREAM OF THE POINT WHERE THE SITE OUTFALLS ENTER THE EXISTING RIPRAP LINED CHANNEL FOR ALL THREE OUTFALLS. THE STORM SEWER BETWEEN THE SITE AND THE I-66 CHANNEL AND THE 150' OF CHANNEL DOWNSTREAM OF THE STORM SEWER OUTLETS ARE ADEQUATE. THE STORM SEWERS AND CHANNEL HAVE ADEQUATE CAPACITY FOR A 10-YEAR EVENT AND 2-YEAR STORM FLOWS IN THE CHANNEL ARE NOT EROSIVE. THEREFORE, IT IS OUR OPINION THAT ALL THREE SITE OUTFALLS WILL BE ADEQUATE.

DRAINAGE DIVIDES AND CHANNEL INFORMATION WERE DETERMINED USING AVAILABLE RECORD INFORMATION AND TOPOGRAPHY AS WELL AS INFORMATION GATHERED IN THE FIELD. THIS OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED AT SITE PLAN.



OUTFALL PLAN
SCALE: 1"=100'

100 0 50 100
(IN FEET)
1 INCH = 100'

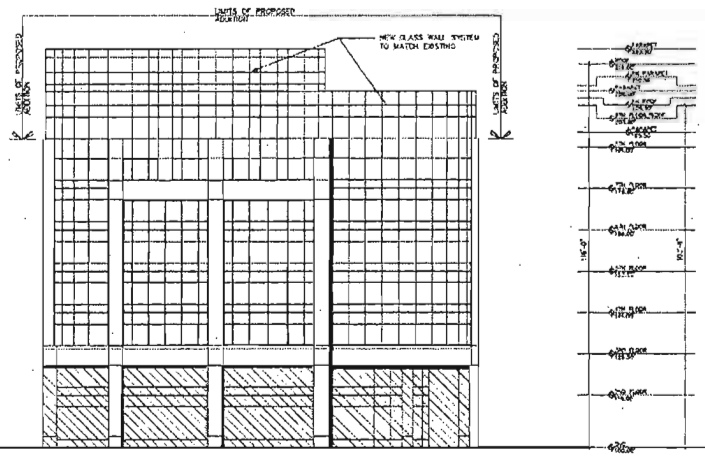
PRELIMINARY OUTFALL ANALYSIS

PROSPERITY METRO
2675 & 2677 PROSPERITY AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

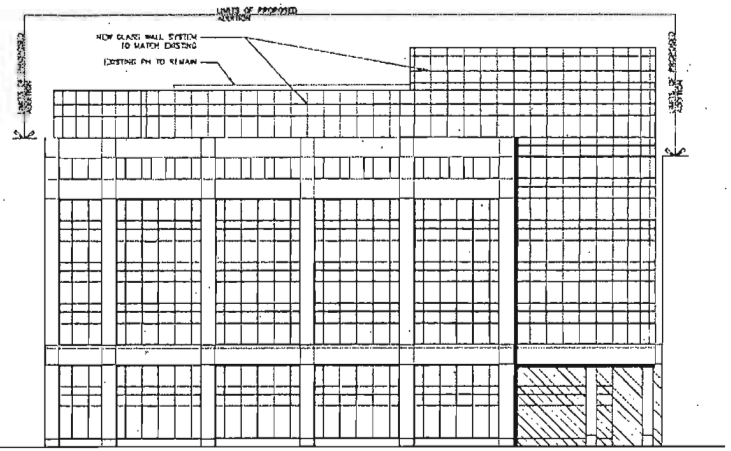
NO.	DESCRIPTION	DATE	REVISION APPROVED BY REV	APPROVED	DATE

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers · Surveyors · Planners
Landscape Architects · Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-4163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"=50'
DATE: 4/22/02 REV. 8/13/02 REV. 9/13/02
DRAWING NO.

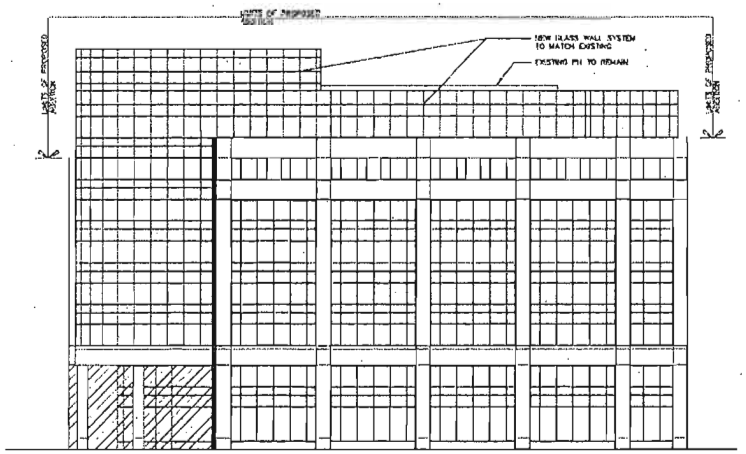


4 BUILDING A
WEST ELEVATION
1/16"=1'-0"

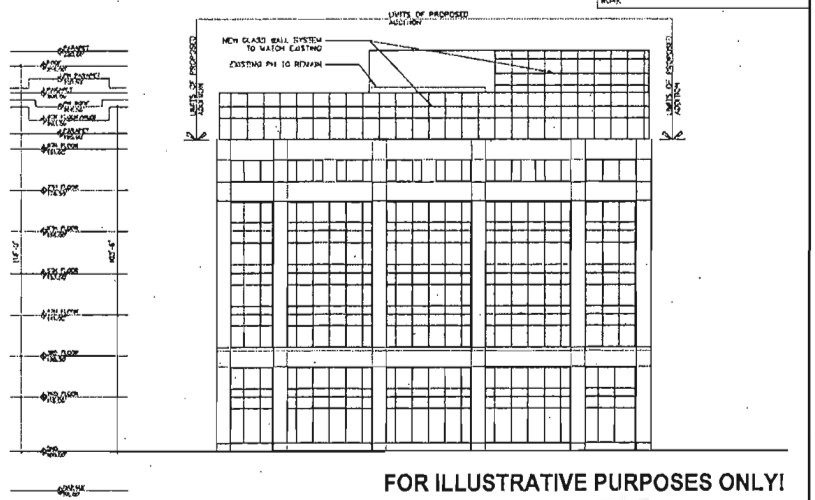


2 BUILDING A
NORTH ELEVATION
1/16"=1'-0"

GENERAL NOTES:
1. THE INTENT OF THESE ELEVATION IS TO ILLUSTRATE HOW THE ADDITIONAL SITE DENSITY MIGHT BE APPLIED TO THE TWO EXISTING OFFICE BUILDINGS ON THE PROPERTY.
2. THE ADDITIONAL DENSITY MAY BE ADDED TO EITHER EXISTING BUILDING A OR B. HEIGHT LIMIT NOT TO EXCEED 130'.
3. ONE ADDITIONAL STEEL FRAMED FLOOR IS POSSIBLE WITHOUT MAJOR ALTERATIONS TO THE EXISTING BUILDING STRUCTURE PER MEMO DATED MARCH 21, 2012 FROM RATHOBRER/GOSS ASSOC.
4. FULL ARCHITECTURAL, STRUCTURAL AND MEP/FP DESIGN MUST BE COMPLETED TO FULLY DEVELOP AND CONFIRM THE FEASIBILITY OF THE WORK.

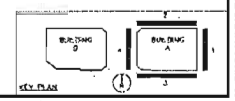


3 BUILDING A
SOUTH ELEVATION
1/16"=1'-0"



1 BUILDING A
EAST ELEVATION
1/16"=1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY!



dcs DESIGN

DAVIS CARTER SCOTT LLC

DEVELOPER:
FIRST POTOMAC REALTY TRUST
703.984.0431

CIVIL ENGINEER:
WALTER L. PHILLIPS
703.632.8163

PRINT DATE 4/24/12, 3:46 pm

ISSUE DATE

REVISION DATE

PROJECT TITLE
PROSPERITY METRO

PROJECT NO. 312184

DRAWING TITLE
BUILDING A ELEVATIONS

DRAWN BY AM
CHECKED BY AM
QA REVIEWED BY

DRAWING NUMBER
A-150

SHEET P-0801
A-150.dwg

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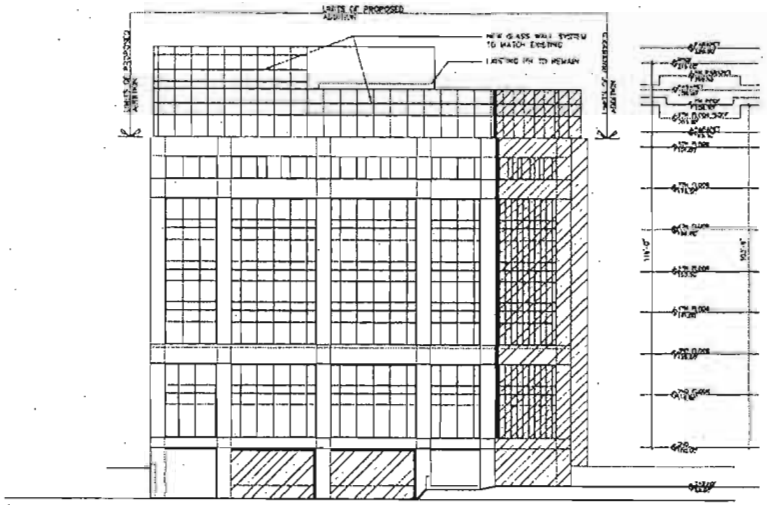
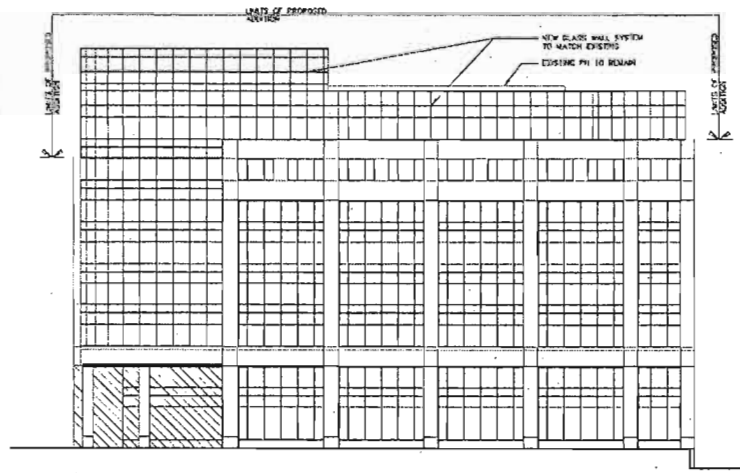


4 BUILDING B
WEST ELEVATION
1/16"=1'-0"



2 BUILDING B
NORTH ELEVATION
1/16"=1'-0"

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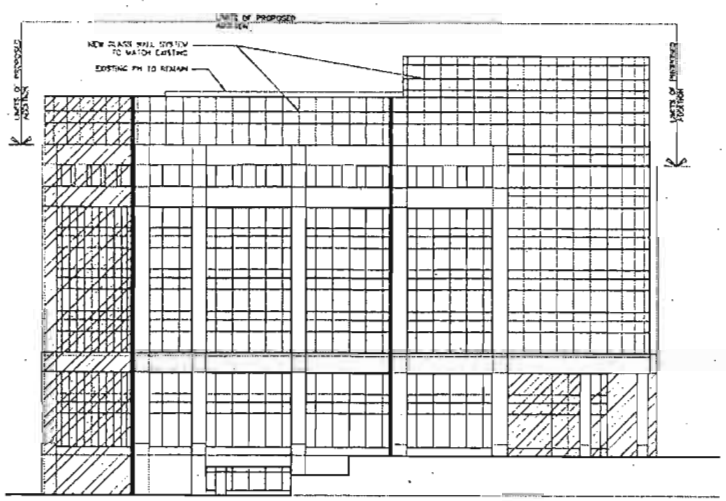
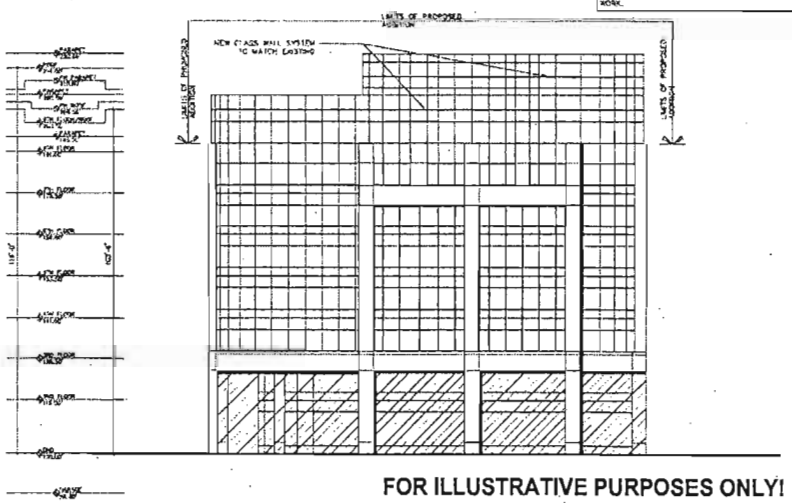
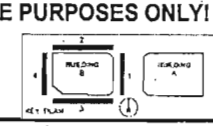


3 BUILDING B
SOUTH ELEVATION
1/16"=1'-0"



1 BUILDING B
EAST ELEVATION
1/16"=1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY!



dcs DESIGN

DAVIS CARTER SCOTT LLP

DEVELOPER
FIRST POTOMAC REALTY TRUST
703.984.0431

CIVIL ENGINEER
WALTER L. PHILLIPS
703.532.8163

PRINT DATE 4/04/12 2:46 pm

ISSUE DATE

REVISION DATE

PROJECT TITLE
PROSPERITY METRO

PROJECT NO 317164

DRAWING TITLE
BUILDING B ELEVATIONS

DRAWN BY AM
CHECKED BY AM
QA REVIEWED BY

DRAWING NUMBER
A-151

SHEET P-0802