APPLICATION ACCEPTED (PCA 92-P-001-09) May 20, 2011
APPLICATION AMENDED (PCA 92-P-001-09) October 12, 2012:
APPLICATION ACCEPTED (RZ 2011-PR-010): May 20, 2011
APPLICATION ACCEPTED (RZ 2011-PR-011): May 20, 2011
APPLICATION AMENDED (RZ 201-PR-011): October 5, 2012
APPLICATION ACCEPTED (FDP 2011-PR-011): July 12, 2012
APPLICATION ACCEPTED (FDP 2011-PR-011-02): October 5, 2012
APPLICATION ACCEPTED (PCA 92-P-001-10): February 6, 2013
PLANNING COMMISSION: March 21, 2013
BOARD OF SUPERVISORS: April 9, 2013
@ 3:30 pm

County of Fairfax, Virginia

March 6, 2013

STAFF REPORT

PCA 92-P-001-9/PCA 92-P-001-10
RZ 2011-PR-010 and RZ 2011-PR-011
FDP 2011-PR-011 and FDP 2011-PR-011-2

PROVIDENCE DISTRICT

APPLICANT: Cityline Partners, LLC, Garfield 1575 Anderson Road,LLC.,

EXISTING ZONING: *C-3 and HC*

PROPOSED ZONING: *PTC and HC*

PARCEL(S): PCA 92-P-001-9: *29-4 ((6)) 101A, 102*
30-3((1)) 6A, 6B, 6C, 6D, 30-3 ((28)) A, C1, 4B, 4C

RZ 2011-PR-010: *29-4 ((6)) 101A, 102*

RZ 2011-PR-011: 30-3((1)) 6A, 6B, 6C, 6D,
30-3 ((28)) A, C1, 4B, 4C (with ROW)

FDP 2011-PR-011: *30-3 ((1)) 6A*

FDP 2011-PR-011-02: *30-3 ((28)) 4C*

PCA 92-P-001-10: 29-4 ((6)) C, 0096A

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

ACREAGE:	*RZ 2011-PR-010:*	6.93 acres
	RZ 2011-PR-011:	23.54 acres (and ROW)
	FDP 2011-PR-011:	*2.57* acres
	FDP 2011-PR-011-02:	2.94 acres
	PCA 92-P-001-9:	29.42 acres
	PCA 92-P-001-10:	4.22 acres
FAR/DENSITY: **(includes density credit)**	*RZ 2011-PR-010:*	3.53 FAR (max. 391 dwelling units)
	RZ 2011-PR-011:	4.57 FAR (max. 1917 dwelling units)
	FDP 2011-PR-011:	4.2 FAR (420-440 dwelling units)
	FDP 2011-PR-011-2:	2.66 FAR
PLAN MAP:	*RZ 2011-PR-010:*	Transit Station Mixed Use
	RZ 2011-PR-011:	Transit Station Mixed Use, Office
	FDP 2011-PR-011:	Transit Station Mixed Use
	FDP 2011-PR-011-02:	Office

PROPOSAL:

Scotts Run Station South (which includes RZ 2011-PR-010 and RZ 2011-PR-011) proposes a mixed-use, transit-oriented development located adjacent to the easternmost Metrorail stop in Tysons (known as the McLean Station) to replace the current development which consists of the West*Gate office park governed by the rezoning RZ 92-P-001. The neighborhood, should it be approved, will replace a large portion of the office park with mixed-use transit oriented development, including residential, hotel, office and commercial uses.

PCA 92-P-001-9: To remove parcels associated with RZ 2011-PR-010 and 011 from proffers and plans associated with RZ 92-P-001.

RZ 2011-PR-010: To rezone two parcels from the C-3 to the Planned Tysons Corner Urban District (PTC District) for a mixed use development of four buildings, including multi-family residential, and office buildings ranging up to 350 feet in height, with ground floor retail and other uses.

RZ 2011-PR-011: To rezone eight parcels from the C-3 to the Planned Tysons Corner Urban District (PTC District) for a mixed use development of thirteen buildings, including multi-family residential, and office buildings ranging up to 397 feet in height, with ground floor retail and other uses.

FDP 2011-PR-011: Final Development Plan for two residential buildings with heights of 170 feet and 75 feet on a 2.57 acre portion of RZ 2011-PR-011.

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).

FDP 2011-PR-011-02: Final Development Plan for an office building with a height of 225 feet on a 2.94 acre portion of RZ 2011-PR-011.

PCA 92-P-001-10: To amend the proffers associated with RZ 92-P-001 to allow public uses on the 4.22 acre Taft land bay. The public uses are to be used to satisfy requirements of requested PTC rezoning applications (RZ 2011-PR-010 and RZ 2011-PR-011).

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 92-P-001-09.

Staff recommends approval of RZ 2011-PR-010, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of RZ 2011-PR-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-011, subject to the Board's approval of RZ 2011-PR-011.

Staff recommends approval of FDP 2011-PR-011-2, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2011-PR-011.

Staff recommends approval of PCA 92-P-001-10, subject to the execution of proffers consistent with those contained in Appendix 3.

Staff recommends approval of the following modifications and waivers for both RZ 2011-PR-010 and RZ 2011-PR-11:

- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans and as proffered;
- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6835-WPFM-005-1;
- Modification of Sect. 7-0802.2 of the PFM to allow for the projection of structural columns into parking stall (no more than 4% of the stall area);
- Modification of PFM and /or Zoning Ordinance to allow tandem/Valet parking spaces, controlled by building Management, and that such spaces may count toward required parking;

- Modification of Sect. 12-0702 1B (2) to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans and as proffered;
- Modification of Zoning Ordinance and PFM for required tree preservation target and ten percent canopy coverage on individual lots/land bays, to allow for tree preservation to be calculated on the overall CDP development area;
- Waiver/modification of Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as may be indicated on the FDP to screen mechanical equipment.
- Waiver of the maximum fence height from seven feet to fourteen feet around accessory uses / structures located within the rear yard for those areas of fencing associated with any proposed sports courts and urban plaza areas as indicated on the CDP or as may be indicated on an FDP. Location and material of fence to be established at FDPAs allowed within Zoning Ordinance Section 10-104.3.E Applicant requests a.
- Modification of Par. 4 of Sect. 11-202 of the Zoning Ordinance requiring minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the CDP and when shown on an approved FDP.
- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Modification of interior parking lot landscape requirements for interim surface lots on private streets to that shown on the CDP and FDP.
- Waiver of Sect. 16-403 of the Zoning Ordinance requiring a final development plan as a prerequisite to a site plan in the PTC District to permit public improvement plans associated with public streets;
- Waiver of a service drive on Route 123;
- Waiver of Par. 4 of Sect. 17-201 of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers;
- Waiver of Par. 3 of Sect. 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered;
- Modification of Section 12-0515.6B of the Public Facilities Manual (PFM) to allow for trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements;

- Modification of Par. 7 of Sect. 17-201 of the Zoning Ordinance to permit the applicant to establish parking control, signs, and parking meters along private streets within and adjacent to the development in coordination with FCDOT; and
- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be 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.

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 TTY 711 (Virginia Relay Center).

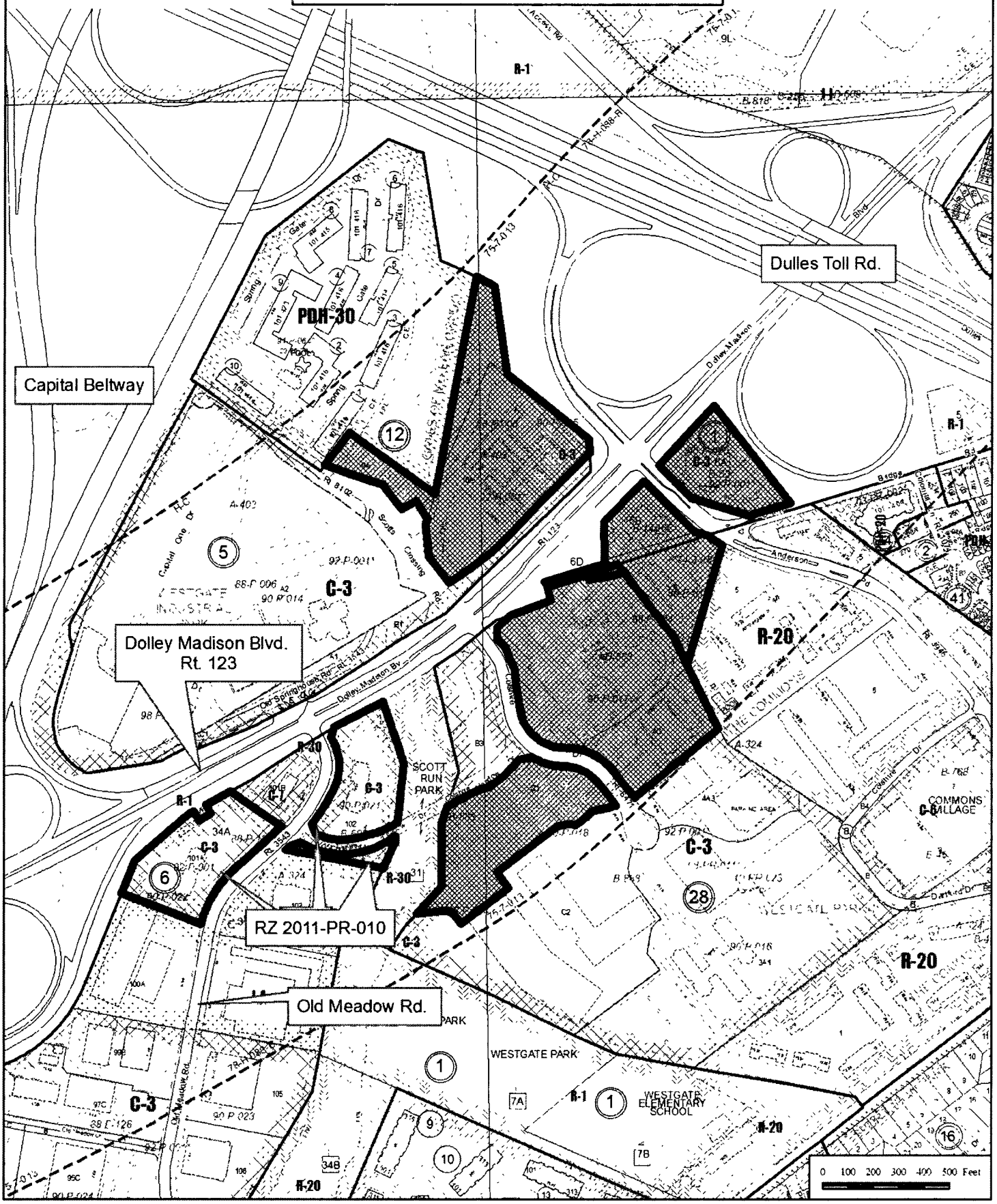
Suzanne Lin *X:\DPZ\Tysons-Core\CASES\Scotts_Run_South_ RZ2011-RZ-2011-PR-010-011\Staff Report\staff report.docx*

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).

Rezoning Application

RZ 2011-PR-010

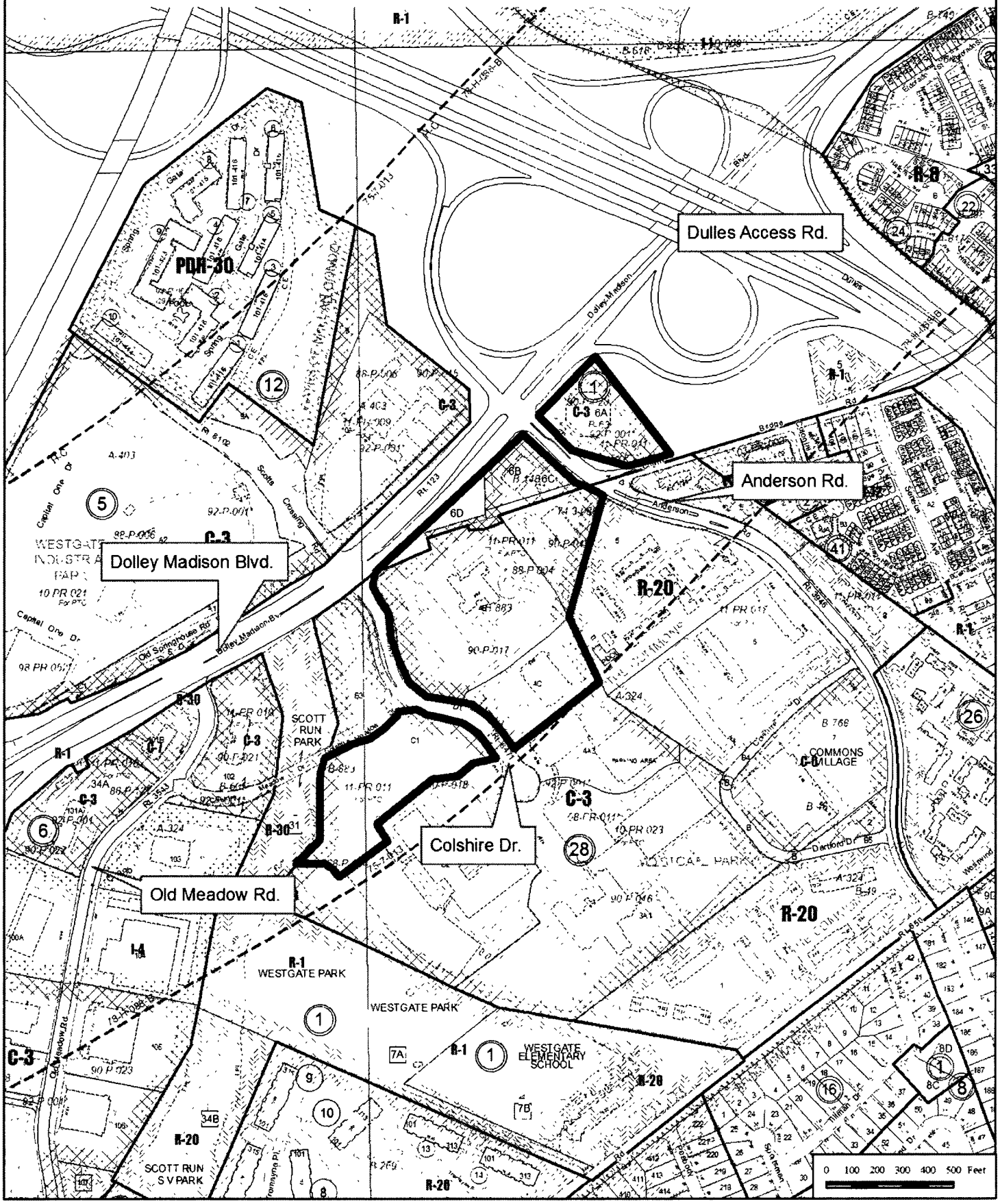
CITYLINE PARTNERS LLC



Rezoning Application

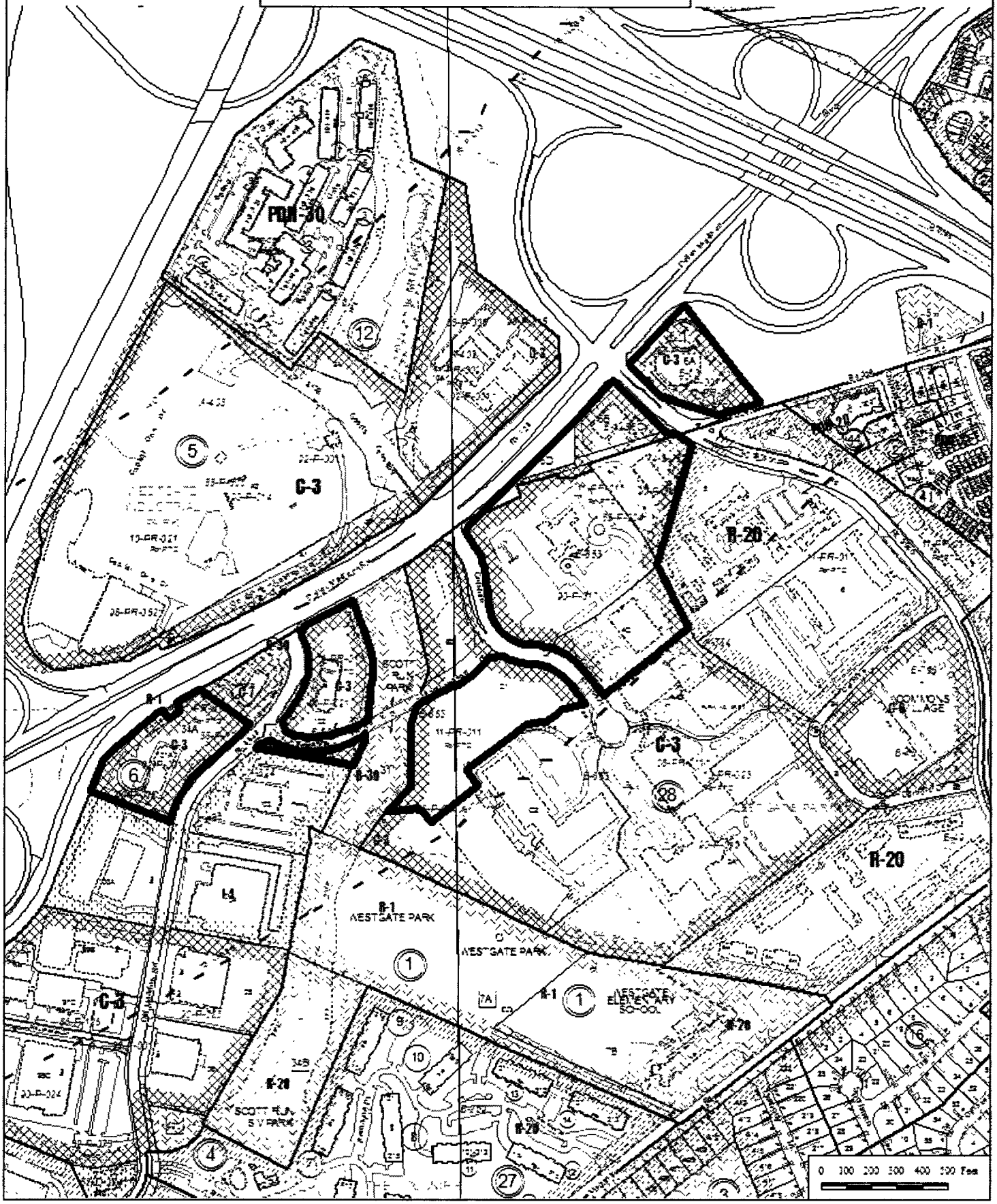
RZ 2011-PR-011

CITYLINE PARTNERS LLC



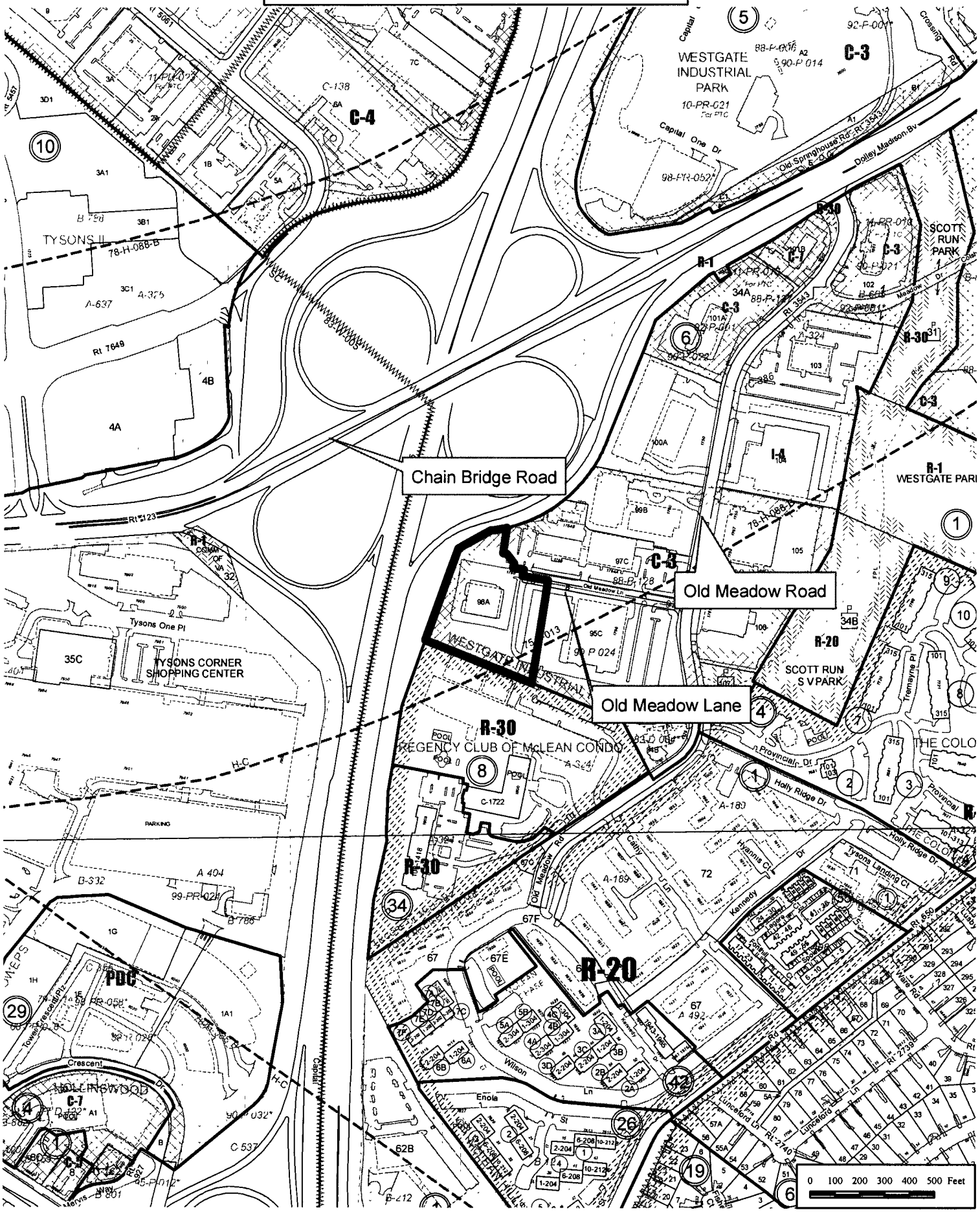
Proffered Condition Amendment

PCA 92-P -001-09
CITYLINE PARTNERS LLC



Proffered Condition Amendment

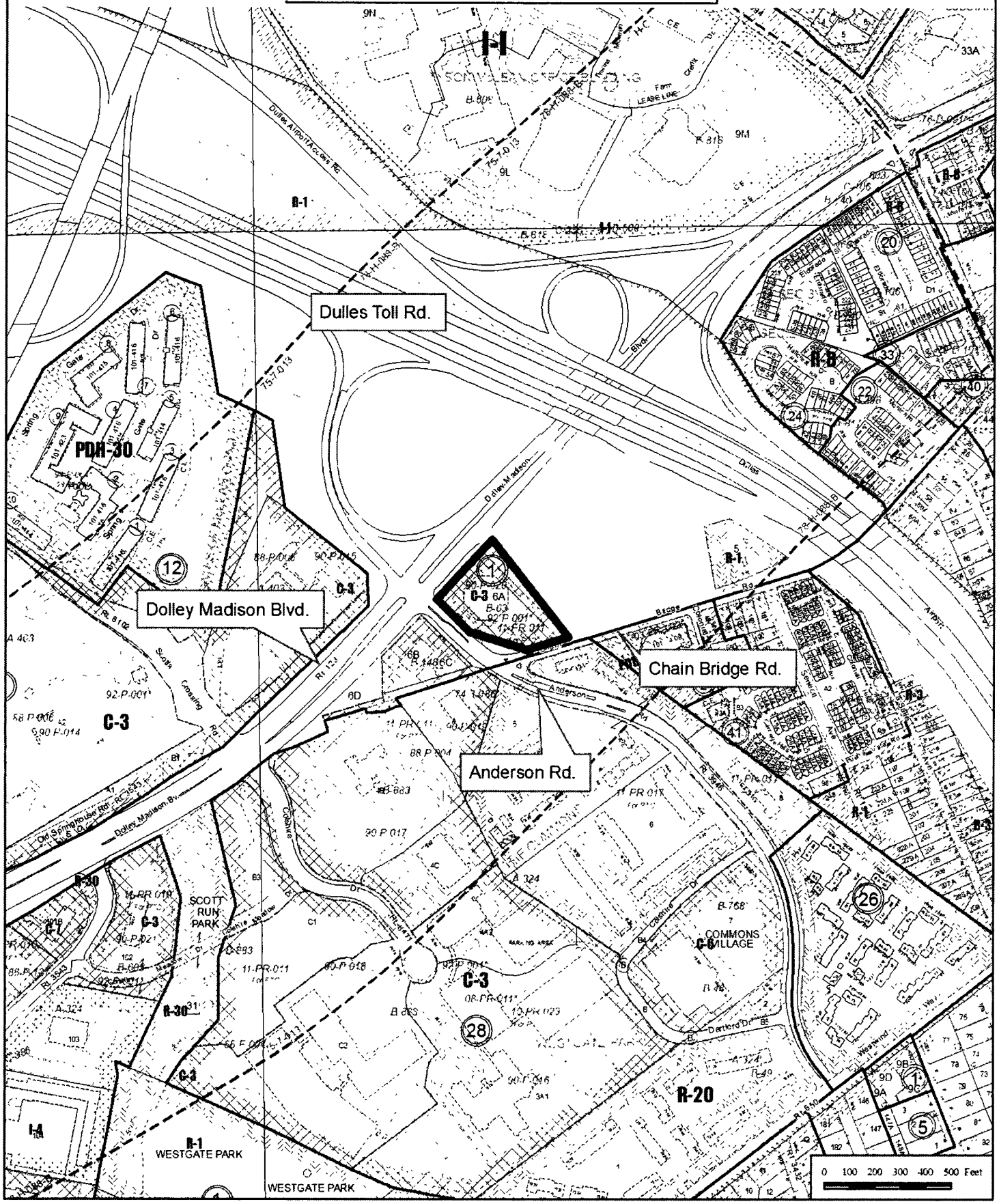
PCA 92-P-001-10



Final Development Plan

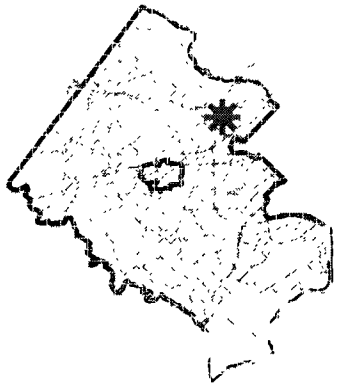
FDP 2011-PR-011

GARFIELD 1575 ANDERSON ROAD LLC

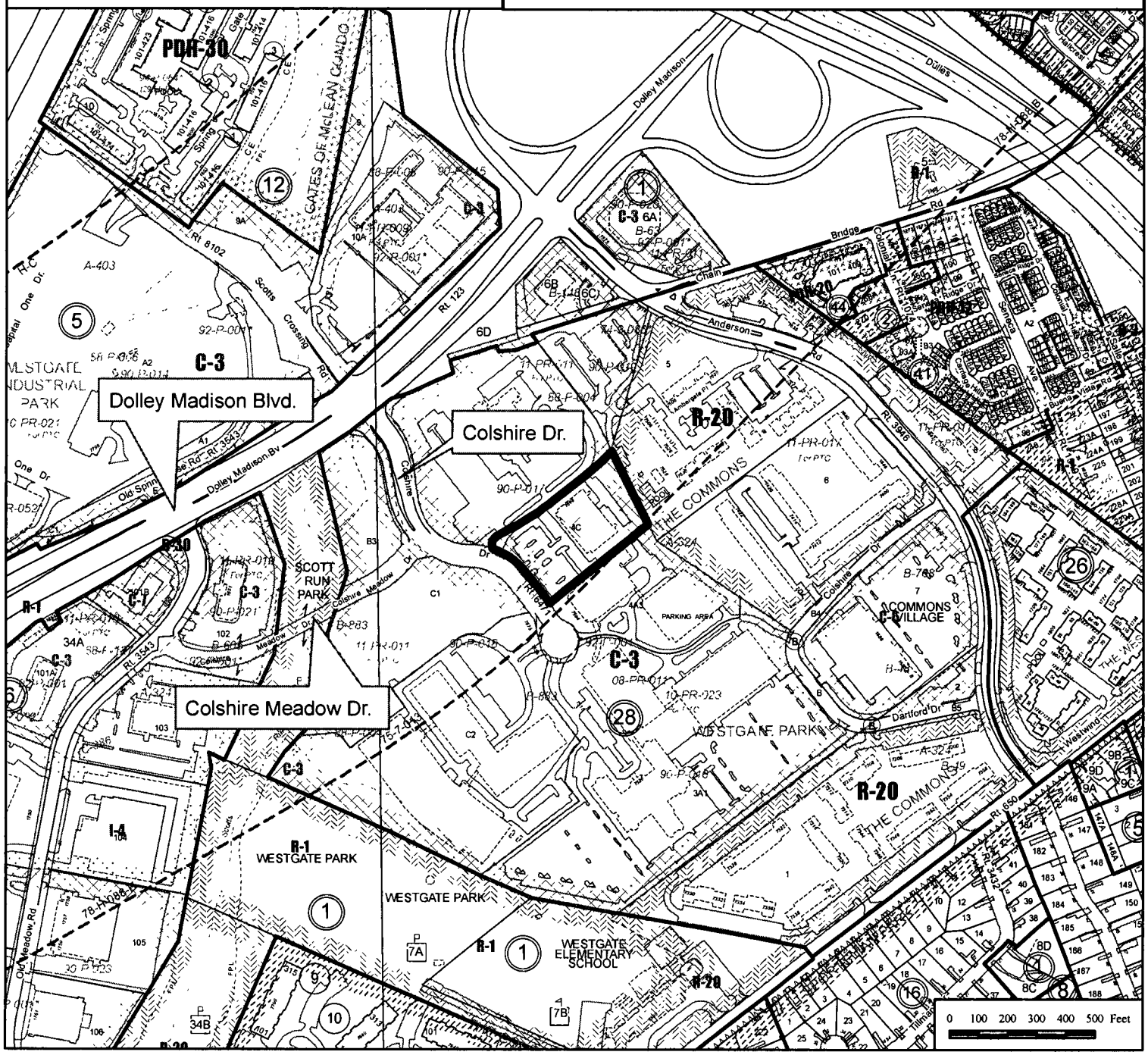


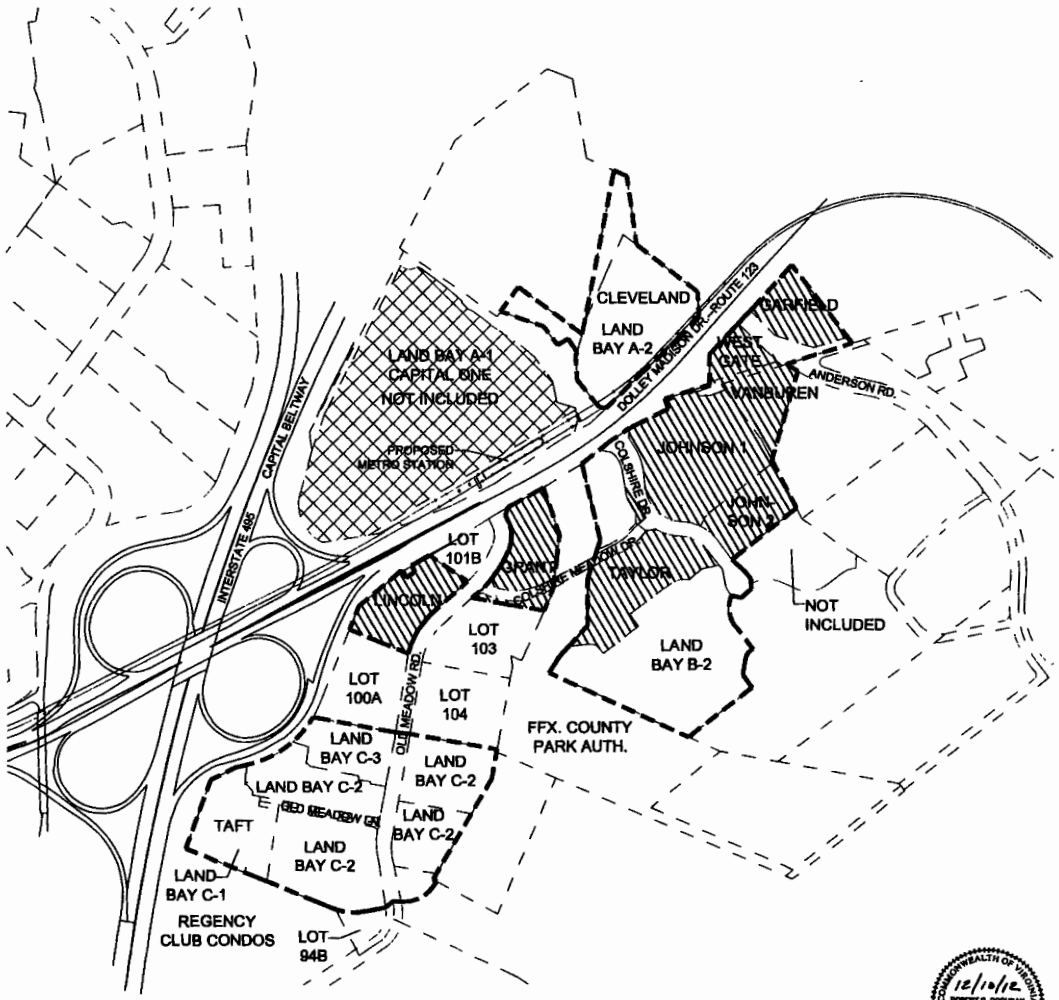
Final Development Plan

FDP 2011-PR-011-02



Applicant:	CITYLINE PARTNERS LLC
Accepted:	10/05/2012
Proposed:	COMMERCIAL
Area:	2.94 AC OF LAND; DISTRICT - PROVIDENCE; ZIP - 22102
Located:	EAST SIDE OF COLSHIRE DRIVE APPROXIMATELY 600 FEET SOUTH OF THE INTERSECTION OF COLSHIRE DRIVE AND DOLLEY MADISON BOULEVARD
Zoning:	PTC
Overlay Dist:	HC
Map Ref Num:	030-3- /28/ /0004C





Cityline - WestGate Partial PCA Test Per Article 18-204

Site	Site Area (Ac)	Total Area (SF)	Existing Pre-Rail Building (GFA)	FAR
LAND BAY A-2 (Sheff's Rec Facility)				
Cleveland (Existing Bldg to be Demolished)				
Land Area	8.40877	466,649	0	
Scotts Crossing Hotel Density Credits	2.23857	97,425		
OSHR Density Credits (moved to RZ 2011-PR-010)	0.00000	0		
SUB TOTAL	11.64634	567,271	0	0.000
LAND BAY B-2				
McKinley-Pierce	11.87050	517,569	579,653	1.12
Dorford Drive	0.50491	22,195	0	0
Colshire Meadow Drive Previous Street Dedication	1.02353	44,585		
Part 1 (PORTION OF DB 11772 PG 983)		(1,322)		
Part 2 (DB 15615 PG 1018)		(18,253)		
Part 3 (DB 15615 PG 1276)		(22,488)		
Part 4 (DB 11772 PG 1982)		(1,749)		
Part 5 (DB 11772 PG 2007)		(2,765)		
SUB TOTAL	13.46394	565,836	579,653	0.983
LAND BAY C-1				
Taft (Honeywell)	4.21722	183,702	19,154	0.10
LAND BAY C-2				
Polk, Buchanan, Tyler and Roosevelt	16.05830	699,499	283,215	0.40
LAND BAY C-3				
Hardson	2.86500	116,999	104,375	0.89
*** Blocks Ofd Blandner Land Bay 0.7 FAR Limit				
GRAND TOTAL COMBINED	48.00890	2,091,297	986,297	0.472*

* Allowable intensity per proffers is 0.65.

L:\share\2000-2009\2007\Rezoning Charts\PCA Test Options\Westgate Partial PCA test Per Article 18-204 (Option w. a joint vacations and Cap One removed).xls

LEGEND

= AREAS TO BE DELETED

= AREA DELETED BY PCA 92-P-001-08

*NOTE: SEE SHEETS 2 THROUGH 5 FOR DETAILED DESCRIPTIONS OF AREAS TO BE DELETED

WAIVERS / MODIFICATIONS REQUIRED

THE APPLICANT HEREBY REQUESTS A WAIVER OF THE GENERALIZED DEVELOPMENT PLAN REQUIREMENT OF THIS PCA DUE TO THE FACT THAT PARCELS ARE ONLY BEING REMOVED AND NO CHANGES ARE PROPOSED TO THE REMAINING PARCELS

COMMONWEALTH OF VIRGINIA
12/10/12
ROBERT B. COCHRAN
LIC. NO. 2012

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PCA-92-P-001-9

VHB
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS • SERVICES
VHB, INCORPORATED
8300 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703)342-1800 • FAX (703)734-1767
VHB/MCL No. 12-0000-0000-00

PROPERTY OF:
CITYLINE PARTNERS LLC
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL PCA EXHIBIT
WESTGATE SITES

SUBMITTAL TYPE

DECEMBER 10, 2012
AUGUST 1, 2012
JUNE 2, 2011
DATE: MARCH 2011

DES. RRC | DWN. RRC

SCALE: AS SHOWN

PROJECT/FILE NO. 6927-F

SHEET NO. 1 OF 5

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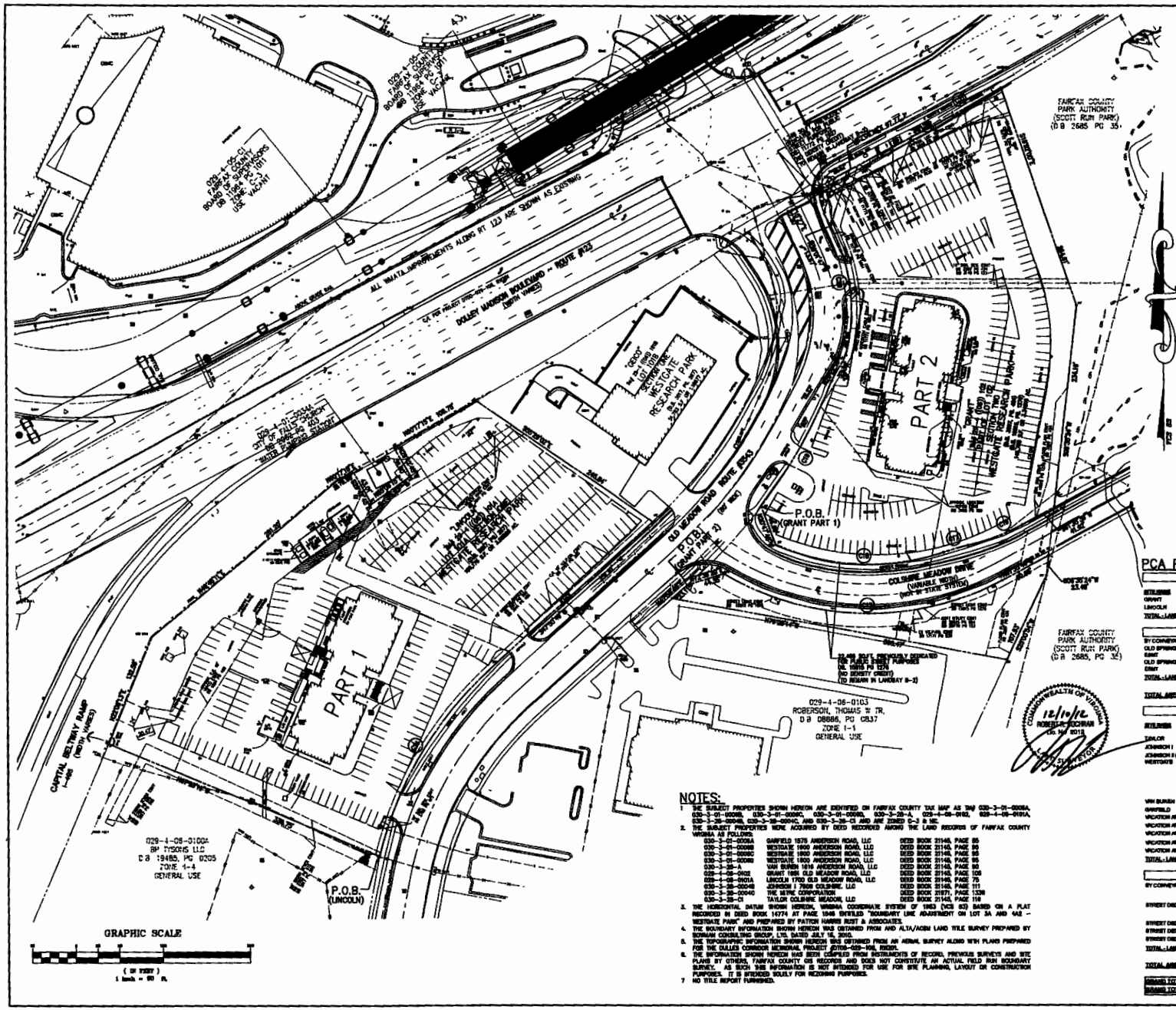

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD	
C14	209.00'	437.00'	27°24'21"	107.00'	S30°01'00"E	207.00'	
C15	334.00'	201.00'	95°26'32"	224.00'	S60°34'26"E	296.30'	
C16	66.00'	230.00'	16°51'00"	33.00'	S82°34'17"E	65.79'	
C17	29.00'	201.00'	8°24'00"	14.51'	S31°02'27"E	29.02'	
C18	102.00'	264.00'	42°47'00"	53.48'	N61°34'42"W	102.00'	
C19	107.00'	208.00'	30°18'00"	54.77'	N32°36'24"E	105.80'	
C20	106.00'	211.00'	42°18'00"	55.66'	N62°52'46"E	102.00'	
C21	118.00'	2944.79'	2°17'46"	59.00'	N81°11'00"E	118.00'	

PCA PROPERTY TABULATION (APPLICATION AREA)

LANDBAY WEST								
SITE/BMP	TAX MAP #	ACRES	ACRES	EXISTING ZONE	DEED BOOK	PAGE	NOTES
GRANT	029-4 ([pt]) 0102	1.45,799	3.34010	C-3	2287	424	
LINCOLN	029-4 ([pt]) 0101A	199,179	3.56828	C-3	2817	387	
TOTAL - LANDBAY WEST APPLICATION AREA		345,978	6.90838				
LANDBAY WEST - DENSITY CREDITS							
BY CONVENIENCE	DENSITY (WITHIN 2B)	36,836	0.87610	--	18017	349	
OLD SPRINGHOUSE EAST	DENSITY	43,617	1.00090	--	2258	333	2271/1097 & 2366/133
OLD SPRINGHOUSE DRIVE	DENSITY	70,516	1.61867	--	2258	333	2271/1097 & 2366/132
TOTAL - LANDBAY WEST DENSITY CREDITS		150,973	3.49567				
TOTAL AREA FOR DENSITY PURPOSES		496,951	10.39405				
LANDBAY EAST							
SITE/BMP	TAX MAP #	ACRES	ACRES	EXISTING ZONE	DEED BOOK	PAGE	NOTES
TAYLOR	029-3 ([pt]) C-1	232,081	5.08759	C-3	13845	183	
JOHNSON I	029-3 ([pt]) 0004B	345,363	7.91889	C-3	21665	1692	
JOHNSON II (WITHIN PB)	029-3 ([pt]) 0004C	137,884	3.63891	C-3	21665	1692	
WESTGATE	029-3 ([pt]) 0004B	82,313	1.38270	C-3	5666	1335	1983/420 & 2232/1921
	029-3 ([pt]) 0009C	11,746	0.29987	C-3	6232	1921	
	029-3 ([pt]) 0009D	3,702	0.08013	C-3	6232	1921	
	NO TAX MAP DESIGNATION	3,797	0.09094		6232	1921	
VAN BUREN	029-3 ([pt]) A	97,747	2.24380	C-3	5666	1335	6232/1921
GARFIELD	029-3 ([pt]) 0009A	111,772	2.56993	C-3	5666	1335	1983/420
VACATION AREA 1	ROUTE 123	3,699	0.08162				
VACATION AREA 2	ROUTE 123	8,801	0.21011				
VACATION AREA 3	ROUTE 123	2,873	0.06198				
VACATION AREA 1	COLSHIRE DRIVE	27,125	0.62277				
VACATION AREA 2	COLSHIRE DRIVE	3,999	0.09723				
TOTAL - LANDBAY EAST APPLICATION AREA		1,038,618	23.84361				
LANDBAY EAST - DENSITY CREDITS							
BY CONVENIENCE	DENSITY (TRANSFER FR TYSONS)	98,139	2.32329	--	11999	1641	
STREET DEDICATION	DENSITY	7,811	0.19089	--	11677	779	14,105 SF less 7,824 SF to be vacated
STREET DEDICATION	DENSITY	714	0.01639	--	11773	1968	
STREET DEDICATION	DENSITY	647	0.01485	--	11773	1979	
STREET DEDICATION	DENSITY	651	0.01389	--	21665	1692	
TOTAL - LANDBAY EAST DENSITY CREDITS		27,862	2.52234				
TOTAL AREA FOR DENSITY PURPOSES		1,125,579	25.84595				
GRAND TOTAL - LANDBAY EAST & WEST		1,497,547	34.38405				
GRAND TOTAL AREA FOR DENSITY PURPOSES		1,622,530	36.24000				

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 029-3-01-0009A, 029-3-01-0009B, 029-3-01-0009C, 029-3-01-0009D, 029-3-28-A, 029-4-06-0102, 029-4-06-0101A, 029-3-26-0004B, 029-3-26-0004C, AND 029-3-26-C1 AND ARE ZONED C-3 & I-4.
2. THE SUBJECT PROPERTIES WERE ACQUIRED BY DEED RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA AS FOLLOWS:

029-3-01-0009A	GARFIELD 1679 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
029-3-01-0009B	WESTGATE 1690 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
029-3-01-0009C	WESTGATE 1690 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
029-3-01-0009D	WESTGATE 1690 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
029-3-28-A	VAN BUREN 1616 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 90
029-4-06-0102	GRANT 1691 OLD MEADOW ROAD, LLC	DEED BOOK 21445, PAGE 105
029-4-06-0101A	LINCOLN 1700 OLD MEADOW ROAD, LLC	DEED BOOK 21445, PAGE 75
029-3-26-0004B	JOHNSON I 7600 COLSHIRE, LLC	DEED BOOK 21445, PAGE 111
029-3-26-0004C	THE NTHC CORPORATION	DEED BOOK 21971, PAGE 1339
029-3-26-C1	TAYLOR COLSHIRE MEADOW, LLC	DEED BOOK 21445, PAGE 116

3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1848 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 - WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY DORMAN CONSULTING GROUP, LTD, DATED JULY 16, 2010.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR MEMORIAL PROJECT (DTRS-459-R06, R0001).
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS. FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THE INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. NO TITLE REPORT FURNISHED.

COMMONWEALTH OF VIRGINIA
12/10/12
ROBERT A. KOCHAR
Cert. No. 2012
SURVEYOR

VIKA

CONSULTING ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
703-442-7800 • FAX 703-610-9471
WWW.VIKA.COM

PROPERTY OF:
CITYLINE PARTNERS LLC
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GRANT AND LINCOLN
OVERALL PCA EXHIBIT
WESTGATE SITES

VIKA REVISIONS
REVISED 8/2/2011
REVISED 8/1/2012
REVISED 12/10/2012

DATE 5/10/2011
DES. JB DWN. RJS
SCALE: 1" = 50'
PROJECT/FILE NO. 6927-SV1
SHEET NO 2 OF 5

S# 833

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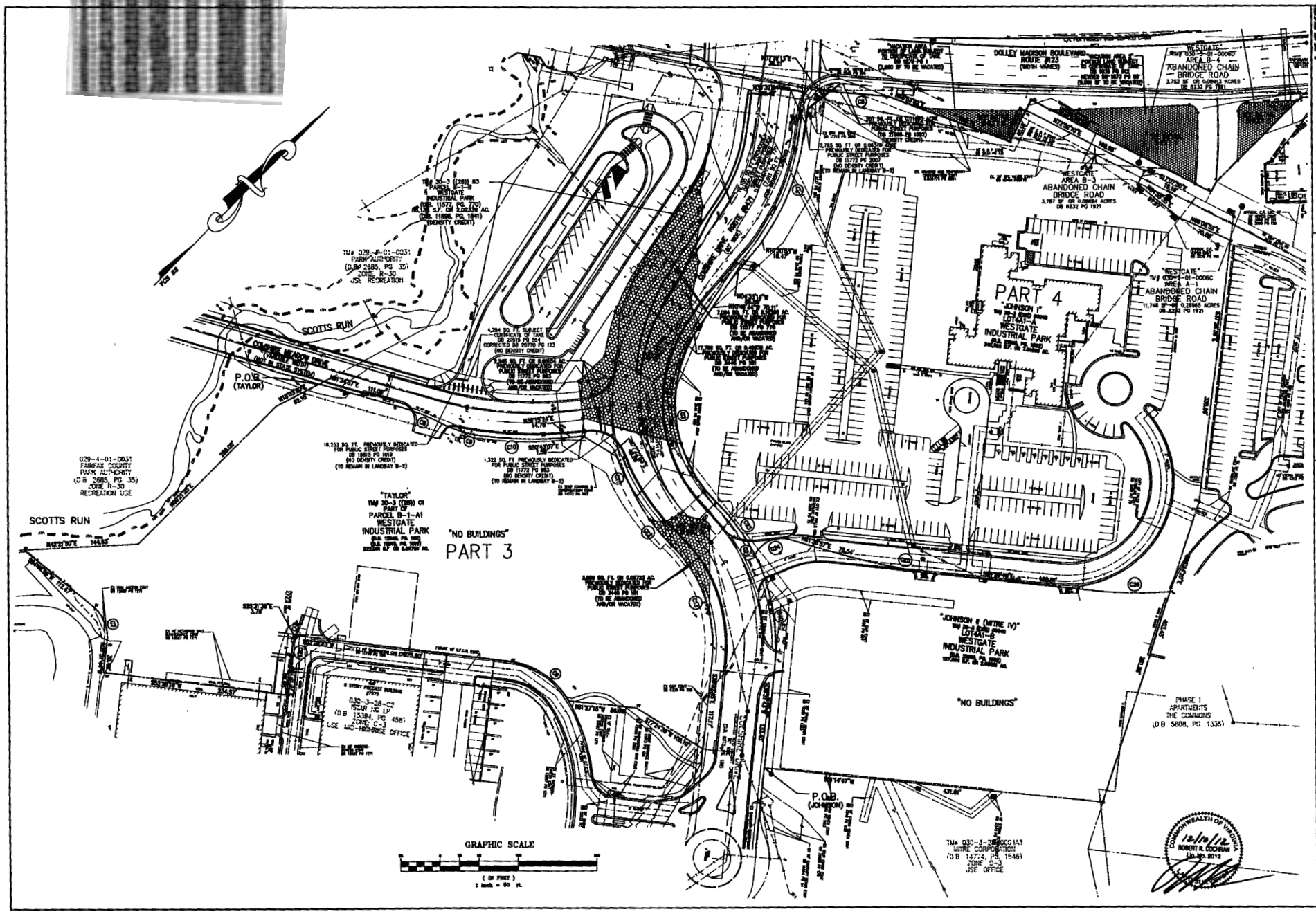

VIKA

VIKA, INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)741-1767
MCLEAN, VA. GAITHERSBURG, MD

PROPERTY OF: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TAYLOR AND JOHNSON OVERALL PCA EXHIBIT WESTGATE SITES

VIKA REVISIONS
REVISED 6/3/2011
REVISED 8/1/2012
REVISED 12/10/2012

DATE: 5/10/2011	
DES. JB	DWN. RJS
SCALE: 1" = 50'	
PROJECT/FILE NO 6927-SVI	
SHEET NO 3 OF 5	

COMMONWEALTH OF VIRGINIA
ROBERT A. COCHRAN
Lic. No. 3012
12/10/12

S# 833

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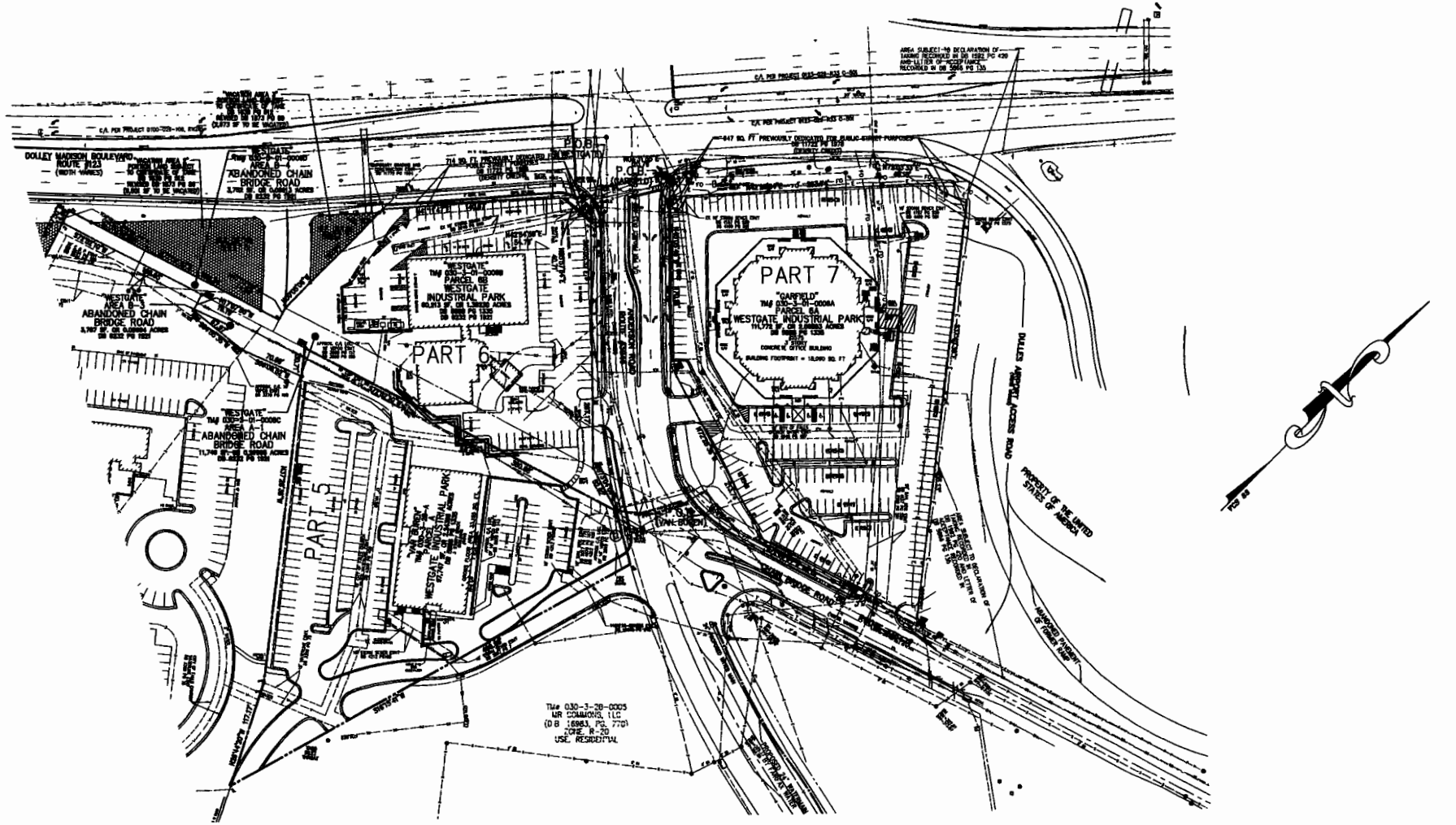

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	28.29'	24.00'	270°49'00"	28.29'	S00°00'00"E	32.00'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
12/10/12
ROBERT R. COCHRAN
LAND SURVEYOR

VIKA

DESIGNERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 610-9471
MCLEAN, VA GERMANTOWN, MD

PROPERTY OF: CITYLINE PARTNERS LLC

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

GARFIELD, WESTGATE AND VAN BUREN OVERALL PCA EXHIBIT WESTGATE SITES

VIKA REVISIONS
REVISED 8/2/2011
REVISED 8/1/2012
REVISED 12/10/2012

DATE. 5/10/2011	
DES. JB	DWN. RJS
SCALE. 1" = 50'	
PROJECT/FILE NO 6927-SV1	
SHEET NO 4 OF 5	

S# 833

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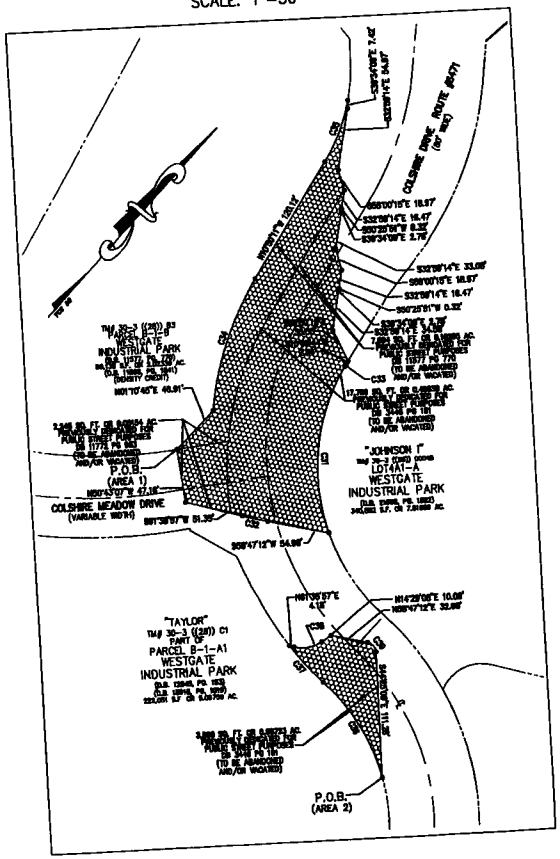
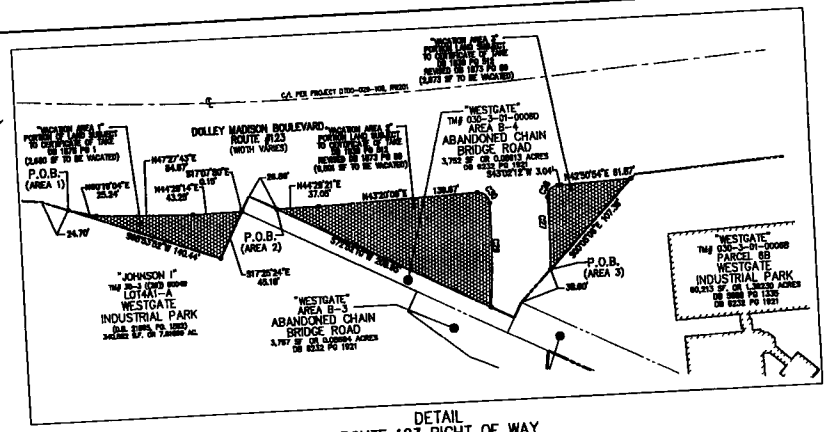
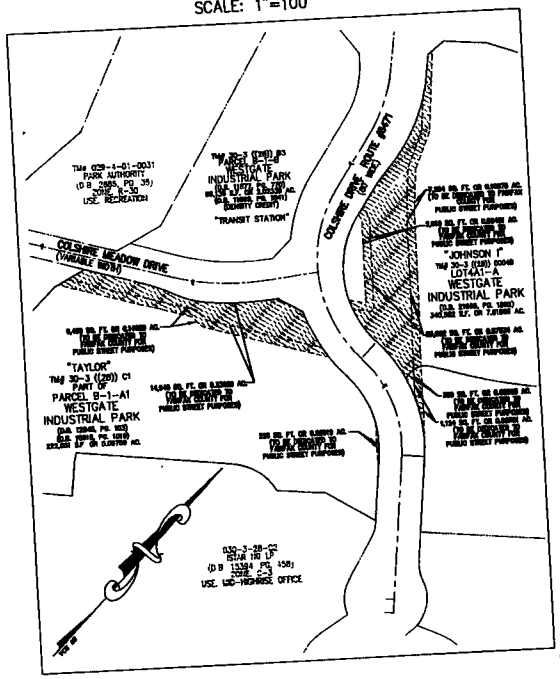
DETAIL
COLSHIRE DRIVE RIGHT OF WAY
VACATION AREAS
SCALE: 1"=50'



DETAIL
ROUTE 123 RIGHT OF WAY
VACATION AREAS
SCALE: 1"=50'



DETAIL
COLSHIRE DRIVE
AND COLSHIRE MEADOW DRIVE
RIGHT OF WAY
DEDICATION AREAS
SCALE: 1"=100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C27	63.43'	775.00'	4°41'11"	31.72'	N43°30'23"W	63.41'
C28	15.67'	10.00'	89°31'11"	9.88'	N00°34'23"W	14.05'
C29	91.47'	724.00'	7°14'00"	45.80'	S42°28'30"E	91.41'
C30	15.81'	10.00'	90°33'30"	10.10'	N88°36'34"E	14.21'
C31	182.04'	176.00'	49°26'42"	95.13'	S38°04'16"E	147.35'
C32	22.78'	455.50'	2°51'49"	11.39'	N60°13'04"E	22.78'
C33	5.18'	1.50'	198°13'13"	6.39'	S10°50'06"E	2.96'
C34	123.86'	272.00'	26°05'24"	63.00'	N23°34'06"W	122.79'
C35	59.05'	183.00'	20°37'01"	29.85'	N21°16'18"W	58.74'
C36	100.28'	176.00'	32°36'36"	51.34'	N73°13'28"W	98.93'
C37	43.95'	258.00'	9°30'14"	22.03'	N84°37'36"W	43.90'
C38	25.57'	31.00'	47°08'08"	13.53'	N39°04'30"E	24.80'
C39	12.06'	9.00'	76°57'38"	7.13'	S82°46'36"E	11.16'

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

COMMONWEALTH OF VIRGINIA
12/10/12
ROBERT B. COCHRUM
LIC. No. 2018
PROFESSIONAL LAND SURVEYOR

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

VIKA INCORPORATED
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TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 FAX (703) 790-9291
GERMANTOWN, MD
VIENNA, VA

PROPERTY OF:
CITYLINE PARTNERS LLC
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

COLSHIRE DRIVE/ROUTE 123
ABANDONMENT/VACATION
AND DEDICATION DETAILS
OVERALL PCA EXHIBIT
WESTGATE SITES

VIKA REVISIONS
REVISED 8/2/2011
REVISED 5/1/2012
REVISED 12/10/2012

DATE: 5/10/2011
DES. JB
DWN. RJS
SCALE: 1" = 50'
PROJECT/FILE NO 5927-SVI
SHEET NO. 5 OF 5

S# 833

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SCOTTS RUN STATION SOUTH

RZ-2011-PR-010

RZ-2011-PR-011

CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2011
AUGUST 1, 2012
OCTOBER 22, 2012
DECEMBER 10, 2012
FEBRUARY 4, 2013

SHEET INDEX:

PDF SEQUENCE

CIVIL

- C-1 COVER SHEET
- C-1 NOTES AND TABULATIONS
- C-2A TABULATIONS
- C-2B TABULATIONS
- C-3 Thru C-3B EXISTING CONDITIONS PLAN
- C-3C DENSITY CREDIT AND ABANDONMENT/CONVEYANCE EXHIBIT
- C-3D COLLEGE DRIVE/ROUTE 29 ABANDONMENT/CONVEYANCE AND DEDICATION DETAILS
- C-4 OVERALL CONCEPTUAL DEVELOPMENT PLAN
- C-5 Thru C-9 CONCEPTUAL DEVELOPMENT PLAN
- C-8 Thru C-10 EXISTING VEGETATION MAP
- C-17 Thru C-18 EXISTING VEGETATION NOTES, TABS AND NARRATIVE
- C-19 TRAFFIC CIRCULATION PLAN
- C-20A OVERALL CONCEPTUAL DEVELOPMENT PLAN W/O SUPER STREET
- C-20B INTERIM CDP INTERSECTION LAYOUTS ON RTE. 29
- C-20C INTERIM CDP INTERSECTION LAYOUTS ON RTE. 29
- C-20D DETAILED TRAFFIC CIRCULATION PLAN
- C-20E DETAILED TRAFFIC CIRCULATION PLAN
- C-20F BUS BAY BLOWUP
- C-21 TYPICAL STREET CROSS SECTIONS
- C-22 AREA METRO CONTEXT PLAN
- C-23 OVERALL SWM/BMP PLAN
- C-23A Thru C-23L DETAILED SWM/BMP PLAN
- C-24 SITE OVERALL COMPUTATIONS AND SUPPORTING DATA
- C-25 STORMWATER MANAGEMENT NARRATIVE
- C-26 Thru C-28 SWM COMPUTATIONS
- C-29 SWM VAULT & BMP DETAILS
- C-30 ADEQUATE OUTFALL PLAN
- C-31 STORMWATER COMPUTATIONS METRE
- C-32 GRANT SWM NARRATIVE AND COMPUTATIONS

ARCHITECTURAL

- A001 ILLUSTRATIVE PLAN
- A002 ILLUSTRATIVE GROUND FLOOR PLAN
- A003 RAILROADING TOWER LAND USE PLAN
- A004 OVERALL GROUND FLOOR PLAN
- A005 OVERALL ROOF PLAN
- A006 OVERALL BELOW GRADE PARKING PLAN
- A008 BUILDING SECTIONS - LINCOLN
- A009 BUILDING SECTIONS - GRANT
- A010 BUILDING SECTIONS - JOHNSON, WESTGATE & VAN BUREN
- A011 BUILDING SECTIONS - JOHNSON, WESTGATE & VAN BUREN & HOTEL SITE
- A012 BUILDING SECTIONS - GARFIELD
- A013 BUILDING SECTIONS - TAYLOR
- A020 ELEVATIONS
- A021 ELEVATIONS
- A022 ELEVATIONS
- A023 ELEVATIONS
- A027 3-D VIEWS
- A028 3-D VIEWS
- A029 SIDEWALK VIEWS
- A030 GRADE PLANES TERMINUS
- A031 TAYLOR - PERSPECTIVE FOR SUNSET
- A032 SHADE AND SHADOW STUDIES - MARCH 21 & SEPT. 21
- A033 SHADE AND SHADOW STUDIES - JUNE 21
- A034 SHADE AND SHADOW STUDIES - DECEMBER 21
- A035 FRAMING - LINCOLN SITE
- A036 FRAMING - GRANT SITE
- A037 FRAMING - JOHNSON SITE
- A038 FRAMING - JOHNSON SITE
- A039 FRAMING - WESTGATE AND VAN BUREN SITE
- A040 FRAMING - TAYLOR SITE
- A041 FRAMING - TAYLOR C AND GARFIELD SITE
- A042 FRAMING - HOTEL AND METRO SITE

LANDSCAPE ARCHITECTURE:

- L-1 OVERALL LANDSCAPE AND HARDSCAPE PLAN
- L-2 PEDESTRAIN CIRCULATION PLAN
- L-3 PARKS AND OPEN SPACE PLAN
- L-4 PARKS AND OPEN SPACE PLAN - TAFT
- L-5 GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN
- L-6 TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN
- L-7 ANDREW WAY ILLUSTRATIVE DRAWINGS
- L-8 SCOTTS RUN ENLARGEMENT
- L-9 VAN BUREN GATEWAY PARK ENLARGEMENT
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- L-23 LANDSCAPE DETAILS
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- L-26 INTEGRATED LANDSCAPE STORMWATER PLAN
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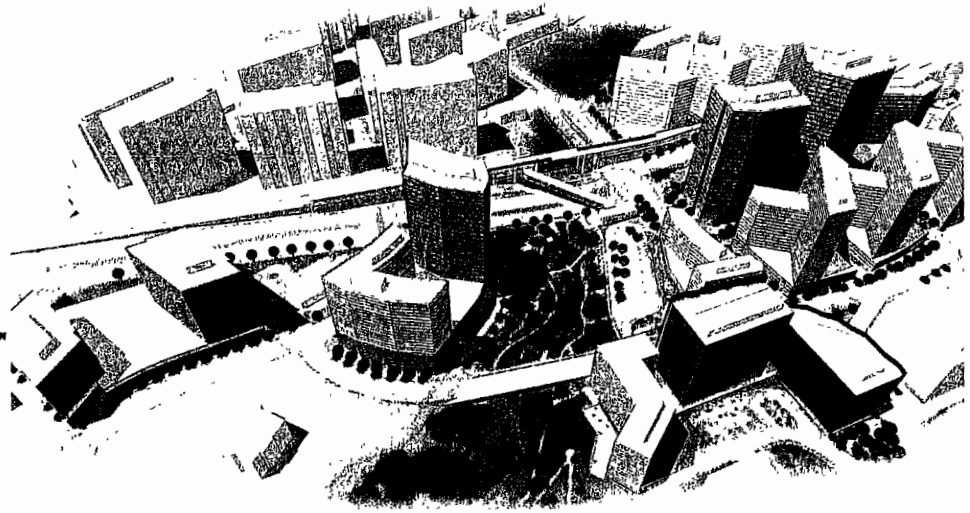
SUPPLEMENTAL SHEETS

- S-1 OVERALL SUB SECTION ROAD GRID
- S-2 OVERALL SUB SECTION ROAD GRID
- S-3 FIRE LANE ACCESS PLAN
- S-4 FIRE LANE ACCESS PLAN
- S-5 WAIVER/EXCEPTIONS OF TRIGGS CORNER TRANSPORTATION DESIGN STANDARDS
- S-6 ROAD DESIGN STANDARDS SUMMARY
- S-7 FUNCTIONAL INFRASTRUCTURE PLAN
- S-8 FUNCTIONAL INFRASTRUCTURE PLAN

TAX MAP/VICINITY MAP
SCALE: 1"=1000'



CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NOS.	TAX MAP NOS.
29-4 ((06)) 101A	30-3 ((01)) 6A
29-4 ((06)) 102	30-3 ((01)) 6B
30-3 ((20)) 4B	30-3 ((01)) 6C
30-3 ((20)) 4C	30-3 ((01)) 6D
30-3 ((20)) C1	30-3 ((20)) A

AND VARIOUS STREET R-O-W ACQUISITIONS
AND CONVEYANCES / ABANDONMENTS

COMMONWEALTH OF VIRGINIA
JOHN E. MARTETTI
Lic. No. 11447
2/4/13
PROFESSIONAL ENGINEER

SMITHGROUP JJR

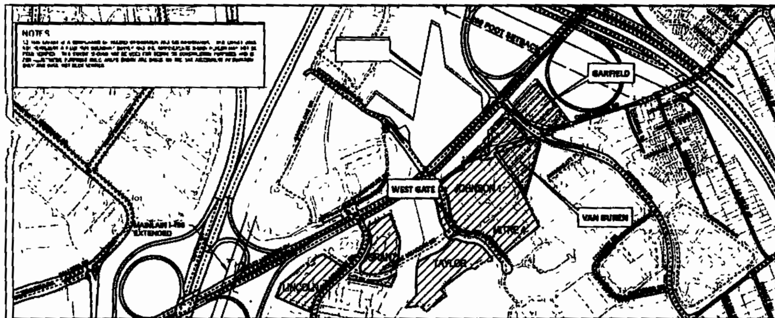
Cityline PARTNERS

SCOTTS RUN STATION SOUTH

COVER SHEET

AS SHOWN

CDP C-1



75'/200' DAAR AND I-495 EXHIBIT

75' & 200' SETBACK
SHOW FROM MAINLINE R/W PER ZONING ORDINANCE INTERPRETATION
(SCALE: 1"=500')

NOTES:

1 THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-4 ((8)) PARCELS 101A AND 102, TAX ASSESSMENT MAP 30-3 ((1)) PARCELS 8A, 8B, 8C AND 8D, TAX ASSESSMENT MAP 30-3 ((28)) PARCELS A, C1, 4B AND 4C AND VARIOUS STREET R-O-W ACQUISITIONS AND CONVEYANCES/ABANDONMENTS (SEE SHEET C-3C AND C-3D). THE PROPERTY IS CURRENTLY ZONED C-3 AND HC WITH PROFFERS. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-3 TO PTC AND HC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP. THIS CDP IS BEING PROCESSED CONCURRENTLY WITH PCA 92-P-001-08.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET

4. THE BOUNDARY INFORMATION WAS PREPARED BY BOWMAN CONSULTANTS.

5. THE SUBJECT PARCELS ARE LOCATED IN THE OLD MEADOW, COLSHIRE AND ANDERSON SUB-DISTRICT OF THE TYSONS EAST PLANNING DISTRICT IN THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT

7 STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPS, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C-23 THRU C-38. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES. TEMPORARY AND INTERIM FACILITIES SHALL BE INDICATED ON THE FDP

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY

9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS. DATE OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.

11 THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS FLOOD PLAIN, R.P.A. AND A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY AS SHOWN ON SHEETS C-5 THRU C-10 AND SHEET C-37

12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET, SHEET S-5 AND IN THE APPLICATION.

14 LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FDP SO LONG AS IN SUBSTANTIAL CONFORMANCE WITH CDP

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL DEVELOPMENT PLAN PURPOSES ONLY IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND ADJUSTED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CONCEPTUAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM AND MAXIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; (B.) THE MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MINIMUM AND MAXIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE RANGES SHOWN ON THE CDP AND AS SPECIFIED IN PROFFERS 1,2,&3.

16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND ALL OTHER ACCESSORY USES PERMITTED IN THE PTC ZONE NOT REPRESENTED ON THE CDP MAY BE PROVIDED IF APPROVED THE FDP WITHOUT THE NEED FOR A CDPA.

17 THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C-5 THRU C-10.

18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE REFINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES.

20. THERE ARE NO SCENIC ASSETS ON NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.

21 TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES ON THE EAST SIDE OF THE GARFIELD SITE IS NOT REQUIRED AS SET FORTH IN Z.O SEC. 6-510.

22. DEVELOPER RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMMUTER PARKING AND/OR CONSTRUCTION STAGING. SEE SHEETS A8.01 THRU A8.08. IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING, FOR MORE THAN EIGHTEEN MONTHS, THEN TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARDS FOR PERMANENT STREET TREES. LIMITS OF INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR THESE AREAS ONLY AS INDICATED ON AN FDP.

23. THERE IS AN EXISTING STORM SEWER UTILITY EASEMENT HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE GARFIELD SITE. THERE ARE NO OTHER MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.

24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA AND UNIT COUNT OF EACH BUILDING WITH THE FDP. LIMITING THE RANGES INDICATED ON THE CDP. ALLOCATION OF GFA AND UNITS BETWEEN BUILDINGS OR INDIVIDUAL LAND BAYS AND BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP TABULATIONS.

25. MINOR MODIFICATIONS MAY BE MADE TO THE FINAL SITE PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-403 OF THE ZONING ORDINANCE.

26. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP OR PRELIMINARY PLAN.

27 ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER.

28. CONSTRUCTION PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.

29. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE SHOWN ON THE FDP

30. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY. RETAINING WALL LIMITS SHALL BE DETERMINED AT FDP

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

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

33. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL DEVELOPMENT PLAN/FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP IF THEY ARE IN CONFORMANCE WITH 16-403(4) OF THE ZONING ORDINANCE. SEE SHEET S-3.

34. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHIN SCOTTS RUN STATION SOUTH WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES; ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES, DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE. SEE PROFFER #6.

35. SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF "SCOTTS RUN STATION SOUTH RZ 2011-PR-040 AND RZ 2011-PR-011" STANDARDS AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.

36. PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED SERVICE STREETS, AND, SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 8.

37 CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.

38. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.

39. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT

40. ROOT BARRIER SHALL BE PROVIDED IN THOSE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN

41 PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.

42. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FDP AND MAY BE FURTHER REFINED AT SITE PLAN.

43. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.

44. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

45. ALL LANE USE INCLUDING BIKE DESIGNATION SUCH AS SHARROWS (EX, INTERIM, OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF FDP OR SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, FDPA AND/OR CDPA.

46. THE TREE CANOPY AND PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400 SHALL BE CALCULATED ON BOTH APPLICATION AREAS AS A WHOLE. SEE SHEET C-18 AND L-27

47 THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREIN PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

48. RETAIL ENTRANCES SHALL BE ESTABLISHED AT FDP AND SITE PLAN.

49. PERMANENT AND TEMPORARY RETAINING WALLS SHALL BE INDICATED ON THE FDP FOR EACH BUILDING OR BLOCK.

50. NOTWITHSTANDING WHAT IS DEPICTED ON SHEETS L-1 AND L-6, THE APPLICANT SHALL PROVIDE ON-STREET PARKING ALONG THE SOUTH SIDE OF COLSHIRE MEADOW DRIVE OPPOSITE GRANT BUILDING B WITHOUT STREETSCAPE AND A BUS-BAY NUB ALONG THE NORTH SIDE OF COLSHIRE MEADOW DRIVE AS REFLECTED ON SHEETS C-4, C-6, C-7, C-8 AND C-9.

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1 WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT (SEPARATE WAIVER FILED 6835-WPFM-005)

2. MODIFICATION OF SECTION 7-0800 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

3. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 4 THRU 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

4 WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.

5. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.

6. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP

7 MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

8. MODIFICATION OF SECTION 12-0508 AND 12-0511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION TARGET CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

9. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:

A)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

B)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.3F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4 TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.

D)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

E)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.

F)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

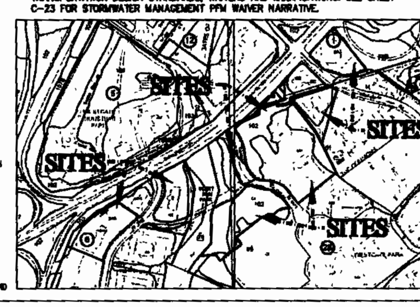
G)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

H)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

SUPER STREET NOTE:
PEDESTRIAN AND BICYCLE FACILITIES WILL BE IDENTIFIED AND LOCATED AS PART OF THE SUPER STREET ADVANCED PRELIMINARY DESIGN (30% COMPLETE PLANS (APD)) TO BE COMPLETED IN ACCORDANCE WITH THE PROFFERS.

SEE SHEET S-5 AND S-5A FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-23 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.



ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER / MODIFICATION OF SECTION 2-506-2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS MAY BE INDICATED ON THE FDP

2. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 2-903 (4), (7) AND (9), THE APPLICANT REQUESTS THAT THE BOARD APPROVE PUBLIC RECREATIONAL USES AND STREAM STABILIZATION IMPROVEMENTS IN A MAJOR FLOODPLAIN AS DEPICTED ON THIS CDP

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP SPECIFIC AREAS INCLUDE:

A. STREETSCAPE ON EAST SIDE OF GRANT ROAD ADJACENT TO PARK.

B. STREETSCAPE ON SOUTH SIDE OF COLSHIRE MEADOW DRIVE AT TAYLOR DROP OFF.

C. STREETSCAPE ON WEST SIDE OF COLSHIRE DRIVE AT HOTEL DROP OFF AND AT BUS BAYS.

D. STREETSCAPE ON SOUTH SIDE OF DOLLEY MADISON BOULEVARD ALONG GARFIELD FRONTAGE.

E. STREETSCAPE AT INTERSECTION OF COLSHIRE AND COLSHIRE MEADOW AT URBAN PARK ON TAYLOR SITE.

ZONING ORDINANCE ARTICLE 10 - ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

4 AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.E APPLICANT REQUESTS A WAIVER OF THE MAXIMUM FENCE HEIGHT FROM SEVEN FEET TO FOURTEEN FEET AROUND ACCESSORY USES / STRUCTURES LOCATED WITHIN THE REAR YARD FOR THOSE AREAS OF FENCING ASSOCIATED WITH ANY PROPOSED SPORTS COURTS AND URBAN PLAZA AREAS AS INDICATED ON THE CDP OR AS MAY BE INDICATED ON AN FDP. LOCATION AND MATERIAL OF FENCE TO BE ESTABLISHED AT FDP

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

5. APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-506(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES TO BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP

6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE FDP.

7 APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-6)
FOR INTERIM SURFACE LOTS, ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE

9 APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW

A. FOR INTERIM SURFACE PARKING LOTS: PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.

B. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

C. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND ARCHITECTURAL TECHNIQUES, INCLUDING BUT NOT LIMITED TO, OVERHEAD VEGETATIVE ARBORS TO BE SHOWN ON FDP

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

10. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

11 APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

12. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.

13. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP

14. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 123.

15. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

16 IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.

17 IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SEE ALSO PFM WAIVERS/MODIFICATION 1,2, AND 3 REQUESTED FROM THE BOARD OF SUPERVISOR.

SOILS MAP 1"=500'

SOILS MAP DATA

29A	CODORUS SILT LOAM -	CLASS III - SLOPE A
34A	DULLES -	CLASS III - SLOPE A
39C	GLENELG SILT LOAM -	CLASS I - SLOPE C
39E	GLENELG SILT LOAM -	CLASS I - SLOPE E
95	URBAN LAND -	NOT RATED
101	URBAN LAND/WHEATON COMPLEX -	CLASS IVB
102	WHEATON -	NOT RATED

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ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

NOTES AND TABULATIONS

SCALE: AS SHOWN

PROJECT NUMBER: 26758 005

CDP C-2

DRAWING NUMBER VIBRTL

FILE: P:\Planning\Projects\6827L\dwg\SCOTTS RUN SOUTH\6827L902.dwg USER: rsmith DATE: Feb. 04 2013 TIME: 08:13 am

PROPERTY TABULATIONS

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
TAYLOR	030-3 ((28)) C-1	222,051	5.09759	C-3	12845	103	20515/654 & 20770/123
JOHNSON I	030-3 ((28)) 0004B	340 582	7.81868	C-3	21668	1662	
JOHNSON II (MITRE IV)	030-3 ((28)) 0004C	127 884	2.93581	C-3	21668	1662	
WESTGATE	030-3 ((01)) 0006B	60,213	1.38230	C-3	5888	1335	1982/420 & 6232/1921
	030-3 ((01)) 0006C	11,746	0.26965	C-3	6232	1921	
	030-3 ((01)) 0006D	3 752	0.08613	C-3	6232	1921	
	NO TAX MAP DESIGNATION	3 787	0.08694		6232	1921	
VAN BUREN	030-3 ((28)) A	97,747	2.24396	C-3	5888	1335	6232/1921
GARFIELD	030-3 ((01)) 0006A	111 772	2.56593	C-3	5888	1335	1982/420
CONVEYANCE AREA 1	ROUTE 123	2,660	0.06182				
CONVEYANCE AREA 2	ROUTE 123	9,501	0.21811				
CONVEYANCE AREA 3	ROUTE 123	2 673	0.06136				
ABANDONMENT AREA 1	COLSHIRE DRIVE	27,128	0.62277				
ABANDONMENT AREA 2	COLSHIRE DRIVE	3 600	0.08723				
TOTAL - LANDBAY EAST APPLICATION AREA		1,035,316	23.83991				

BY CONVEYANCE	DENSITY (TRANSFER STATION)	88,139	2.02339	—	11895	1841	
STREET DEDICATION	DENSITY	7,011	0.16096	—	11577	770	14,105 SF less 7,074 SF to be vacated
STREET DEDICATION	DENSITY	714	0.01639	—	11772	1986	
STREET DEDICATION	DENSITY	647	0.01485	—	11772	1978	
STREET DEDICATION	DENSITY	551	0.01265	—	21668	1662	
TOTAL - LANDBAY EAST DENSITY CREDITS		97,062	2.22824				
AREA FOR DENSITY PURPOSES		1,122,378	25.76626				
	LESS	1 446	0.03326	TO BE DEDICATED TO VDOT WITHOUT RESERVATION OF DENSITY CREDIT			
TOTAL AREA FOR DENSITY PURPOSES		1,120,930	25.73300				

*SEE PAGE C-2B FOR LANDBAY WEST TABULATIONS

FAR Calculations

	West Land Bay RZ-2011-PR-010	East Land Bay RZ-2011-RP-011	Total RZ-2011-PR-010 & RZ-2011-PR-011
Land Area and Density Credit	445,804 SF (10 23425 ac.)	1,120,930 SF (25 73300 ac)	1,566,734 SF (35.96725 ac.)
GSF Master Plan	1,571,826 GSF	5,125,234 GSF	6,697,060 GSF
FAR Master Plan	3.53 FAR	4.57 FAR	4 27 FAR

Combined West and East Land Bays Land Use Mix

Use	GSF	Percentage of Total	FAR
Land Bay West Master Plan			
• Office	1,114,510	71%	2.50
• Hotel	0	0%	0.00
• Residential	430,036	27%	0.97
• Retail	27,280	2%	0.06
Total	1,571,826	100%	3.53
Land Bay East Master Plan			
• Office	2,623,700	52%	2 34
• Hotel	218,200	4%	0 20
• Residential	2,167,094	42%	1 93
• Retail	116,240	2%	0.10
Total	5,125,234	100%	4.57
Combined Master Plan			
• Office	3,738,210	55%	2.38
• Hotel	218,200	3%	0.14
• Residential	2,597,130	40%	1 66
• Retail	143,520	2%	0.09
Total	6,697,060	100%	4.27

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LAND BAY EAST TABULATION: RZ-2011-PR-0011

GARFIELD BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile (Per Unit or 1000 GFA) Min	Max	Req. Parking Ratio 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Req. Parking Ratio > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
BUILDING A	155	175	225	170 FT*	20 FT*	13-15	15	Residential	251,747	218,181 - 251,747	222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242-352	306		2.0
BUILDING B	70	80	225	75 FT	15 FT	5-6	6	Residential	222,947	222,947 - [illegible]	202			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	221-330	285		2.0
SUB-TOTAL								Hotel [6]													
								Office [6]												1.[illegible]:1000	
								Retail [6]												1.6/unit	
								Residential [6]	474,694		424										
TOTAL									474,694		424			519	519	146	180	463-682	591		

*INCLUDES PENTHOUSE WITH AMENITY

WESTGATE BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
BUILDING A	175 FT	225 FT	225	222 FT	20 FT	18-18	18	Office	405,000	324,000 - 405,000				0.0	2.0			0-810	405	1.2:1,000	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	405,000									0-810	405		
								Retail [6]	9,730									20	20		
								Residential [6]													
TOTAL									414,730									20-830	418		

VAN BUREN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
BUILDING A	175 FT	225 FT	225	200 FT	20 FT	18-21	21	Residential	465,000	385,000 - 465,000	424			1.0	1.6			424-678	551	1.3/unit	3.0
SUB-TOTAL								Hotel [6]													
								Office [6]													
								Retail [6]	7,800									15	18		
								Residential [6]	465,000		424								551		
TOTAL									472,800		424							439-693	569		

JOHNSON I BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
BUILDING A	250 FT	400 FT	400	363 FT	30 FT	21-32	28	Office	544,800	363,300 - 612,800		0.0	1.6					0-872	664		3.0
BUILDING B	345 FT	400 FT	400	367 FT	30 FT	28-32	32	Office	635,000	458,000 - 635,000		0.0	1.6					0-1016	762		3.0
BUILDING C	250 FT	320 FT	400	276 FT	32 FT	28-33	28	Residential	450,000	360,000 - 575,000	408	1.0	1.6					435-725	612		3.0
BUILDING D	250 FT	320 FT	400	271 FT	30 FT	28-33	28	Residential	450,000	360,000 - 575,000	408			1.0	1.6			384-582	614		3.0
SUB-TOTAL								Hotel [6]													
								Office [6]	1,179,800										1,416	1.2:1,000	
								Retail [6]	76,000									380	353		
								Residential [6]	900,000		816								1,227	1.6/unit	
TOTAL									2,155,800		816							1,819-2,390	2,996		

JOHNSON II BLOCK (MITRE 4)

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
(Mitre 4)			225	225 FT	30 FT		14	Office	340,000					0.0	2.0			0-680	500		2.0
SUB-TOTAL								Hotel [6]													
								*Office [6]	340,000										500		
								*Retail [6]													
								Residential [6]													
TOTAL									340,000									0-680	500		

* The Applicant reserves the right for a potential conversion of 8,000 SF of the 340,000 SF office space to retail, personal/business service, fast food restaurant, quick service food store and/or eating establishment.

TAYLOR BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
BUILDING A	140 FT	180 FT	225	180 FT	30 FT	15-20	17	Residential	325,400	264,000 - 366,300	250			1.0	1.6			250-400	375		3.0
BUILDING B	175 FT	240 FT	225	300 FT	30 FT	13-21	21	Office	443,700	234,000 - 443,700		0.0	1.6					0-710	665		3.0
BUILDING C	163 FT	180 FT	225	171 FT	30 FT	15-15	15	Office	350,300	300,000 - 350,300		0.0 (25%)	1.6 (25%)	0.0 (75%)	2.0 (75%)			0-484	383		3.0
SUB-TOTAL								Hotel [6]												1/unit	
								Office [6]	800,000										1,048	1.2:1,000	
								Retail [6]	10,000									60	60		
								Residential [6]	325,400		250								375	1.6/unit	
TOTAL									1,135,300		250							310-1,594	1,483		

HOTEL BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Number of Floors (Range)	Proposed Floors [2]	Use [9]	Proposed Building GFA [3]*	GFA Range	Dwelling Units / Hotel Rooms [4]	Req. Parking Ratio <1/8 mile Min	Max	Req. Parking Ratio 1/8 - 1/4 mile Min	Max	Req. Parking Ratio > 1/4 mile Min	Max	Total Required Parking Range	Parking Provided [P]	Parking Ratio Per Use [5]	Proposed Loading
Hotel	140 FT	180 FT	400	170 FT	30 FT	13-17	16	Hotel	218,300	115,000 - 238,300	300	0.0	1.0					0-300	300		1.0
								Retail	1,000												
SUB-TOTAL								Hotel [6]	218,300		300								300	0.74/key	
								Office [6]													
								Retail [6]	3,000												
								Residential [6]													
TOTAL									221,300		300							0-300	300		

Building								Use	Proposed Building GFA		Dwelling Units / Hotel Rooms							Total Required Parking Range	Parking Provided		
LAND BAY EAST SUBTOTAL								Hotel [6]	218,300		300								300		
								Office [6]	2,622,700										3,406		
								Retail [6]	116,240										364		
								Residential [6]	2,167,094		1,517								2,744		
TOTAL									5,125,234		2,377							2,300-6,316	6,770		

WORK FORCE HOUSING NOTE:
20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS AND SHALL MEET THE REQUIREMENTS AS OUTLINED IN THE TYSONS CORNER COMPREHENSIVE PLAN.

SEE SHEET C-2B FOR TABULATION NOTES

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2200 Clarendon Blvd. 13th Floor
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T 703.528.4700

ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		4/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TABULATIONS

AS SHOWN
SCALE
26758 005
PROJECT NUMBER
CDP C-2A
DRAWING NUMBER V8927L

FILE: P:\Planning\Projects\8927L\dwg\SCOTTS RUN SOUTH\8927L902.dwg USER: rsmith DATE: Feb. 04 2013 TIME: 11:44 am

LAND BAY WEST TABULATION: RZ-2011-PR-0010

GRANT BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height (TOP)[6]	Penthouse Height (TOP)	Number of Floors (Range)	Proposed Floors [3]	Use [8]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <½ mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio ½ - ¾ mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > ¾ mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [9]	Parking Ratio Per Use [8]	Proposed Loading
BUILDING A	250 FT	400 FT	400	350 FT	30 FT	21-31	28	Office	691,907	543,781 - 698,671		1.0	1.5					522-803	753		3 0
BUILDING B	245 FT	285 FT	400	245 FT	30 FT	21-27	24	Residential	430,538	338,365 - 501,712	361			1.0	1.6			361-430	608		3 0
SUB-TOTAL								Office [8]	691,907										753	1,61,400	
								Retail [8]	10,000									20	20		
								Residential [8]	430,538		361								608	1 Space	
TOTAL									841,445									933-1,483	1,379		

LINCOLN BLOCK

Building	Minimum Building Height	Maximum Building Height	Allowable Comprehensive Plan Height	Proposed Building Height (TOP)[6]	Penthouse Height (TOP)	Number of Floors (Range)	Proposed Floors [3]	Use [8]	Proposed Building GFA [3] *	GFA Range	Dwelling Units / Hotel Rooms [4]	Required Parking Ratio <½ mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio ½ - ¾ mile (Per Unit or 1000 GFA) Min	Max	Required Parking Ratio > ¾ mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [9]	Parking Ratio Per Use [8]	Proposed Loading
BUILDING A	190 FT	225 FT	225	211 FT	30 FT	16-18	18	Office	382,823	314,581 - 382,823				0.8	2.0			0-720	544		3 0
BUILDING B	181 FT	195 FT	225	181 FT	30 FT	13-16	13	Office	250,000	175,000 - 250,000				0.8	2.0			0-500	375		3 0
SUB-TOTAL								Office [8]	632,823										919	1,01,000	
								Retail [8]	17,500									74	74		
								Residential [8]													
TOTAL									650,323									74-1,200	993		

LAND BAY WEST SUBTOTAL								Office [8]	1,114,730										1,672		
								Retail [8]	27,500										94		
								Residential [8]	430,538		361								608		
TOTAL									1,571,826										2,364		

GRAND TOTAL LAND BAY EAST AND WEST								Hotel [8]	715,204		200								200		
								Office [8]	3,735,510										5,100		
								Retail [8]	102,000										380		
								Residential [8]	3,187,150		2,100								3,100		
GRAND TOTAL									6,987,864		2,864							5,387-11,974	8,964		

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PROPERTY TABULATION (APPLICATION AREA):

LANDBAY WEST

SITE NAME	TAX MAPS	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
GRANT	029-4 (08g) 0102	145,750	3 34810	C-3	3297	434	
LINCOLN	029-4 (08g) 0101A	156 175	3 58526	C-3	3617	367	
TOTAL - LANDBAY WEST APPLICATION AREA		301,931	6.93336				

LANDBAY WEST - DENSITY CREDITS

BY CONVEYANCE	DENSITY (ARTHUR)	29 538	0 67810	--	10017	345	
OLD SPRINGHOUSE ESMT	DENSITY	43,617	1 00580	--	2236	333	2271/297 & 2389/152
OLD SPRINGHOUSE ESMT	DENSITY	70,518	1 61867	--	2236	333	2271/297 & 2389/152
TOTAL - LANDBAY WEST DENSITY CREDITS		143,673	3.30257				
TOTAL AREA FOR DENSITY PURPOSES		445,604	10.23436				

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CDP-REVISION		6/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TABULATIONS

SCALE: AS SHOWN

PROJECT NUMBER: 26758 005

DRAWING NUMBER VARIES: CDP C-2B

TABULATION NOTES

[1] PROPOSED BUILDING HEIGHTS SHOWN ARE CONCEPTUAL AND MAY BE ADJUSTED PROVIDED THE ADJUSTED HEIGHT REMAINS WITHIN THE MINIMUM AND MAXIMUM HEIGHT RANGE SHOWN ON THE TABULATIONS. HEIGHTS AND # STORIES MAY BE FURTHER LOWERED IF LOWER PARKING RATIOS ARE USED.

[2] THE NUMBERS OF FLOORS SHOWN ARE CONCEPTUAL AND MAY BE ADJUSTED PROVIDED THE ADJUSTMENT REMAINS WITH THE RANGE SHOWN HEREON. FLOORS SHOWN INCLUDE GARAGE PODIUMS, REFER TO ARCHITECTURAL SECTION.

[3] THE SQUARE FOOTAGE AND NUMBER OF UNITS FOR INDIVIDUAL BUILDINGS SHOWN IS CONCEPTUAL. THE APPLICANTS RESERVE THE RIGHT TO TRANSFER SQUARE FOOTAGE AND UNITS WITHIN EACH APPLICATION BOTH BETWEEN BUILDINGS WITHIN BLOCKS AND BETWEEN BLOCKS WITHIN THE RANGE ON THE CDP PROVIDED THE MAXIMUM OVERALL SITE FAR AND UNITS ARE NOT EXCEEDED AND MAXIMUM BUILDING HEIGHT IS NOT EXCEEDED (SEE PROFFERS)

[4] THE TOTAL NUMBER OF DWELLING UNITS/HOTEL ROOMS MAY BE ADJUSTED AT THE TIME OF THE FDP

[5] PARKING PROVIDED IS ESTIMATED; THE APPLICANTS RESERVE THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BLOCK AT THE TIME OF FDP APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-509 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT TANDEM SPACES SHALL BE INDICATED ON FDP

[6] PARKING RATES PROVIDED:
COMMERCIAL 1.5/1000 SF GFA
RESIDENTIAL 1.3/UNIT
HOTEL 0.74/ROOM
RETAIL 6/1000 GFA
RETAIL PARKING RATIO – NO PARKING FOR FIRST 5,000 GFA PER COMP PLAN ARTICLE 6-509 (B)

ADDITIONAL PARKING IS 6/1000 GFA PER 11-104 ZONING "RETAIL SALES ESTABLISHMENT"

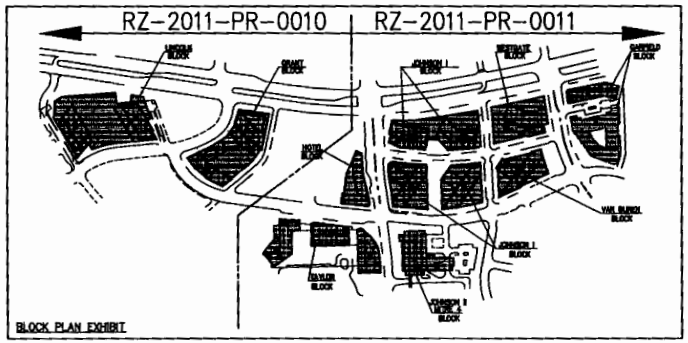
NOTE: REQUIRED RESIDENTIAL PARKING IS BASED UPON A 2BR AVERAGE.

[7] HEIGHTS DO NOT INCLUDE PENTHOUSE. PENTHOUSES MAY BE UP TO 30' IN HEIGHT. PENTHOUSE FOR GARFIELD BUILD "A" (20 FEET) INCLUDES AMENITY USE AND IS INCLUDED IN THE BUILD HEIGHT PENTHOUSE FOR BUILD "B" IS 15'

[8] SEE ARCHITECTURAL SITE SECTIONS FOR AVERAGE GRADE.

[9] RETAIL USE AS INDICATED IN THIS TABULATION MAY INCLUDE OTHER COMMERCIAL USES, SUCH AS, BUT NOT LIMITED TO EATING ESTABLISHMENTS; AND, FAST FOOD RESTAURANTS. THE RETAIL SQUARE FOOTAGE IS SHOWN IN THE SUB-TOTAL FOR EACH SITE.(SEE PROFFERS)

OFFICE USE AS INDICATED IN THIS TABULATION MAY INCLUDE OTHER ACCESSORY USES, SUCH AS, BUT NOT LIMITED TO FAST FOOD RESTAURANTS; AND, PERSONAL SERVICE ESTABLISHMENTS.(SEE PROFFERS)



BLOCK PLAN EXHIBIT

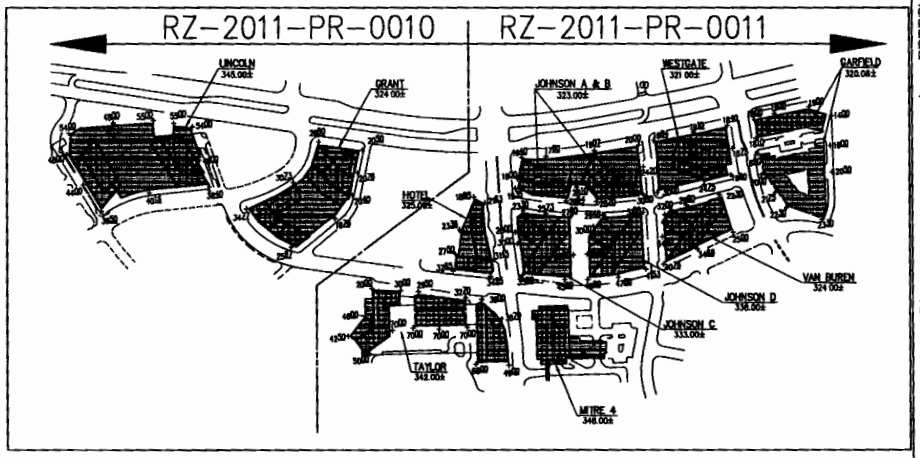
SCOTTS RUN STATION SOUTH INTENSITY TIER CALCULATIONS

Land Bay East

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ½ mile	480,535 SF	2,556,690	5.32
½ - ¾ mile	592,021 SF	2,108,052	4.06
Beyond ¾ mile	48,374 SF	160,502	3.32
TOTAL	**1,120,930 SF (25.73300 Acres)**	**5,125,284**	**4.57**

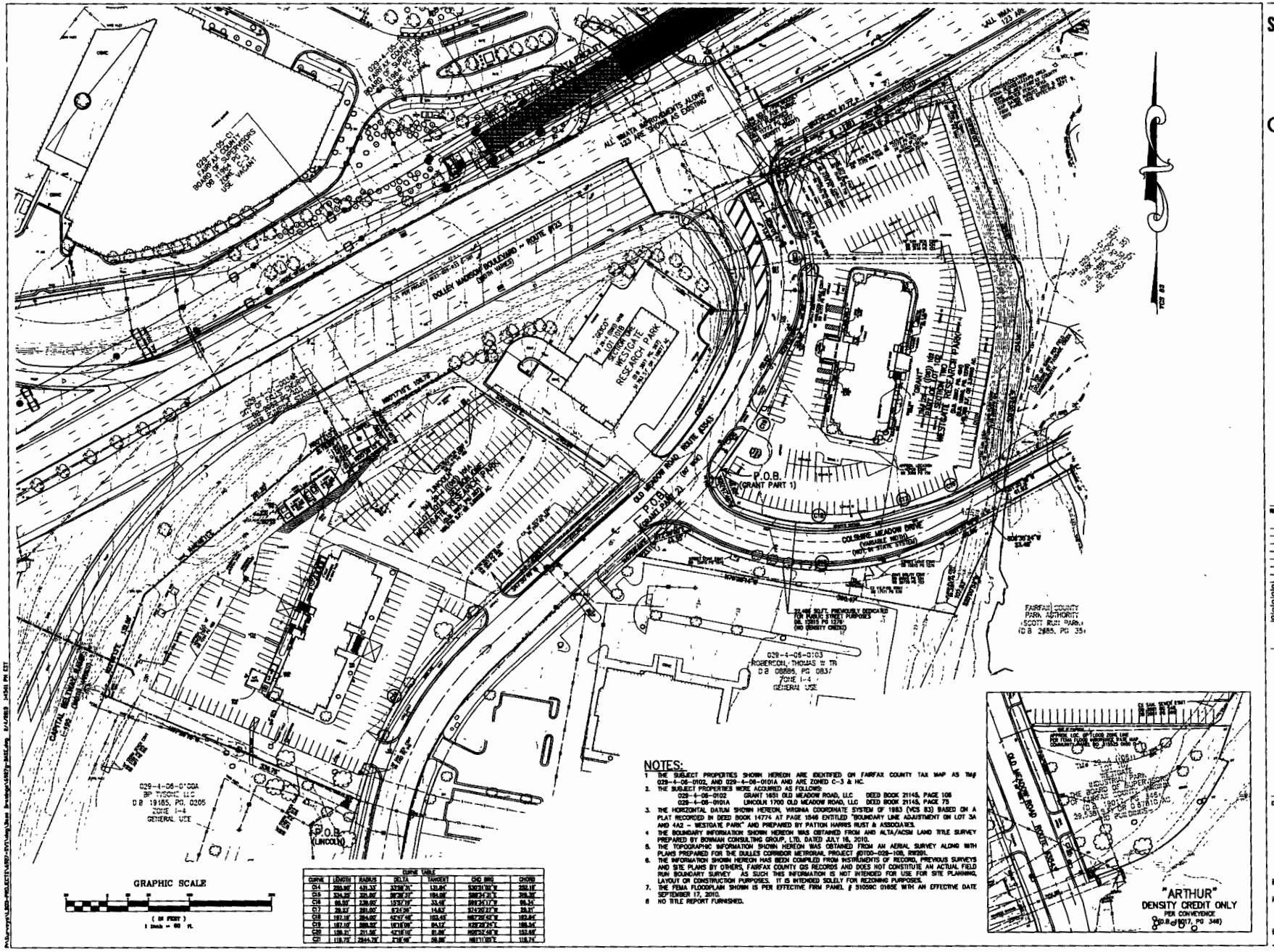
Land Bay West

Intensity Tiers	Land Area and Density Credits	GFA	FAR
< ½ mile	104,410 SF	511,907	4 90
½ - ¾ mile	184,167 SF	809,919	4 40
Beyond ¾ mile	157,227 SF	250,000	1 59
TOTAL	**446,804 SF (10.33428 Acres)**	**1,571,826**	**3.52**



AVERAGE GRADE EXHIBIT
SHOWING BUILDING/GARAGE GROUPS USED TO DETERMINE AVERAGE GRADES.

FILE:P:\Planning\Projects\8827_Utility\SCOTTS RUN SOUTH\8827L002.dwg USER:rsmith DATE:Feb. 04 2013 TIME: 09:49 am



CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD	
C14	239.96'	431.32'	33°38'01"	123.64'	S30°31'00"W	236.61'	
C15	324.25'	325.00'	90°36'37"	184.66'	S66°41'31"E	291.32'	
C16	66.55'	230.00'	15°57'19"	33.45'	S81°31'17"E	66.34'	
C17	28.33'	281.00'	5°47'36"	14.17'	S74°07'37"E	28.31'	
C18	187.16'	284.00'	42°07'46"	192.65'	N62°36'40"E	183.64'	
C19	187.16'	284.00'	42°07'46"	98.51'	N20°28'34"E	183.34'	
C20	139.71'	211.56'	42°16'11"	81.96'	N20°37'40"W	137.64'	
C21	118.75'	2944.79'	2°18'46"	59.38'	N61°11'00"E	118.74'	

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS Tm# 029-4-06-0102, AND 029-4-06-0101A AND ARE ZONED C-3 & HC.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:
   029-4-06-0102 GRANT 1451 OLD MEADOW ROAD, LLC DEED BOOK 21145, PAGE 108
   029-4-06-0101A LINCOLN 1700 OLD MEADOW ROAD, LLC DEED BOOK 21145, PAGE 75
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1046 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 - WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT (DTOD-028-108, R3/201.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0165E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

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CDP - REVISION	-	03/04/2013
CDP - REVISION	-	07/18/2012
CDP - REVISION	-	10/12/2011
CDP - REVISION	-	9/4/2012
CDP	-	07/18/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3

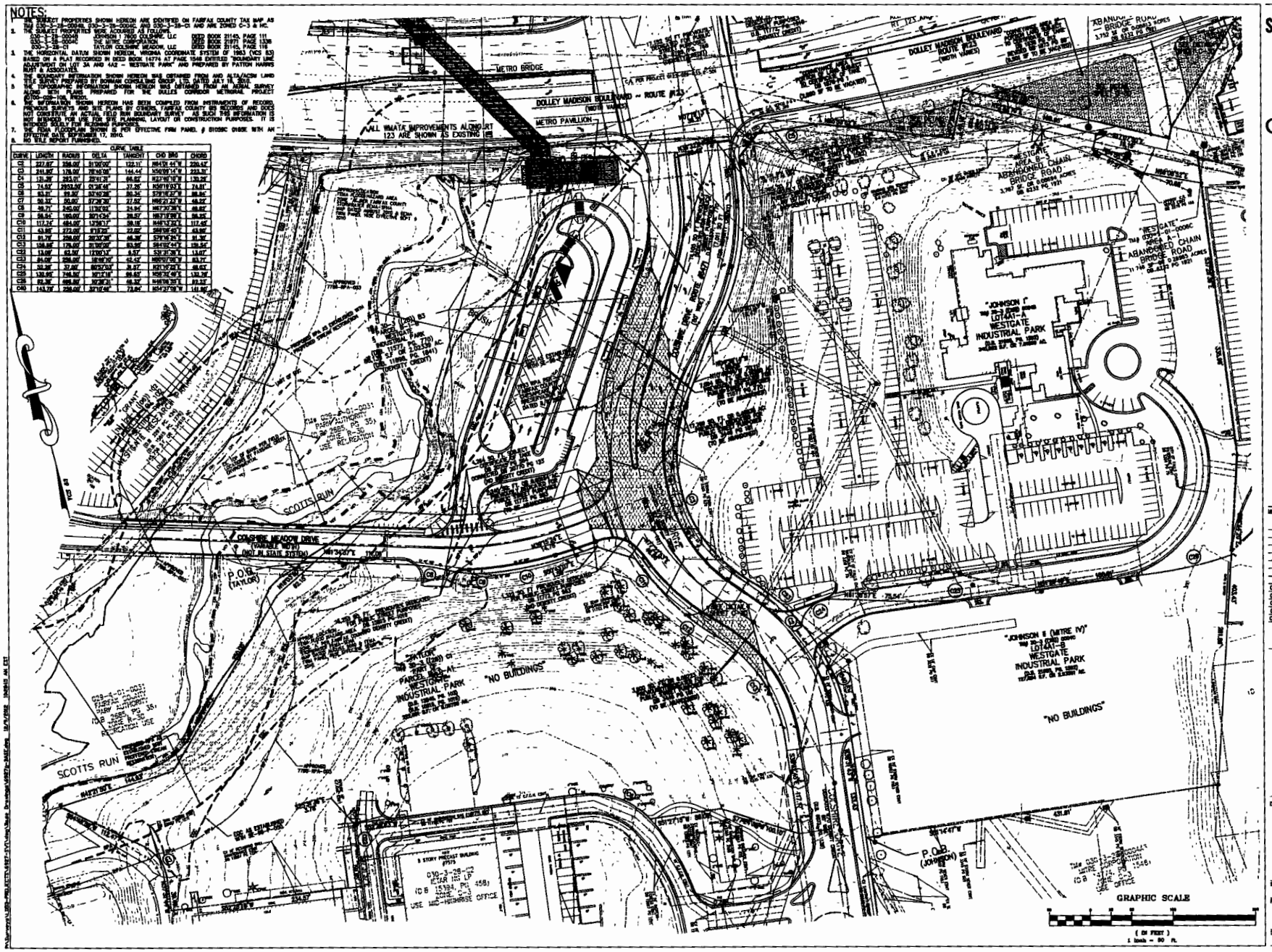
S# 833

NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE DEPICTED ON FAIRFAX COUNTY TAX MAP AS TMS 030-3-28-00A1 AND 030-3-28-00C1 AND ARE ZONED C-3 & I-5.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:
   030-3-28-00A1 FERMION TRUS COLOMBIA, LLC DEED BOOK 21145, PAGE 111.
   030-3-28-00C1 THE METRO CORPORATION DEED BOOK 21171, PAGE 1338.
   030-3-01 TAYLOR COLOMBIA BEACH, LLC DEED BOOK 21171, PAGE 1338.
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 – WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 19, 2010.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE BULLES CORRIDOR METRORAIL PROJECT 2005-2006-2008.
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, NEW FIELD SURVEYS AND MAY OR MAY BY FAIRFAX COUNTY, COUNTY OR BOWMAN AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THE INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR PLANNING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C 0185E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C2	227.87'	356.00'	31°30'00"	122.11'	N84°31'44"E	224.42'
C3	241.95'	178.00'	78°16'00"	144.44'	N56°09'14"E	223.31'
C4	131.36'	283.01'	26°91'31"	66.82'	S37°46'10"E	130.26'
C5	74.55'	2933.00'	01°36'46"	37.28'	N59°19'53"E	74.81'
C6	63.41'	69.00'	52°50'36"	34.24'	S79°16'27"E	66.84'
C7	50.32'	50.00'	57°36'39"	27.52'	N66°21'22"E	48.22'
C8	49.71'	145.00'	19°36'00"	24.94'	N67°37'30"E	49.47'
C9	56.64'	105.00'	30°54'04"	28.97'	N67°11'06"E	56.02'
C10	117.74'	484.00'	13°56'17"	59.18'	N46°13'32"E	117.45'
C11	43.95'	273.00'	9°13'24"	22.02'	S68°16'45"E	43.90'
C12	81.74'	258.00'	36°34'26"	41.97'	S79°14'24"E	81.34'
C13	138.88'	176.00'	81°06'00"	83.98'	S41°02'44"E	134.54'
C14	13.00'	62.50'	12°00'14"	6.57'	S32°31'36"E	13.07'
C15	64.00'	258.00'	14°06'24"	32.42'	N60°07'00"E	63.77'
C16	52.38'	37.00'	80°52'00"	31.67'	N31°07'24"E	48.03'
C20	139.86'	248.00'	90°12'18"	88.42'	N56°14'49"E	139.29'
C21	83.36'	285.00'	16°36'31"	42.02'	N48°06'35"E	83.32'
C25	143.70'	258.00'	32°01'46"	73.84'	S54°37'09"E	141.82'



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CDP - REVISION		12/22/2012
CDP - REVISION		6/1/2013
CDP		6/28/2013

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

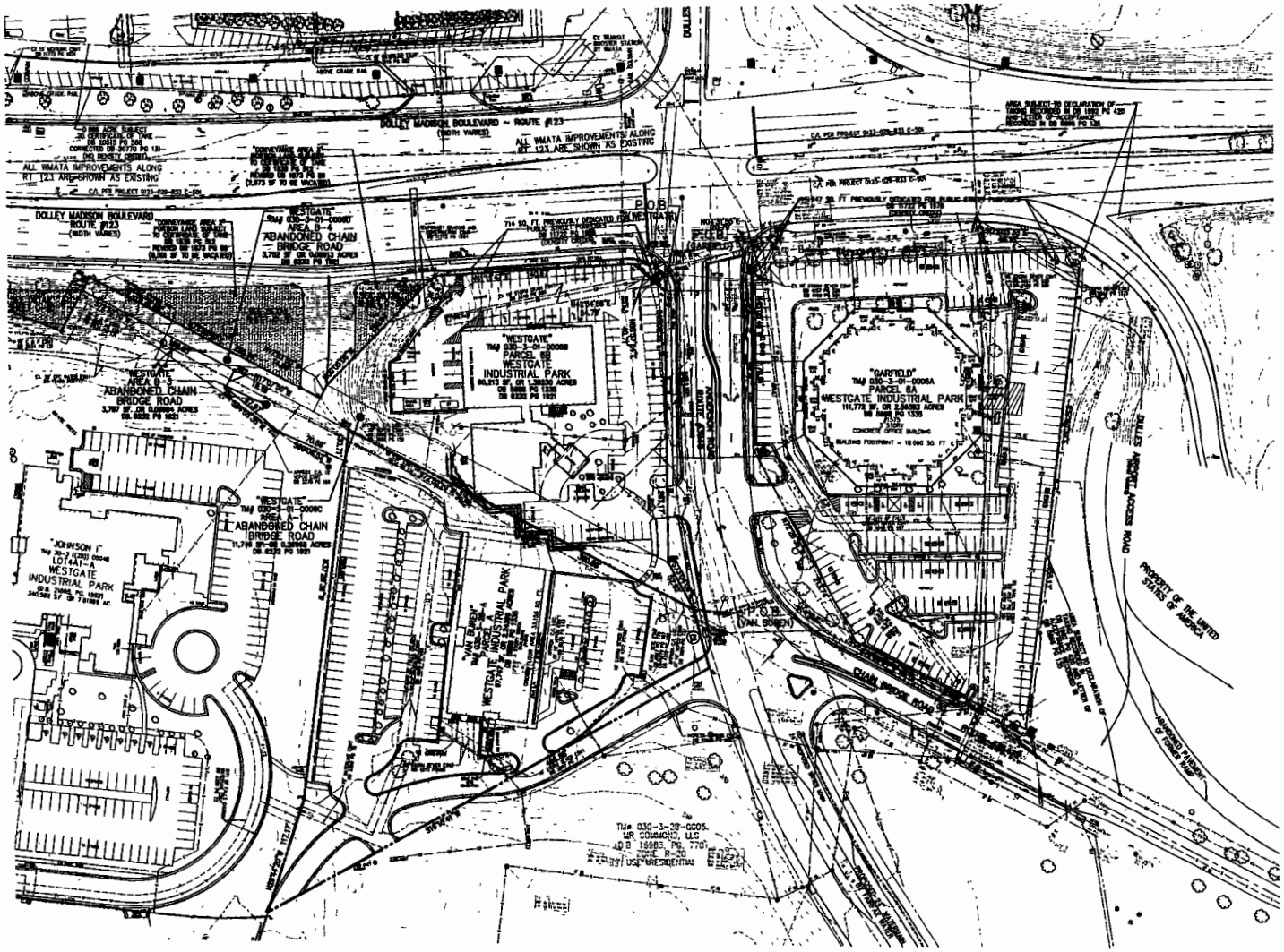
EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3A

Sj 833



NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 030-3-01-0008A, 030-3-01-0008B, 030-3-01-0008C, 030-3-01-0008D, AND 030-3-38-A AND ARE ZONED C-3 AND I-2.
2. THE SUBJECT PROPERTIES WERE ACQUIRED AS FOLLOWS:

030-3-01-0008A GARFIELD 1575 ANDERSON ROAD, LLC	DEED BOOK 21443, PAGE 95
030-3-01-0008B WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
030-3-01-0008C WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
030-3-01-0008D WESTGATE 1600 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 95
030-3-38-A VAN BUREN 1610 ANDERSON ROAD, LLC	DEED BOOK 21445, PAGE 90

3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1549 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 – WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
5. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY ALONG WITH PLANS PREPARED FOR THE DULLES CORRIDOR METRORAIL PROJECT (DTOD-029-108, INV301
6. THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM INSTRUMENTS OF RECORD, PREVIOUS SURVEYS AND SITE PLANS BY OTHERS, FAIRFAX COUNTY GIS RECORDS AND DOES NOT CONSTITUTE AN ACTUAL FIELD RUN BOUNDARY SURVEY. AS SUCH THIS INFORMATION IS NOT INTENDED FOR USE FOR SITE PLANNING, LAYOUT OR CONSTRUCTION PURPOSES. IT IS INTENDED SOLELY FOR REZONING PURPOSES.
7. THE FEMA FLOODPLAIN SHOWN IS PER EFFECTIVE FIRM PANEL # 51059C0163E WITH AN EFFECTIVE DATE SEPTEMBER 17, 2010.
8. NO TITLE REPORT FURNISHED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	59.56'	840.01'	3°37'46"	29.78'	S08°02'42"E	59.55'

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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CDP - REVISION		10/22/2012
CDP - REVISION		8/14/2012
CDP		3/16/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

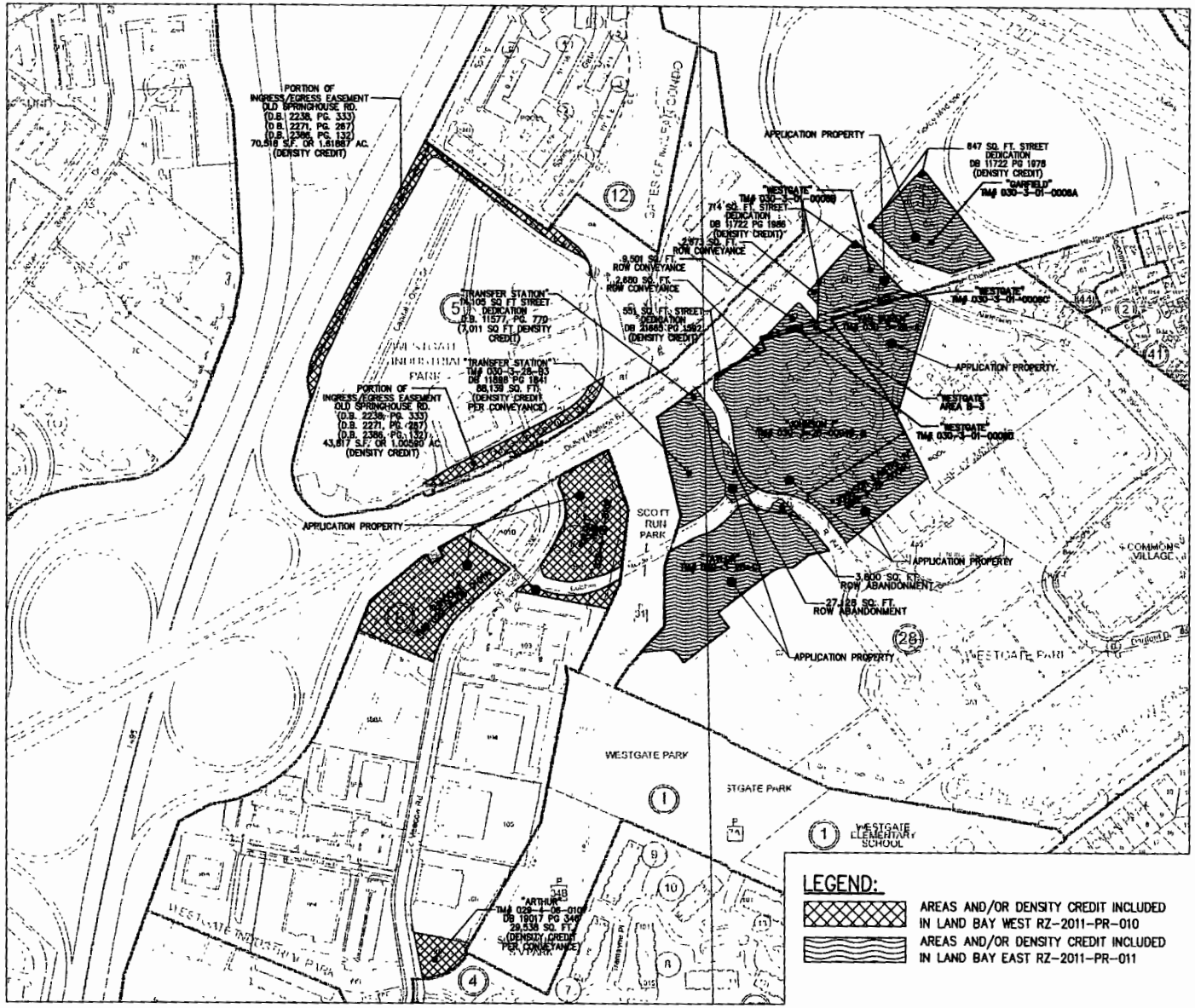
EXISTING CONDITIONS PLAN

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3B

S# 833



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CDP REVISION		10/22/2012
CDP REVISION		5/14/2012
CDP		9/16/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
DENSITY CREDIT AND ABANDONMENT/ CONVEYANCES EXHIBIT

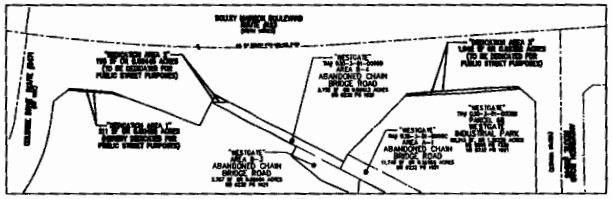
SCALE 1"=200'

PROJECT NUMBER 26758.005

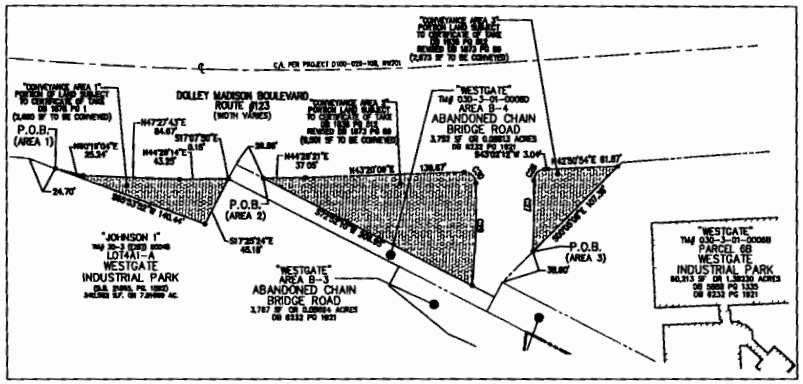
CDP C-3C
DRAWING NUMBER

Sj# 833

P:\Surveys\LDEV-PROJECTS\RZ2-EVI\dwg\RZ2-EVI - Density Exhibit Sketching 2/4/2013 9:56:27 PM EST

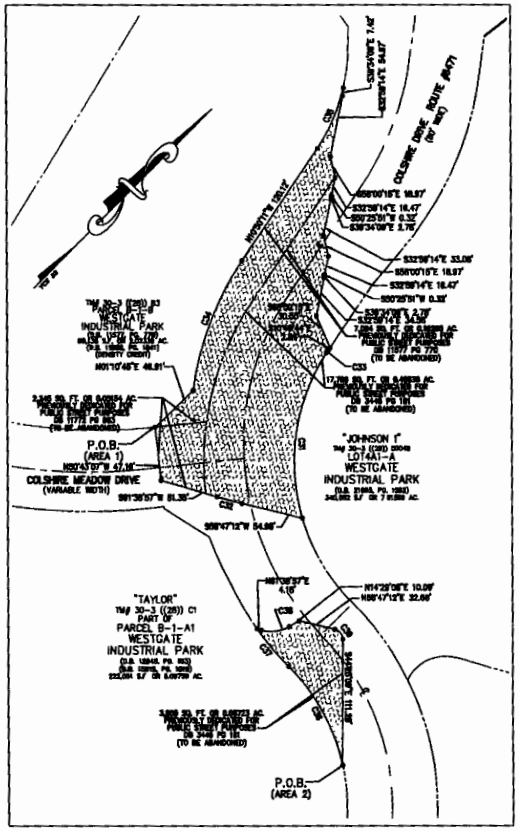


DETAIL
ROUTE 123 RIGHT OF WAY DEDICATION AREAS*
(*1,448 SF TO BE DEDICATED TO VDOT WITHOUT RESERVATION OF DENSITY CREDIT)
SCALE: 1"=100'

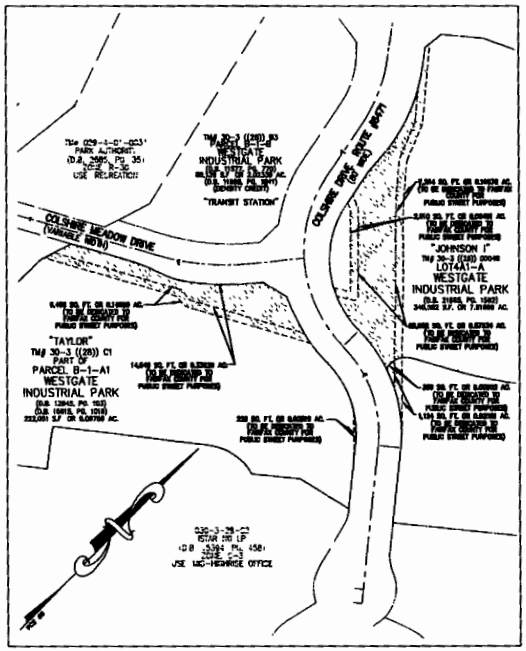


DETAIL
ROUTE 123 RIGHT OF WAY
CONVEYANCE AREAS
SCALE: 1"=50'

DETAIL
COLSHIRE DRIVE RIGHT OF WAY
ABANDONMENT AND CONVEYANCE AREAS
SCALE: 1"=50'



DETAIL
COLSHIRE DRIVE
AND COLSHIRE MEADOW DRIVE
RIGHT OF WAY
DEDICATION AREAS
SCALE: 1"=100'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C27	83.43'	775.50'	4°41'11"	39.73'	N43°50'23"W	83.41'
C28	15.57'	10.00'	89°13'11"	9.88'	N87°34'23"W	14.05'
C29	91.47'	724.50'	7°14'00"	45.80'	S42°28'20"E	91.41'
C30	15.81'	10.00'	90°53'30"	10.10'	N88°36'34"E	14.21'
C31	132.04'	175.00'	48°28'42"	81.13'	S38°54'16"W	147.35'
C32	22.75'	455.00'	2°51'45"	11.38'	S80°13'06"W	22.75'
C33	8.18'	1.50'	186°13'13"	8.30'	S10°50'59"E	2.00'
C34	123.86'	272.00'	26°05'14"	63.00'	N52°32'36"W	122.79'
C35	58.65'	163.00'	20°37'01"	29.65'	N21°06'18"W	58.34'
C36	100.28'	175.00'	32°49'36"	51.54'	N73°13'26"W	98.93'
C37	43.95'	258.00'	9°50'14"	22.03'	N84°37'35"W	43.90'
C38	25.52'	31.00'	47°08'49"	13.53'	N39°04'02"E	24.80'
C39	12.08'	9.00'	76°47'38"	7.13'	S82°46'34"E	11.18'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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CDP		6/18/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
COLSHIRE DRIVE/
ROUTE 123
ABANDONMENT/
CONVEYANCE AND
DEDICATION DETAILS

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-3D

S# 833

SCOTTS RUN STATION NORTH
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-009

THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND SHALL BE DETERMINED AT FDP

CAPITAL ONE
(NOT INCLUDED)
APPLICATION #RZ 2010-PR-021

ELEVATED METRO PAVILLION SHOWN AS EXISTING

APPROXIMATE LIMITS OF CLEARING AND GRADING. FINAL LIMITS TO BE ESTABLISHED WITH EACH FDP

LINCOLN
SEE SHEET C-10

GRANT
SEE SHEET C-9

WESTGATE
SEE SHEET C-5

JOHNSON 1
SEE SHEET C-6

GARFIELD
SEE SHEET C-5

VAN BUREN
SEE SHEET C-5

THE COMMONS
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-017

ALTERNATE LIMITS OF CLEARING AND GRADING WITH COMMON AGREEMENT

JOHNSON 2
(MITRE 4)
SEE SHEET C-7

TAYLOR
SEE SHEET C-8

LIMIT OF STREAM VALLEY RESTORATION AND AREA CREDITED FOR PARK OPEN SPACE (208,225 SF)

TRANSITION OF PROPOSED STREAM RESTORATION

PARK DEDICATION 21,860 SF

LEGEND:

TOWER

ABOVE GRADE BUILDING BASE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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CDP		

SCOTTS RUN STATION SOUTH

DRAWING TITLE

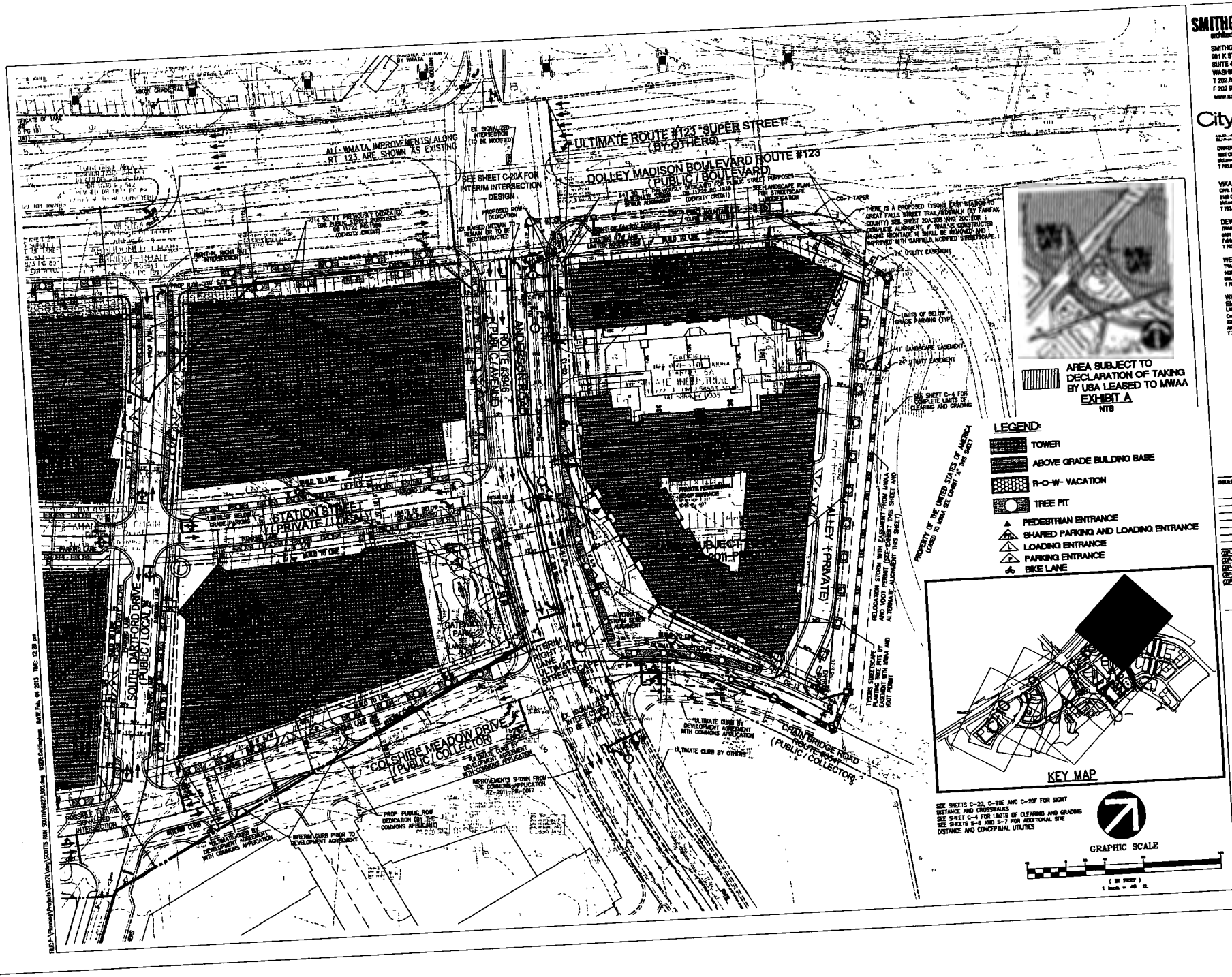
OVERALL CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-4

FILE: P:\Planning\Projects\RZ\RZ1_Area\SCOTTS RUN SOUTH\RZ\CDP.dwg LAYOUT: CDP-Overall Plan DATE: Feb. 04, 2013 TIME: 12:53 pm



AREA SUBJECT TO DECLARATION OF TAKING BY USA LEASED TO MWAA
EXHIBIT A
NTS

LEGEND:
- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W- VACATION
- TREE PIT
- PEDESTRIAN ENTRANCE
- SHARED PARKING AND LOADING ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

KEY MAP

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CDP - REVISION		6/01/2012
CDP - REVISION		5/10/2011
CDP		

SCOTTS RUN STATION SOUTH

DRAWING TITLE
GARFIELD, WESTGATE & VAN BUREN CONCEPTUAL DEVELOPMENT PLAN

1"=40'

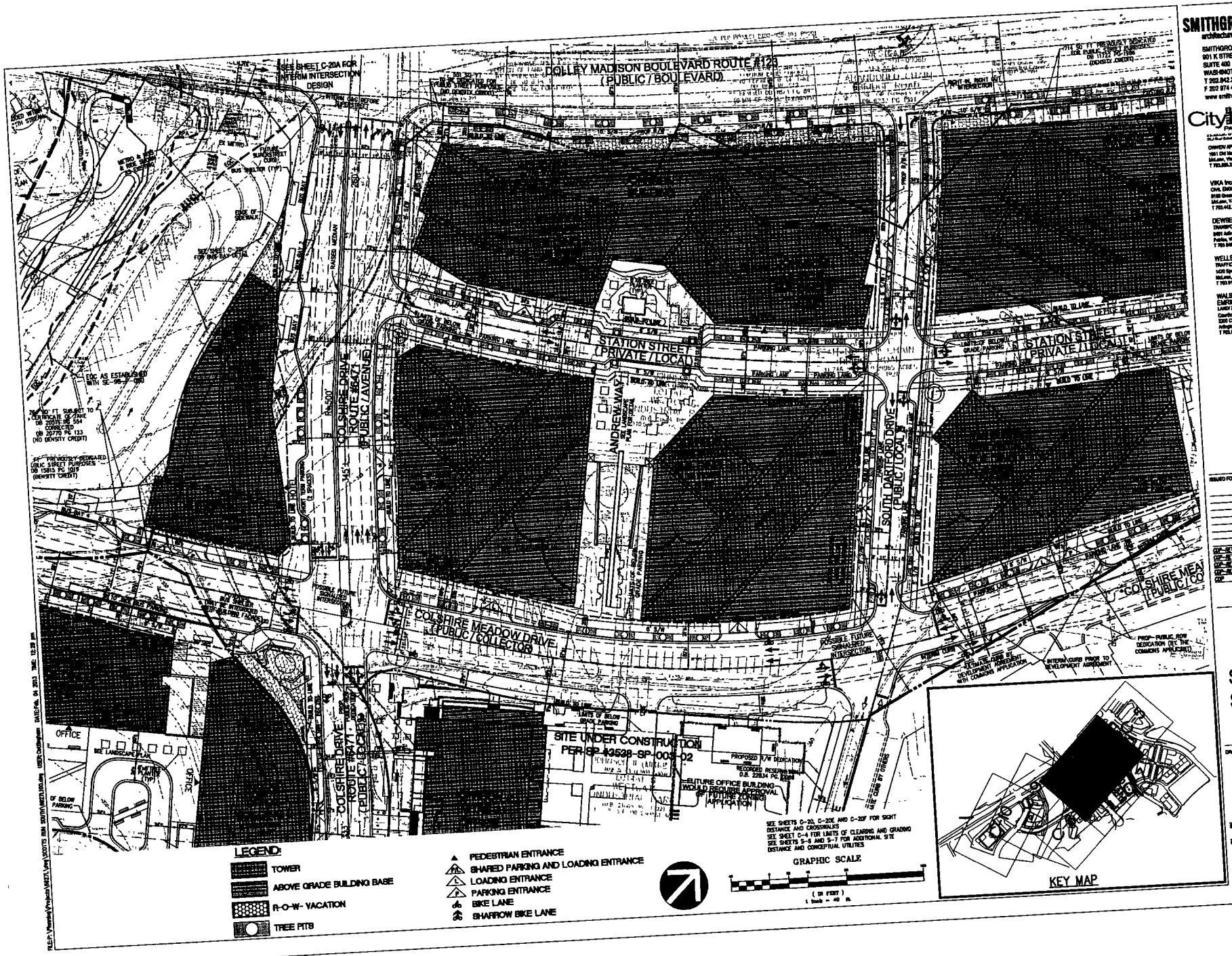
SCALE

26758 005

PROJECT NUMBER

CDP C-5

DRAWING NUMBER VIKA FL



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CDP-REVISION		5/10/2011
CDP		

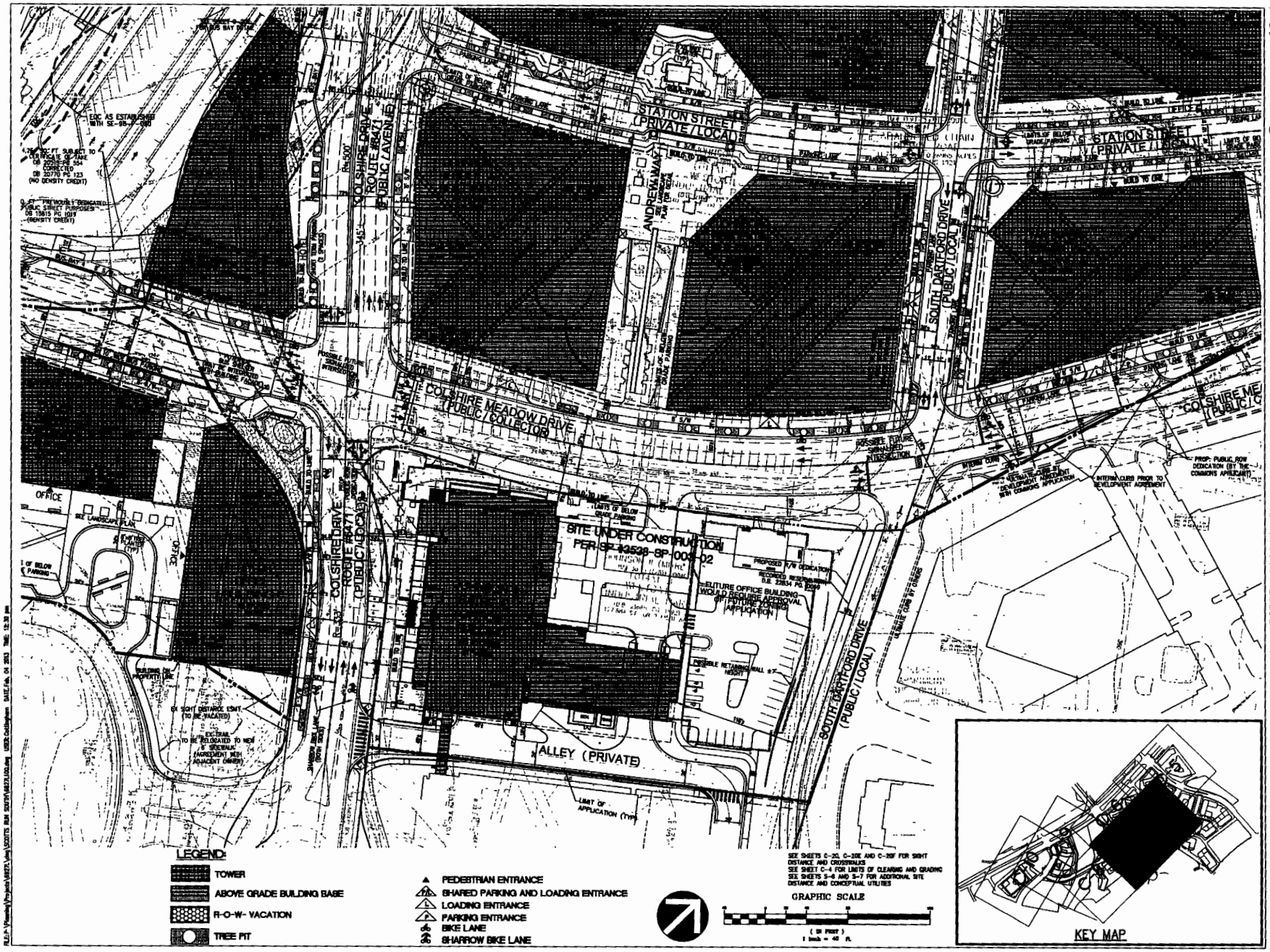
SCOTTS RUN STATION SOUTH

DRAWING TITLE
JOHNSON 1 CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER/SHEET
CDP C-6



SEE SHEETS C-2L, C-2SE AND C-2SF FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

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CDP-REVISION		10/22/2012
CDP-REVISION		8/20/2012
CDP		5/16/2012

SCOTTS RUN STATION SOUTH

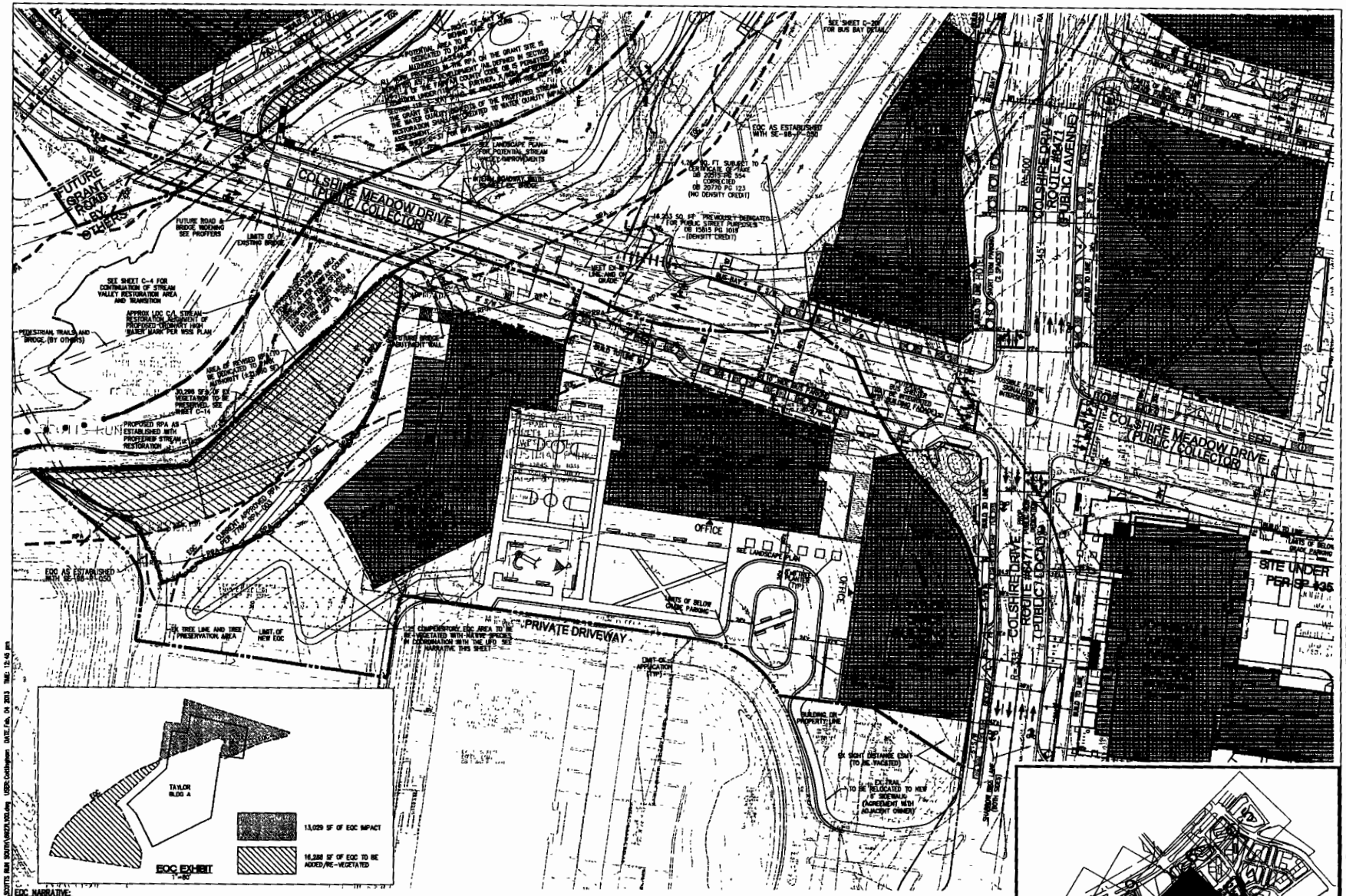
DRAWING TITLE

JOHNSON 2 (MITRE 4) CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER/SHEET CDP C-7



EOC NARRATIVE:

THE SCOTTS RUN STATION SOUTH CONCEPTUAL DEVELOPMENT PLAN IS PROPOSING AN IMPACT OF 13,029 SF OF ENVIRONMENTAL QUALITY CORRIDOR (EOC) ON THE TAYLOR PROPERTY. THIS PLAN PROVIDES A COMPENSATORY AREA TO MITIGATE THE IMPACTED EOC AT A RATE OF 1.25:1 (16,286 SF) PURSUANT TO SE 86-P-050, DATED FEBRUARY 24, 1986

IN ACCORDANCE WITH OBJECTIVE 8 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 EDITION (AMENDED THROUGH JULY 27, 2010): THIS PLAN PROTECTS AND ENHANCES AN INTEGRATED NETWORK OF ECOLOGICALLY VALUABLE LAND AND SURFACE WATERS FOR PRESENT AND FUTURE RESIDENTS OF FAIRFAX COUNTY

THE COMPENSATORY 1.25 MITIGATION AREA, WHICH IS LOCATED ON THE PROJECT SITE AND IS CONTIGUOUS TO THE EXISTING EOC, INCLUDES PRESERVATION OF EXISTING FOREST, AND THE RE-VEGETATION OF AN AREA THAT IS CURRENTLY MAINTAINED LAWN WITH NATIVE VEGETATION (INCLUDING TREES, SHRUBS, AND HERBACEOUS PLANT SEED AND STOCK). THIS MITIGATION WILL PROVIDE A NET ENVIRONMENTAL BENEFIT AND SHALL BE PROVIDED IN COORDINATION WITH THE UFG AT FINAL DEVELOPMENT PLAN AND SITE PLAN.

SEE SHEETS C-20, C-20E AND C-20F FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS 5-6 AND 5-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

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CDP-REVISION		10/22/2012
CDP-REVISION		8/22/2012
CDP		6/20/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

TAYLOR CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER VIKA FL

CDP C-8

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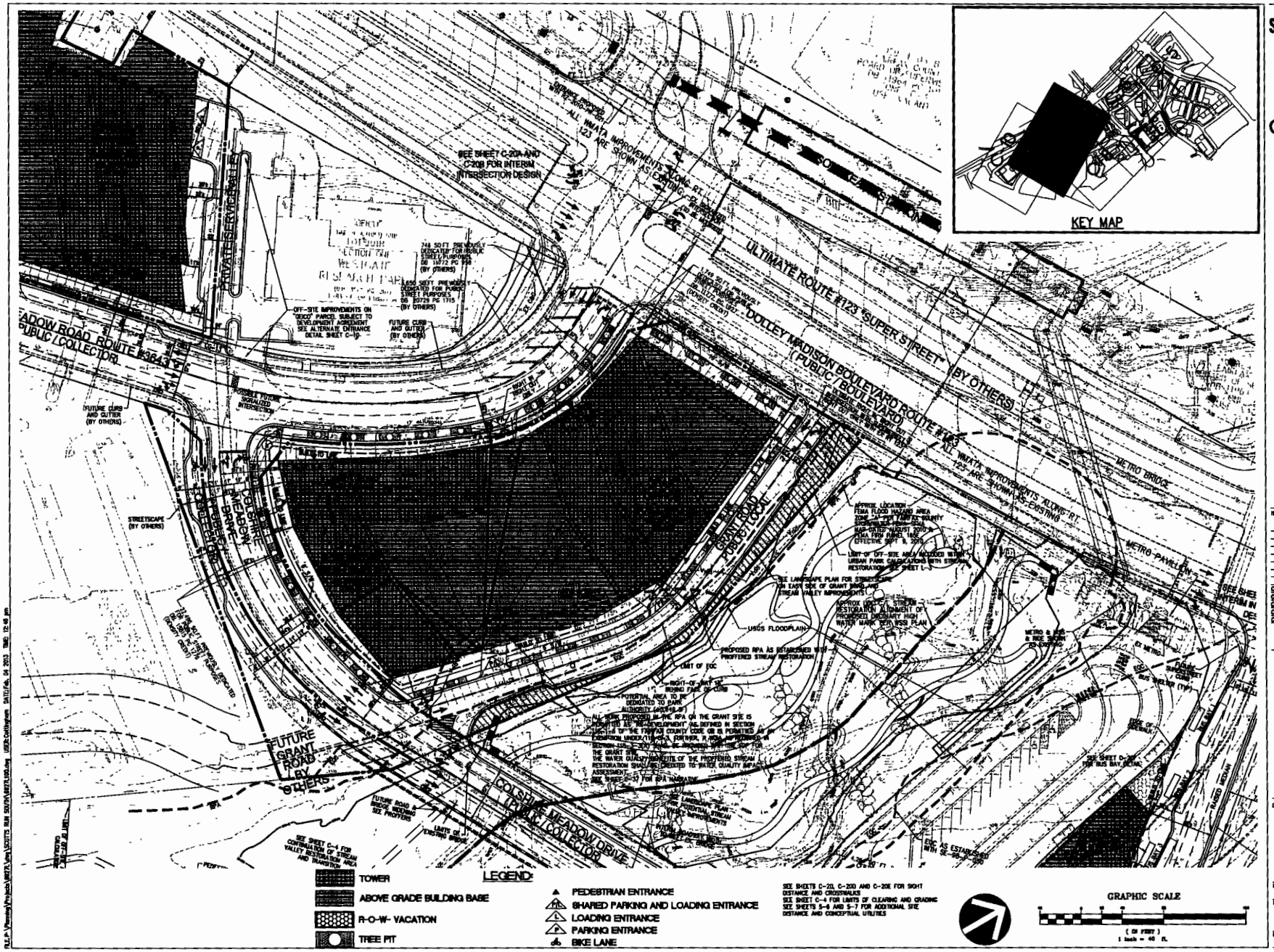

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CDP-REVISION		6/01/2012
CDP		9/30/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

GRANT CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER SHEET

CDP C-9

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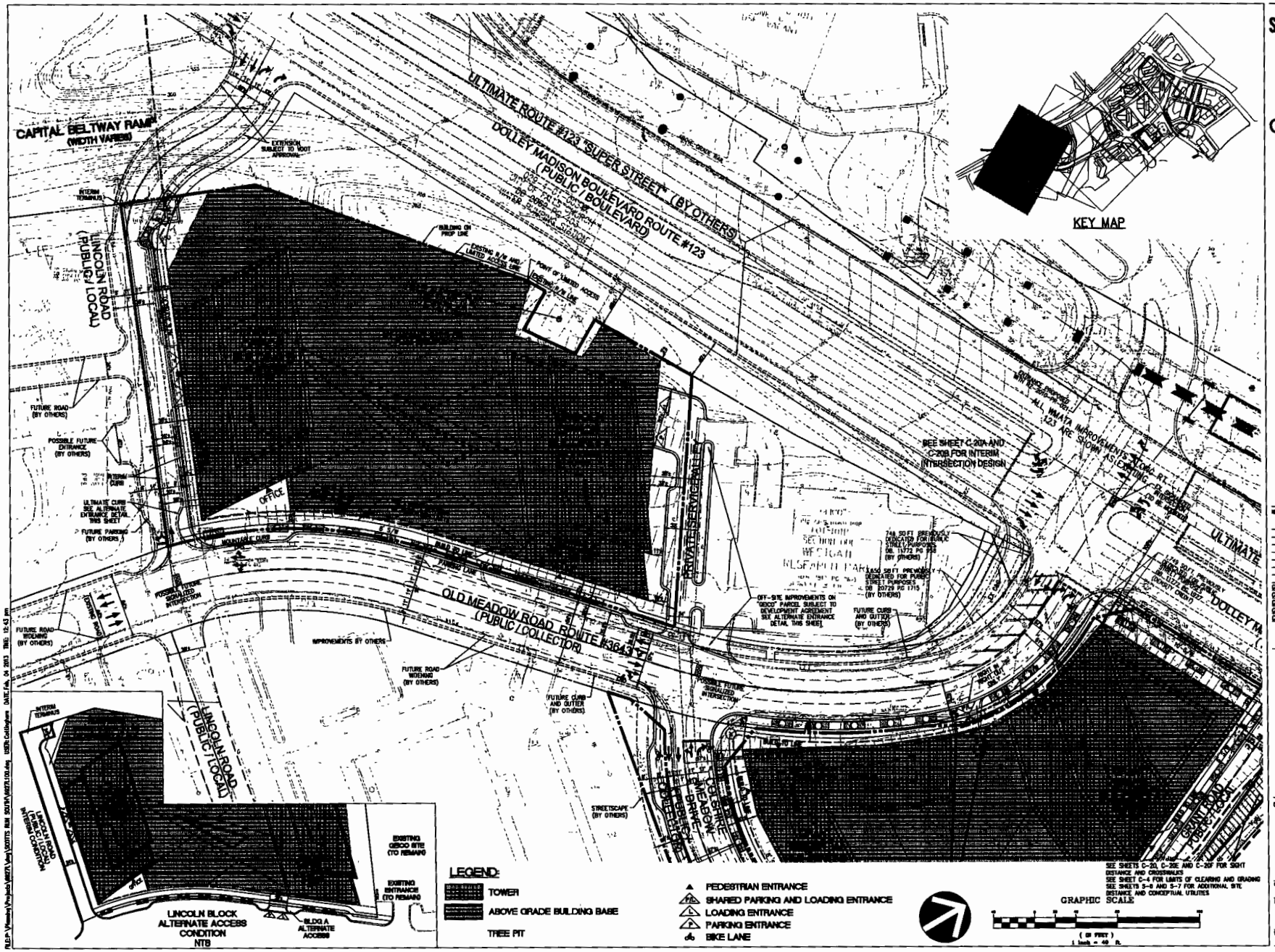

SEE SHEETS C-20, C-20E AND C-20F FOR SIGHT DISTANCE AND CROSSWALKS
SEE SHEET C-4 FOR LIMITS OF CLEARING AND GRADING
SEE SHEETS S-6 AND S-7 FOR ADDITIONAL SITE DISTANCE AND CONCEPTUAL UTILITIES

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

LINCOLN CONCEPTUAL DEVELOPMENT PLAN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER SHEET CDP C-10

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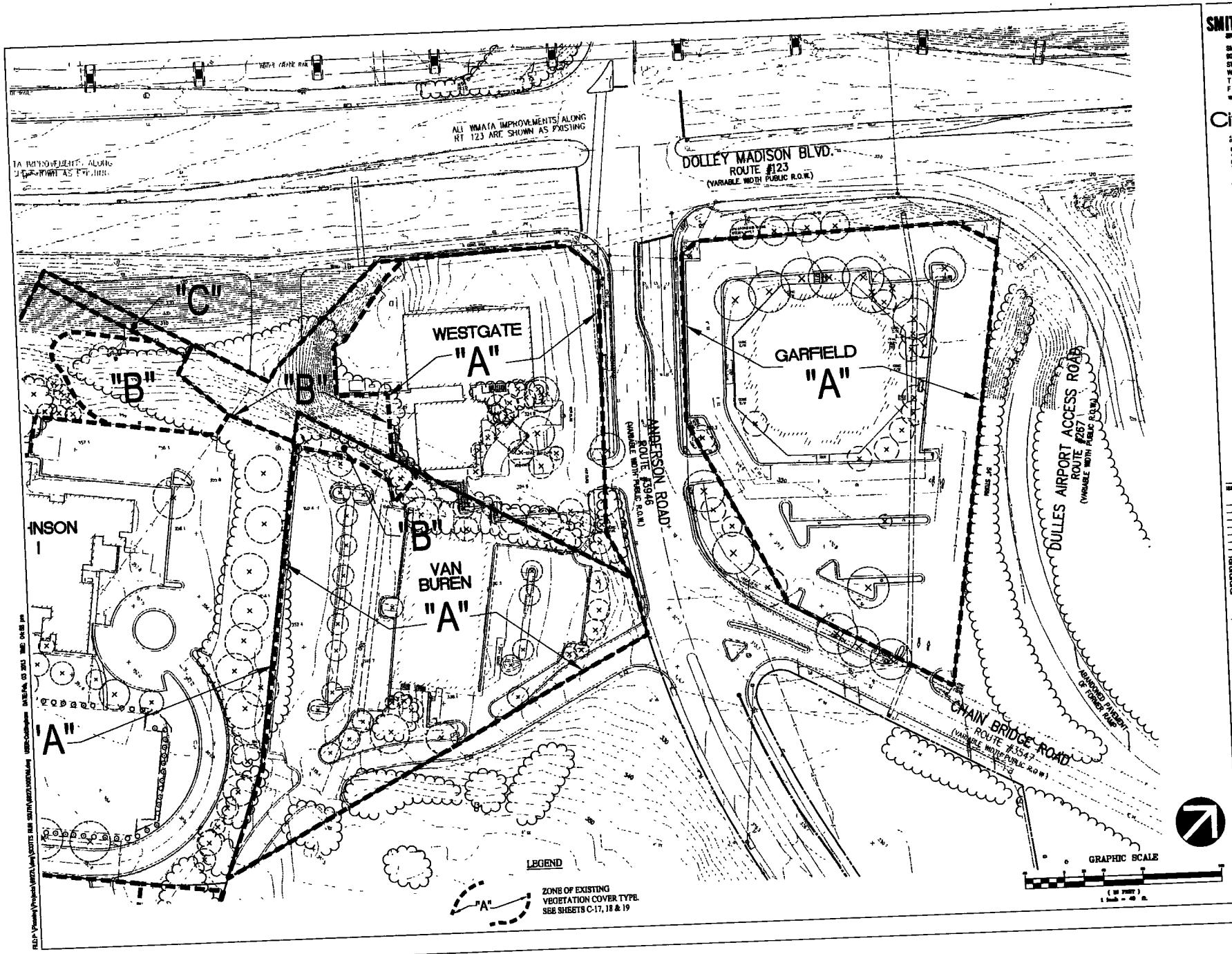

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CDP-REVISION		8/03/2012
CDP-REVISION		5/09/2011
CDP		

PROJECT NORTH

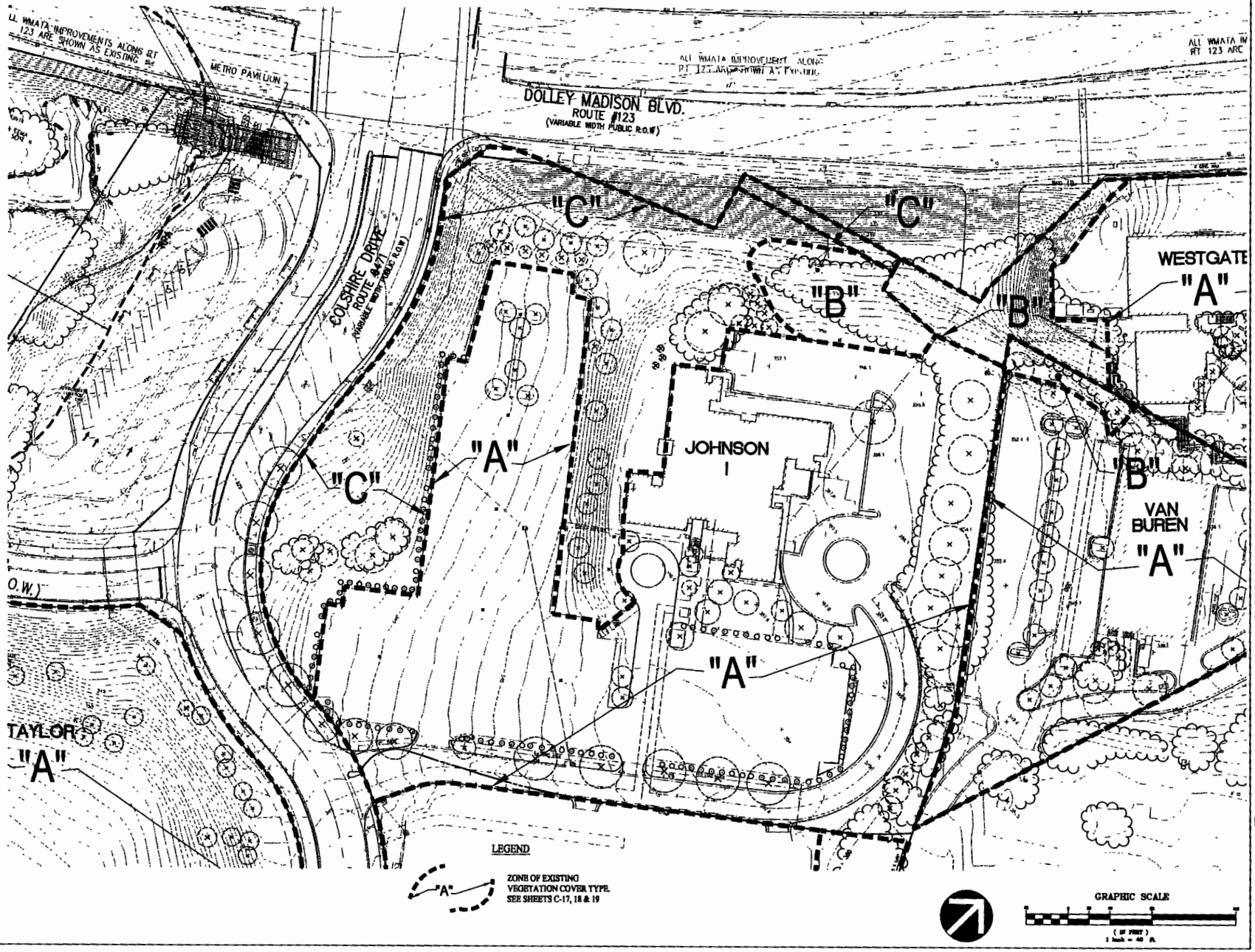
SCOTTS RUN STATION SOUTH

DRAWING TITLE
EXISTING VEGETATION MAP
GARFIELD, WESTGATE & VAN BUREN

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER / SHEET CDP C-11



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CDP		5/16/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP
JOHNSON 1

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER VARIES CDP C-12

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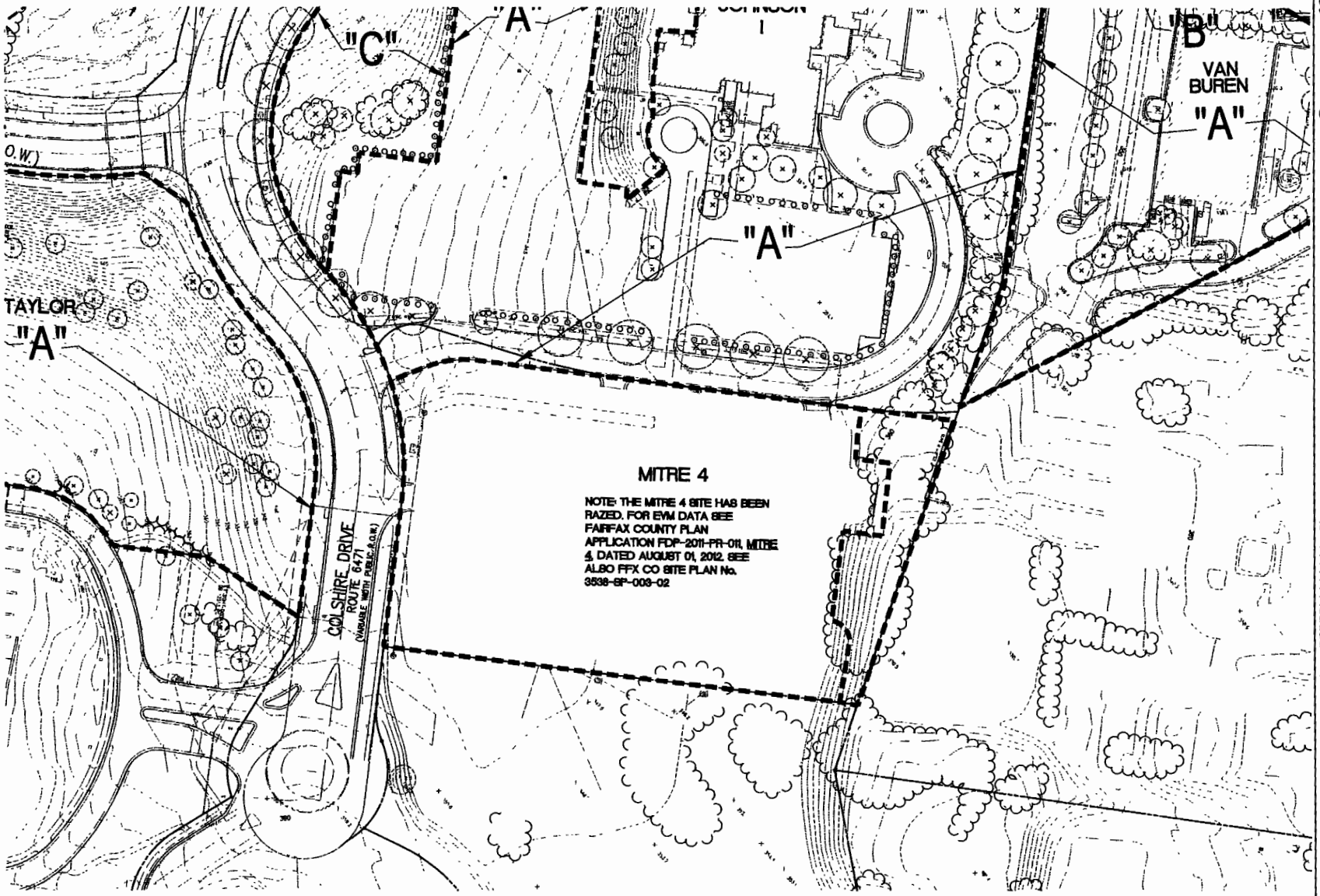

LEGEND

"A" ZONE OF EXISTING VEGETATION COVER TYPE. SEE SHEETS C-17, 18 & 19

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP MITRE 4

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER/SHEET CDP C-13

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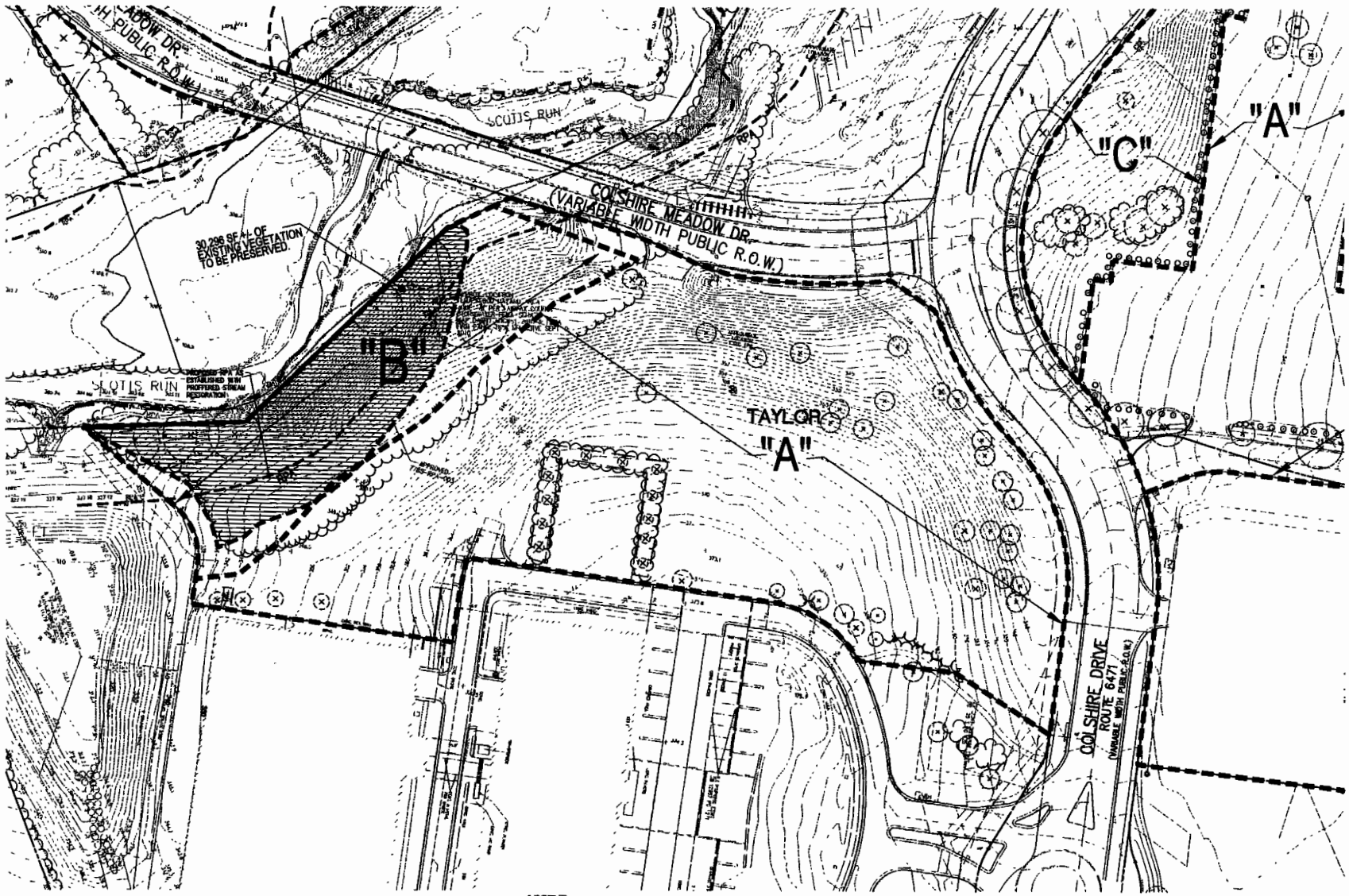

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CDP		1/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

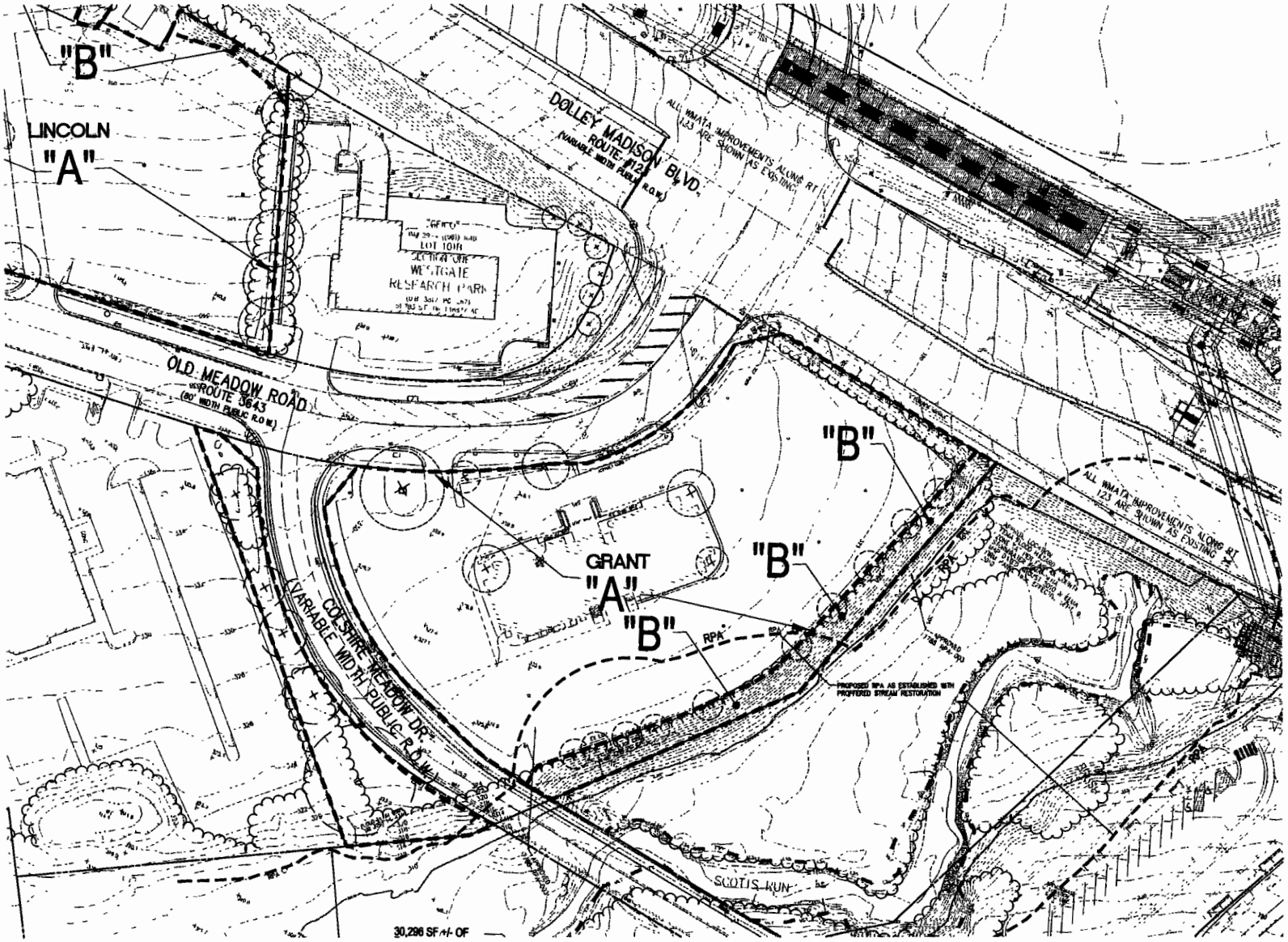
DRAWING TITLE

EXISTING VEGETATION MAP
TAYLOR

SCALE 1"=40'

PROJECT NUMBER 26758.005

DRAWING NUMBER / SHEET CDP C-14



LEGEND

"A" ZONE OF EXISTING VEGETATION COVER TYPE. SEE SHEETS C-17, 18 & 19

GRAPHIC SCALE

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CDP		5/30/2011

(1)
PROJECT MONTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP GRANT

SCALE 1"=40'

PROJECT NUMBER 25758.005

DRAWING NUMBER/SHEET CDP C-15

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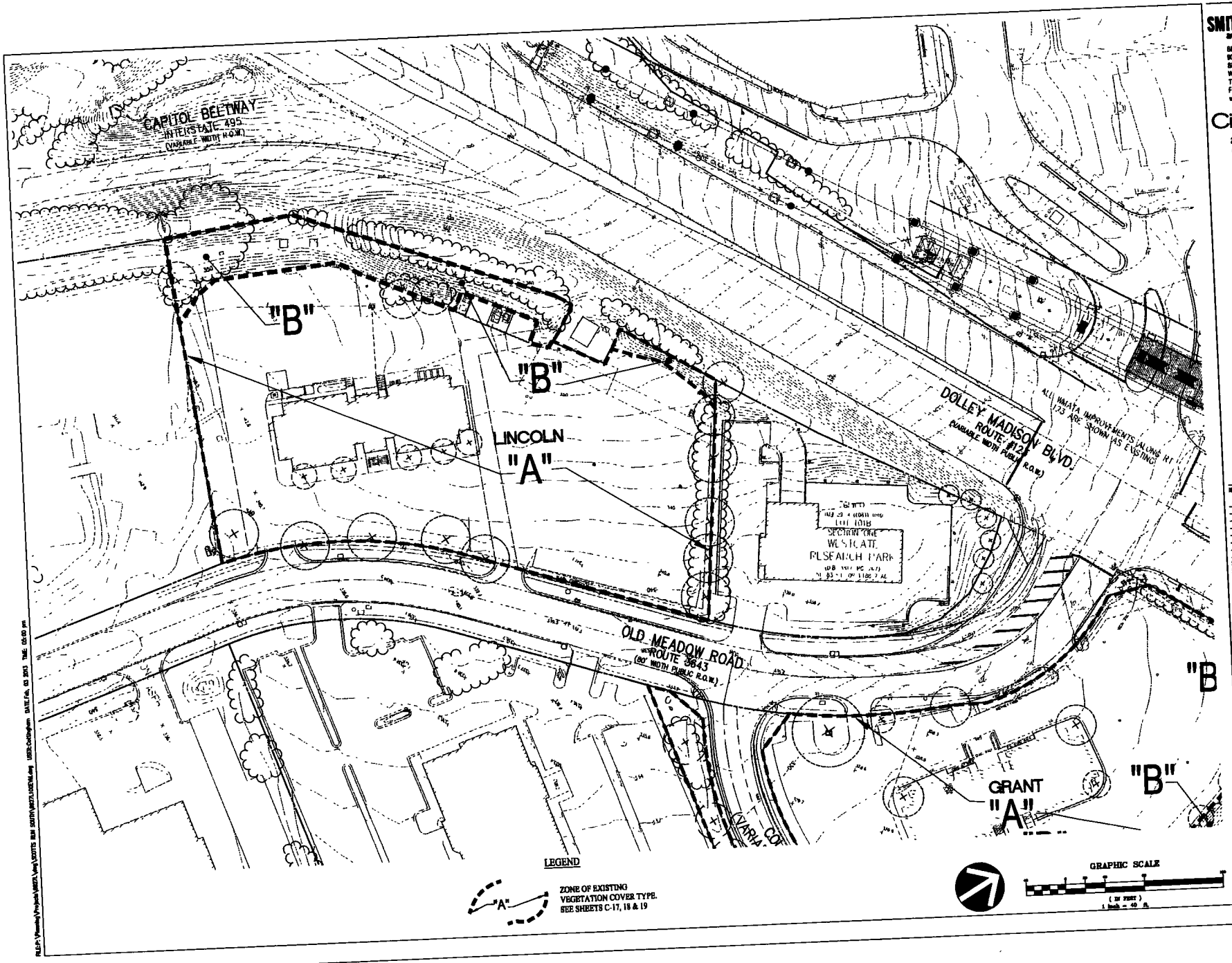

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CDP-REVISION		3/18/2002
CDP		3/10/2001

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION MAP
LINCOLN

SCALE 1"=40'

PROJECT NUMBER 28758.005

CDP C-16

DRAWING NUMBER UNREV.

FILE: P:\Vienna\Projects\WEST_Veg\SCOTTS RUN SOUTH\WEST_LINCOLN.dwg USER: Cottingham DATE: Feb. 03 2003 TIME: 05:00 pm

GARFIELD
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	EARLY SUCCESSIONAL	111,772 SF (2.566 AC)	GOOD HEALTH WITH MARGINAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION,PARKING LOT AND PERIPHERAL LANDSCAPING.
		TOTAL AREA	111,772 SF (2.566 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer ginnala – Amur Maple
Acer rubrum – Red Maple
Betula papyrifera – Paper Birch
Betula nigra – River Birch
Cornus florida – Flowering Dogwood
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Higan Cherry
Quercus palustris – Pin Oak
Taxodium distichum – Common Baldcypress
Tilia cordata – Littleleaf Linden

EXISTING VEGETATION NARRATIVE

COVER TYPE A:

THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0508.4.

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 16,393 SF

WESTGATE & VAN BUREN
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE AND UNOCCUPIED BUILDING WITH LANDSCAPING	N/A	136,468 SF (3.592 AC)	GOOD HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	UNDEVELOPED UPLAND FOREST	SUB-CLIMAX	18,295 SF (0.420 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
C	MAINTAINED GRASSLAND	N/A	2,482 SF (0.057 AC)	MARGINAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT.
		TOTAL AREA	177,245 SF (4.069 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer palmatum – Japanese Maple
Cedrus atlantica – Atlas Cedar
Ilex opaca – American Holly
Lagerstroemia indica – Crape Myrtle
Magnolia grandiflora – Southern Magnolia
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Weeping Higan Cherry "Pendula"
Quercus palustris – Pin Oak
Taxodium distichum – Common Baldcypress

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Ailanthus altissima – Tree of Heaven
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Quercus alba – White Oak
Robinia pseudoacacia– Black Locust
Sassafras albidum – Common Sassafras

"C" PRIMARY SPECIES

Betula nigra – River Birch
Picea abies – Norway Spruce
Picea pungens – Blue Spruce

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS "DEVELOPED LAND", CONSISTING OF BUILDINGS AND IMPERVIOUS SURFACE PARKING LOTS AS WELL AS "MAINTAINED GRASSLAND" WITH LANDSCAPED AREAS MADE UP OF ORNAMENTAL TREE AND SHRUB PLANTINGS. THE PLANTING AREAS SURROUND THE BUILDING'S FOUNDATION AND EXTEND INTO THE PARKING ISLANDS---BOTH INTERIOR AND PERIMETER. THERE IS A WIDE VARIETY OF SPECIES REPRESENTED, BUT THE PRIMARY TREES ARE: HOLLIES, SPRUCES, FLOWERING CHERRIES AND CRAPE MYRTLES, WITH A COUPLE OF SPECIMEN OAKS. SMALL TREES ARE MAINLY NEWLY PLANTED CEDARS AND ARBORVITAE. SHRUB SPECIES ARE VARIED AS WELL, BUT ARE PRIMARILY REPRESENTED BY SPREADING JUNIPERS, AZALEAS, COTONEASTER AND INKBERRIES.

COVER TYPE B:
AREA-B IS CLASSIFIED AS "UPLAND FOREST" AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, --YELLOW POPLAR, SASSAFRAS, MAPLE AND ROBINIA WITH A FEW OAK TREES SPREAD THROUGHOUT. THE EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG TREE OF HEAVEN, YOUNG MAPLES, YOUNG POPLAR, YOUNG SASSAFRAS AND HOLLIES. SIGNIFICANT INVASIVE VINEY GREENBRIER IS ESTABLISHED IN THIS AREA. A FEW ORNAMENTAL PLANTS HAVE BEEN PLACED AT THE EDGES OF THIS WOODLAND, WHERE IT ABUTS THE ORNAMENTAL/MAINTAINED LANDSCAPE AREAS.

COVER TYPE C:
AREA-C IS CLASSIFIED AS "MAINTAINED GRASSLAND" AND IS PRIMARILY A LARGE SLOPED AREA CONSISTING OF MAINTAINED TURF LAWN AS WELL AS WIDELY SPACED CLUSTERS OF EVERGREEN SPRUCE AND PINES AND RIVER BIRCH HARDWOODS.

THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0508.4.

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 49,669 SF

JOHNSON 1
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	EARLY TO MID-SUCCESSIONAL	233,812 SF (5.363 AC)	GOOD HEALTH AND AVERAGE MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	UNDEVELOPED UPLAND FOREST	SUB-CLIMAX	10,411 SF (0.239 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
C	MAINTAINED GRASSLAND	N/A	96,559 SF (2.216 AC)	MARGINAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT
		TOTAL AREA	340,582 SF (7.818 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Juniperus virginiana – Eastern Red Cedar
Ilex opaca – American Holly
Gleditsia triacanthos – Honeylocust
Lagerstromia indica – Crape Myrtle
Pyrus calleryana – Callery Pear
Quercus palustris – Pin Oak

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Ailanthus altissima – Tree of Heaven
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Prunus serotina – Black Cherry
Quercus alba – White Oak
Robinia pseudoacacia– Black Locust
Sassafras albidum – Common Sassafras

"C" PRIMARY SPECIES

Betula nigra – River Birch
Picea pungens – Blue Spruce
Picea abies – Norway Spruce
Pinus strobus – Eastern White Pine
Thuja occidentalis – Eastern Arborvitae

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA WITH PARKING LOT LANDSCAPING AND PERIPHERAL LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS, FLOWERING TREES, EVERGREENS AND SHRUB PLANTINGS. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED AS EARLY TO MID SUCCESSIONAL. THE EXISTING BUILDING APPEARS VACANT. AS A RESULT ANY MAINTENANCE PROGRAM THAT WAS PREVIOUSLY PREFORMED HAS BEEN REDUCED SIGNIFICANTLY.

COVER TYPE B:
AREA-B IS CLASSIFIED AS "UPLAND FOREST" AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, ---YELLOW POPLAR, SASSAFRAS, MAPLE AND ROBINIA WITH A FEW OAK TREES SPREAD THROUGHOUT THE EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG TREE OF HEAVEN, YOUNG MAPLES, YOUNG POPLAR, YOUNG SASSAFRAS AND HOLLIES. SIGNIFICANT INVASIVE VINEY GREENBRIER IS ESTABLISHED IN THIS AREA. A FEW ORNAMENTAL PLANTS THAT HAVE BEEN PLACED AT THE EDGES OF THIS WOODLAND, WHERE IT ABUTS THE MAINTAINED LANDSCAPE AREAS.

COVER TYPE C:
AREA-C IS CLASSIFIED AS "MAINTAINED GRASSLAND" AND IS PRIMARILY A LARGE SLOPED AREA CONSISTING OF CLUSTERS OF PINE AND SPRUCE AND PLANTINGS OF RIVER BIRCH.

IN GENERAL HEALTH OF THE ON-SITE PLANT MATERIAL IS GOOD THOUGH THE EXISTING VEGETATION WILL NOT BE CONSIDERED FOR PRESERVATION AS THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0508.4.

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 65,124 SF

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CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/26/2012
CDP-REVISION		8/31/2012
CDP		3/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER/SHEET: CDP C-17

FILE:P:\Yesterday\Projects\M8721\Dwg\SCOTTS RUN 22275\M8721_SPC.dwg USER:Cuddington DATE:Feb. 03 2013 TIME: 03:04 pm

MITRE 4
EXISTING VEGETATION TABLE

NOTES:
1. THE MITRE 4 SITE HAS BEEN RAZED. THE EVM DATA HAS BEEN ACCOUNTED FOR WITH FAIRFAX COUNTY PLAN APPLICATION FDP-2011-PR-011, MITRE-4, DATED AUGUST 01, 2012. SEE ALSO FFX CO SITE PLAN No. 3538-SP-003 02. THE MITRE-4 SITE AREA HAD NOT BEEN FACTORED IN TO CALCULATE THE TREE PRESERVATION TARGET REQUIREMENTS.
2. FOR THIS APPLICATION THE MITRE-4 SITE AREA HAS BEEN INCLUDED AS PART OF THE CALCULATIONS FOR DETERMINING THE OVERALL 10-YEAR TREE CANOPY CALCULATIONS. SEE PROPERTY TABULATION – APPLICATION AREA ON SHEETS C-2A AND C-2B. SEE 10-YEAR TREE CANOPY COMPUTATIONS ON SHEET C-19.

TAYLOR
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	MAINTAINED GRASSLAND WITH LANDSCAPING	N/A	173,238 SF (3.977 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	LARGE SLOPED TURF LAWN WITH CLUSTERS OF DECIDUOUS AND CONIFER TREE PLANTINGS.
B	BOTTOMLAND FOREST	SUB-CLIMAX	48,813 SF (1.121 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	222,051 SF (5.098 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Castanea dentata – American Chestnut
Ginkgo biloba – Ginko
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus – Cherry
Pinus thunbergii – Japanese Black Pine
Zelkova serrata – Japanese Zelkova

"B" PRIMARY SPECIES
Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Cornus florida – Flowering Dogwood
Fagus grandifolia – American Beech
Ilex opaca – American Holly
Juniperus virginiana – Eastern Red Cedar
Liriodendron tulipifera – Yellow Poplar
Pinus virginiana – Virginia Pine
Platanus occidentalis – American Sycamore
Prunus serotina – Black Cherry
Quercus alba – White Oak
Quercus prinus – Chestnut Oak
Robinia pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS MAINTAINED GRASSLAND AND IS PRIMARILY A LARGE SLOPE CONSISTING OF MAINTAINED GRASS/LAWN AS WELL AS A FEW WIDELY SPACED AND NEWLY PLANTED EVERGREEN TREES (PRIMARILY SPRUCE).

COVER TYPE B:
AREA-B IS PART OF A RESOURCE PROTECTION AREA WITHIN THE SCOTTS RUN WATERSHED AND IS A TRIBUTARY OF SCOTTS RUN. AREA-B IS CLASSIFIED AS REMNANT BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED AND WOODED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS—MOSTLY YELLOW POPLAR, SYCAMORE AND OAK WITH BEECH TREES SPREAD THROUGHOUT. EXISTING UNDERSTORY SPECIES ARE PRIMARILY YOUNG MAPLES, YOUNG YELLOW POPLARS & DOGWOODS. THERE IS AN ESTABLISHED GROWTH OF INVASIVE VINEY GREENBRIER THROUGHOUT THIS AREA.

IN GENERAL HEALTH OF VEGETATION WITHIN AREA-A & B IS GOOD PORTIONS OF WHICH WILL NOT BE DISTURBED. THIS AREA WILL CONTRIBUTE TO MEET THE TREE PRESERVATION TARGET AREA REQUIRED

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)
- 64,886 SF

GRANT
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	128,453 SF (2.880 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND DECIDUOUS SITE LANDSCAPING.
B	BOTTOMLAND FOREST	BOTTOMLAND FOREST	20,303 SF (0.466 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	148,756 SF (3.346 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES
Acer rubrum – Red Maple
Lagerstroemia indica – Crape Myrtle
Platanus occidentalis – American Sycamore
Quercus palustris – Pin Oak

"B" PRIMARY SPECIES
Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Morus alba – White Mulberry
Liriodendron tulipifera – Yellow Poplar
Prunus serotina – Black Cherry
Robinia pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA AND SOME PERIPHERAL LANDSCAPING WITH NO PARKING LOT LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS WITH SOME FLOWERING. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED SUB-CLIMAX. THE HEALTH AND MAINTENANCE APPEARS TO BE AVERAGE.

COVER TYPE B:
AREA-B IS THE REMNANT WOODED AREA AT THE TOP EDGE OF THE SLOPED AREA ADJACENT TO A TRIBUTARY / FLOOD PLAIN OF SCOTTS RUN. THE CLASSIFICATION IS BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, --YELLOW POPLAR, MAPLE, MULBERRY AND BLACK CHERRY. THERE IS HEAVY INVASIVE VINEY VEGETATION ESTABLISHED IN THE UNDERSTORY OF THIS AREA.

IN GENERAL HEALTH OF VEGETATION WITHIN AREA-A & B IS FAIR TO GOOD PORTIONS OF WHICH WILL NOT BE DISTURBED. THIS AREA WILL CONTRIBUTE TO MEET THE TREE PRESERVATION TARGET AREA REQUIRED

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)
- 21,604 SF

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CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		2/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED
PROJECT NUMBER: 26758.005

DRAWING NUMBER SHEET: CDP C-18

FILE:P:\Projects\PROJ\Vika\SCOTTS RUN SOUTH\PROTOUR.dwg USER:Cottingham DATE:Feb. 03 2013 TIME: 05:53 pm

LINCOLN
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	135,934 SF (3.122 AC)	AVERAGE HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B	BOTTOMLAND FOREST	SUB-CLIMAX	20,181 SF (0.463 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS, AND AREAS OF ILEX AND PINUS.
		TOTAL AREA	156,175 SF (3.585 AC)			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Ilex opaca – American Holly
Quercus palustris – Pin Oak
Pinus Strobus – Eastern White Pine

"B" PRIMARY SPECIES

Acer rubrum– Red Maple
Acer saccharinum – Silver Maple
Morus alba – White Mulberry
Populus deltoides – Eastern Cottonwood
Robinia pseudoacacia– Black Locust

EXISTING VEGETATION NARRATIVE

COVER TYPE A:
AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA AND SOME PERIPHERAL LANDSCAPING WITH NO PARKING LOT LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS WITH FEW CONIFER PINES. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED SUB-CLIMAX. THE HEALTH AND MAINTENANCE APPEARS TO BE AVERAGE.

COVER TYPE B:
AREA-B IS THE REMNANT WOODED AREA AT THE TOP EDGE OF THE SLOPED AREA BETWEEN THE LINCOLN BUILDING SITE AND THE CAPITAL BELTWAY ACCESS RAMP TO ROUTE 123. AND A TRIBUTARY / FLOOD PLAIN OF SCOTTS RUN. THE CLASSIFICATION IS BOTTOMLAND FOREST AND IS ENTIRELY UNDEVELOPED. THE EXISTING TREES IN THIS AREA ARE PRIMARILY HARDWOOD DECIDUOUS, —COTTONWOOD, MAPLE, MULBERRY AND BLACK LOCUST. THERE IS HEAVY INVASIVE VINEY VEGETATION ESTABLISHED IN THE UNDERSTORY OF THIS AREA.

IN GENERAL HEALTH OF THE ON-SITE VEGETATION IS FAIR. THERE IS ESTABLISH INVASIVE VINEY PLANT MATERIAL IN THE UNDERSTORY OF THIS WOODED AREA. THE PRIMARY PLANT TYPES IS DECIDUOUS HARDWOOD. THE EXISTING VEGETATION WILL NOT BE CONSIDERED FOR PRESERVATION AS THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL. IN ACCORDANCE WITH PFM 12-0508.4

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)

- 33,628 SF

EXISTING VEGETATION MAP SUMMARY FOR ENTIRE CDP APPLICATION

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A (GRFLD) (JHNS 1)	DEVELOPED SITE & UNDEVELOPED BUILDING WITH LANDSCAPING	EARLY SUCCESSIONAL	345,384 SF (7.929 AC)	GOOD HEALTH WITH MARGINAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION,PARKING LOT AND PERIPHERAL LANDSCAPING.
A (WG/VB)	DEVELOPED SITE WITH DEVELOPED BUILDING WITH LANDSCAPING	N/A	156,468 SF (3.592 AC)	GOOD HEALTH AND MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
A (TAYLOR)	MAINTAINED GRASSLAND WITH LANDSCAPING	N/A	173,238 SF (3.977 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	LARGE SLOPED TURF LAWN WITH CLUSTERS OF DECIDUOUS AND CONIFER TREE PLANTINGS.
A (GRANT) (LINCOLN)	DEVELOPED SITE WITH BUILDING AND LANDSCAPING	SUB-CLIMAX	261,447 SF (6.002 AC)	GOOD HEALTH AND GOOD MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL SITE LANDSCAPING.
B (WG/VB) (JHNS 1)	UNDEVELOPED UPLAND FOREST	SUB-CLIMAX	28,708 SF (0.659 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	UNDEVELOPED REMNANT HARDWOOD AREA. INVASIVE SPECIES ARE IN THIS AREA.
B (TAYLOR) (LINCOLN)	BOTTOMLAND FOREST	SUB-CLIMAX	68,894 SF (1.584 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
B (GRANT)	BOTTOMLAND FOREST	BOTTOMLAND FOREST	20,303 SF (0.466 AC)	FAIR TO GOOD HEALTH	(SEE COVER TYPES)	PORTION OF A SCOTT RUN TRIBUTARY WITH REMNANT HARDWOODS AND AREAS OF ILEX AND PINUS.
C (WG/VB) (JHNS 1)	MAINTAINED GRASSLAND	N/A	99,041 SF (2.274 AC)	MARGINAL MAINTENANCE	(SEE COVER TYPES)	TURF GRASS AREA WITHIN A POWER EASEMENT
		TOTAL AREA	1,153,581 SF (26.483 AC)			

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) =	251,384	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	19%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	22.9%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A E, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located	–	Provide sheet number, see § 12-0508.3
H	If step A F requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10		
4162 100 10 Long GA TA\0800-0000\0001\10-yr Tree Canopy Report\Jts [Sheet1 (2)			

NOTE

TABLE 12.3 IS PROVIDED TO IDENTIFY THE THE TREE PRESERVATION TARGET REQUIREMENTS FOR ALL SUBJECT PARCELS IN THIS APPLICATION. TO COMPUTING THE TARGET CALCULATIONS FOR THIS APPLICATIONS THE EXISTING CANOPY WITHIN THE MITRE-4 SITE WAS NOT INCLUDED AS THE TARGET COMPUTATIONS HAD BEEN PROVIDED, AND ACCOUNTED FOR, IN APPROVED APPLICATION FDP-2011-PR-011.

THE COMPUTATIONS PROVIDED IN THIS APPLICATION FOR THE REQUIRED 10-YEAR TREE CANOPY CALCULATIONS, AS SHOWN IN TABLE 12.10, INCLUDES THAT SITE AREA WITHIN THE MITRE-4 PARCEL. WITH THIS CALCULATION ALL PARCELS HAVE BEEN INCLUDED TOGETHER AS A TOTAL COMPUTATION TO PROVIDE THE 10-YEAR CANOPY REQUIREMENTS FOR THE ENTIRE CDP APPLICATION.

SEE SHEET L-26 FOR TREE CANOPY COMPUTATIONS

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CDP-REVISION		10/22/2012
CDP-REVISION		6/01/2012
CDP		5/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
EXISTING VEGETATION NOTES, TABS AND NARRATIVES

SCALE: AS NOTED

PROJECT NUMBER: 28758.005

DRAWING NUMBER SHEET: CDP C-19

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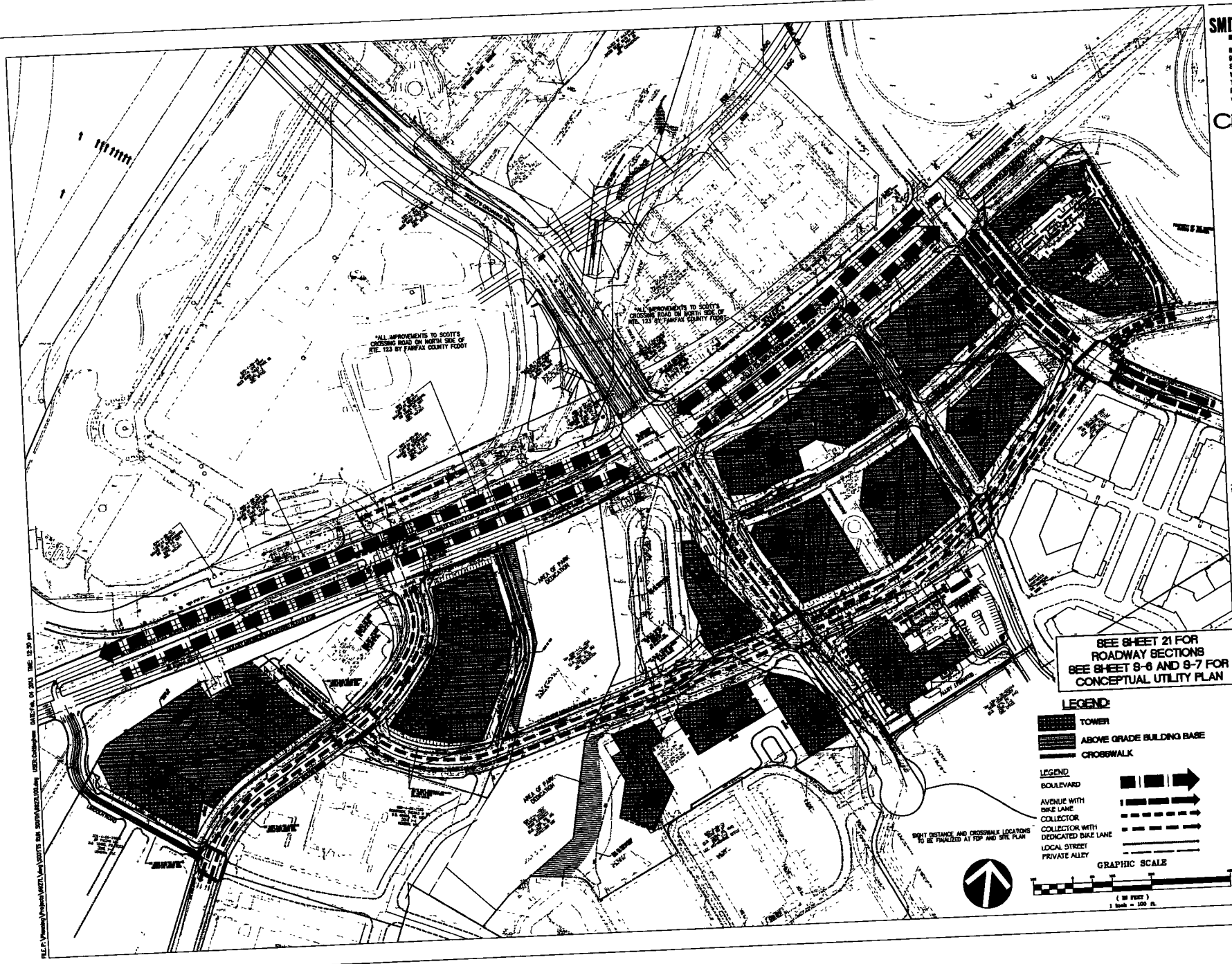

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CDP-REVISION		8/01/2012
CDP-REVISION		5/18/2011
CDP		

SCOTTS RUN STATION SOUTH

DRAWING TITLE

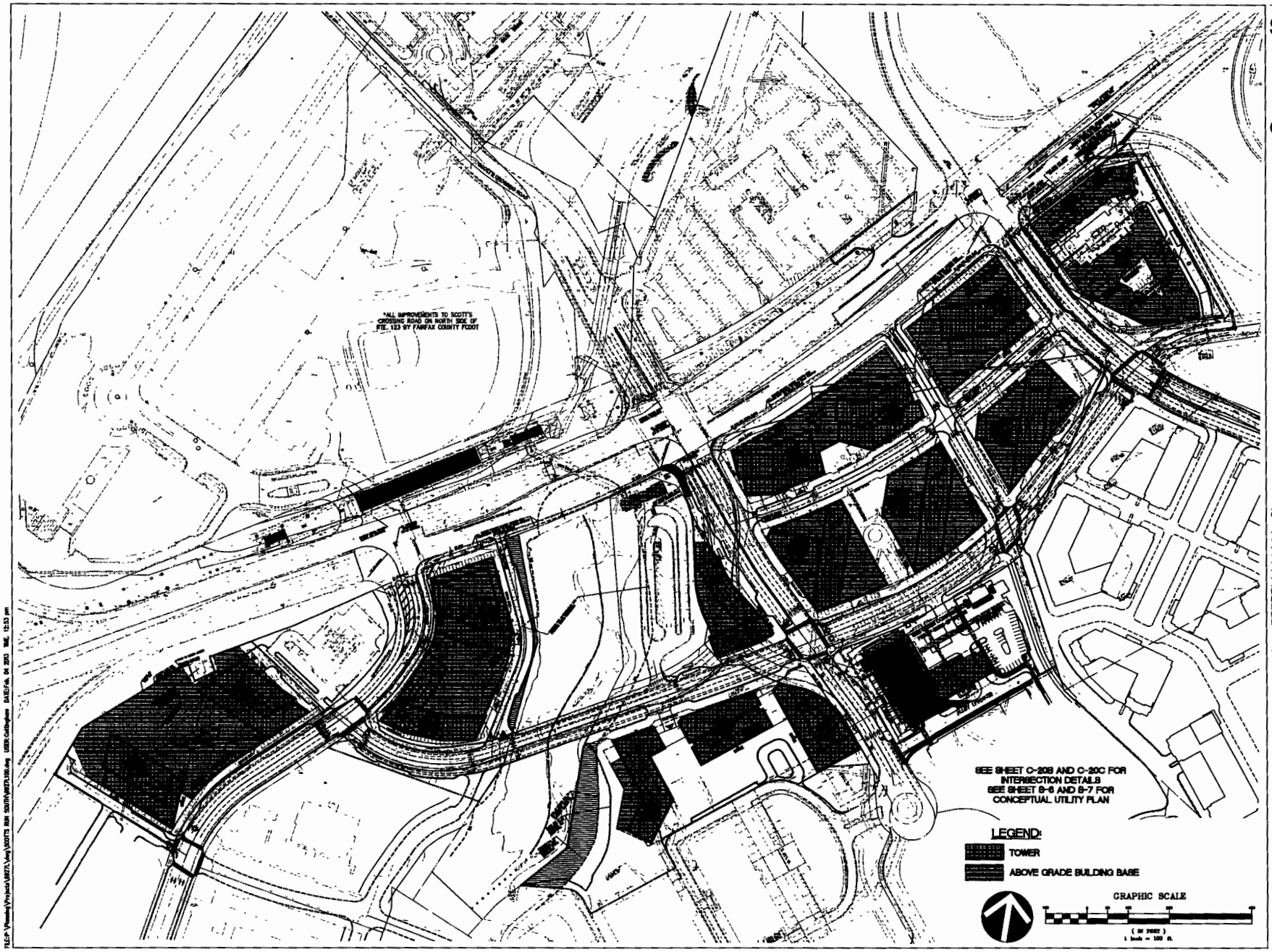
TRAFFIC CIRCULATION PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20

FILE: P:\Projects\26758.005 SCOTTS RUN SOUTH\CDP\C-20.dwg USER: Cristopher DATE: Feb. 04 2013 TIME: 12:30 pm



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CDP-REVISION		10/22/2012
CDP-REVISION		6/08/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL CONCEPTUAL DEVELOPMENT PLAN W/O SUPER STREET

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20A

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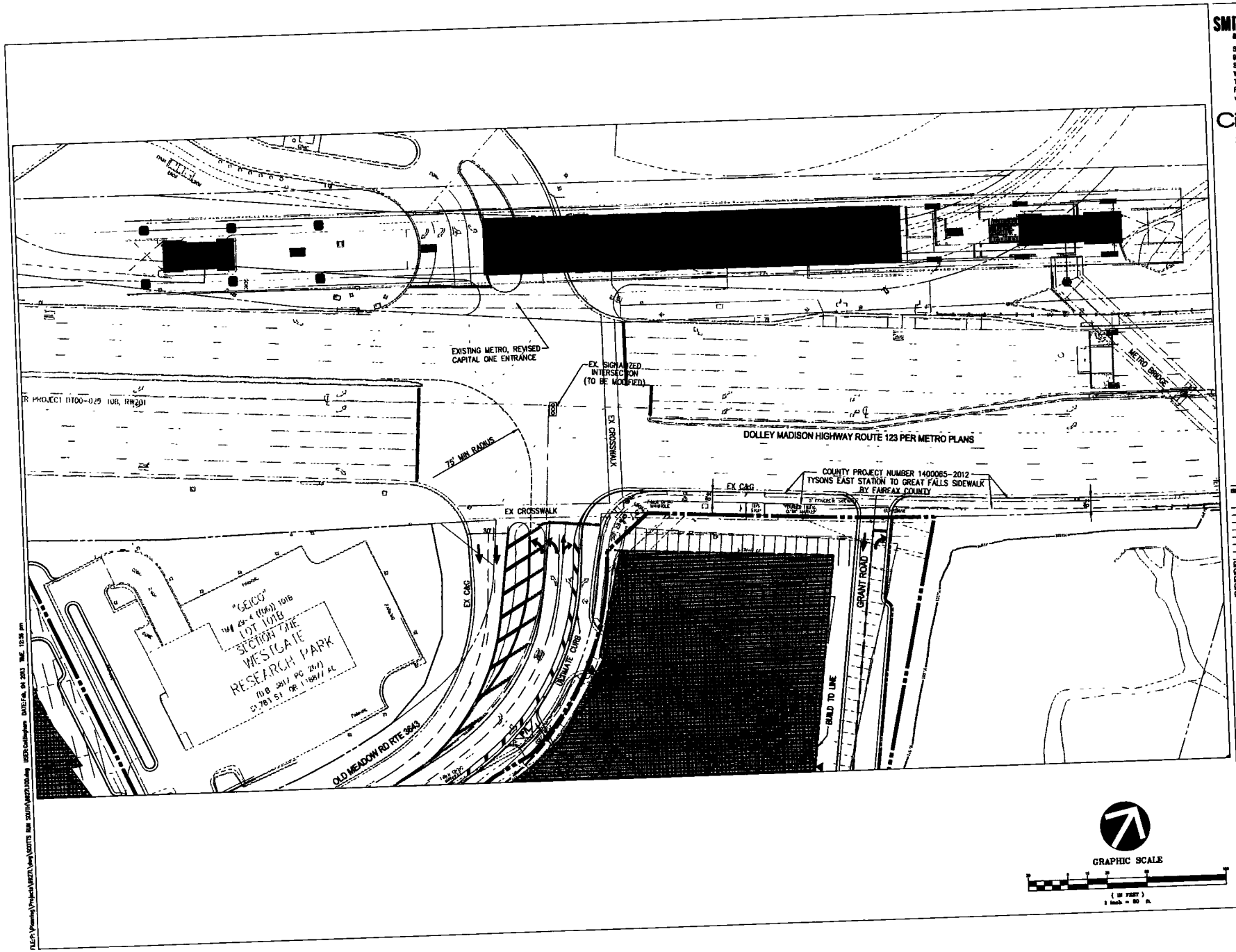

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CDP-REVISION		8/07/2012
CDP-REVISION		5/10/2011
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

INTERIM CDP INTERSECTION LAYOUTS ON RTE. 123

SCALE 1"=30'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20B

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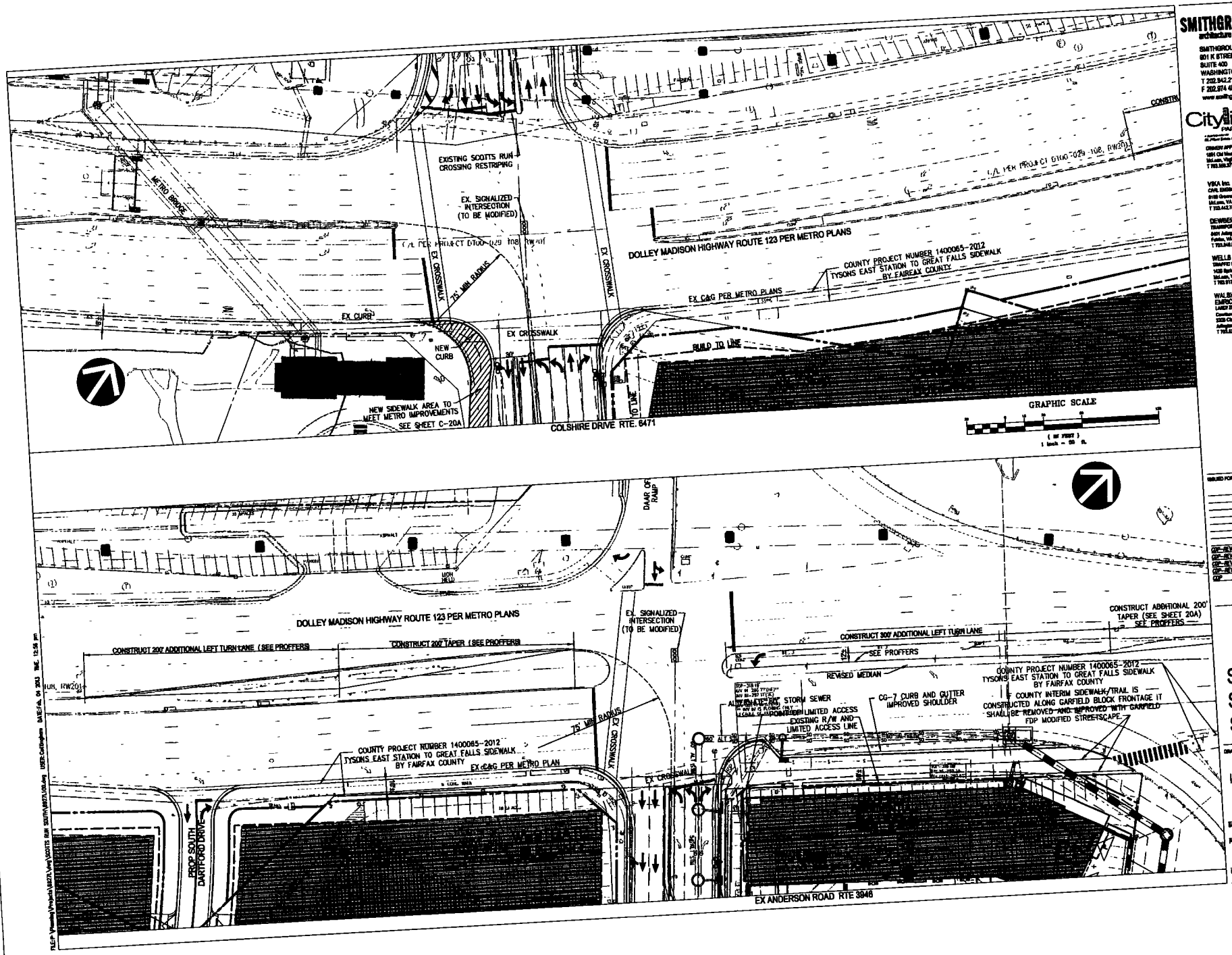

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CDP-REVISION		8/01/2012
CDP-REVISION		5/10/2011
CDP		

SCOTTS RUN STATION SOUTH

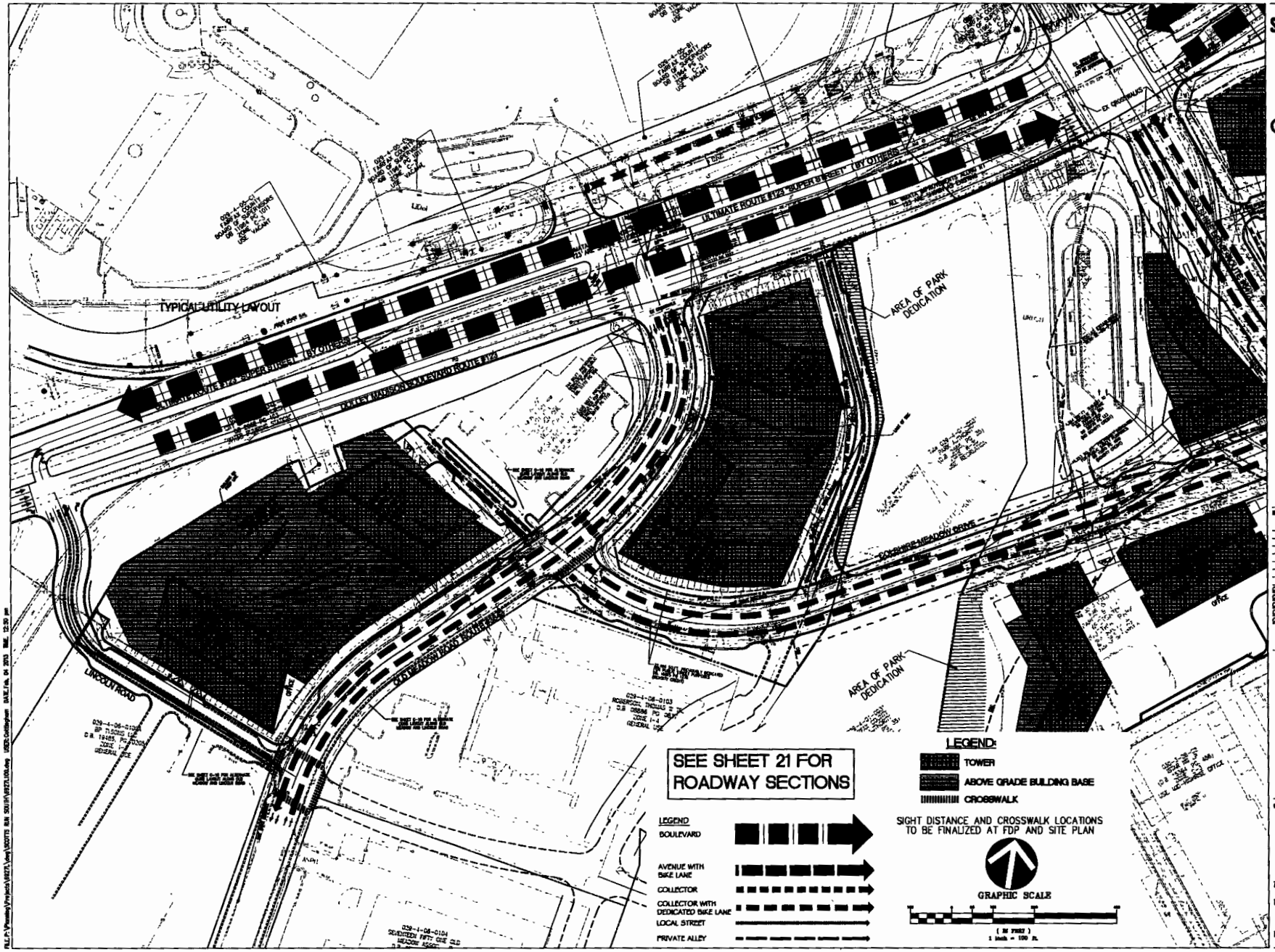
DRAWING TITLE

INTERIM CDP INTERSECTION LAYOUTS ON RTE. 123

SCALE 1"=30'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20C



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CDP - REVISION		4/31/2012
CDP		5/20/2011

SCOTTS RUN STATION SOUTH

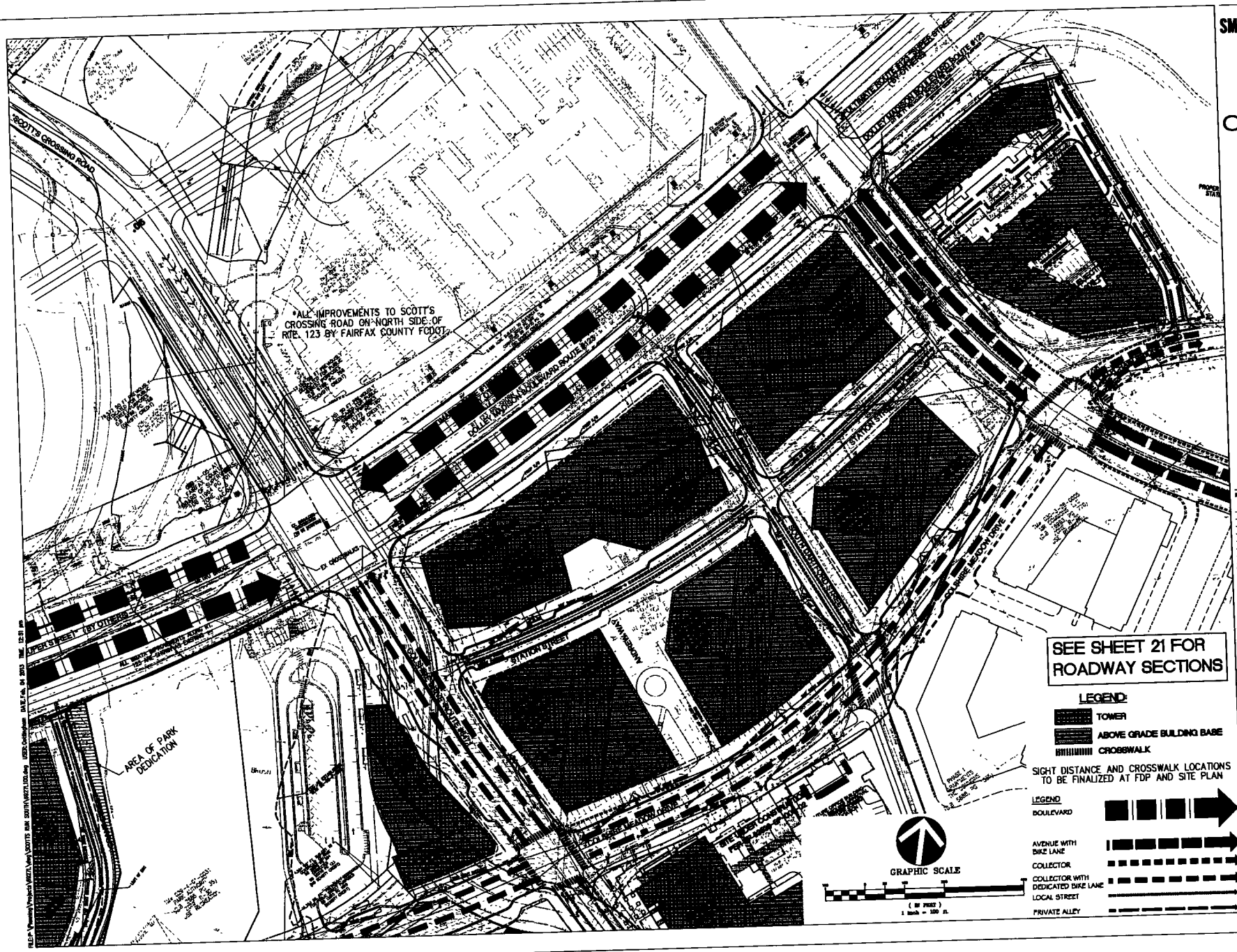
DRAWING TITLE

DETAILED TRAFFIC CIRCULATION PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20D



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CDP-REVISION		6/01/2012
CDP-REVISION		5/10/2011
CDP		

SCOTTS RUN STATION SOUTH

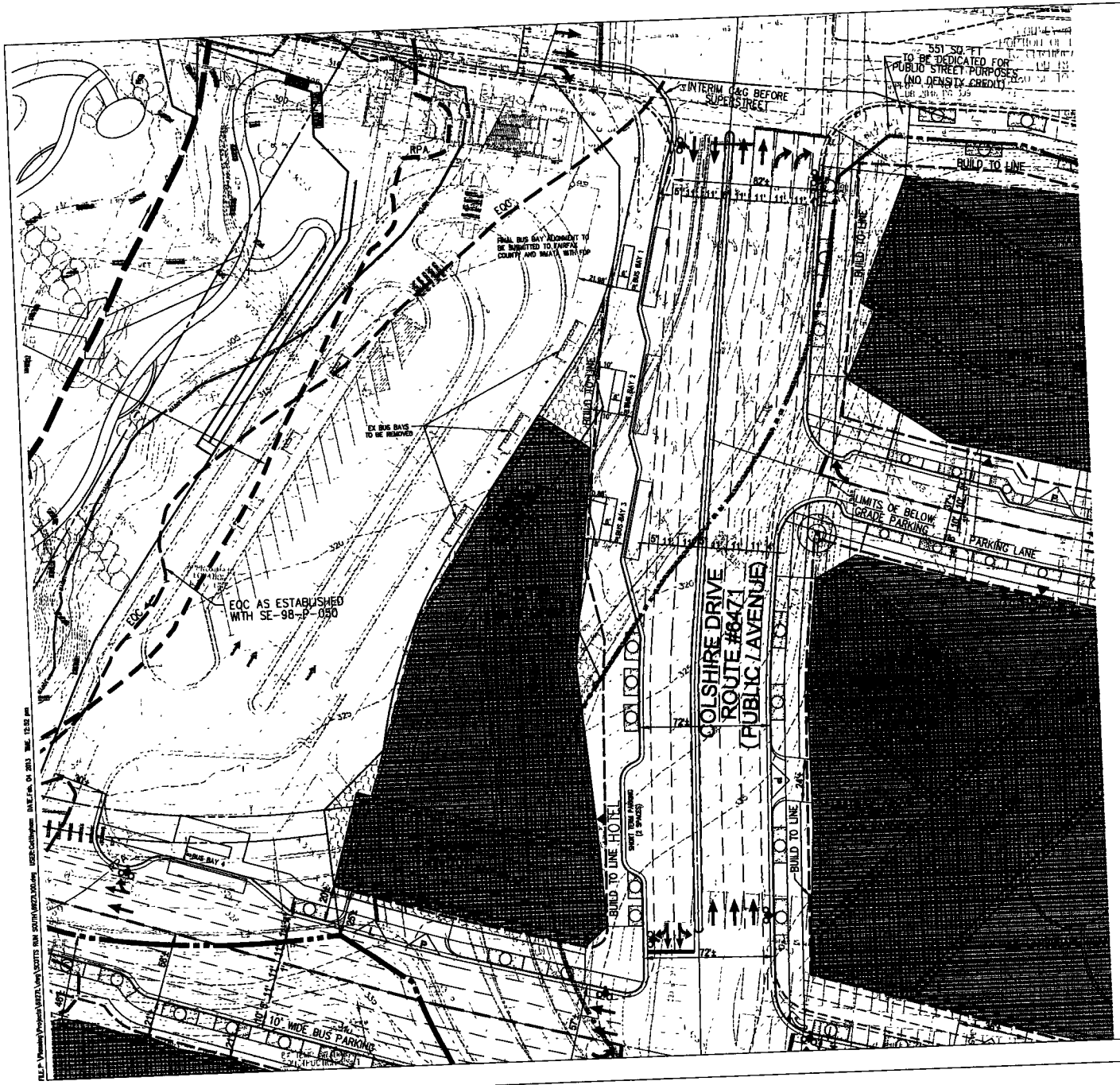
DRAWING TITLE

DETAILED TRAFFIC CIRCULATION PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-20E



LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- R-O-W VACATION
- TREE PIT

- PEDESTRIAN ENTRANCE
- SHARED PARKING AND LOADING ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 25 ft.

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

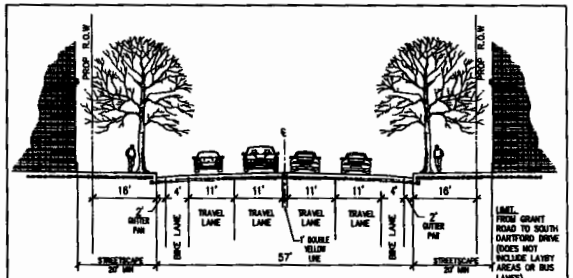
BUS BAY BLOW-UP

SCALE 1"=25'

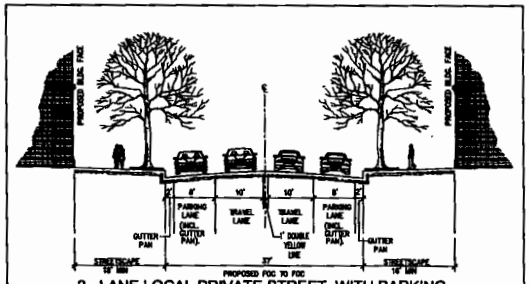
PROJECT NUMBER 26758.005

CDP C-20F

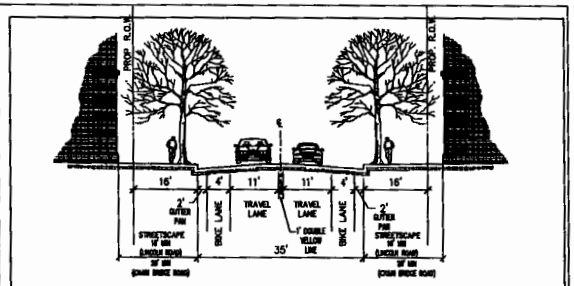
DRAWING NUMBER SHEET



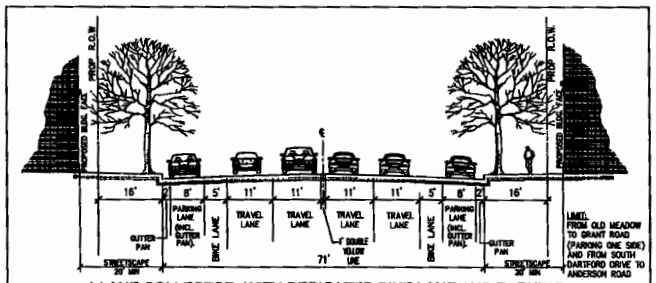
4-LANE COLLECTOR WITH DEDICATED BIKE LANE
(COLSHIRE MEADOW DRIVE)



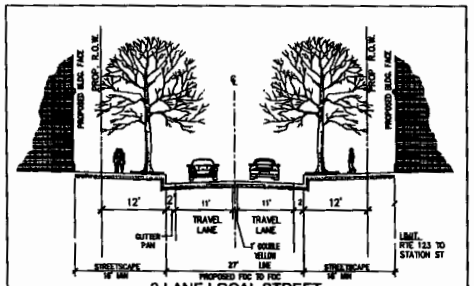
2 - LANE LOCAL PRIVATE STREET WITH PARKING
(STATION STREET PRIVATE)



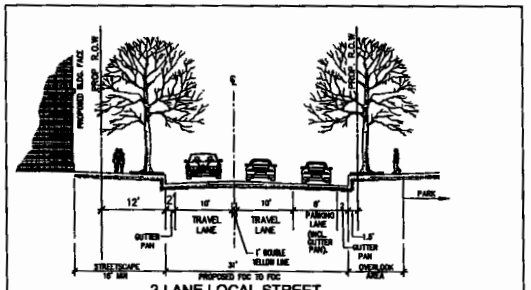
2-LANE COLLECTOR WITH DEDICATED BIKE LANE (CHAIN BRIDGE W/O TURN LANE)



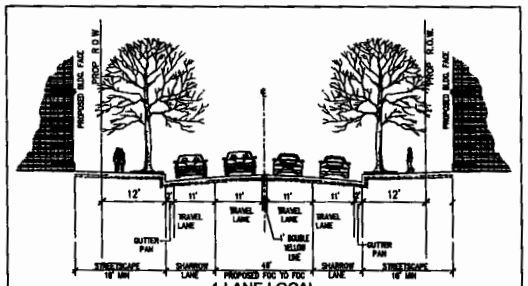
4-LANE COLLECTOR WITH DEDICATED BIKE LANE AND PARKING
(COLSHIRE MEADOW DRIVE)



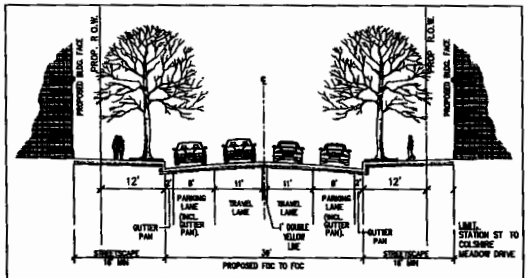
2-LANE LOCAL STREET
(SOUTH DARTFORD DRIVE)



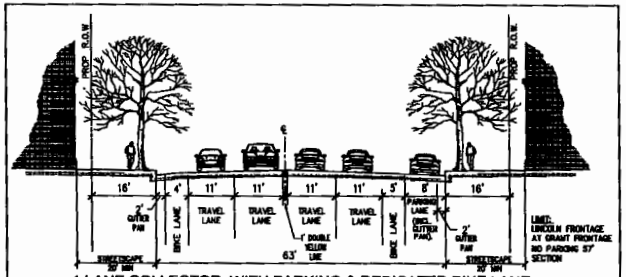
2-LANE LOCAL STREET
(GRANT ROAD)



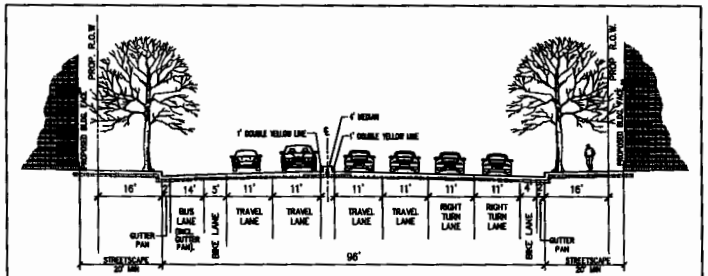
4-LANE LOCAL
(COLSHIRE DRIVE)



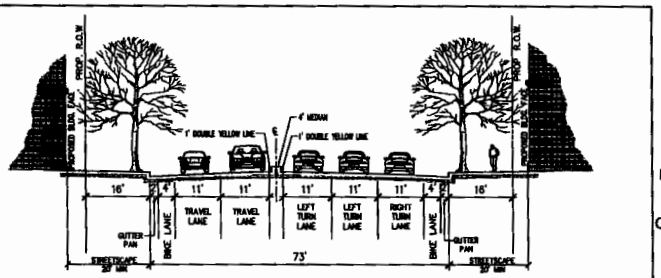
2 - LANE LOCAL STREET WITH PARKING
(SOUTH DARTFORD DRIVE) (LINCOLN ROAD ULTIMATE)



4-LANE COLLECTOR WITH PARKING & DEDICATED BIKE LANE
(OLD MEADOW ROAD AT LINCOLN)



4-LANE AVENUE WITH METRO BUS (SUPER-STREET INT.)
(COLSHIRE DRIVE)



4-LANE AVENUE AND DEDICATED BIKE LANE
(ANDERSON ROAD)

SEE LANDSCAPE PLANS FOR STREETSCAPE

MINIMUM RIGHT OF WAY MAY BE 18" FROM FACE OF CURB, SEE PROFFERS

FOR INTERIM INTERSECTION LAYOUT OF ROUTE 123 SEE SHEET 20B AND 20C

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CDP-REVISION		6/01/2012
CDP		9/16/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TYPICAL STREET CROSS SECTIONS

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-21

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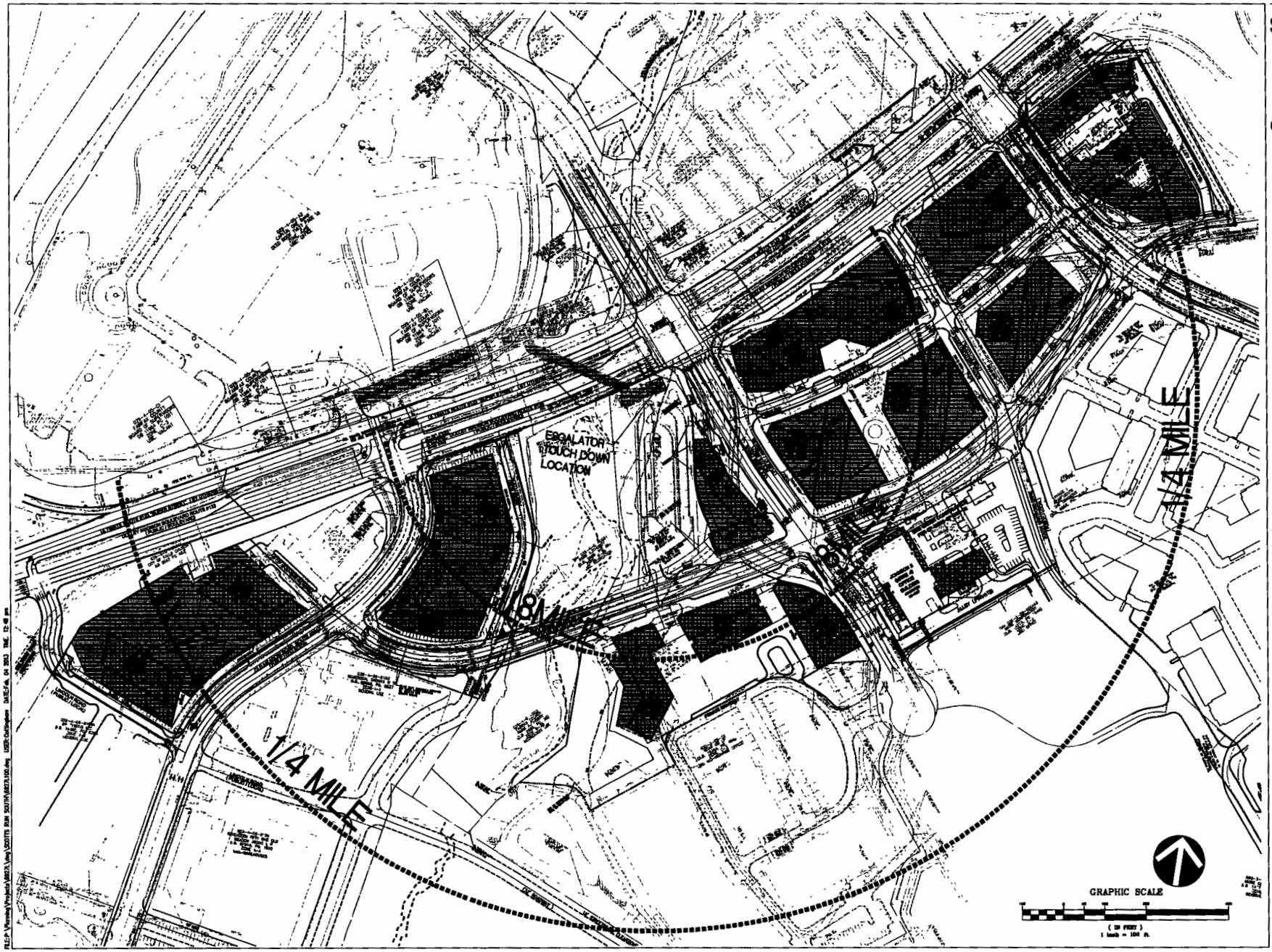

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

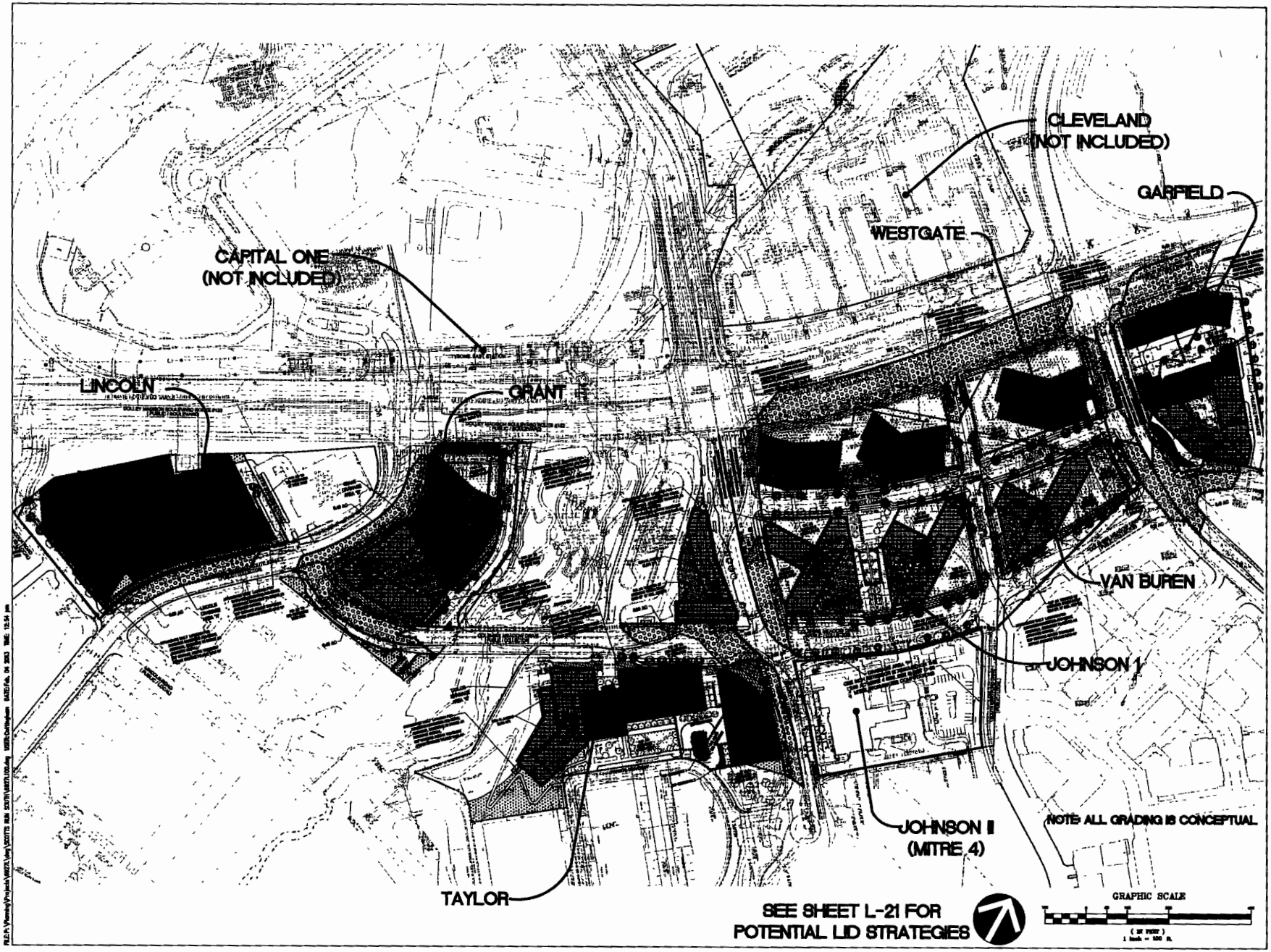
DRAWING TITLE

AREA METRO CONTEXT PLAN

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-22



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CDP		6/20/2011

SCOTTS RUN STATION SOUTH

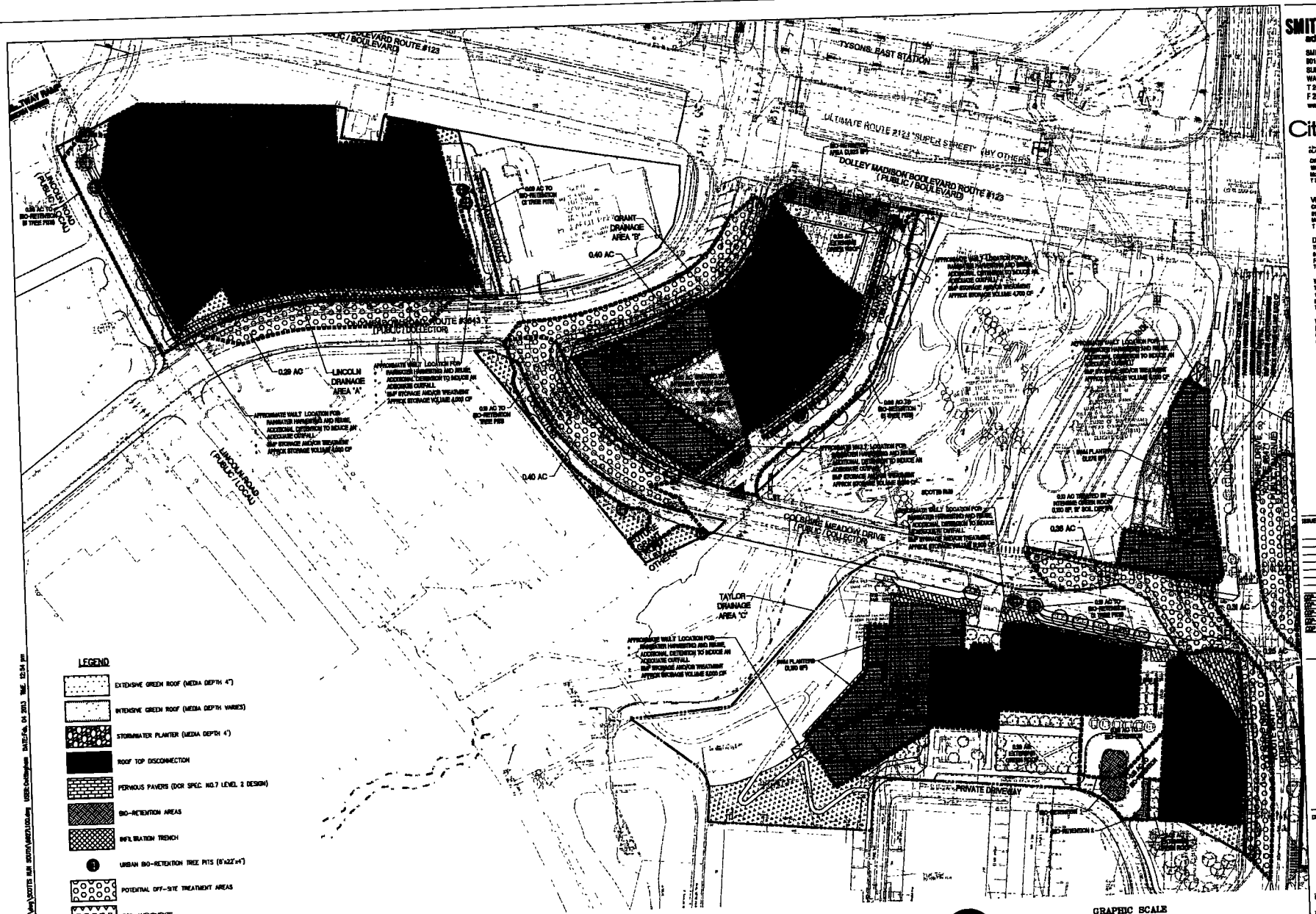
DRAWING TITLE

OVERALL SWM/BMP PLAN

SCALE 1"=100'

PROJECT NUMBER 26756.005

DRAWING NUMBER CDP C-23



NOTE:
FOR THE PURPOSES OF SWM THE SITE TREATMENT AREA BEING TREATED ARE BASED ON THE PROPOSED (AFTER CONVEYANCE/ABANDONMENT OF PORTIONS OF 123 AND COLSHIRE DRIVE) APPLICATION AREA. AS SUCH, THOSE AREAS THAT ARE BEING CONVEYED FOR COLSHIRE DRIVE/ROUTE 123 ARE NOT PROPOSED TO BE TREATED AS THEY WILL NOT BE PART OF THE APPLICATION AREA. ALTERNATIVELY, THOSE AREAS THAT WILL BECOME OUR PROPERTY HAVE PROPOSED BMP FACILITIES FOR STORM WATER TREATMENT. THIS SWMPPMD OF AREAS CAN BE SEEN IN GREATER DETAIL ON SHEET C-3D.

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CDP - 1st REVISION		7/16/2012
CDP - 2nd REVISION		3/16/2012
CDP		1/16/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED SWM/BMP PLAN

1"=60'

SCALE 28758.005

PROJECT NUMBER

CDP C-23A

DRAWING NUMBER

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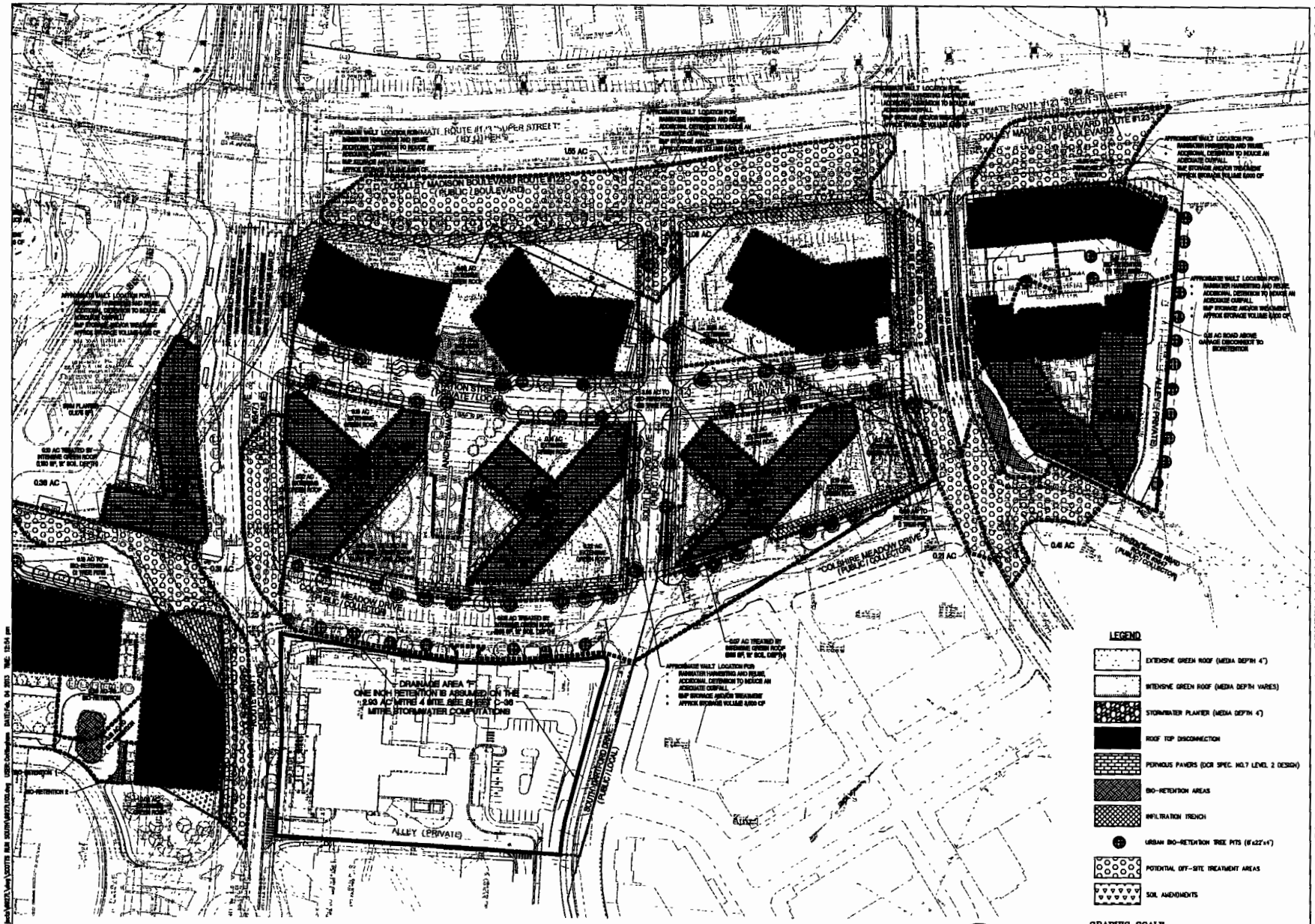

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CDP		3/30/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED SWM/BMP PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-23B

APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Description: DA "A" Lincoln; DA "B" Grant; DA "C" Taylor; DA "D" Hotel, Johnson, Westgate and Van Buren; DA "E" Garfield

Post-Development Land Cover

[ ] data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.40	0.40
Impervious Cover (acres)				3.16	3.16
				Total	3.56

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.37	0.37
Impervious Cover (acres)				2.97	2.97
				Total	3.34

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				1.17	1.17
Impervious Cover (acres)				3.82	3.82
				Total	5.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.75	0.75
Impervious Cover (acres)				12.21	12.21
				Total	12.96

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.16	0.16
Impervious Cover (acres)				2.40	2.40
				Total	2.56

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

** See the Instructions tab for a definition of each land cover type*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	2.85
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	24.68
Rv (impervious)	0.95
% Impervious	90%
Total Site Area (acres)	27.53
Site Rv	0.88

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	99,934
Volume Not Converted to Runoff (cf)	12,239
1-inch Runoff Volume for entire site (cf)	87,695

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	87,695
Runoff Reduction Volume Achieved (cf)	85,857
Total Runoff Volume Retained (cf)	98,095
Total Area of Site Captured in a BMP (acres)	23.54

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) **86%**

Rainfall Depth Retained Onsite (inch) **0.98**

*SEE BELOW FOR TABLE IDENTIFYING ALTERNATE/ADDITIONAL STORMWATER OPTIONS

APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

TOTAL RUNOFF REDUCTION REQUIRED	[illegible] CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	[illegible] CFT	
RAINFALL DEPTH RETAINED ONSITE	[illegible] IN	
SITE AREA	27.[illegible]	

[illegible]

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
OLD MEADOW ROAD - WEST (LINCOLN)	[illegible]	[illegible]	947	[illegible]	1.00	947	0.01
OLD MEADOW ROAD - EAST (GRANT)	0.40	[illegible]	1307	[illegible]	1.00	1307	0.01
COLSHIRE MEADOW DRIVE - WEST (GRANT)	0.40	[illegible]	1307	[illegible]	1.00	1307	0.01
COLSHIRE MEADOW DRIVE - EAST (TAYLOR/HOTEL)	[illegible]	[illegible]	1176	[illegible]	1.00	1176	0.01
COLSHIRE DRIVE - SOUTH (TAYLOR)	[illegible]	[illegible]	817	[illegible]	1.00	817	0.01
COLSHIRE DRIVE - NORTH (JOHNSON)	0.31	[illegible]	1013	1200	1.00	1013	0.01
DOLLEY MADISON BOULEVARD - WEST (JOHNSON / WESTGATE)	[illegible]	[illegible]	[illegible]	4200	[illegible]	4200	0.04
DOLLEY MADISON BOULEVARD - EAST (GARFIELD)	0.40	[illegible]	1801	2100	1.00	1801	0.02
SOUTH DARTFORD DRIVE (JOHNSON / WESTGATE)	[illegible]	[illegible]	381	[illegible]	1.00	381	[illegible]
ANDERSON ROAD - WEST (WESTGATE)	[illegible]	[illegible]	523	[illegible]	1.00	523	0.01
ANDERSON ROAD - SOUTH (VAN BUREN)	0.21	[illegible]	[illegible]	1200	1.00	[illegible]	0.01
ANDERSON ROAD/CHAINBRIDGE ROAD - EAST (GARFIELD)	0.41	[illegible]	1339	2400	1.00	1339	0.01
						TOTAL =	0.1[illegible]

[illegible]

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	[illegible]	[illegible]	[illegible]	[illegible]	1.71	16114	[illegible]
EXTENSIVE GREEN ROOF	2.3[illegible]	[illegible]	8138	[illegible]	1.2[illegible]	2142	0.02
INTENSIVE GREEN ROOF	1.6[illegible]	[illegible]	5621	11751	2.0[illegible]	6130	0.0[illegible]
PERMEABLE PAVEMENT	1.[illegible]	[illegible]	[illegible]	13700	2.[illegible]	[illegible]	[illegible]
DISCONNECTION TO STORMWATER PLANTERS	4.[illegible]	[illegible]	14[illegible]	[illegible]	1.14	20[illegible]	0.02
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	[illegible]	[illegible]	N/A	1816	1.40	1816	0.02
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 2.2"					TOTAL EXCESS VOL	[illegible]	0.2[illegible]

[illegible]

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.22	IN	TIER 1 [illegible] IN
EXTENSIVE GREEN ROOF	[illegible]	IN	
PERMEABLE PAVEMENT	[illegible]	IN	
REUSE	0.31	IN	
SOIL AMENDMENTS	0.01	IN	
STORMWATER PLANTERS	0.14	IN	TIER 2 [illegible] IN
INTENSIVE GREEN ROOF	[illegible]	IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.12	IN	
TOTAL	[illegible]		

[illegible] BY BLOCK

DRAINAGE AREA	BUILDING BLOCK	INCHES RETAINED
A	LINCOLN	1.2[illegible]
B	GRANT	1.[illegible]
C	TAYLOR	[illegible]
D	HOTEL, JOHNSON, WESTGATE	0.[illegible]
E	GARFIELD	0.7[illegible]
F	MITRE	1.[illegible]*

*SEE SHEET C-3[illegible] FOR MITRE SWM COMPUTATIONS

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[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 SEE SHEETS C-23A, C-23B

[X] 3 Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE SHEETS C-23A, C-23B						
Totals						

[X] 4 Onsite drainage channels, outlets and pipe systems are shown on Sheet SEE SHEETS C-23A, C-23B
Pond inlet and outlet pipe systems are shown on Sheet ____

[X] 5 Maintenance access (road) to stormwater management facility(ies) are shown on Sheet SEE SHEETS C-23A, C-23B
Type of maintenance access road surface noted on the plat is ________ (asphalt, geoblock, gravel, etc.)

[X] 6 Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet SEE SHEETS C-23A, C-23B

[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 SEE SHEETS C-25

[X] 8 A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet SEE SHEETS C-35

[X] 9 A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet SEE SHEETS C-26 THRU C-33

[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 SEE SHEETS C-23A, C-23B

[X] 11 A submission waiver is requested for SEE SHEETS C-25

[ ] 12 Stormwater management is not required because ____________________

Revised 3-01-2005

FILE: P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927LS00.dwg USER: Ccheckl DATE: Feb. 03 2013 TIME: 03:46 pm

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WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND/ ZONING ATTORNEY

ISSUED FOR	REV	DATE
CDP - REVISION		02/04/2013
CDP - REVISION		12/10/2012
CDP - REVISION		10/22/2012
CDP - REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

AS SHOWN

SCALE

26758 005

PROJECT NUMBER

CDP C-24

DRAWING NUMBER

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT PRACTICABLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS:

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (EG. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS ETC.) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE SITE. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. AS SUCH, INFILTRATION FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS CONSTRUCTION ON IN-SITU MATERIAL AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION. TO IDENTIFY OPPORTUNITIES FOR INFILTRATION ON SITE THE AREAS OF UNDERGROUND GARAGES WAS REMOVED FROM THE POTENTIAL INFILTRATION AREAS. THIS APPLICATION PROPOSES A TOTAL FOOTPRINT AREA OF 18.85 ACRES OF UNDERGROUND GARAGE COVERING APPROXIMATELY 70% OF THE 27.53 ACRES IDENTIFIED FOR THE STORMWATER COMPUTATIONS. APPROXIMATIONS OF THE REMAINING 8.58 ACRES ARE AS FOLLOWS: 3.28 ACRES OF PROPOSED FUTURE ROW, 0.30 ACRES OF PARKS, 0.15 ACRES OF PRIVATE ROADS, 1.5 ACRES OF ENVIRONMENTALLY SENSITIVE AREA ON TAYLOR, AND 2 ACRES OF STREETSCAPE AND MISCELANEOUS PERVIOUS AREAS. INFILTRATION FACILITIES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE PUBLIC RIGHT OF WAY AS THIS IS NOT CONVENTIALLY ALLOWED BY VDOT. INFILTRATION FACILITIES ARE ALSO NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE FILTERS. PERVIOUS PAVEMENT HAS BEEN PROPOSED WITHIN SOME OF THE PARK AND STREETSCAPE AREAS WHERE UNDERGROUND GARAGES ARE NOT LOCATED AS TO NOT INTERFERE WITH INFILTRATION. THE TOTAL FOOTPRINT AREA OF PERVIOUS PAVEMENT PROPOSED WITH THIS APPLICATION IS 1.59 ACRES WHICH COVERS APPROXIMATELY 70% OF THE PARK AND STREETSCAPE AREA WITH POTENTIAL FOR INFILTRATION. THE REMAINING 30% IS PERVIOUS AREA WITHIN THE PARK WHICH WILL INFILTRATE BY A BMP PRACTICE IS NOT IDENTIFIED AS TO NOT DEGRADE THE ASTHETICS AND RECREATION USE OF THE PARK AREA. ON THE TAYLOR SITE, SOIL AMMENDMENTS AND REFORESTATION ARE PROPOSED ADJACENT TO THE ENVIRONMENTALLY SENSITIVE RPA AND EQC AREAS. THE SOIL AMMENDMENTS WILL PROMOTE INFILTRATION AND IMPROVE WATER QUALITY BEFORE SHEET FLOWING INTO THE EXISTING RPA AND EQC. LASTLY ROOFTOP AREAS HAVE BEEN ALSO BEEN DISCONNECTED TO INFILTRATING BIORETENTION PRACTICES WHERE PRACTICABLE. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	"THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FIVE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, PERMEABLE PAVERS, RAINWATER HARVESTING, AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. VEGETATED ROOF ARE NOT PROPOSED ON THE HIGHRISE PORTIONS OF THE APPLICATION BECAUSE OF CONCERNS FOR STRUCTURAL LOADING AND ACCESS/MAINTENANCE. THESE ROOF TOPS HAVE INSTEAD BEEN DISCONNECTED TO REUSE CISTERNS OR STORMWATER PLANTERS. • THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7 • RAINWATER HARVESTING HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH WAHASO WATER HARVESTING SOLUTIONS, UTILIZING A CONTINOUS SIMULATION MODEL FOR OPTIMAL ANNUAL CISTERN EFFICIENCY • THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF ROOFTOP AREAS. • SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.89 INCHES. ADDITIONALLY, POTENTIAL AREAS FOR OFFSITE TREATMENT HAVE BEEN IDENTIFIED ON SHEETS C-23A AND C-23B WHICH HAVE THE POTENTIAL TO PROVIDE AN ADDITIONAL 0.15 INCHES OF TREATMENT FOR THE TOTAL APPLICATION. ALL LOWER ROOF AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. HIGHRISE ROOFTOPS HAVE BEEN DISCONNECTED TO REUSE CISTERNS OR STORMWATER PLANTERS. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED UNDESIRABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 23.61 ACRES OR 86% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATED "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, URBAN BIO-RETENTION, AND SOIL AMENDMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. SEE SHEETS C-29 THRU C-35 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER ALTERNATIVES. HOWEVER, POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEETS C-23A AND C-23B. CREDIT FOR THESE OFFSITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-24 IN THE APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE. RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES PROPOSE TO PROVIDE STREAM RESTORATION FOR SCOTTS RUN ADJACENT TO THE APPLICATION AREAS TOTALING APPROXIMATELY 900 LINEAR FEET

COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEM, VEGETATIVE ROOFS, AND SOIL AMENDMENTS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS AND PERVIOUS PAVEMENT STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDING'S ROOF AREA SHALL BE CONTROLLED BY A RAINWATER HARVESTING CISTERN, A VEGETATIVE ROOF DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS, OR THROUGH DISCONNECTION TO URBAN BIO-RETENTION STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECKLIST

- ➤ THE COMPUTATIONS PROVIDED ON SHEET C-24 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- ➤ THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF THE STORMWATER PLANTER AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIED BY DCR.
- ➤ ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, RAINWATER HARVESTING SYSTEM, AND PERMEABLE PAVEMENT
- ➤ THE TREE PITS, PERMEABLE PAVEMENT, RAINWATER CISTERN, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- ➤ THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS AND RAINWATER HARVESTING CISTERN SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- ➤ THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- ➤ CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:

1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT TO A MINIMUM OF FIVE (5) FT AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
5. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.6 TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
6. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
8. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
9. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
10. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
11. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

- ➤ SWM VAULTS AND RAINWATER HARVESTING CISTERN SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- ➤ A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

PERMEABLE PAVEMENT, BIO-RETENTION, AND SOIL AMENDMENTS HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, A LARGE PORTION OF THE APPLICATION IS UNDERGROUND GARAGE AND FUTURE ROW, LIMITING THE POTENTIAL AREAS OF INFILTRATION FACILITIES ON SITE TO APPROXIMATELY 15% OF THE APPLICATION AREA. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITY. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL.

- RAINWATER HARVESTING

RAINWATER HARVESTING HAS BEEN PROVIDED FOR EVERY COMMERCIAL BUILDING WITHIN THIS APPLICATION. REUSE WITHIN THE RESIDENTIAL BUILDINGS ON THIS APPLICATION IS NOT A FEASIBLE OPTION. THE PRIMARY USES FOR RAINWATER HARVESTING ARE COOLING TOWER WATER MAKEUP AND IRRIGATION. IN THE WINTER DEMANDS FOR IRRIGATION ARE INSIGNIFICANT AND IN RESIDENTIAL APPLICATIONS THE COOLING TOWER WATER MAKEUP RATES ARE MUCH LOWER THAN THOSE OF COMMERICIAL APPLICATIONS, THUS MAKING REUSE IMPRACTICABLE IN RESIDENTIAL BUILDINGS.

RAINWATER HARVESTING FOR COMMERCIAL APPLICATIONS HAS BEEN DESIGNED PER DRC SPEC #6 AND IN CONJUNCTION WITH WAHASO WATER HARVESTING SOLUTIONS WHO HAVE USED A CONTINOUS SIMULATION MODEL FOR AN OPTIMAL ANNUAL EFFICIENCY FOR EACH BUILDING CISTERN. THE DESIGN INCLUDES PRETREATMENT BEFORE RETENTION AND GRAVITY OVERFLOW SYSTEM WHICH SHALL DRAIN TO A PROPOSED STORM SEWER SYSTEM. THE SYSTEM SHALL FEED THE ROOF TOP COOLING TOWERS AND ANY ADDITIONAL RAINWATER REUSE DEMANDS AFTER MULTIPLE LEVELS OF TREATMENT FOR SUSPENDED SOLIDS. THE DESIGN DOES NOT INCLUDE OVER SIZING TO PROVIDE STORMWATER DETENTION.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING, URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST

- ➤ RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC #9
- ➤ BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC # 9 AND #5 RESPECTIVELY. THE PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC #7
- ➤ AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.89" AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-24). ADDITIONALLY POTENTIAL OFFSITE TREATMENT HAS BEEN IDENTIFIED ON SHEETS C-23A AND C-23B WITH COMPUTATIONS ON SHEET C-24 SHOWING AN ADDITIONAL 0.15 INCHES OF POTENTIAL RETENTION FOR THE APPLICATION.

- TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)

1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-34 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS.
2. FURTHER IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-34 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT

SEE THE NEXT SECTION BELOW FOR POTENTIAL MITIGATION OF TIER THREE PRACTICES PROPOSED IN THE EVENT THEY ARE FOUND TO BE IMPRACTICABLE AT FDP OR FINAL SITE PLAN.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES, BUT POTENTIAL AREAS ARE IDENTIFIED ON SHEETS C-23A AND C-23B. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF SITE AREAS ARE PROVIDED ON SHEET C-24. THE POTENTIAL OFF SITE TREATMENT HAS BEEN BROKEN DOWN BY AREA AND APPLICATION AREA WHICH THE TREATMENT COULD APPLY TO. PLEASE NOTE IF ALL POTENTIAL OFF SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.15 INCHES OF RETENTION FOR THE APPLICATION. THIS ADDITIONAL RETENTION OF OFF SITE WATER COULD HELP MITIGATE ANY SHORT COMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

IT IS THE BELIEF OF THE UNDERSIGNED ENGINEER THAT THIS SITE PLAN ADEQUATELY HANDLES, TO THE MAXIMUM EXTENT POSSIBLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. BELOW IS SUMMARY OF THE RUNOFF REDUCTION PRACTICES UTILIZED IN THE STORMWATER MANAGEMENT PLAN AND THEIR CONFORMANCE TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THIS SUBJECT APPLICATION.

- ➤ AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN DOES NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE. THE FIRST 0.89" OF RAINFALL.
- ➤ THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, PERMEABLE PAVEMENT, RAINWATER HARVESTING SYSTEMS, URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS), AND SOIL AMENDMENTS. 86% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.89" OF THE FIRST 1 INCH OF RAINFALL.
- ➤ AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (GREEN
- ➤ THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL SWM VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS OR PROVIDE RETENTION STORAGE FOR LEED COMPLIANCE.
- ➤ STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND PERMEABLE PAVEMENT DESIGNED IN ACCORDANCE WITH DCR SPEC #7, WITH MODIFIED PRETREATMENT TECHNIQUES
- ➤ STREAM STABILIZATION AND RESTORATION IS PROPOSED WITH THIS SUBJECT APPLICATION ACROSS THE GRANT AND TAYLOR FRONTAGE TOTALING APPROXIMATELY 900 LINEAR FEET
- ➤ THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-28 THRU C-35 AND C-35 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT IS NOT PRACTICABLE FOR THIS APPLICATION DUE TO THE AFORE MENTIONED CONSTRAINTS. IT HAS BEEN SHOWN THIS SHORTCOMING CAN BE MITIGATED WITH POTENTIAL OFFSITE TREATMENT AREAS AROUND THE PERIPHERY OF THE SITE. THE APPLICATION HAS IDENTIFIED AN ADDITIONAL 0.15 INCHES OF POTENTIAL RETENTION FOR THE 1" GOAL ON SHEETS C-23A THRU C-24. AT THIS TIME THE FACILITIES ARE NOT PROPOSED, BUT MAY BE INCLUDED WITH SUBSEQUENT FDP SUBMISSIONS TO BE IN COMPLIANCE OF THE 1" GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETSCAPE ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS

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ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STORMWATER MANAGEMENT NARRATIVE

AS SHOWN
SCALE

26756 005
PROJECT NUMBER

CDP C-25
DRAWING NUMBER V8627L

FILE: P:\Planning\Projects\8627L\dwg\SCOTTS RUN SOUTH\8627LSC0.dwg USER: Ckbandl DATE: Feb. 03 2013 TIME: 03:31 pm

LINCOLN – DRAINAGE AREA "A" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED.
- RAINWATER HARVESTING AND REUSE
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
13,856 CF – 1.19 IN

LEED POTENTIAL RETENTION FOR LINCOLN BLOCK
18,065 CF – 1.39 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-A Lincoln Site

Element Details

ID	18	Notes
Label	DA-A Lincoln Site	

2YR DETENTION VOLUME REQUIRED = 5,750 CU FT

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	14.63	9.52	0.023	0.067	0.056	0.132	0.494
10	21.60	19.84	0.002	0.023	0.002	0.107	0.728

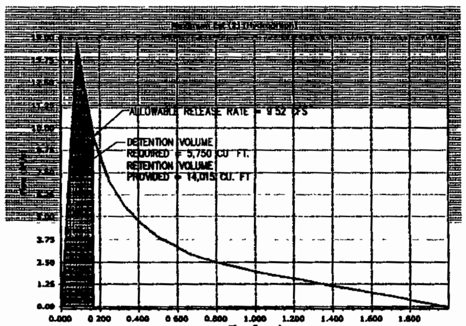
10 YR DETENTION VOLUME REQUIRED = 4,660 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.054	0.165	0.000	0.165	0.000	0.165	0.000	0.165	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

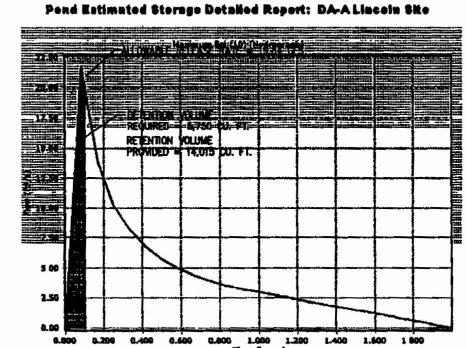
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-A Lincoln Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-A Lincoln Site



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2YR RELEASE RATE = 12.69 CFS

75% OF EXISTING RELEASE RATE = 12.69 X 75% = 9.52 CFS – 2 YR ALLOWABLE RELEASE RATE
19.84 CFS – 10 YR ALLOWABLE RELEASE RATE

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE AND CURVE NUMBER COMPUTATIONS

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

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.58	0	3.58	0.00	0

*Per Soils Map approximately 100% type B

Note. 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I

Base Line Flow Rates
Land Use = Ex Conditions (75% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - {[5 x (1.2 - (S / (P + 0.8S))] / P}
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Weighted CN for site: 89

S for CN to C Calcs.: 1.24

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
12.69	19.84	7.67

Proposed Flow Rates
Land Use = Proposed Conditions (88% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	93		

Per County Adequate Outfall Presentation formula for the conversion from CN to rational method C-Factor (C) is:
C = 1 - {[5 x (1.2 - (S / (P + 0.8S))] / P}
where:
P = 24-hr rainfall depth for design storm
S = (1000 / CN) - 10

Weighted CN for site: 93

S for CN to C Calcs.: 0.81

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.75	0.83	0.71

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
14.62	21.72	8.96

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                 GRAPHICAL PEAK DISCHARGE METHOD              Version 2 00
Project . SCOTTS RUN SOUTH                       User: BC     Date:
County  : FAIRFAX            State:              Checked: ___ Date. _______
Subtitle: LINCOLN EXISTING CONDITIONS

 Data: Drainage Area           :  3.58   Acres
       Runoff Curve Number     :  89
       Time of Concentration:  0 10   Hours
       Rainfall Type           :  II
       Pond and Swamp Area     :  NONE

| Storm Number            |   1   |   2   |   3   |
| Frequency  (yrs)        |   1   |   2   |  10   |
| 24-Hr Rainfall (in)     |  2.7  |  3.2  |  5 2  |
| Ia/P Ratio              | 0 09  | 0.08  | 0.05  |
|          Used           | 0.10  | 0 10  | 0.10  |
| Runoff (in)             | 1.63  | 2 08  | 3 96  |
| Unit Peak Discharge     |1.578  |1 578  |1 578  |
|   (cfs/acre/in)         |       |       |       |
| Pond and Swamp Factor   | 1 00  | 1.00  | 1 00  |
|   0.0% Ponds Used       |       |       |       |
| Peak Discharge (cfs)    |   9   |  12   |  22   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM. 3.58 AC X 1 63 (IN) X 1FT/12IN X 43,560 = 21,185 CU FT
2 YR STORM. 3.58 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 27,030 CU FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1-YEAR STORM: 21,185 CU FT x 0 75 = 15,880 CU FT
2-YEAR STORM: 27,030 CU FT x 0 75 = 20,275 CU FT

PROPOSED CONDITIONS

```
                 GRAPHICAL PEAK DISCHARGE METHOD              Version 2 00
Project : SCOTTS RUN SOUTH                       User: BC     Date:
County  : FAIRFAX            State:              Checked: ___ Date: _______
Subtitle: LINCOLN PROPOSED CONDITIONS

 Data: Drainage Area           :  3.58   Acres
       Runoff Curve Number     :  93
       Time of Concentration:  0.10   Hours
       Rainfall Type           :  II
       Pond and Swamp Area     :  NONE

| Storm Number            |   1   |   2   |   3   |
| Frequency  (yrs)        |   1   |   2   |  10   |
| 24-Hr Rainfall (in)     |  2 7  |  3.2  |  5 2  |
| Ia/P Ratio              | 0.06  | 0.05  | 0 03  |
|          Used           | 0.10  | 0.10  | 0.10  |
| Runoff (in)             | 1 97  | 2 45  | 4.39  |
| Unit Peak Discharge     |1 578  |1 578  |1.578  |
|   (cfs/acre/in)         |       |       |       |
| Pond and Swamp Factor   | 1.00  | 1.00  | 1 00  |
|   0.0% Ponds Used       |       |       |       |
| Peak Discharge (cfs)    |  11   |  14   |  25   |
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM 3.58 AC X 1 97 (IN) X 1FT/12IN X 43,560 = 25,600 CU FT
2 YR STORM: 3.58 AC X 2.45 (IN) X 1FT/12IN X 43,560 = 31,840 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 14,015 CF SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1-YEAR STORM: 25,600 CU FT – 14,675 CU FT = 10,825 CU FT < 75% OF EX. VOLUME

2-YEAR STORM. 31,840 CU FT – 14,675 CU FT = 17,165 CU FT < 75% OF EX. VOLUME

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

LINCOLN

TOTAL RUNOFF REDUCTION REQUIRED	12,996 CFT
TOTAL RUNOFF REDUCTION PROVIDED	14,366 CFT
RAINFALL DEPTH RETAINED ONSITE	1.35 IN
SITE AREA (AC)	3.58

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
OLD MEADOW ROAD-WEST (LINCOLN)	0.20	0.90	947	3300	1.00	947	0.07
						TOTAL =	0.07

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.35	0.91	1156	1800	1.86	644	0.04
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	-	-	-	-	-	-	-
PERMEABLE PAVEMENT	0.18	0.95	[illegible]	1855	2.83	1000	0.06
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"						TOTAL = 1644	0.12

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL	
BIORETENTION PRACTICES	0.08	IN
EXTENSIVE GREEN ROOF	-	IN
PERMEABLE PAVEMENT	0.05	IN
REUSE	0.89	IN
SOIL AMENDMENTS	0.01	IN
INTENSIVE GREEN ROOF	-	IN
STORMWATER PLANTERS	-	IN
RAINFALL NOT CONVERTED TO RUNOFF	0.13	IN
TOTAL	1.36 IN	

TIER 1: 1.14 IN
TIER 2: 0.48 IN

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'– LINCOLN SITE

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.40	0.40
Impervious Cover	0.00	0.00	0.00	3.18	3.18
				D.A. Total (acres)	3.58

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 11,329

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	Est'd % Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Lincoln Office Tower "A" and "B" Roof area	2.65	1.40	13,780	Estimate Runoff Reduction % Using Spreadsheet		94%	0	13,780	38,304	86,000	12,881	1,398	

(Estimate RWH RR % Credit spans Avg Daily Drawdown and Available Cistern Volume.)

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (8,800 SF). Assuming Infiltration Rate Greater than 0.52 in/hr	0.18	N/A	855	Subtract 100% of provided storage vol.	100%	N/A	855	N/A	1,855	855	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (8)- Assuming 176 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	0.33	0.02	1,158	Subtract 100% of provided storage vol	100%	0	1,158	N/A	1,855	1,158	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 9,550 SF)		0.08	73	Reduce volume by 0.06 cu ft per sq. ft. of conservation area.	N/A	0	73	3819	N/A	73	0	N/A
	Totals:	3.37	0.10										

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 3.47

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 14,768

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP–REVISION	–	02/04/2013
CDP–REVISION	–	12/10/2012
CDP–REVISION	–	10/22/2012
CDP–REVISION	–	8/01/2012
CDP	–	05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS LINCOLN

AS SHOWN
SCALE

26758 005
PROJECT NUMBER

CDP C-26
DRAWING NUMBER

FILE: P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER: Ckheddi DATE: Feb. 03 2013 TIME: 03:31 pm

GRANT – DRAINAGE AREA "B" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
11,127 CF – 1.05 IN

LEED POTENTIAL RETENTION FOR GRANT BLOCK
18,915 CF – 1.56 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-B Grant Site

Element Details

ID 19 Notes
Label DA-B Grant Site

2YR DETENTION VOLUME REQUIRED = 5,360 CU FT

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	13.65	8.88	0.022	0.063	0.083	0.123	0.461
10	20.15	18.51	0.002	0.021	0.002	0.100	0.479

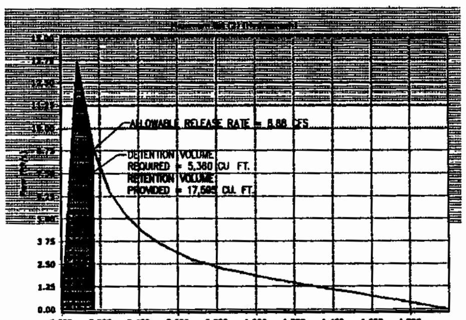
10 YR DETENTION VOLUME REQUIRED = 4,356 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.054	0.165	0.000	0.165	0.000	0.165	0.000	0.166	0.000	2.000
10	0.077	0.102	0.000	0.102	0.077	0.102	0.000	0.102	0.000	2.000

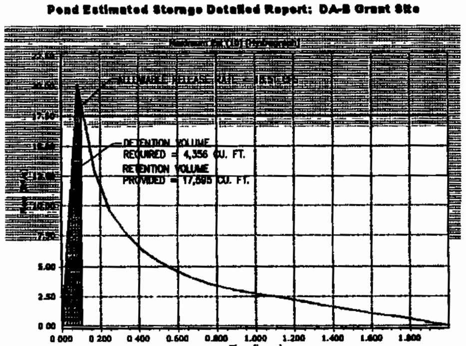
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-B Grant Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-B Grant Site



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2YR RELEASE RATE = 11.84 CFS

75% OF EXISTING RELEASE RATE = 11.84 X 75% = 8.88 CFS – 2 YR ALLOWABLE RELEASE RATE
18.51 CFS – 10 YR ALLOWABLE RELEASE RATE

FILE: P:\Planning\Projects\26271\dwg\SCOTTS RUN SOUTH\26271.000.dwg USER: Ckdsiedl DATE: Feb. 03 2013 TIME: 02:31 pm

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE COMPUTATIONS

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

Total Site Area (Ac)	Type A	Type B	Type C	Type D
3.34	0	3.34	0.00	0

*Per Soils Map approximately 100% type B

Note. 1-yr Storm Intensity (I) taken at 60% of 2-yr storm I

Base Line Flow Rates
Land Use = Ex Conditions (79% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Weighted CN for site: 89

S for CN to C Calcs.: 1.24

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

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.65	0.76	0.60

Existing Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

Proposed Flow Rates
Land Use = Proposed Conditions (86% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	93		

Weighted CN for site: 93

S for CN to C Calcs.: 0.81

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

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.75	0.80	0.73

Proposed Conditions Peak Flow Rates cfs

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

	GRANT
TOTAL RUNOFF REDUCTION REQUIRED	13,134 CFT
TOTAL RUNOFF REDUCTION PROVIDED	11,127 CFT
RAINFALL DEPTH RETAINED ONSITE	1.05 IN
SITE AREA (AC)	3.34

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
OLD MEADOW ROAD - EAST (GRANT)	0.40	0.90	1307	2700	1.00	1307	0.11
COLSHIRE MEADOW DRIVE - WEST (GRANT)	0.40	0.90	1307	2400	1.00	1307	0.11
						TOTAL =	0.22

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.85	0.82	2015	6100	3.03	4085	0.33
EXTENSIVE GREEN ROOF	0.23	0.95	793	1002	1.26	209	0.02
INTENSIVE GREEN ROOF	0.20	0.95	680	680	1.00	0	0.00
PERMEABLE PAVEMENT	0.34	0.95	1172	2945	2.51	1773	0.15
DISCONNECTION TO STORMWATER PLANTERS	0.56	0.95	2000	2040	1.02	40	0.00
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	0.23	0.95	N/A	111	1.40	111	0.01
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	6218	0.51

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.17	IN	TIER 1 0.70 IN
EXTENSIVE GREEN ROOF	0.07	IN	
PERMEABLE PAVEMENT	0.10	IN	
REUSE	0.35	IN	
SOIL AMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF	0.06	IN	TIER 3 0.22 IN
STORMWATER PLANTERS	0.16	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.13	IN	
TOTAL	1.05	IN	

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD         Version 2.00
Project : SCOTTS RUN SOUTH                  User: BC       Date:
County  : FAIRFAX            State:         Checked: ___   Date: _______
Subtitle: GRANT EXISTING CONDITIONS

Data: Drainage Area            : 3.34   Acres
      Runoff Curve Number      : 89
      Time of Concentration    : 0.10   Hours
      Rainfall Type            : II
      Pond and Swamp Area      : NONE

| Storm Number            |   1   |   2   |   3   |
| Frequency  (yrs)        |   1   |   2   |  10   |
| 24-Hr Rainfall (in)     |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio              | 0.09  | 0.08  | 0.05  |
|              Used       | 0.10  | 0.10  | 0.10  |
| Runoff (in)             | 1.63  | 2.08  | 3.96  |
| Unit Peak Discharge     | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)         |       |       |       |
| Pond and Swamp Factor   | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used       |       |       |       |
| Peak Discharge (cfs)    |   9   |  11   |  21   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 3.34 AC X 1.63 (IN) X 1FT/12IN X 43,560 = 19,765 CU FT
2 YR STORM: 3.34 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 25,220 CU FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1-YEAR STORM: 19,765 CU FT x 0.75 = 14,825 CU FT
2-YEAR STORM: 25,220 CU FT x 0.75 = 18,915 CU FT

PROPOSED CONDITIONS

```
                GRAPHICAL PEAK DISCHARGE METHOD         Version 2.00
Project . SCOTTS RUN SOUTH                  User: BC       Date:
County  . FAIRFAX            State:         Checked: ___   Date: _______
Subtitle: GRANT PROPOSED CONDITIONS

Data: Drainage Area            : 3.34   Acres
      Runoff Curve Number      : 93
      Time of Concentration    : 0.10   Hours
      Rainfall Type            : II
      Pond and Swamp Area      : NONE

| Storm Number            |   1   |   2   |   3   |
| Frequency  (yrs)        |   1   |   2   |  10   |
| 24-Hr Rainfall (in)     |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio              | 0.06  | 0.05  | 0.03  |
|              Used       | 0.10  | 0.10  | 0.10  |
| Runoff (in)             | 1.97  | 2.45  | 4.39  |
| Unit Peak Discharge     | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)         |       |       |       |
| Pond and Swamp Factor   | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used       |       |       |       |
| Peak Discharge (cfs)    |  10   |  13   |  23   |
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 3.34 AC X 1.97 (IN) X 1FT/12IN X 43,560 = 23,885 CU FT
2 YR STORM: 3.34 AC X 2.45 (IN) X 1FT/12IN X 43,560 = 29,705 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 17,595 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1-YEAR STORM: 23,885 CU FT – 17,595 CU FT = 6,290 CU FT < 75% OF EX. VOLUME

2-YEAR STORM: 29,705 CU FT – 17,595 CU FT = 12,110 CU FT < 75% OF EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'– GRANT SITE

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area B Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.37	0.37
Impervious Cover	0.00	0.00	0.00	2.97	2.97
				D.A. Total (acres)	3.34

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 10,876

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Grant Office Tower "A" Roof and Podium area	0.64	1.40	4,538	Estimate Runoff Reduction % Using Spreadsheet		95%	0	4,538	45,360	35,000	4,311	300	

Estimate RWH RR % Credit

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30 and 8,976 SF Intensive Green Roof Assuming Media Depth of 12", Media Porosity 0.30, and 2,300 SF	0.43	N/A	1,483	Subtract 100% of provided storage vol	100%	N/A	1,483	N/A	1,685	1,483	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (17,425 SF). Assuming Infiltration Rate Greater than 0.52 in/hr	0.34	N/A	1,172	Subtract 100% of provided storage vol.	100%	N/A	1,172	N/A	2,945	1,172	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (8)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac. Urban Bio-retention	0.85	0.13	2,016	Subtract 100% of provided storage vol	100%	0	2,016	N/A	6,100	2,016	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (1.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30 and 3,400 SF of Stormwater Planters	0.56	N/A	2,000	Subtract 100% of provided storage vol.	100%	0	2,000	N/A	3,040	2,000	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 11,000 SF)		0.16	145	Reduce volume by 0.06 cu ft per sq. ft. of conservation area.	N/A	0	145	7000	N/A	145	0	N/A
	Totals:	2.84	0.29										

Total Drainage Area Treated (acres): 3.13

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 11,127

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C-23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP–REVISION	–	02/04/2013
CDP–REVISION	–	12/10/2012
CDP–REVISION	–	10/22/2012
CDP–REVISION	–	8/01/2012
CDP	–	05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS GRANT

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP C-27

TAYLOR – DRAINAGE AREA "C" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
12,522 CF – 0.89 IN

LEED POTENTIAL RETENTION FOR TAYLOR BLOCK
20,695 CF – 1.12 IN

Pond Estimated Storage Detailed Report: DA-CTaylor Site

Element Details

ID	22	Notes
Label	DA-CTaylor Site	

2YR DETENTION VOLUME REQUIRED = 15,943 CU FT.

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	10.03	4.85	0.171	0.266	0.340	0.366	0.609
10	20.12	12.18	0.159	0.259	0.326	0.351	0.910

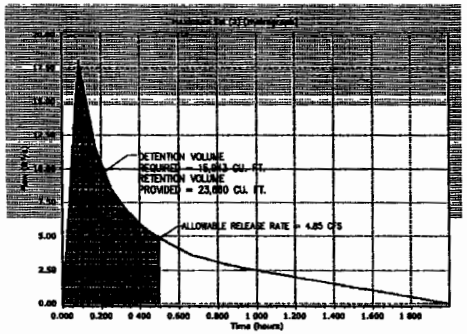
10 YR DETENTION VOLUME REQUIRED = 17,598 CU FT.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.022	0.498	0.000	0.498	0.000	0.498	0.000	0.498	0.000	2.000
10	0.036	0.288	0.000	0.288	0.000	0.288	0.000	0.288	0.000	2.000

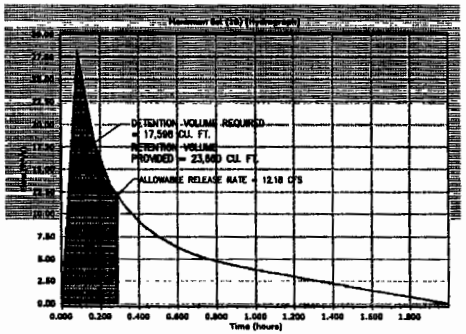
PFM 2YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-CTaylor Site



PFM 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-CTaylor Site



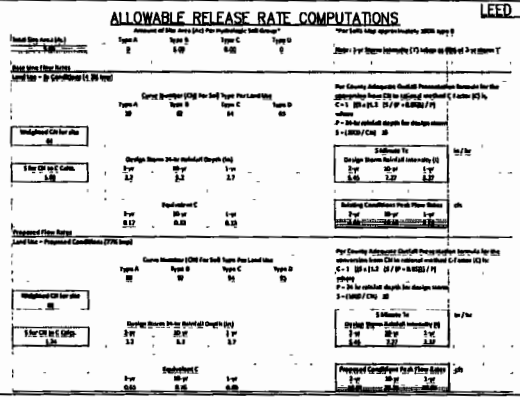
ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES LESS THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST NOT INCREASE THE EXISTING CONDITION RELEASE RATE.

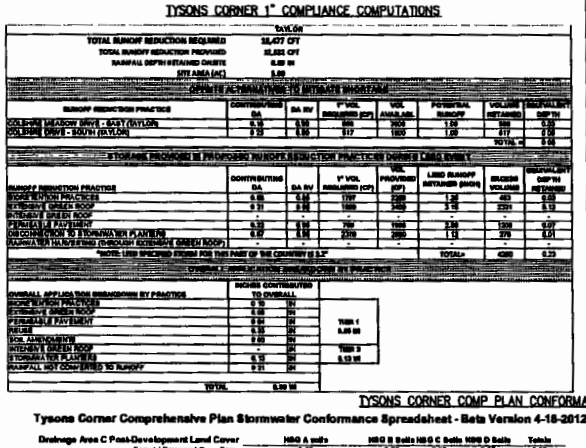
EXISTING CONDITIONS 2YR RELEASE RATE = 4.85 CFS

100% OF EXISTING RELEASE RATE = 4.85 X 100% =4.85 CFS – 2 YR ALLOWABLE RELEASE RATE
12.18 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS



TYSONS CORNER 1" COMPLIANCE COMPUTATIONS



LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: TAYLOR EXISTING CONDITIONS

Data: Drainage Area : 5.09 Acres
Runoff Curve Number : 64
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.42	0.35	0.22
Runoff (in)	0.34	0.56	1.71
Unit Peak Discharge (cfs/acre/in)	1.200	1.378	1.511
Pond and Swamp Factor: 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	4	13

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 5.09 AC X 0.34 (IN) X 1FT/12IN X 43,560 = 6,280 CU FT
2 YR STORM: 5.09 AC X 0.56 (IN) X 1FT/12IN X 43,560 = 10,345 CU FT

LEED REQUIREMENT LESS THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF LESS THAN 50%, THE EXISTING RUNOFF VOLUME MUST NOT BE EXCEEDED

1–YEAR STORM = 6,280 CU FT
2–YEAR STORM = 10,345 CU FT

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : SCOTTS RUN SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: TAYLOR PROPOSED CONDITIONS

Data: Drainage Area : 5.09 Acres
Runoff Curve Number : 86
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.12	0.10	0.06
Used	0.12	0.10	0.10
Runoff (in)	1.41	1.84	3.65
Unit Peak Discharge (cfs/acre/in)	1.566	1.577	1.578
Pond and Swamp Factor: 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	11	15	29

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 5.09 AC X 1.41 (IN) X 1FT/12IN X 43,560 = 26,052 CU FT
2 YR STORM: 5.09 AC X 1.84 (IN) X 1FT/12IN X 43,560 = 34,000 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 23,680 CF FOR UP TO A 3.2 INCH RAIN EVENT SIZE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM. 26,052 CU FT – 23,680 CU FT = 2,372 CU FT < EX. VOLUME

2–YEAR STORM. 34,000 CU FT – 23,680 CU FT = 10,340 CU FT < EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'– TAYLOR SITE

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	1.17	1.17
Impervious Cover	0.00	0.00	0.00	3.92	3.92
D.A. Total (acres)					5.09

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 14,826

Cells input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % AR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH AR % Credit: Avg Daily Demand (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Taylor Office Buildings "B" and "C"	1.31	1.40	6,325	Estimate Runoff Reduction % Using Spreadsheet		86%	0	6,325	31,600	66,400	5,439	886	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover to Contributing D.A. (ac)	Managed Turf to Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 13 500 SF	0.31	N/A	1 800	Subtract 100% of provided storage vol.	100%	N/A	1 800	N/A	3 400	1,800	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (7 400 SF) Assuming Infiltration Rate Greater than 0.52 in/hr	0.22	N/A	756	Subtract 100% of provided storage vol.	100%	N/A	756	N/A	1 888	756	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (3)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3 Typical Drainage Area 0.07 Ac., Rain Gardens 1- Assuming Media Depth of 2', max ponding depth 6", Impervi. D.A. 0 38 AC footprint 2,800 SF Rain Gardens 1- Assuming Media Depth of 2', max ponding depth 6", Impervi. D.A. 0 19 AC footprint 800 SF	0.50	0.00	1,797	Subtract 100% of provided storage vol.	100%	0	1 797	N/A	2,250	1 797	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (0.62AC) Assuming Min Media Depth of 4' Media Porosity 0.30, and 1 800 SF of Stormwater Planters	0.87	N/A	2,310	Subtract 100% of provided storage vol.	100%	0	2,310	N/A	2,500	2,310	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	Amended Soils in Site Perimeter Areas (Total 15,800 SF)	0.08	0.41	579	Reduce volume by 0 08 cu ft per sq. ft. of concentration area.	N/A	0	579	17775	N/A	579	0	N/A
		Totals:	3.67	0.49									

Total Drainage Area Treated (acres): 3.88

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 12,922

NOTE:
SEE SHEET C-23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/08/2012
CDP		05/29/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS TAYLOR

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER / REV: CDP C-28

HOTEL – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
2,000 CF – 0.80 IN

LEED POTENTIAL RETENTION FOR HOTEL BLOCK
3,205 CF – 1.21 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Hotel

Element Details

ID	26	Notes
Label	DA-D Hotel	

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	3.14	1.86	0.007	0.018	0.019	0.033	0.106
10	4.62	3.94	0.001	0.009	0.001	0.028	0.156

2YR DETENTION VOLUME REQUIRED = 1,440 CU FT.

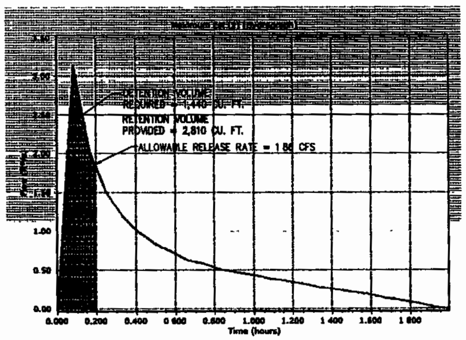
10 YR DETENTION VOLUME REQUIRED = 1,220 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.049	0.192	0.000	0.192	0.000	0.192	0.000	0.192	0.000	2.000
10	0.071	0.118	0.000	0.118	0.071	0.118	0.000	0.118	0.000	2.000

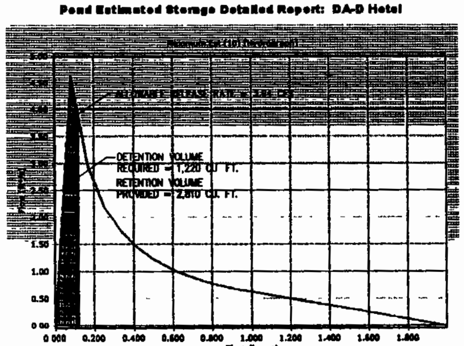
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Hotel



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Hotel



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST–DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2YR RELEASE RATE = 2.48 CFS

75% OF EXISTING RELEASE RATE = 2.48 X 75% = 1.86 CFS – 2 YR ALLOWABLE RELEASE RATE
3.94 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac): 0.73

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

Type A	Type B	Type C	Type D
0	0.73	0.00	0

*Per Soils Map approximately 100% type B

Note: 1 yr Storm Intensity (I) taken as 60% of 2-yr storm I

Base Line Flow Rates
Land Use = Ex Conditions (70% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	88		

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

Weighted CN for site: 88

S for CN to C Calcs.: 1.36

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

2 yr	10 yr	1-yr
5.45	7.27	3.27

Equivalent C

2 yr	10 yr	1 yr
0.62	0.70	0.58

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

Proposed Flow Rates
Land Use = Proposed Conditions (95% Imp)

Curve Number (CN) For Soil Type Per Land Use

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

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

Weighted CN for site: 94

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2 yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                 GRAPHICAL PEAK DISCHARGE METHOD        Version 2.00
Project : SCOTTS RUN SOUTH                User: BC      Date:
County  : FAIRFAX          State:         Checked: ___  Date: _______
Subtitle: HOTEL EXISTING CONDITIONS

  Data: Drainage Area          :  73    Acres
        Runoff Curve Number    :  88
        Time of Concentration: 0.10    Hours
        Rainfall Type          :  II
        Pond and Swamp Area    :  NONE

| Storm Number          |   1   |   2   |   3   |
|-----------------------|-------|-------|-------|
| Frequency  (yrs)      |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.10  | 0.09  | 0.05  |
|          Used         | 0.10  | 0.10  | 0.10  |
| Runoff (in)           | 1.55  | 2.00  | 3.86  |
| Unit Peak Discharge   | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
|-----------------------|-------|-------|-------|
| Peak Discharge (cfs)  |   2   |   2   |   4   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 0.73 AC X 1.55 (IN) X 1FT/12IN X 43,560 = 4,110 CU FT
2 YR STORM: 0.73 AC X 2.00 (IN) X 1FT/12IN X 43,560 = 5,300 CU FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1–YEAR STORM: 4,110 CU FT x 0.75 = 3,083 CU FT
2–YEAR STORM: 5,300 CU FT x 0.75 = 3,975 CU FT

PROPOSED CONDITIONS

```
                 GRAPHICAL PEAK DISCHARGE METHOD        Version 2.00
Project : SCOTTS RUN SOUTH                User: BC      Date:
County  : FAIRFAX          State:         Checked: ___  Date: _______
Subtitle: HOTEL PROPOSED CONDITIONS

  Data: Drainage Area          :  73    Acres
        Runoff Curve Number    :  94
        Time of Concentration: 0.10    Hours
        Rainfall Type          :  II
        Pond and Swamp Area    :  NONE

| Storm Number          |   1   |   2   |   3   |
|-----------------------|-------|-------|-------|
| Frequency  (yrs)      |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.05  | 0.04  | 0.02  |
|          Used         | 0.10  | 0.10  | 0.10  |
| Runoff (in)           | 2.06  | 2.54  | 4.51  |
| Unit Peak Discharge   | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
|-----------------------|-------|-------|-------|
| Peak Discharge (cfs)  |   2   |   3   |   5   |
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM. 0.73 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 5,460 CU FT
2 YR STORM. 0.73 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 6,730 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 2,810 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 5,460 CU FT – 2,810 CU FT = 2,650 CU FT < 75% OF EX. VOLUME

2–YEAR STORM: 6,730 CU FT – 2,810 CU FT = 3,920 CU FT < 75% OF EX. VOLUME

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

	HOTEL
TOTAL RUNOFF REDUCTION REQUIRED	2,680 CFT
TOTAL RUNOFF REDUCTION PROVIDED	2,808 CFT
RAINFALL DEPTH RETAINED ONSITE	0.80 IN
SITE AREA (AC)	0.73

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL AVAILAB.	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
COLSHIRE MEADOW DRIVE - EAST (HOTEL)	0.15	0.50	608	3000	1.00	608	0.22
						TOTAL =	0.22

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	-	-	-	-	-	-	-
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	0.07	0.98	241	345	1.43	104	0.04
PERMEABLE PAVEMENT	-	-	-	-	-	-	-
DISCONNECTION TO STORMWATER PLANTERS	0.51	0.98	1759	2730	1.55	971	0.38
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	1075	0.41

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	-	IN	
EXTENSIVE GREEN ROOF	-	IN	TIER 1 0.00 IN
PERMEABLE PAVEMENT	-	IN	
REUSE	-	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	0.08	IN	TIER 2 0.73 IN
STORMWATER PLANTERS	0.65	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.08	IN	
TOTAL	0.80 IN		

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-19-2012

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Permanent Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.75	0.75
Impervious Cover	0.00	0.00	0.00	12.21	12.21
				D.A. Total (acres)	12.96

Rv (turf) 0.25
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 42,787

[ ] data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Estimate RWH RR % Credit: Avg Daily Demand (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.58	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,616	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 99,866 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 8,175 SF	2.86	N/A	9,883	Subtract 100% of provided storage vol	100%	N/A	9,883	N/A	13,150	9,883	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (96,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr Along 123 Streetscape (16,500 SF)	0.60	N/A	2,769	Subtract 100% of provided storage vol	100%	N/A	2,769	N/A	6,987	2,769	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (88). Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,150	Disconnection to Bioretention	100%	0	13,150	N/A	17,580	13,150	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.06AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,825 SF of Stormwater Planters	2.25	N/A	7,794	Subtract 100% of provided storage vol	100%	0	7,794	N/A	9,510	7,794	0	
Totals:		11.35	0.24										

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

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T 703.442.7800

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ISSUED FOR	REV	DATE
CDP-REVISION	—	02/04/2013
CDP-REVISION	—	12/10/2012
CDP-REVISION	—	10/22/2012
CDP-REVISION	—	8/01/2012
CDP	—	05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS HOTEL

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER VIKAZ: CDP C-29

FILE: P:\Planning\Projects\6827\dwg\SCOTTS RUN SOUTH\6827\.C-29.dwg USER: [illegible] DATE: Feb. 03 2013 TIME: 02:32 pm

JOHNSON I – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
20,564 CF – 0.91 IN

LEED POTENTIAL RETENTION JOHNSON I BLOCK
37,915 CF – 1.28 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Johnson I

Element Details

ID	31	Notes
Label	DA-D Johnson 1	

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	35.13	17.54	0.124	0.267	0.319	0.448	1.157
10	51.61	39.40	0.038	0.160	0.049	0.386	1.740

2YR DETENTION VOLUME REQUIRED = 19,200 CU FT.

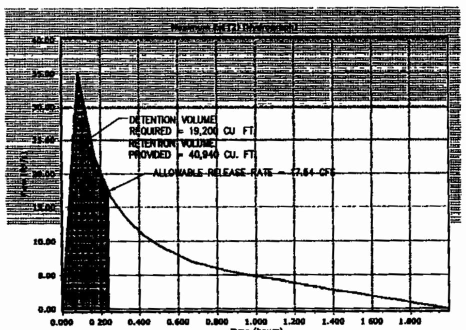
10 YR DETENTION VOLUME REQUIRED = 16,850 CU.

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	TotalFT (From) (hours)	Total (To) (hours)
2	0.042	0.239	0.000	0.239	0.000	0.239	0.000	0.239	0.000	2.000
10	0.064	0.139	0.000	0.139	0.027	0.139	0.000	0.139	0.000	2.000

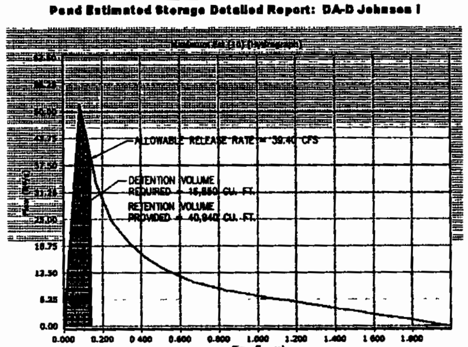
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Johnson I



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Johnson I



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2YR RELEASE RATE = 23.38 CFS

75% OF EXISTING RELEASE RATE = 23.38 X 75% = 17.54 CFS – 2 YR ALLOWABLE RELEASE RATE
39.40 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac): 8.16

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

Type A	Type B	Type C	Type D
0	7.59	0.57	0

*Per Soils Map approximately 100% type B

Note 1-yr Storm Intensity (T) taken as 60% of 2 yr storm T

Base Line Flow Rates
Land Use = Ex Conditions (85% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	86	

Weighted CN for site: 84

S for CN to C Calcs: 1.90

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

Design Storm: 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.53	0.66	0.47

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

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

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
89	93	94	95

Weighted CN for site: 94

S for CN to C Calcs: 0.64

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

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

JOHNSON I

TOTAL RUNOFF REDUCTION REQUIRED	20,621 CFT
TOTAL RUNOFF REDUCTION PROVIDED	24,885 CFT
RAINFALL DEPTH RETAINED ONSITE	0.91 IN
SITE AREA (AC)	8.36

OFFSITE ALTERNATIVE TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILAB.	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
COLSHIRE DRIVE - NORTH (JOHNSON I)	0.21	0.88	1013	1200	1.00	1013	0.03
DOLLEY MADISON BOULEVARD - WEST (JOHNSON I)	1.00	0.90	3267	4200	1.00	3267	0.11
SOUTH DARTFORD DRIVE (JOHNSON I)	0.04	0.88	131	600	1.00	131	0.01
						TOTAL =	0.15

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT*

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	2.70	0.95	8701	12870	1.30	3800	0.12
EXTENSIVE GREEN ROOF	1.38	0.95	4750	6000	1.38	1261	0.04
INTENSIVE GREEN ROOF	0.46	0.95	1502	6006	3.20	3414	0.12
PERMEABLE PAVEMENT	0.43	0.95	1485	3736	2.82	2253	0.08
DISCONNECTION TO STORMWATER PLANTERS	1.17	0.95	4036	4600	1.16	616	0.02
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	11103	0.37

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.29	IN	TIER 1 0.67 IN
EXTENSIVE GREEN ROOF	0.16	IN	
PERMEABLE PAVEMENT	0.05	IN	
REUSE	0.17	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	0.05	IN	TIER 3 0.19 IN
STORMWATER PLANTERS	0.14	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	0.91 IN		

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
Project : SCOTTS RUN SOUTH                  User: BC     Date:
County  : FAIRFAX          State:           Checked: ___ Date: ______
Subtitle: JOHNSON I EXISTING CONDITIONS

Data: Drainage Area         :  8.16   Acres
      Runoff Curve Number   :  84
      Time of Concentration:   0.10   Hours
      Rainfall Type         :  II
      Pond and Swamp Area   :  NONE

| Storm Number          |   1   |   2   |   3   |
|-----------------------|-------|-------|-------|
| Frequency (yrs)       |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.14  | 0.12  | 0.07  |
|            Used       | 0.14  | 0.12  | 0.10  |
| Runoff (in)           | 1.27  | 1.68  | 3.45  |
| Unit Peak Discharge   | 1.554 | 1.567 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
|-----------------------|-------|-------|-------|
| Peak Discharge (cfs)  |  16   |  22   |  44   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM. 8.16 AC X 1.27 (IN) X 1FT/12IN X 43,560 = 37,618 CU. FT.
2 YR STORM. 8.16 AC X 1.68 (IN) X 1FT/12IN X 43,560 = 49,763 CU FT.

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1–YEAR STORM. 37,618 CU FT x 0.75 = 28,213 CU FT
2–YEAR STORM. 49,763 CU FT x 0.75 = 37,358 CU FT

PROPOSED CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
Project : SCOTTS RUN SOUTH                  User: BC     Date:
County  . FAIRFAX          State:           Checked: ___ Date: ______
Subtitle: JOHNSON I PROPOSED CONDITIONS

Data: Drainage Area         :  8.16   Acres
      Runoff Curve Number   :  94
      Time of Concentration:   0.10   Hours
      Rainfall Type         :  II
      Pond and Swamp Area   :  NONE

| Storm Number          |   1   |   2   |   3   |
|-----------------------|-------|-------|-------|
| Frequency (yrs)       |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.05  | 0.04  | 0.02  |
|            Used       | 0.10  | 0.10  | 0.10  |
| Runoff (in)           | 2.06  | 2.54  | 4.51  |
| Unit Peak Discharge   | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
|-----------------------|-------|-------|-------|
| Peak Discharge (cfs)  |  27   |  33   |  58   |
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 8.16 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 61,020 CU FT
2 YR STORM: 8.16 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 75,237 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 40,940 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 61,020 CU FT – 40,940 CU FT = 20,080 CU FT < 75% OF EX. VOLUME

2–YEAR STORM: 75,237 CU FT – 40,940 CU FT = 34,297 CU FT < 75% OF EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.75	0.75
Impervious Cover	0.00	0.00	0.00	12.21	12.21
				D.A. Total (acres)	12.96

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 42,707

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max. Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.85	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		85%	0	8,111	47,818	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max. Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 56,685 SF Total. Intensive Green Roof Media Depth 12" Media Porosity 0.30, and 6,176 SF	2.88	N/A	8,863	Subtract 100% of provided storage vol	100%	N/A	9,863	N/A	13,150	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (65,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr Along 123 Streetscape (15,600 SF)	0.80	N/A	2,799	Subtract 100% of provided storage vol	100%	N/A	2,758	N/A	6,967	2,799	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (50)- Assuming 175 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,180	Disconnection to Bioretention	100%	0	13,180	N/A	17,550	13,180	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC). Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,825 SF of Stormwater Planters	2.28	N/A	7,794	Subtract 100% of provided storage vol	100%	0	7,794	N/A	9,810	7,794	0	
Totals:		11.35	0.24										

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,270

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C-23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		06/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SWM COMPUTATIONS JOHNSON I

SCALE: AS SHOWN

PROJECT NUMBER: 26758 005

DRAWING NUMBER VMZ7L: CDP C-30

FILE:P:\Planning\Projects\6927L\dwg\SCOTTS RUN SOUTH\6927L900.dwg USER:Cichocki DATE:Feb. 03 2013 TIME: 03:32 pm

VAN BUREN – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
7,380 CF – 0.93 IN

LEED POTENTIAL RETENTION FOR VAN BUREN BLOCK
9,265 CF – 1.11 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Van Buren

Element Details

ID	30	Notes	
Label	DA-D Van Buren		

2YR DETENTION VOLUME REQUIRED = 4,230 CU FT.

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	9.90	6.11	0.019	0.062	0.050	0.097	0.335
10	14.55	12.75	0.003	0.024	0.003	0.083	0.490

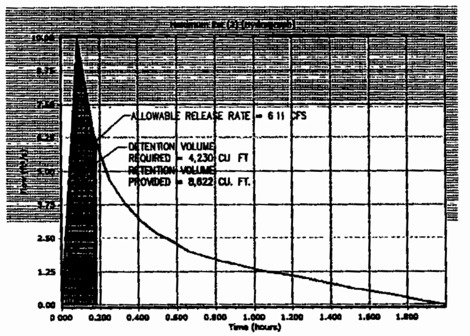
10 YR DETENTION VOLUME REQUIRED = 3,620 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.081	0.180	0.000	0.180	0.000	0.180	0.000	0.180	0.000	2.000
10	0.073	0.112	0.000	0.112	0.073	0.112	0.000	0.112	0.000	2.000

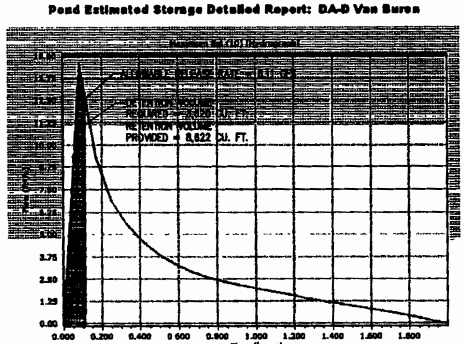
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Van Buren



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Van Buren



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%.

EXISTING CONDITIONS 2YR RELEASE RATE = 8.15 CFS

75% OF EXISTING RELEASE RATE = 8.15 X 75% = 6.11 CFS – 2 YR ALLOWABLE RELEASE RATE
12.75 CFS – 10 YR ALLOWABLE RELEASE RATE

FILE: P:\Planning\Projects\26271\dwg\SCOTTS RUN SOUTH\26271.SD0.dwg USER: Cichocki DATE: Feb. 03 2013 TIME: 03:33 pm

LEED CREDIT 6.1 COMPLIANCE

ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac): 2.30

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

Type A	Type B	Type C	Type D
0	2.30	0.00	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm Intensity (I) taken as 60% of 2-yr storm I

Base Line Flow Rates

Land Use = Ex Conditions (75% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	89		

Weighted CN for site: 89

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

S for CN to C Calcs.: 1.24

Design Storm 24 hr Rainfall Depth (in)

2 yr	10 yr	1 yr
3.2	5.2	2.7

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

2 yr	10 yr	1 yr
5.45	7.27	3.27

Equivalent C

2 yr	10 yr	1 yr
0.65	0.76	0.60

Existing Conditions Peak Flow Rates (cfs)

2 yr	10 yr	1 yr
[illegible]	[illegible]	[illegible]

Proposed Flow Rates

Land Use = Proposed Conditions (95% Imp)

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
80	92	94	95

Weighted CN for site: 94

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

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

2 yr	10 yr	1 yr
3.2	5.2	2.7

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

2-yr	10-yr	1 yr
5.45	7.27	3.27

Equivalent C

2 yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2 yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

VAN BUREN

TOTAL RUNOFF REDUCTION REQUIRED	8,349 CFT
TOTAL RUNOFF REDUCTION PROVIDED	7,380 CFT
RAINFALL DEPTH RETAINED ONSITE	0.93 IN
SITE AREA (AC)	2.30

OFFSITE [illegible] SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
ANDERSON ROAD - SOUTH (VAN BUREN)	0.21	0.90	686	1200	1.00	686	0.08
						TOTAL =	0.08

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICE IN [illegible]

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.67	[illegible]	3000	3000	1.00	0	[illegible]
EXTENSIVE GREEN ROOF	0.44	0.95	1517	1917	1.26	[illegible]	[illegible]
INTENSIVE GREEN ROOF	0.07	[illegible]	241	346	1.01	4	[illegible]
PERMEABLE PAVEMENT	0.18	0.95	621	1600	2.58	979	0.12
DISCONNECTION TO STORMWATER PLANTERS	[illegible]	[illegible]	2000	2130	1.06	130	[illegible]
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE. LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL =	1512	0.18

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	[illegible]	IN	TIER 1 [illegible] IN
EXTENSIVE GREEN ROOF	[illegible]	IN	
PERMEABLE PAVEMENT	[illegible]	IN	
REUSE	-	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	[illegible]	IN	TIER 3 [illegible] IN
STORMWATER PLANTERS	[illegible]	IN	
RAINFALL NOT CONVERTED TO RUNOFF	[illegible]	IN	
TOTAL	0.93 IN		

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD         Version 2.00
Project : SCOTTS RUN SOUTH                      User: BC     Date:
County  : FAIRFAX                State:         Checked: ___ Date: _______
Subtitle: VAN BUREN EXISTING CONDITIONS

Data: Drainage Area            : 2.3   Acres
      Runoff Curve Number      : 89
      Time of Concentration:   : 0.10  Hours
      Rainfall Type            : II
      Pond and Swamp Area      : NONE

| Storm Number               |   1   |   2   |   3   |
| Frequency (yrs)            |   1   |   2   |  10   |
| 24-Hr Rainfall (in)        |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio                 | 0.09  | 0.08  | 0.05  |
|          Used              | 0.10  | 0.10  | 0.10  |
| Runoff (in)                | 1.63  | 2.08  | 3.96  |
| Unit Peak Discharge        | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)            |       |       |       |
| Pond and Swamp Factor      | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used          |       |       |       |
| Peak Discharge (cfs)       |   6   |   8   |  14   |
```

PROPOSED CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD         Version 2.00
Project : SCOTTS RUN SOUTH                      User: BC     Date:
County  : FAIRFAX                State:         Checked: ___ Date: _______
Subtitle: VAN BUREN PROPOSED CONDITIONS

Data: Drainage Area            : 2.3   Acres
      Runoff Curve Number      : 94
      Time of Concentration:   : 0.10  Hours
      Rainfall Type            : II
      Pond and Swamp Area      : NONE

| Storm Number               |   1   |   2   |   3   |
| Frequency (yrs)            |   1   |   2   |  10   |
| 24-Hr Rainfall (in)        |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio                 | 0.05  | 0.04  | 0.02  |
|          Used              | 0.10  | 0.10  | 0.10  |
| Runoff (in)                | 2.06  | 2.54  | 4.51  |
| Unit Peak Discharge        | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)            |       |       |       |
| Pond and Swamp Factor      | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used          |       |       |       |
| Peak Discharge (cfs)       |   7   |   9   |  16   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.30 AC X 1.36 (IN) X 1FT/12IN X 43,560 = 11,355 CU FT.
2 YR STORM: 2.30 AC X 2.08 (IN) X 1FT/12IN X 43,560 = 17,365 CU. FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1–YEAR STORM: 11,355 CU FT x 0.75 = 8,516 CU FT
2–YEAR STORM: 17,365 CU FT x 0.75 = 13,024 CU FT

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 2.30 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 17,200 CU FT
2 YR STORM: 2.30 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 21,207 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 8,622 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 17,200 CU FT – 8,622 CU FT = 8,578 CU FT < 75% OF EX. VOLUME

2–YEAR STORM: 21,207 CU FT – 8,622 CU FT = 12,585 CU FT < 75% OF EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.78	0.78
Impervious Cover	0.00	0.00	0.00	12.21	12.21
				D.A. Total (acres)	12.99

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 42,787

data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Drawdown (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops Westgate Office Building "A" Rooftop	1.88	1.40	8,111	Estimate Runoff Reduction % Using Spreadsheet		95%	0	8,111	47,818	75,000	7,705	710	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 98,885 SF Total. Intensive Green Roof Media Depth 12" Media Porosity 0.30, and 8,175 SF	2.95	N/A	9,863	Subtract 100% of provided storage vol.	100%	N/A	9,863	N/A	13,180	9,863	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (85,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr Along 123 Streetscape (15,508 SF)	0.80	N/A	2,750	Subtract 100% of provided storage vol	100%	N/A	2,750	N/A	4,007	2,750	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (58)- Assuming 178 SF Footprint, Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.75	0.24	13,180	Disconnection to Bioretention	100%	0	13,180	N/A	17,850	13,180	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4' Media Porosity 0.30, and 7,825 SF of Stormwater Planters	2.28	N/A	7,784	Subtract 100% of provided storage vol	100%	0	7,784	N/A	9,510	7,784	0	

Totals: 11.35 | 0.24

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,279

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS VAN BUREN

AS SHOWN
SCALE

26758 005
PROJECT NUMBER

CDP C-31
DRAWING NUMBER

WESTGATE – DRAINAGE AREA "D" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO–RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO–RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
6,904 CF – 1.12 IN

LEED POTENTIAL RETENTION FOR WESTGATE BLOCK
8,930 CF – 1.39 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-D Westgate

Element Details

ID	29	Notes
Label	DA-D Westgate	

Detention Storage Estimates -- Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	7.62	3.98	0.024	0.054	0.064	0.092	0.258
10	11.20	8.79	0.007	0.032	0.007	0.080	0.377

2YR DETENTION VOLUME REQUIRED = 4,008 CU FT

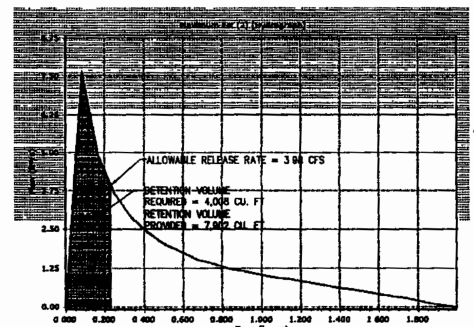
10 YR DETENTION VOLUME REQUIRED = 3,485 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.014	0.228	0.000	0.228	0.000	0.228	0.000	0.228	0.000	2.000
10	0.065	0.134	0.000	0.134	0.055	0.134	0.000	0.134	0.000	2.000

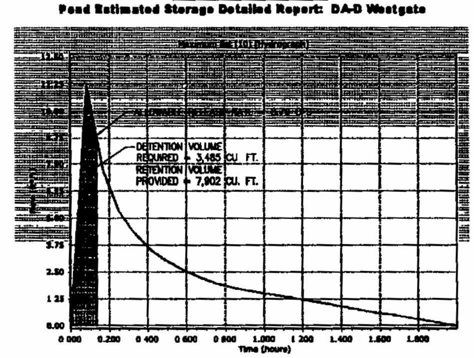
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Westgate



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-D Westgate



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST–DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2YR RELEASE RATE = 5.30 CFS

75% OF EXISTING RELEASE RATE = 5.30 X 75% = 3.98 CFS – 2 YR ALLOWABLE RELEASE RATE
6.79 CFS – 10 YR ALLOWABLE RELEASE RATE

FILE: P:\Planning\Projects\6827L\dwg\SCOTTS RUN SOUTH\6827L900.dwg USER: Cichocki DATE: Feb. 03 2013 TIME: 03:33 pm

ALLOWABLE RELEASE RATE COMPUTATIONS

Total Site Area (Ac) — 1.77

Amount of Site Area (Ac) Per Hydrologic Soil Group*: Type A 0; Type B 1.77; Type C 0.00; Type D 0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm Intensity (I) taken as 60% of 2 yr storm 'I'

Base Line Flow Rates

Land Use – Ex Conditions (60% imp)

Curve Number (CN) For Soil Type Per Land Use: Type A; Type B 85; Type C; Type D

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

Weighted CN for site: 85

S for CN to C Calcs: 1.76

Design Storm 24-hr Rainfall Depth (in): 2-yr 3.2; 10-yr 5.2; 1-yr 2.7

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

Equivalent C: 2-yr 0.56; 10-yr 0.68; 1-yr 0.50

Existing Conditions Peak Flow Rates (cfs): 2-yr; 10-yr; 1-yr [illegible]

Proposed Flow Rates

Land Use – Proposed Conditions (80% imp)

Curve Number (CN) For Soil Type Per Land Use: Type A 89; Type B 93; Type C 94; Type D 95

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

Weighted CN for site: 94

S for CN to C Calcs: 0.64

Design Storm 24-hr Rainfall Depth (in): 2 yr 3.2; 10-yr 5.2; 1-yr 2.7

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

Equivalent C: 2-yr 0.79; 10-yr 0.87; 1-yr 0.76

Proposed Conditions Peak Flow Rates (cfs): 2-yr; 10-yr; 1-yr [illegible]

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

	WESTGATE
TOTAL RUNOFF REDUCTION REQUIRED	6,425 CFT
TOTAL RUNOFF REDUCTION PROVIDED	6,806 CFT
RAINFALL DEPTH RETAINED ONSITE	1.12 IN
SITE AREA (AC)	1.77

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL. AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
DOLLEY MADISON BOULEVARD - WEST (WESTGATE)	0.58	0.90	1797	4280	1.00	1797	0.28
SOUTH DARTFORD DRIVE (WESTGATE)	0.04	0.90	131	800	1.00	131	0.02
ANDERSON ROAD - WEST (WESTGATE)	0.18	0.90	523	1980	1.00	523	0.08
						TOTAL =	0.38

[illegible]

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL. REQUIRED (CF)	VOL. PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.42	0.90	1448	1668	1.16	222	0.04
EXTENSIVE GREEN ROOF	0.68	0.98	2000	2526	1.26	526	0.08
INTENSIVE GREEN ROOF	-	-	-	-	-	-	-
PERMEABLE PAVEMENT	0.19	0.86	686	1661	2.82	186	0.15
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORMS FOR THIS PART OF THE COUNTRY IS 1.2"					TOTAL=	1/34	0.27

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.25	IN	TIER 1 1.07 IN
EXTENSIVE GREEN ROOF	0.31	IN	
PERMEABLE PAVEMENT	0.10	IN	
REUSE	0.44	IN	
SOIL AMENDMENTS	-	IN	
INTENSIVE GREEN ROOF	-	IN	TIER 2 0.00 IN
STORMWATER PLANTERS	-	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.05	IN	
TOTAL	1.12 IN		

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
Project : SCOTTS RUN SOUTH                     User: BC      Date:
County  : FAIRFAX              State:          Checked: ___  Date: _______
Subtitle: WESTGATE EXISTING CONDITIONS

  Data: Drainage Area          : 1.77   Acres
        Runoff Curve Number    : 85
        Time of Concentration: 0.10   Hours
        Rainfall Type          : II
        Pond and Swamp Area    : NONE

| Storm Number          |   1   |   2   |   3   |
| Frequency  (yrs)      |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.13  | 0.11  | 0.07  |
|          Used         | 0.13  | 0.11  | 0.10  |
| Runoff (in)           | 1.34  | 1.76  | 3.55  |
| Unit Peak Discharge   | 1.560 | 1.572 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
| Peak Discharge (cfs)  |   4   |   5   |  10   |
```

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 1.77 AC X 1.34 (IN) X 1FT/12IN X 43,560 = 8,610 CU. FT
2 YR STORM: 1.77 AC X 1.76 (IN) X 1FT/12IN X 43,560 = 11,310 CU FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1–YEAR STORM: 8,610 CU FT x 0.75 = 6,458 CU FT
2–YEAR STORM: 11,310 CU FT x 0.75 = 8,483 CU FT

PROPOSED CONDITIONS

```
                    GRAPHICAL PEAK DISCHARGE METHOD          Version 2.00
Project : SCOTTS RUN SOUTH                     User: BC      Date:
County  : FAIRFAX              State:          Checked: ___  Date: _______
Subtitle: WESTGATE PROPOSED CONDITIONS

  Data: Drainage Area          : 1.77   Acres
        Runoff Curve Number    : 94
        Time of Concentration: 0.10   Hours
        Rainfall Type          : II
        Pond and Swamp Area    : NONE

| Storm Number          |   1   |   2   |   3   |
| Frequency  (yrs)      |   1   |   2   |  10   |
| 24-Hr Rainfall (in)   |  2.7  |  3.2  |  5.2  |
| Ia/P Ratio            | 0.05  | 0.04  | 0.02  |
|          Used         | 0.10  | 0.10  | 0.10  |
| Runoff (in)           | 2.06  | 2.54  | 4.51  |
| Unit Peak Discharge   | 1.578 | 1.578 | 1.578 |
|   (cfs/acre/in)       |       |       |       |
| Pond and Swamp Factor | 1.00  | 1.00  | 1.00  |
|   0.0% Ponds Used     |       |       |       |
| Peak Discharge (cfs)  |   6   |   7   |  13   |
```

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 1.77 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 13,235 CU FT
2 YR STORM: 1.77 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 16,320 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST–DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 7,902 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1–YEAR STORM: 13,235 CU FT – 7,902 CU FT = 5,333 CU FT > 75% OF EX. VOLUME

2–YEAR STORM: 16,320 CU FT – 7,902 CU FT = 8,418 CU FT > 75% OF EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.75	0.75
Impervious Cover	0.00	0.00	0.00	12.21	12.21
				D.A. Total (acres)	12.96

Rv (turf) 0.25
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 42,757

[ ] data input cells highlighted

DRAINAGE AREA 'D' SPREADSHEET TAB INCLUDES– HOTEL, JOHNSON I, VAN VUREN, AND WESTGATE PROPERTIES

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Demand (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting	Johnson 1 Office Buildings "A" and "B" Rooftops, Westgate Office Building "A" Rooftop	1.08	1.40	6,111	Estimate Runoff Reduction % Using Spreadsheet		88%	0	6,111	47,616	75,800	7,705	710	

(Estimate RWH RR % Credit)

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 86,885 SF Total. Intensive Green Roof Media Depth 12", Media Porosity 0.30, and 6,175 SF	2.98	N/A	9,883	Subtract 100% of provided storage vol.	100%	N/A	9,883	N/A	13,180	9,883	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable Pavement in Streetscape Areas (85,320 SF). Assuming Infiltration Rate Greater than 0.52 in/hr. Along 123 Streetscape (15,500 SF)	0.80	N/A	2,789	Subtract 100% of provided storage vol	100%	N/A	2,789	N/A	6,987	2,789	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bio-retention Tree Pits (88)- Assuming 175 SF Footprint. Soil Depth 4' Max Ponding Depth 6" and soil Porosity 0.3. Typical Drainage Area 0.07 Ac	3.78	0.24	13,180	Disconnection to Bioretention	100%	0	13,180	N/A	17,580	13,180	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building Roof Area (2.08AC): Assuming Min Media Depth of 4', Media Porosity 0.30, and 7,928 SF of Stormwater Planters	2.28	N/A	7,784	Subtract 100% of provided storage vol	100%	0	7,784	N/A	8,610	7,784	0	
Totals:		11.36	0.24										

Total Drainage Area Treated (acres): 11.59

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 41,278

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C–23 FOR MAP OF SWM PRACTICES

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ISSUED FOR	REV	DATE
CDP–REVISION		02/04/2013
CDP–REVISION		12/10/2012
CDP–REVISION		10/22/2012
CDP–REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS WESTGATE

AS SHOWN
SCALE

26758.005
PROJECT NUMBER

CDP C-32
DRAWING NUMBER WRZA

GARFIELD – DRAINAGE AREA "E" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:
- RAINWATER HARVESTING AND REUSE
- ROOFTOP DISCONNECTION TO URBAN BIO-RETENTION
- VEGETATED ROOFS
- PERMEABLE PAVEMENT
- BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAIN EVENT
6,173 CF – 0.76 IN

TOTAL POTENTIAL RETENTION FOR GARFIELD BLOCK
16,075 CF – 1.73 IN

PFM 2YR AND 10YR DETENTION COMPLIANCE

Pond Estimated Storage Detailed Report: DA-E Garfield Site

Element Details

ID	25	Notes
Label	DA-E Garfield Site	

Detention Storage Estimates – Target Peak Outflow Rate

Return Event	Peak In (ft³/s)	Target (ft³/s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	11.02	7.54	0.014	0.046	0.035	0.085	0.272
10	16.19	15.14	0.001	0.014	0.001	0.075	0.246

2YR DETENTION VOLUME REQUIRED = 4,140 CU FT.

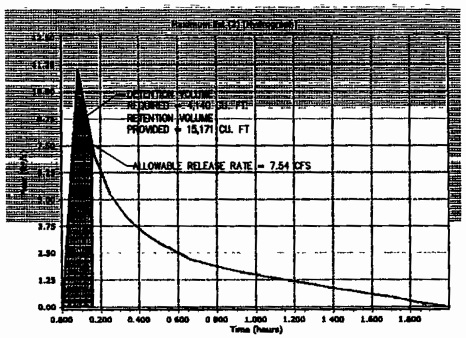
10 YR DETENTION VOLUME REQUIRED = 3,270 CU FT

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.057	0.157	0.000	0.157	0.000	0.157	0.000	0.157	0.000	2.000
10	0.078	0.098	0.000	0.098	0.078	0.098	0.000	0.098	0.000	2.000

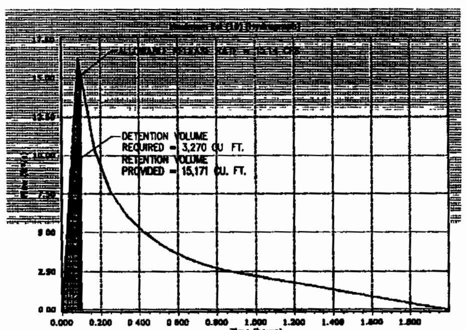
2 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-E Garfield Site



10 YEAR 2HR HYDROGRAPH

Pond Estimated Storage Detailed Report: DA-E Garfield Site



ALLOWABLE RELEASE RATE

PER LEED CREDIT 6.1– FOR SITES GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION, THE 1 AND 2 YEAR, 24HOUR STORM POST-DEVELOPED RELEASE RATES MUST REDUCE THE EXISTING CONDITION RELEASE RATE BY 25%

EXISTING CONDITIONS 2YR RELEASE RATE = 10.05 CFS

75% OF EXISTING RELEASE RATE = 10.05 X 75% = 7.54 CFS – 2 YR ALLOWABLE RELEASE RATE
15.14 CFS – 10 YR ALLOWABLE RELEASE RATE

ALLOWABLE RELEASE RATE COMPUTATIONS

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

Total Site Area (Ac)	Type A	Type B	Type C	Type D
2.56	0	0.26	2.30	0

*Per Soils Map approximately 100% type B

Note: 1-yr Storm intensity ('I') taken as 60% of 2-yr storm 'I'

Base Line Flow Rates
Land Use = Ex Conditions (85% imp)
94

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	96	

Weighted CN for site: 92

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

S for CN to C Calcs: 0.93

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.72	0.81	0.68

Existing Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
[illegible]	[illegible]	[illegible]

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

Curve Number (CN) For Soil Type Per Land Use

Type A	Type B	Type C	Type D
	80	96	

Weighted CN for site: 94

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

S for CN to C Calcs.: 0.64

Design Storm 24-hr Rainfall Depth (in)

2-yr	10-yr	1-yr
3.2	5.2	2.7

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

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

Equivalent C

2-yr	10-yr	1-yr
0.79	0.87	0.76

Proposed Conditions Peak Flow Rates (cfs)

2-yr	10-yr	1-yr
11.00	[illegible]	[illegible]

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

GARFIELD

TOTAL RUNOFF REDUCTION REQUIRED	9,293 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	6,173 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.75 IN	
SITE AREA (AC)	2.56	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABL	POTENTIAL RUNOFF	VOLUME RETAINED	EQUIVALENT DEPTH
DOLLEY MADISON BOULEVARD - EAST (GARFIELD)	0.40	0.30	1601	2100	1.00	1601	0.17
ANDERSON ROAD/CAMBRIDGE ROAD - EAST (GARFIELD)	0.41	0.30	1338	2400	1.00	1338	0.14
						TOTAL IN	0.32

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT*

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	1.38	0.88	4080	11221	2.39	6631	0.79
EXTENSIVE GREEN ROOF	-	-	-	-	-	-	-
INTENSIVE GREEN ROOF	0.39	0.30	1346	3798	2.82	3451	0.39
PERMEABLE PAVEMENT	0.04	0.86	138	154	1.12	16	0.00
DISCONNECTION TO STORMWATER PLANTERS	-	-	-	-	-	-	-
RAINWATER HARVESTING (THROUGH EXTENSIVE GREEN ROOF)	-	-	-	-	-	-	-
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL	6588	0.97

OVERALL APPLICATION BREAKDOWN BY PRACTICE

OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL		
BIORETENTION PRACTICES	0.50	IN	TIER 1: 0.53 IN
EXTENSIVE GREEN ROOF	-	IN	
PERMEABLE PAVEMENT	0.01	IN	
REUSE	-	IN	
SOIL AMENDMENTS	0.01	IN	
INTENSIVE GREEN ROOF	0.14	IN	TIER 3: 0.14 IN
STORMWATER PLANTERS	-	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.08	IN	
TOTAL	0.76 IN		

LEED CREDIT 6.1 COMPLIANCE

LEED VOLUME COMPUTATIONS

EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00
Project : SCOTTS RUN STATION SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: ___
Subtitle: GARFIELD EXISTING CONDITIONS

Data: Drainage Area : 2.56 Acres
Runoff Curve Number : 92
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.06	0.05	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.88	2.35	4.28
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	9	17

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.56 AC X 1.88 (IN) X 1FT/12IN X 43,560 = 17,470 CU. FT.
2 YR STORM: 2.56 AC X 2.35 (IN) X 1FT/12IN X 43,560 = 21,838 CU. FT

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS:

WITH AN IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING STORAGE VOLUME MUST BE MET

1-YEAR STORM: 17,470 CU FT x 0.75 = 13,102 CU FT
2-YEAR STORM: 21,838 CU FT x 0.75 = 16,378 CU FT

PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00
Project : SCOTTS RUN STATION SOUTH — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: ___
Subtitle: GARFIELD PROPOSED CONDITIONS

Data. Drainage Area : 2.56 Acres
Runoff Curve Number : 94
Time of Concentration. 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	1	2	10
24-Hr Rainfall (in)	2.7	3.2	5.2
Ia/P Ratio	0.05	0.04	0.02
Used	0.10	0.10	0.10
Runoff (in)	2.06	2.54	4.51
Unit Peak Discharge (cfs/acre/in)	1.578	1.578	1.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	8	10	18

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 2.56 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 19,143 CU FT
2 YR STORM: 2.56 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,603 CU FT

TOTAL VOLUME ALLOWABLE RELEASE:

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE OF 15,171 CF FOR UP TO A 3.2 INCH RAIN EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1-YEAR STORM: 19,143 CU FT – 15,171 CU FT = 3,972 CU FT < 75% OF EX. VOLUME

2-YEAR STORM: 23,603 CU FT – 15,171 CU FT = 8,432 CU FT < 75% OF EX. VOLUME

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'E'– GARFIELD SITE

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.06	0.10	0.16
Impervious Cover	0.00	0.00	0.00	2.40	2.40
D.A. Total (acres)					2.56

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 8,422

data input cells highlighted

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Estimate RWH RR % Credit: Surface Area of Practice (ft²)	Estimate RWH RR % Credit: Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof	Assuming Media Depth of 4", Media porosity 0.30 and 9,200 SF of Extensive Green Roof - Assuming Media Depth of 4', Porosity of 0.30, and 2,387 sf of Intensive Green Roof	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,346	N/A	3,798	1,346	0	
Permeable Pavement - DCR Level 2 Design Spec	1535 sf of permeable pavement (Level 1)	0.04	N/A	138	Subtract 100% of provided storage vol	100%	N/A	138	N/A	154	138	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits - 3300 sf of Continuous soil panel, Assuming Max Ponding Depth 6" and soil Porosity 0.3. Bioretention Filter (3500 SF) Assuming Ponding Depth of 6" and variable media depth.	0.84		1,862	Subtract 100% of provided storage vol.	100%	2,828	4,690	N/A	11,221	4,690	0	
Disconnection to Bioretention	Rooftop disconnection to Bio-retention practices	0.82		2,828	Subtract 100% of provided storage vol.	100%	0	2,828	N/A		0	2,828	Bioretention - DCR Level 2 Design Spec
Totals:		1.79	0.00										

Total Drainage Area Treated (acres): 1.79

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,173

See Site Data and Summary Tab for Site Results

NOTE:
SEE SHEET C-23 FOR MAP OF SWM PRACTICES

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Courthouse Plaza
2200 Clarendon Blvd. 13th Floor
Arlington, VA 22201-3359
T 703.528.4700

ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM COMPUTATIONS GARFIELD

SCALE: AS SHOWN

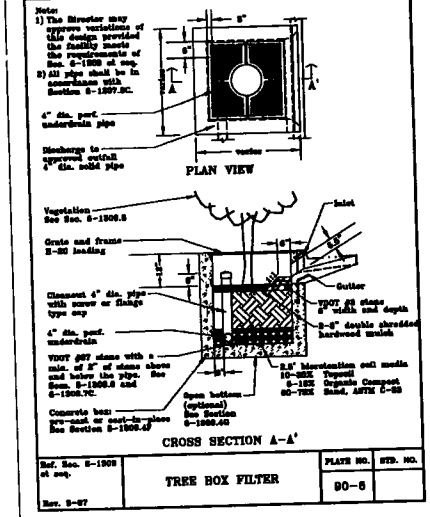
PROJECT NUMBER: 26758 005

DRAWING NUMBER: CDP C-33

FILE: P:\Planning\Projects\6827L\dwg\SCOTTS RUN SOUTH\6827LB00.dwg USER: Cobedi DATE: Feb. 03 2013 TIME: 03:47 pm

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1300 et seq.
2) All pipe shall be in accordance with Section 6-1307.SC.



Ref. Sec. 6-1309 et seq.	TREE BOX FILTER	PLATE NO. 90-6	STD. NO.
Rev. 9-97			

TREE BOX FILTER DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — BIORETENTION

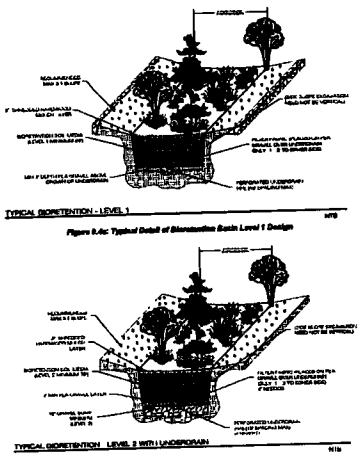


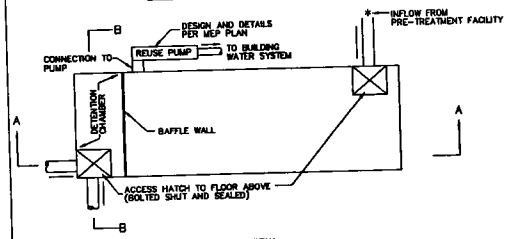
Figure 5.4a: Typical Detail of Bioretention Basin Level 1 Design

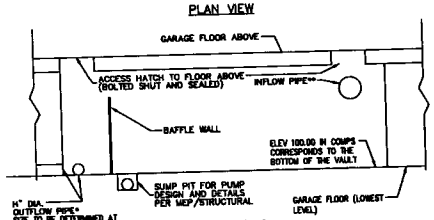
Figure 5.4c: Typical Detail of Bioretention Basin Level 2 Design

BIO-RETENTION DETAIL

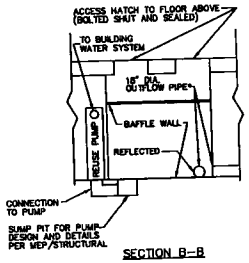
* ONE OUTFLOW PIPE PER VAULT LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.





TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE



VA DCR STORMWATER DESIGN SPECIFICATION NO. 8 — INFILTRATION

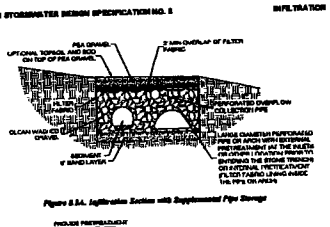


Figure 5.14. Infiltration Section with Supplemental Pipe Storage

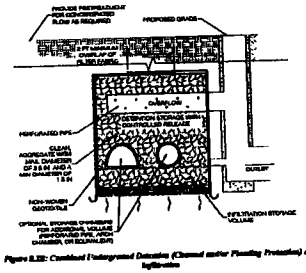
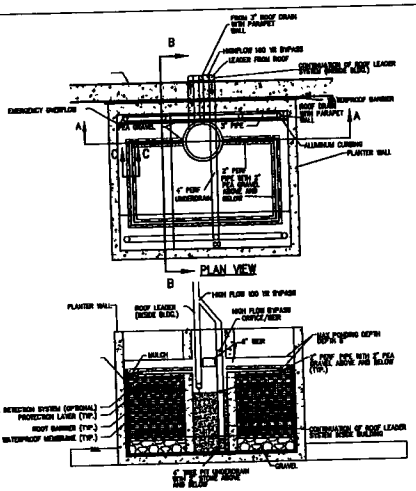
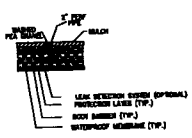
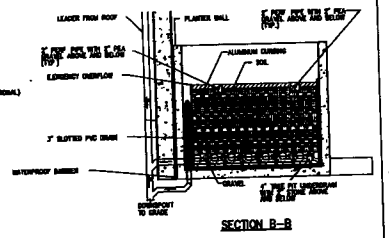


Figure 5.22: Combined Underground Detention (Channel and/or Flooding Protection) and Infiltration

INFILTRATION TRENCH DETAIL







STORMWATER PLANTER DETAIL
NOT TO SCALE

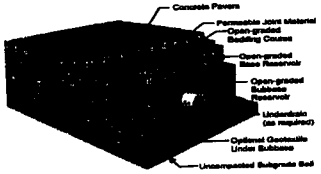


Figure 5.6: Typical Detail (Source: Smith, 2005)

PERVIOUS PAVEMENT DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — VEGETATED ROOF

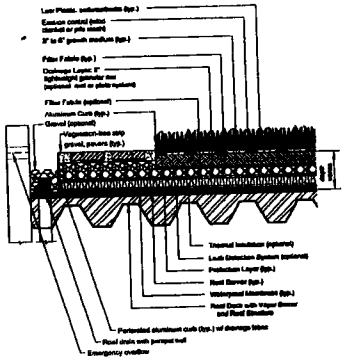
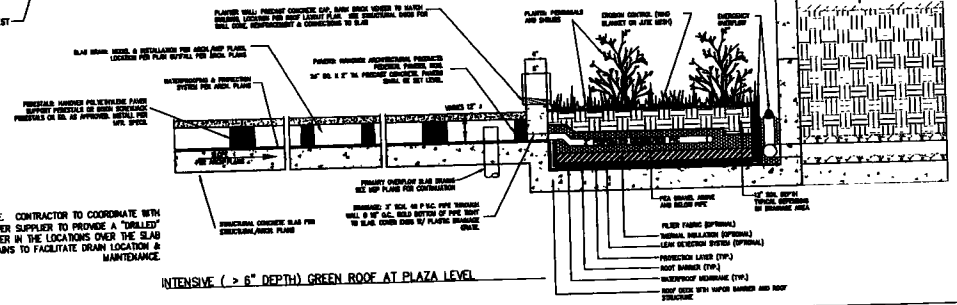


Figure 6.2. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)

EXTENSIVE GREEN ROOF



NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

SMITHGROUP JJR
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ISSUED FOR	REV	DATE
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CDP - REVISION		12/10/2012
CDP - REVISION		10/22/2012
CDP - REVISION		8/07/2012
CDP - REVISION		05/10/2011
CDP		

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM VAULT & BMP DETAILS

SCALE: AS SHOWN

PROJECT NUMBER: 26758 005

DRAWING NUMBER: CDP C-34

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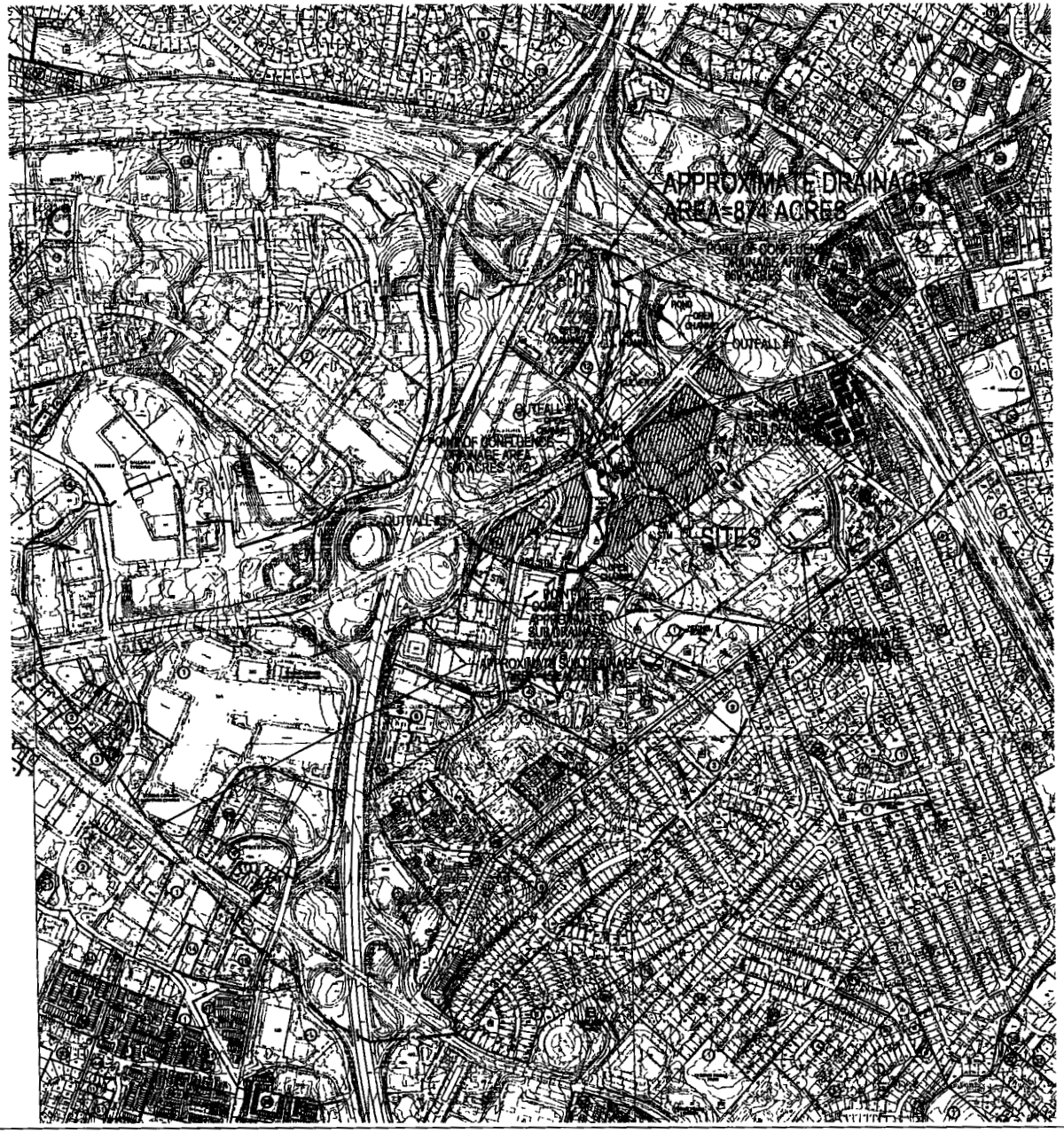

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY(S) (30.46 ACRES) ARE IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 30-3 ((28)), PARCELS 4A,B,C, ((1)) PARCELS 8 A, B, C; TAX MAP 29-4 ((6)) PARCELS 34A,1 ; AND ARE LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTIES ARE BORDERED BY DOLLEY MADISON BOULEVARD, ANDERSON ROAD, CHAIN BRIDGE ROAD, COLSHIRE, AND OLD MEADOW ROAD.

THERE ARE THREE OUTFALLS ASSOCIATED WITH THE COLLECTIVE SITES AS SHOWN IN THE MAP ON THIS SHEET THE FOLLOWING IS A DETAILED DESCRIPTION OF EACH ONE.

THE FIRST OUTFALL IN THE NORTH EAST PORTION OF THE APPLICATION AREA COLLECTS APPROXIMATELY 7.5 ACRES OF THE COLLECTIVE SITES AREA AND THEN DRAINS INTO AN EXISTING 54" PIPE AT THE NORTHWEST CORNER OF THE GARFIELD SITE (SEE SHEET C-5 AND TAX MAP 30-3). THIS 54" PIPE HAS A DRAINAGE AREA OF APPROXIMATELY 76 ACRES WHEN IT LEAVES THE PROPERTY WHERE IT TIES INTO A SINGLE BOX CULVERT AND TRAVELS ACROSS DOLLEY MADISON BOULEVARD (RTE 123). THIS BOX CULVERT DAYLIGHTS ON THE OTHER SIDE OF DOLLEY MADISON OUTFALLING INTO A NATURAL CHANNEL AND INTO AN EXISTING POND. THE OUTFALL OF THIS POND IS ROUTED THROUGH ANOTHER CULVERT UNDER THE ENTRANCE RAMP TO THE DULLES TOLL ROAD (RTE 267) ON THE OTHER SIDE OF THE RAMP THE CULVERT DAYLIGHTS IN A NATURAL CHANNEL WHICH LEADS DIRECTLY TO SCOTTS RUN. AT THE POINT WHERE THE CHANNEL TIES INTO SCOTTS RUN THE TOTAL DRAINAGE AREA IS APPROXIMATELY 780 ACRES. IT IS ALSO IMPORTANT TO NOTE THE EXISTING 54 INCH STORM PIPE WHICH IS CURRENTLY ON THE GARFIELD SITE WILL BE RELOCATED WITH A PUBLIC IMPROVEMENTS PLAN. ADEQUATE DRAINAGE WILL BE PROVIDED.

THE THIRD OUTFALL IS LOCATED AT THE SOUTHEAST CORNER OF THE COLLECTIVE SITE. SITE AREA AND DRAINS THE PROPOSED LINCOLN PROPERTY (SEE SHEET C-10 AND TAX MAP 29-4 LOT 34A). THIS OUTFALL COLLECTS RUNOFF FROM THE LINCOLN PROPERTY AND THE ADJACENT PROPERTY (LOT 100A) BEFORE CROSSING OVER OLD MEADOW ROAD IN A 42 INCH STORM PIPE. AFTER CROSSING THE ROAD THE OUTFALL BECOMES A 48 INCH STORM PIPE AND ALSO COLLECTS WATER FROM LOT 103 BEFORE OUTFALLING INTO AN EXISTING DRY POND (J0883). IT IS UNCLEAR FROM THE AVAILABLE GIS INFORMATION IF LOT 104 OUTFALLS INTO THIS SYSTEM UPSTREAM OF THE EXISTING DRY POND IT APPEARS THERE IS A CONNECTION FROM LOT 104 TO THE OUTFALL. THE DRAINAGE AREA OF THIS PIPE WILL BE ASCERTAINED AND PROVIDED AT FDP. THE POND OUTFALL IS INTO AN OPEN CHANNEL WHICH LEADS TO SCOTTS RUN. AT THE POINT THE OPEN CHANNEL TIES INTO SCOTTS RUN THE DRAINAGE AREA IS APPROXIMATELY 450 ACRES. APPROXIMATELY 7 ACRES OF THE COLLECTIVE SITE AREA DRAINS TO THIS EXISTING OUTFALL WITH THE TOTAL OUTFALL DRAINAGE AREA OF APPROXIMATELY 20 ACRES.

AT EACH POINT WHERE THE THREE SEPARATE OUTFALLS TIE INTO SCOTTS RUN THE DRAINAGE AREA EXCEEDS 360 ACRES AND SCOTTS RUN IS AN OPEN NATURAL CHANNEL. AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 874 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

AT THIS TIME THERE ARE NO REPORTED DOWNSTREAM DRAINAGE CONCERNS.

ADEQUATE OUTFALL LEGEND

- WATERSHED DRAINAGE DIVIDE
- WATERSHED DRAINAGE DIVIDE
- CLOSED CONDUIT STORM
- NATURAL OPEN CHANNEL
- DENOTES DIRECTION OF FLOW
- APPLICATION AREAS
- POINT OF CONFLUENCE WITH DRAINAGE AREA IN EXCESS OF 360 ACRES
- EXISTING STORM SEWER STRUCTURES
- EXISTING POND IN PATH OF OUTFALL

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CDP REVISION		03/04/2013
CDP REVISION		11/10/2012
CDP REVISION		10/22/2012
CDP REVISION		4/20/2012
CDP		3/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ADEQUATE OUTFALL PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP C-35

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FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Notes:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1808 et seq.
2) All pipe shall be in accordance with Section 6-1807.3C.

4" dia. perf. underdrain pipe

Discharge to approved outfall 4" dia. solid pipe

PLAN VIEW

Vegetation See Sec. 6-1809.8

Grate and frame H-20 loading

Cleanout 4" dia. pipe with screw or flange type cap

4" dia. perf. underdrain

VDOT #57 stone with a min. of 3" of stone above and below the pipe. See Sec. 6-1808.5 and 6-1809.7C.

Open bottom (optional) See Section 6-1809.4C

Concrete box: pre-cast or cast-in-place See Section 6-1809.4F

Inlet

Gutter

VDOT #3 stone 6" width and depth

2-3" double shredded hardwood mulch

2.5' Bioretention soil media
10-30% Topsoil
5-15% Organic Compost
60-75% Sand, ASTM C-33

CROSS SECTION A-A'

Ref. Sec. 6-1809 et seq.	TREE BOX FILTER	PLATE NO. 90-6	SUB. NO.
Rev. 5-97			

TREE BOX FILTER DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — BIORETENTION

TYPICAL BIORETENTION - LEVEL 1

Figure 5.4c Typical Detail of Bioretention Basin Level 1 Design

TYPICAL BIORETENTION - LEVEL 2 WITH UNDERDRAIN

Figure 5.4b Typical Detail of Bioretention Basin Level 2 Design

VA DCR STORMWATER DESIGN SPECIFICATION NO. 8 — INFILTRATION

Figure 8.14. Infiltration Section with Supplemental Pipe Storage

Figure 8.18: Combined Underground Detention (Channel and/or Planting Protection) and Infiltration

INFILTRATION TRENCH DETAIL

PLAN VIEW

SECTION A-A

SECTION C-C

SECTION B-B

STORMWATER PLANTER DETAIL
NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 — VEGETATED ROOF

CROSS SECTION VIEW (NTS)

Figure 5.5. Typical Section - Extensive Vegetated Roof (Source: Northern VA Regional Commission)

EXTENSIVE GREEN ROOF

DESIGN AND DETAILS PER MEP PLAN

INFLOW FROM PRE-TREATMENT FACILITY

CONNECTION TO PUMP

REUSE PUMP

TO BUILDING WATER SYSTEM

DETENTION CHAMBER

BAFFLE WALL

ACCESS HATCH TO FLOOR ABOVE (BOLTED SHUT AND SEALED)

PLAN VIEW

GARAGE FLOOR ABOVE

ACCESS HATCH TO FLOOR ABOVE (BOLTED SHUT AND SEALED)

INFLOW PIPE**

BAFFLE WALL

ELEV 100.00 IN COMPS CORRESPONDS TO THE BOTTOM OF THE VAULT

SUMP PIT FOR PUMP DESIGN AND DETAILS PER MEP/STRUCTURAL

GARAGE FLOOR (LOWEST LEVEL)

4" DIA. OUTFLOW PIPE* SIZE TO BE DETERMINED AT FINAL ENGINEERING - 18" FOR SINGLE VAULT ROUTING

SECTION A-A

TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE

BIO-RETENTION DETAIL

* ONE OUTFLOW PIPE PER VAULT LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.

ACCESS HATCH TO FLOOR ABOVE (BOLTED SHUT AND SEALED)

TO BUILDING WATER SYSTEM

18" DIA. OUTFLOW PIPE*

BAFFLE WALL

REFLECTED

REUSE PUMP

CONNECTION TO PUMP

SUMP PIT FOR PUMP DESIGN AND DETAILS PER MEP/STRUCTURAL

SECTION B-B

Concrete Pavers
Permeable Joint Material
Open-graded Bedding Course
Open-graded Base Reservoir
Open-graded Subbase Reservoir
Underdrain (as required)
Optional Geotextile Under Subbase
Uncompacted Subgrade Soil

Figure 7.3. Typical Detail (Source: Smith, 2003)

PERVIOUS PAVEMENT DETAIL

NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

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CDP - SUBMISSION		02/04/2013
CDP - SUBMISSION		12/10/2012
CDP - SUBMISSION		10/19/2012
CDP - SUBMISSION		9/07/2012
CDP - SUBMISSION		05/10/2011
CDP		

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

SWM VAULT & BMP DETAILS

SCALE: AS SHOWN

PROJECT NUMBER: 26758.005

DRAWING NUMBER SHEET: CDP C-34

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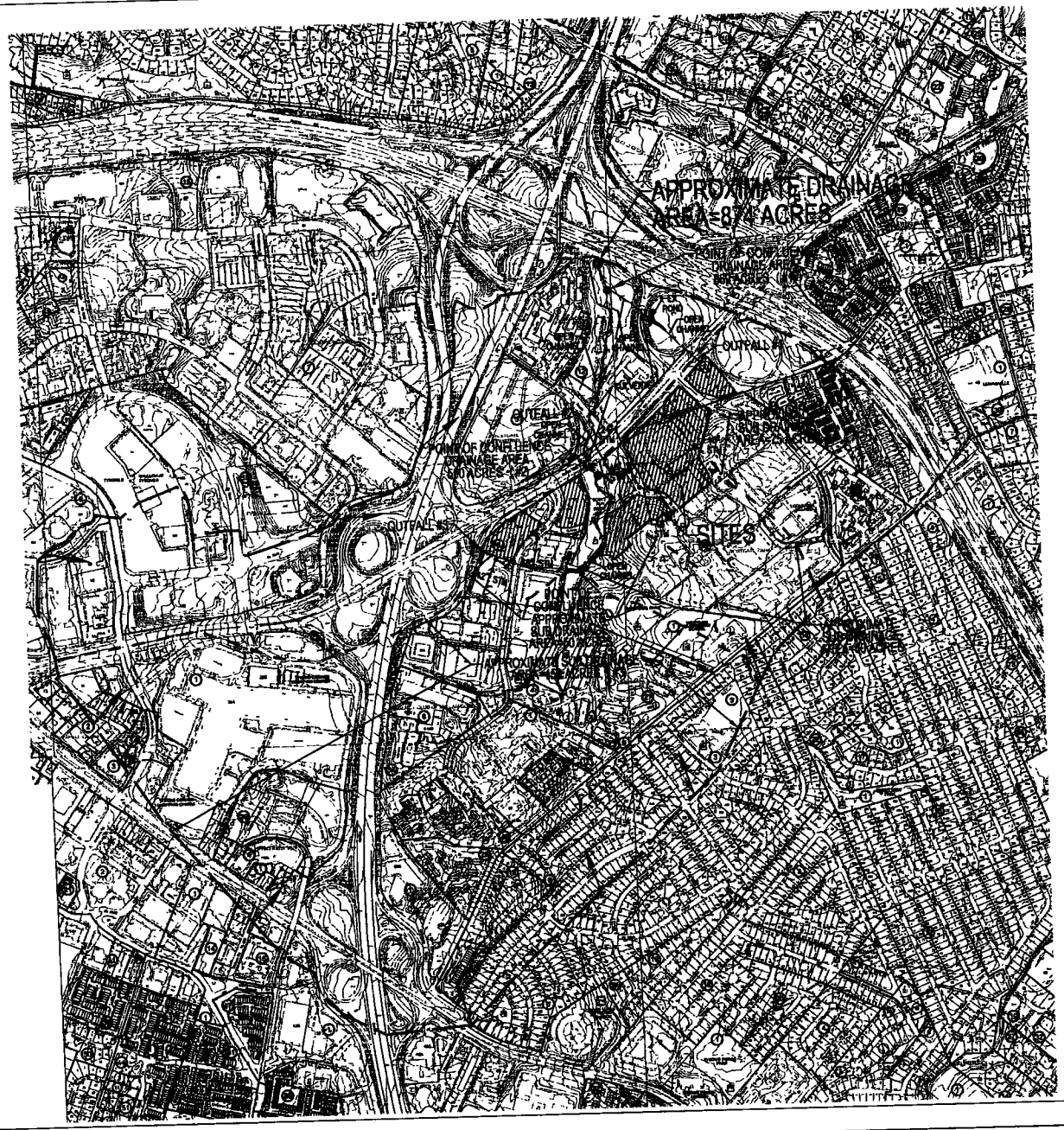

ADEQUATE OUTFALL NARRATIVE

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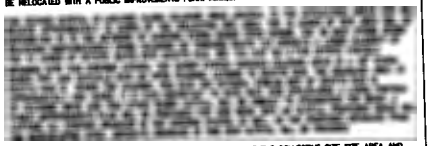

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AT EACH POINT WHERE THE THREE SEPARATE OUTFALLS TIE INTO SCOTTS RUN THE DRAINAGE AREA EXCEEDS 380 ACRES AND SCOTTS RUN IS AN OPEN NATURAL CHANNEL. AT FINAL SITE PLAN THIS SHALL BE THE EXTENT OF REVIEW OF EACH OUTFALL UNLESS ONE OF THE OTHER TWO OPTIONS IDENTIFIED IN THE PFM FOR ADEQUATE OUTFALL ANALYSIS IS SATISFIED UPSTREAM OF THE LOCATION IDENTIFIED ON THIS SHEET. ADDITIONALLY, IT HAS BEEN SHOWN THE TOTAL DRAINAGE AREA OF SCOTTS RUN BEFORE ENTERING A CULVERT UNDER ROUTE 267 IS 874 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

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- CLOSED CONDUIT STORM
- NATURAL OPEN CHANNEL
- DENOTES DIRECTION OF FLOW
- APPLICATION AREAS
- POINT OF CONFLUENCE WITH DRAINAGE AREA IN EXCESS OF 380 ACRES
- EXISTING STORM SEWER STRUCTURES
- EXISTING POND IN PATH OF OUTFALL

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CDP REVISION		10/23/2012
CDP REVISION		8/03/2012
CDP REVISION		5/10/2011
CDP		

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ADEQUATE OUTFALL PLAN

SCALE 1"=60'

PROJECT NUMBER 26758 005

DRAWING NUMBER CDP C-35

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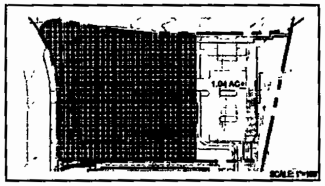


PROPOSED LID PLAN BOUNDARY

MITRE 4

LOW IMPACT DEVELOPMENT (LID) PLAN NARRATIVE

PURPOSE/OVERVIEW:

IN ACCORDANCE WITH THE ENVIRONMENTAL STEWARDSHIP GUIDELINES WITHIN THE COUNTY'S COMPREHENSIVE MASTER PLAN FOR THE TYSONS CORNER URBAN CENTER, THE PROPOSED LOW IMPACT DEVELOPMENT (LID) PLAN FOR THE MITRE 4 APPLICATION REDUCES STORMWATER RUNOFF VOLUME BY METHODS THAT ARE MOST APPROPRIATE FOR THIS SITE. IT SHOULD BE NOTED THAT THE COUNTY'S STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS ENFORCED BY THE PUBLIC FACILITIES MANUAL ARE SATISFIED BY THE EXISTING WET POND CONSTRUCTED BEHIND THE EXISTING MCKINLEY BUILDING EAST OF THE SITE (REFER TO SHEETS 13-18) PRIOR TO REDEVELOPMENT, THE RUNOFF FROM THE SITE CONVEYS DIRECTLY INTO SCOTT RUN WITHOUT CONTROL. THE REDEVELOPMENT OF THIS SITE CAPTURES THE FIRST INCH OF RAIN WATER FROM THE BUILDING ROOF AND PORTIONS OF THE SITE AND REUSES IT FOR THE BUILDING'S COOLING TOWER AND THROUGH THE USE OF PLANTER BEDS AND EVAPOTRANSPORATION THROUGH PLANTS

LID PLAN AREA.

THE PROPOSED MITRE 4 OFFICE BUILDING IS THE FIRST PHASE OF DEVELOPMENT FOR THIS SITE. AT THIS TIME, A SECOND OFFICE BUILDING IS PLANNED IN THE EASTERN PORTION OF THIS SITE, WHICH WILL REQUIRE A SEPARATE REZONING APPLICATION FOR THE SITE. THE MITRE 4 PORTION OF THE SITE IS APPROXIMATELY 82,500 S F (1 89 ACRES), AS SHOWN ON THE PLANS FOUND ON THIS SHEET COMPUTATIONS PROVIDED FOR THE MITRE 4 LID PLAN BELOW REFLECT THIS FIRST PHASE AREA OF THE SITE ONLY

FOR THE PROPOSED INTERIM POCKET PARK AND SURFACE PARKING LOT IMPROVEMENTS THAT ARE WITHIN THE FUTURE PHASE (OUTSIDE THE LID PLAN BOUNDARIES), PERVIOUS PAVERS ARE PROPOSED TO PROVIDE AN INTERIM LID SOLUTION FOR THESE IMPROVEMENTS. EVEN THOUGH THE SOILS DO NOT APPEAR TO HAVE GOOD INFILTRATION RATES, SOME STORM WATER BENEFIT WILL OCCUR THROUGH THE PERVIOUS PAVERS AND BASE AGGREGATE THAT WARRANTS THEIR USE

PROPOSED PROGRAM:

THE SITE'S FIRST INCH OF RAINFALL IS CAPTURED BY THE BUILDING'S ROOF AND THE PLANTING BEDS. RAIN WATER FROM THE BUILDING ROOF IS CAPTURED, FILTERED AND CONVEYED TO AN UNDERGROUND STORAGE FACILITY (CISTERN(S)). TO COMPENSATE FOR SITE AREAS THAT ARE NOT CAPTURED (GENERALLY THESE ARE THE STREETSCAPES AND THE LOADING/SERVICE DRIVE LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE), THE ROOF RAIN WATER STORAGE HAS BEEN OVERSIZED FOR EXTRA CAPACITY

ROOF RAIN WATER CAPTURE AND WATER HARVESTING: THE ROOF AREAS CAN CAPTURE APPROXIMATELY 0.87 AC (38,100 S.F.) OF THE SITE. THIS RESULTS IN APPROXIMATELY 3,162 C.F OF WATER FOR THE FIRST INCH OF RAINFALL (38,100 S F * 0.083 FT.). APPROXIMATELY 0.61 AC. (28,488 S.F.) OF THE SITE CAN NOT BE CAPTURED OR USED FOR WATER HARVESTING. APPROXIMATELY 78% OF THIS AREA IS IMPERVIOUS, RESULTING IN APPROXIMATELY 1 722 C.F FOR THE FIRST INCH OF RAINFALL (28,488 S F * 0 78 * 0.083 FT) THE TOTAL STORAGE PROVIDED FOR WATER HARVESTING INCLUDES BOTH VOLUMES, APPROXIMATELY 4,884 C F (3 162 C.F + 1,722 C F).

THE PROPOSED BUILDING'S COOLING TOWER REQUIRES MAKE-UP WATER FOR ITS CONDENSERS. THE DEMANDS FOR MAKE-UP WATER ARE YEAR ROUND DUE TO THE AIR CONDITIONING REQUIREMENTS FOR THE LABS, SERVER ROOMS AND OTHER MISSION CRITICAL SPACES THAT NEED TO BE CONDITIONED 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR. IN ADDITION, COMFORT COOLING FOR OFFICE SPACES, CONFERENCE ROOMS, AND THE LIKE IS REQUIRED YEAR ROUND, BUT IN HIGHER DEMAND IN THE HOTTER MONTHS. WHEN AVAILABLE, CAPTURED RAIN WATER WILL BE USED FOR THE COOLING TOWER'S MAKE-UP WATER

WE REVIEWED THE MONTHS OF THE YEAR THAT RESULT IN THE LOWEST MAKE-UP WATER REUSE DEMANDS AND THE MOST RAIN FALL AS RECORDED FROM DULLES AIRPORT (SLIGHTLY HIGHER THAN REAGAN NATIONAL AIRPORT) JANUARY HAS THE LOWEST COOLING TOWER DEMAND WHICH IS APPROXIMATELY 2,073 C.F PER DAY IF THE ENTIRE STORAGE FACILITY IS FULL (4,884 C.F.), IT WOULD TAKE APPROXIMATELY 2 4 DAYS TO EMPTY THE TANK THUS MAKING ROOM FOR A NEW STORM EVENT (4,884 C.F./2,881 C.F PER DAY) MAY HAS THE HIGHEST PRECIPITATION AND COOLING TOWER DEMAND APPROXIMATELY 2,881 C.F PER DAY, RESULTING IN ROUGHLY A 1 7 DAY CYCLE TO EMPTY THE STORAGE (4,884 C F./2,881 C.F PER DAY.)

PLANTERS AND PLANTING WELLS CAPTURE RAIN WATER FOR VOLUME REDUCTION THROUGHOUT THE SITE, BUT ARE QUANTIFIED IN TWO LOCATIONS:

1 TREE WELLS IN THE PIAZZA AREA AND

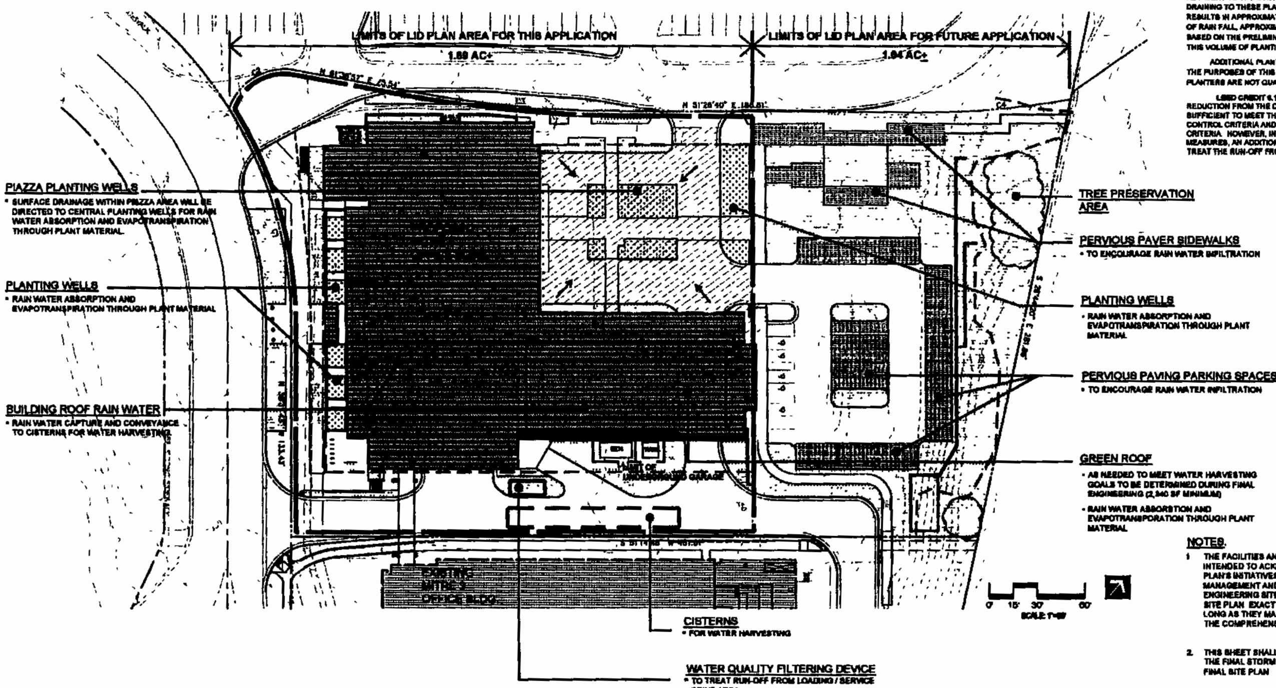
2 TREE WELL PLANTERS ADJACENT TO THE BUILDINGS ARCADE THAT FRONTS COLSHIRE DRIVE.

PIAZZA AREA. SURFACE DRAINAGE FROM THE PIAZZA AREA IS DESIGNED TO BE DIRECTED TO THE CENTRAL TREE WELLS. THE FIRST INCH OF RAINFALL FOR THIS AREAS IS APPROXIMATELY 1 372 C.F (16,563 SF+/- * 0.083 FT.) THE PROPOSED PLANTING MEDIUM (SOIL) HAS 40% VOIDS. WHEN SATURATED AFTER A RAINFALL, ONE HALF OF THE VOIDS, OR APPROXIMATELY 20% OF THE TOTAL SOIL VOLUME, TYPICALLY RETAINS WATER THE WATER IS LOST THROUGH PLANT EVAPOTRANSPORATION AND SURFACE EVAPORATION TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 6,800 C F OF PLANTING MEDIUM IS REQUIRED BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THE PIAZZA PLANTING WELLS, THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED ADDITIONAL PLANTING WELLS ARE LOCATED AROUND THE PERIPHERY OF THE PIAZZA AREA. THESE PLANTERS DO NOT HAVE CONTRIBUTING DRAINAGE AREAS OTHER THAN THE RAIN FALLING ON THEM. CONSEQUENTLY, THEY WILL ADEQUATELY STORE AND LOSE THEIR FIRST ONE INCH OF RAINFALL

COLSHIRE DRIVE PLANTERS. SIX PLANTING WELLS ARE PROPOSED ADJACENT TO THE BUILDING'S ARCADE FACING COLSHIRE DRIVE THE AREA DRAINING TO THESE PLANTERS IS APPROXIMATELY 1,380 S.F.. THE FIRST INCH RESULTS IN APPROXIMATELY 115 C.F OF RAINFALL. TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 575 C.F OF PLANTING MEDIUM IS REQUIRED BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THESE PLANTING WELLS, THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED.

ADDITIONAL PLANTERS ARE PROPOSED THROUGHOUT THE PROJECT FOR THE PURPOSES OF THIS LID PROGRAM, THE BENEFITS OF THESE ADDITIONAL PLANTERS ARE NOT QUANTIFIED AT THIS TIME

LEED CREDIT 6.1 AND 6.2 COMPLIANCE: THE STORMWATER VOLUME REDUCTION FROM THE CAPTURE AND REUSE OF THE FIRST INCH OF RAIN FALL IS SUFFICIENT TO MEET THE LEED CREDIT 6.1 STORMWATER DESIGN-QUANTITY CONTROL CRITERIA AND LEED CREDIT 6.2 STORMWATER DESIGN -WATER QUALITY CRITERIA. HOWEVER, IN ORDER TO INCREASE THE SITES WATER QUALITY MEASURES, AN ADDITIONAL WATER QUALITY FILTERING DEVISE IS PROPOSED TO TREAT THE RUN-OFF FROM THE LOADING DOCK/SERVICE DRIVE AREA.



LEGEND

- PERVIOUS PAVERS
- PERVIOUS LANDSCAPE AREA
- PLANTING WELLS
- BUILDING ROOF RAIN WATER

NOTES.

1 THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN DURING THE PREPARATION OF THE FINAL SITE PLAN EXACT LOCATIONS SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN

2. THIS SHEET SHALL BE USED AS SUPPLEMENTAL PURPOSES ONLY TO THE FINAL STORM WATER MANAGEMENT DESIGN PROPOSED WITH THE FINAL SITE PLAN

THIS SHEET FOR INFORMATION ONLY

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Engineers. Surveyors. Planners. Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6714

TITLE: LOW IMPACT DEVELOPMENT PLAN

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA

DESIGN PHR+A	DRAWN PHR+A	CHECKED PHR+A	FILE NO. 16023-1-0
SURVEY PHR+A	DATE AUGUST 01, 2012	SCALE 1" = 30'	SHEET 12 OF 20

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CDP-REVISION		02/04/2013
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CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STORMWATER COMPUTATIONS MITRE

AS SHOWN

SCALE

26758 005

PROJECT NUMBER

CDP C-36

DRAWING NUMBER VIEW

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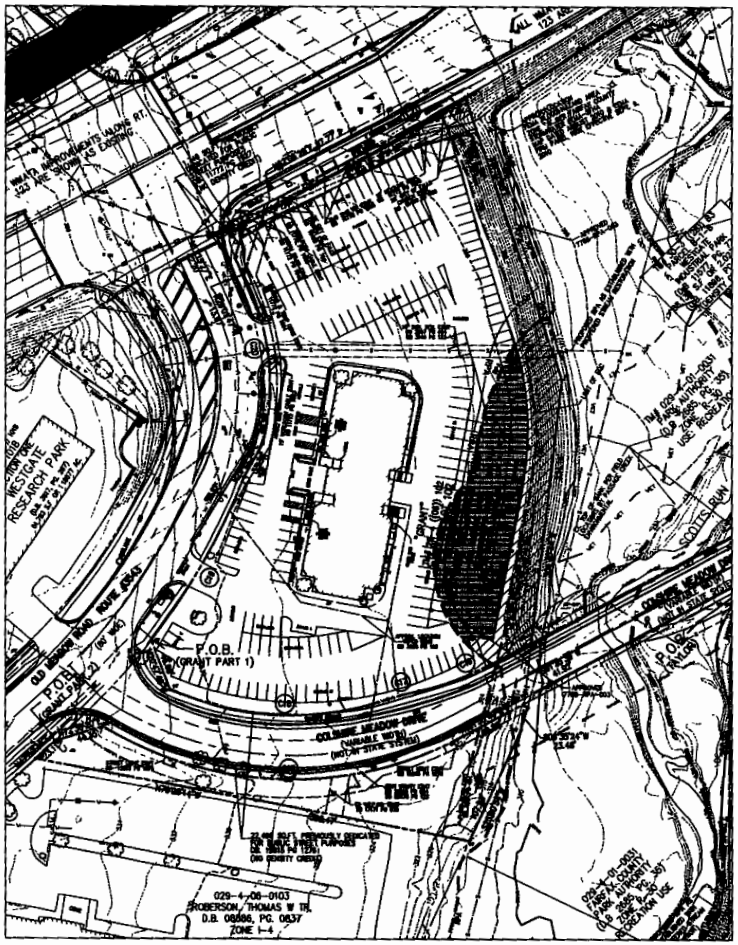
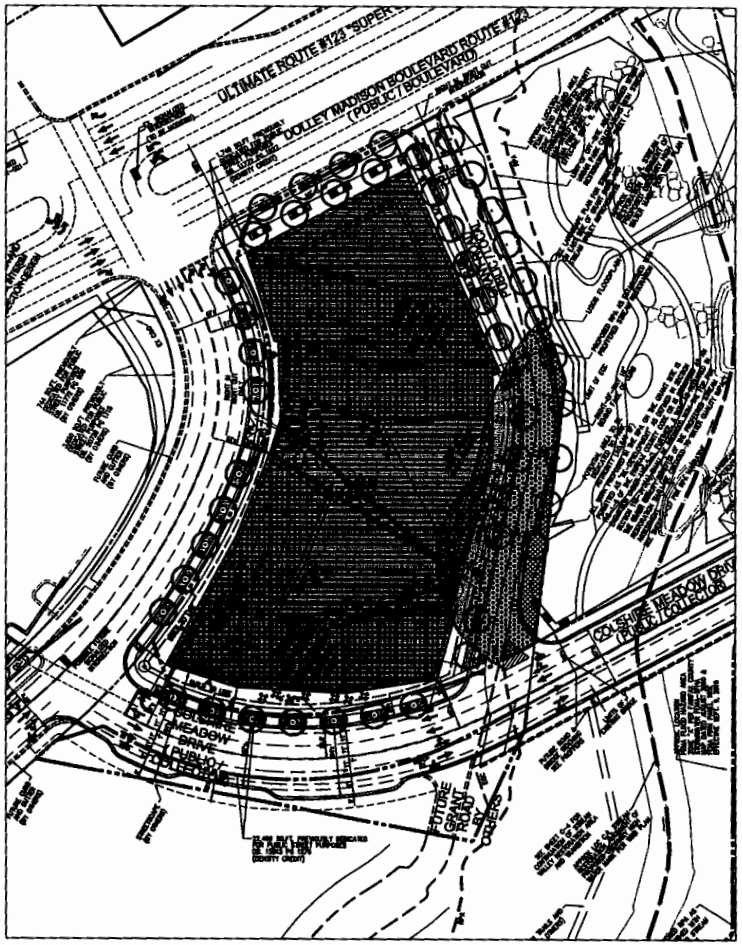


EXISTING CONDITIONS - GRANT BLOCK



PROPOSED CONDITIONS - GRANT BLOCK

LEGEND:

- EXISTING BUILDING IN RPA = 0 S.F.
- EXISTING PAVEMENT IN RPA = 12,060 S.F.
- EXISTING STREETSCAPE IN RPA = 0 S.F.
- EXISTING PERVIOUS IN RPA = 8,865 S.F.

TOTAL IMPERVIOUS AREA IN RPA = 12,060 S.F.

RESOURCE PROTECTION AREA NARRATIVE:

THIS PLAN QUALIFIES AS "REDEVELOPMENT" UNDER CBPO CHAPTER 118-1-6 AND IS PERMITTED UNDER SECTION 118-2-1. THE ORIGINAL SITE PLAN WAS AS-BUILT APPROVED NOVEMBER 12, 1970, PRIOR TO THE ADOPTION OF THE CBPO ORDINANCE. A PUBLIC STREET IS PROPOSED IN THE EXISTING RPA. PUBLIC STREETS ARE EXEMPT AND PERMITTED IN THE RPA. THE IMPERVIOUS AREA NOT EXEMPT UNDER ARTICLE 5 IS LESS THAN THE IMPERVIOUS AREA THAT EXISTS IN THE RPA (6,108 S.F. VS 12,060 S.F.). THE EXISTING RPA IS APPROVED (7789-RPA-003) AND WILL BE MODIFIED WITH THE PROFFERED STREAM RESTORATION. THE OVERALL IMPERVIOUS AFTER DEVELOPMENT IS LESS THAN THE EXISTING IMPERVIOUS AREA INCLUDING THE GREENROOF AND PLAZA AND THEREFOR MEETS THE 20% CRITERION. THE WESTERN AREA THAT ENCROACHES BEYOND THE EXISTING PARKING AREA IN THE RPA IS EXEMPT AND PERMITTED UNDER CBPO AS PUBLIC STREET AND PUBLIC STREETSCAPE. A WQIA SHALL BE SUBMITTED WITH THE FDP IN ACCORDANCE WITH SECTION 118-3-3(a)

LEGEND:

- PROPOSED BUILDING IN RPA= 3,304 S.F.
- PROPOSED PUBLIC STREET DEDICATION PAVEMENT AND STREETSCAPE = 11,361 S.F. (PUBLIC STREET AREA EXEMPT FROM RPA-CBPO CHAPTER 5)
- PROPOSED IMPERVIOUS PRIVATE STREETSCAPE (BUILDING ZONE) IN RPA = 2,804 S.F.
- PROPOSED PERVIOUS IN RPA = 2,939 S.F.

TOTAL NEW IMPERVIOUS AREA NOT EXEMPT = 6,108 S.F.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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CDP-REVISION		12/10/2012

SCOTTS RUN STATION SOUTH

DRAWING TITLE

GRANT RPA NARRATIVE AND COMPUTATIONS

SCALE 1"=50'

PROJECT NUMBER 26758 005

DRAWING NUMBER/SHEET CDP C-37

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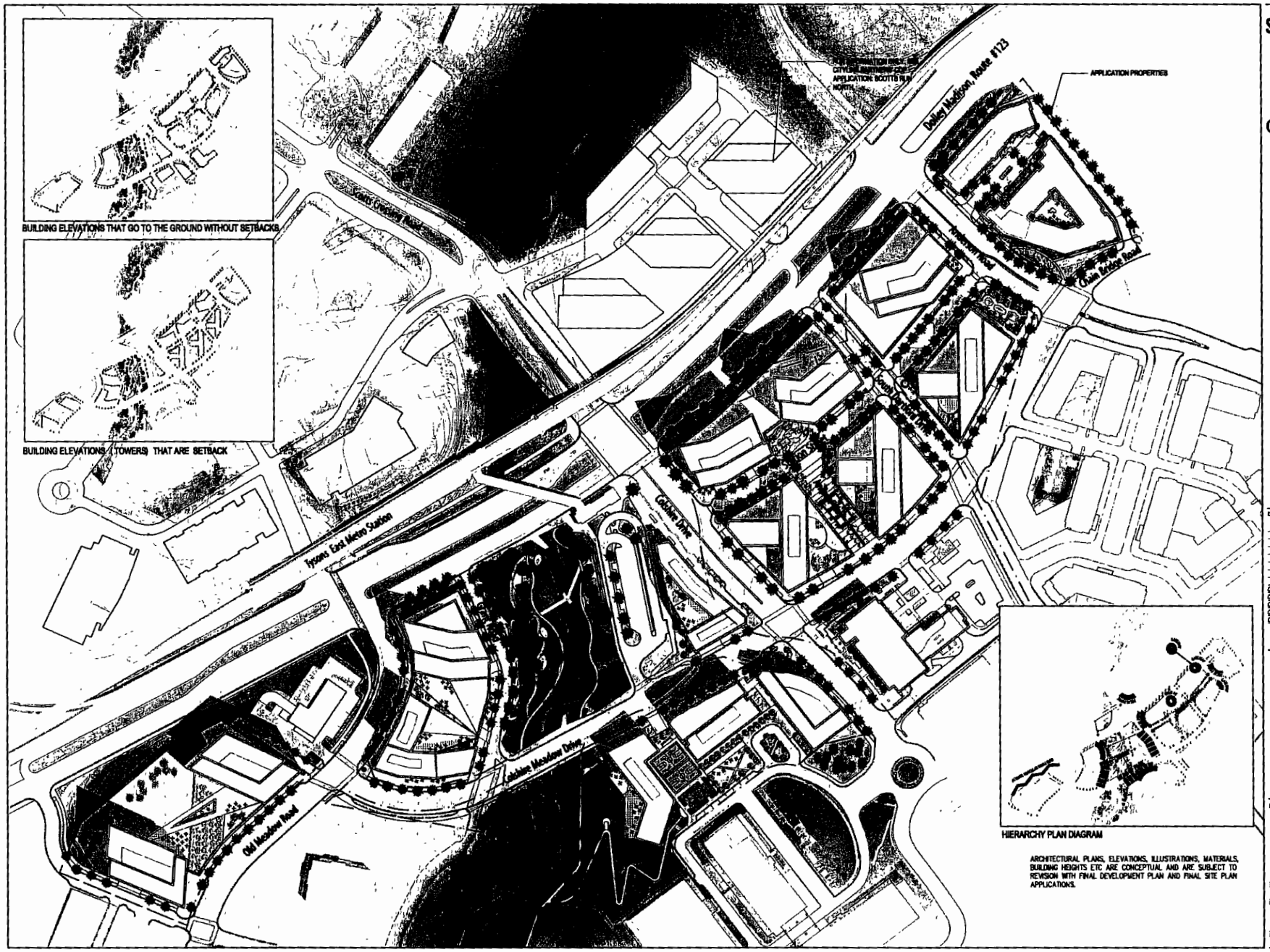

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE PLAN

SCALE NTS

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A0.01**

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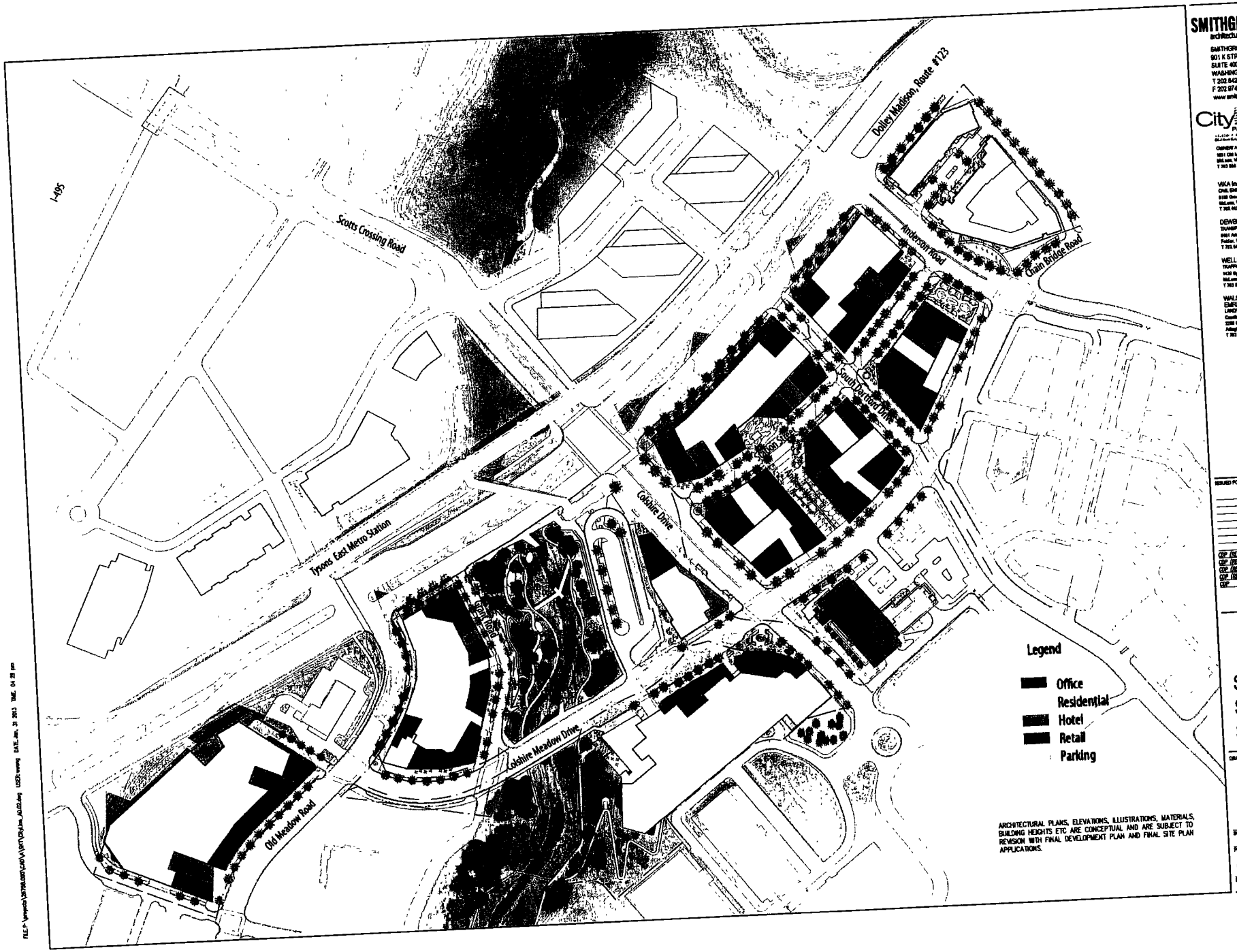

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CDP (REVISION)		05/10/2011
CDP		

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE GROUND FLOOR PLAN

SCALE: NTS

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP A0.02

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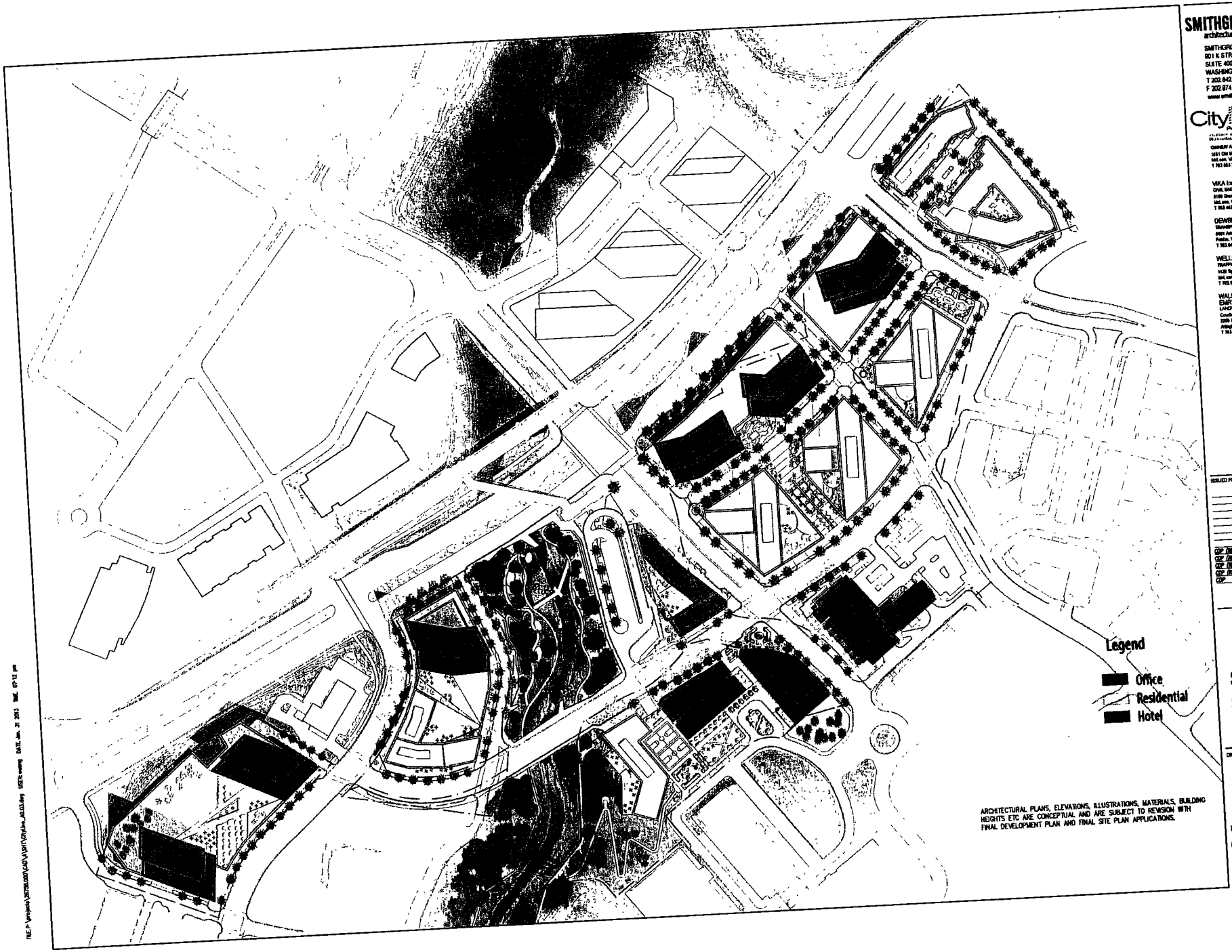

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CDP (REVISION)		08/01/2012
CDP (REVISION)		05/10/2011
CDP		

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

ILLUSTRATIVE TOWER LAND USE PLAN

SCALE NTS

PROJECT NUMBER 26758 005

DRAWING NUMBER **CDP A0.03**

REF: \projects\26758.005\CAD\ASPT\CRJJR_A0.03.dwg USER: mwang DATE: Jan. 31 2013 TIME: 07:12 pm

LEGEND

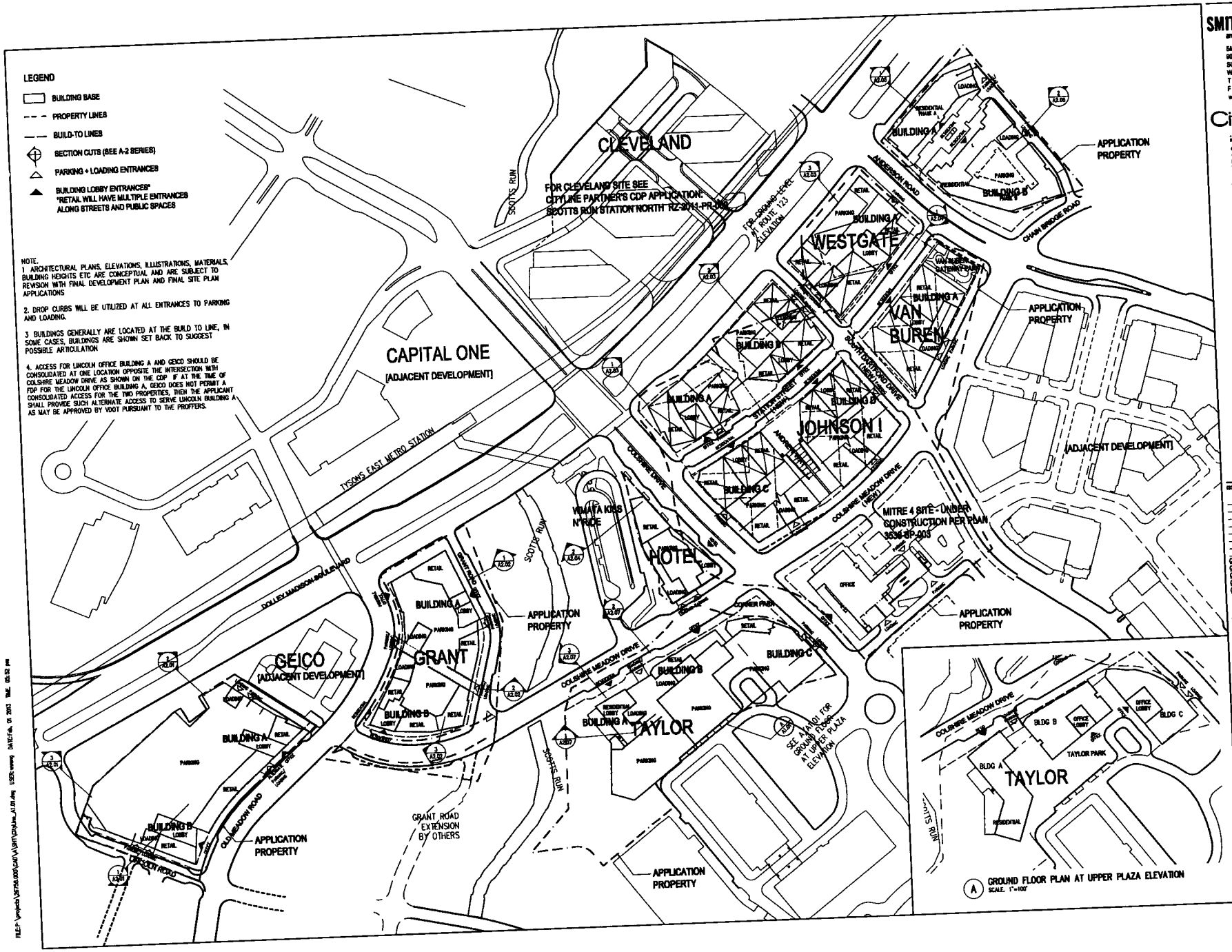
- BUILDING BASE
- PROPERTY LINES
- BUILD-TO LINES
- SECTION CUTS (SEE A-2 SERIES)
- PARKING + LOADING ENTRANCES
- BUILDING LOBBY ENTRANCES*
  *RETAIL WILL HAVE MULTIPLE ENTRANCES ALONG STREETS AND PUBLIC SPACES

NOTE.
1 ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS

2. DROP CURBS WILL BE UTILIZED AT ALL ENTRANCES TO PARKING AND LOADING.

3 BUILDINGS GENERALLY ARE LOCATED AT THE BUILD TO LINE, IN SOME CASES, BUILDINGS ARE SHOWN SET BACK TO SUGGEST POSSIBLE ARTICULATION

4. ACCESS FOR LINCOLN OFFICE BUILDING A AND GEICO SHOULD BE CONSOLIDATED AT ONE LOCATION OPPOSITE THE INTERSECTION WITH COLSHIRE MEADOW DRIVE AS SHOWN ON THE CDP IF AT THE TIME OF FDP FOR THE LINCOLN OFFICE BUILDING A, GEICO DOES NOT PERMIT A CONSOLIDATED ACCESS FOR THE TWO PROPERTIES, THEN THE APPLICANT SHALL PROVIDE SUCH ALTERNATE ACCESS TO SERVE LINCOLN BUILDING A AS MAY BE APPROVED BY VDOT PURSUANT TO THE PROFFERS.



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CDP (REVISION)		08/01/2012
CDP (REVISION)		05/10/2011
CDP		

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL GROUND FLOOR PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

CDP

DRAWING NUMBER A1.01

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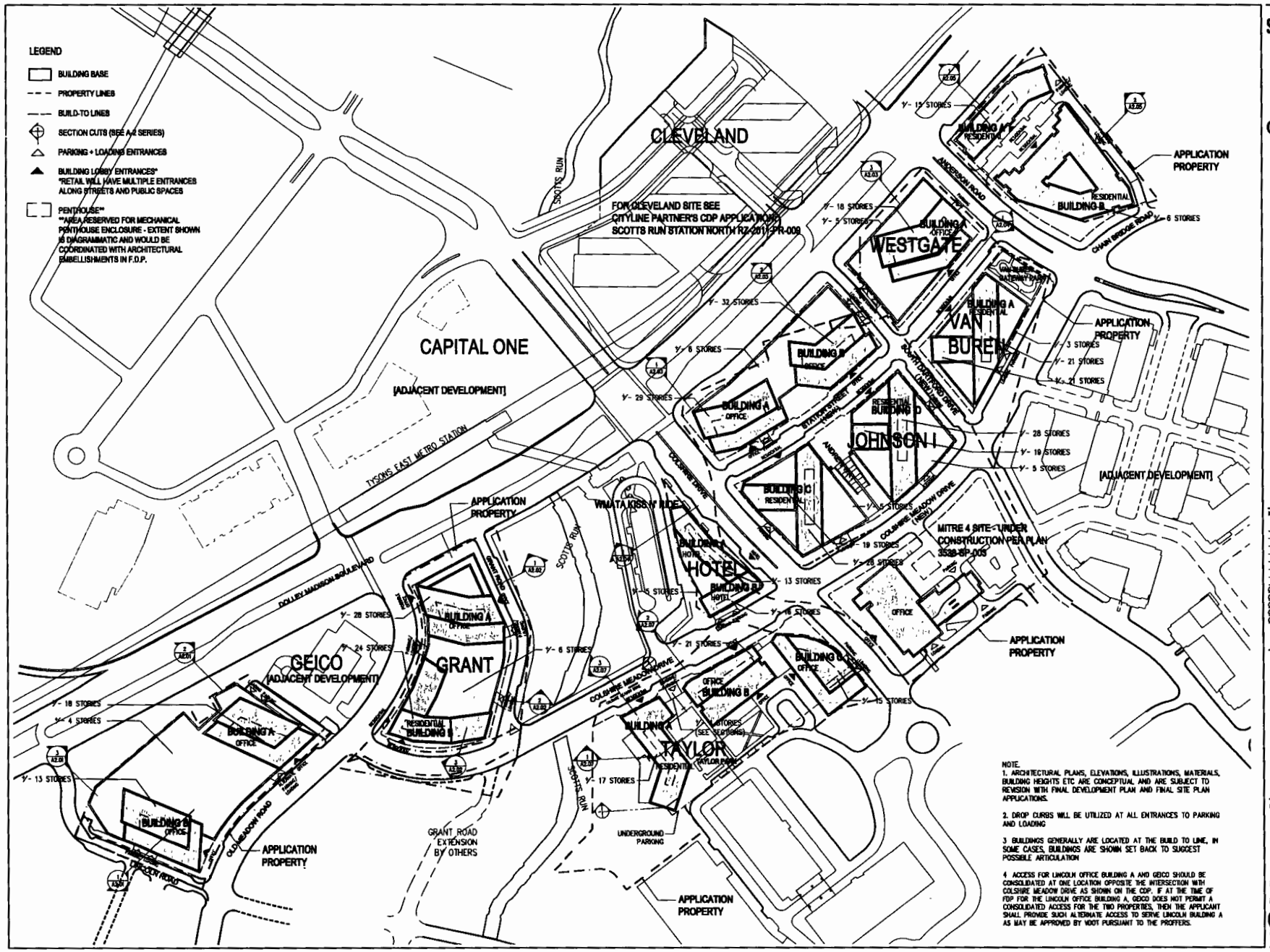

NOTE.
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

2. DROP CURBS WILL BE UTILIZED AT ALL ENTRANCES TO PARKING AND LOADING

3 BUILDINGS GENERALLY ARE LOCATED AT THE BUILD TO LINE, IN SOME CASES, BUILDINGS ARE SHOWN SET BACK TO SUGGEST POSSIBLE ARTICULATION

4 ACCESS FOR LINCOLN OFFICE BUILDING A AND GEICO SHOULD BE CONSOLIDATED AT ONE LOCATION OPPOSITE THE INTERSECTION WITH COLSHIRE MEADOW DRIVE AS SHOWN ON THE CDP. IF AT THE TIME OF FDP FOR THE LINCOLN OFFICE BUILDING A, GEICO DOES NOT PERMIT A CONSOLIDATED ACCESS FOR THE TWO PROPERTIES, THEN THE APPLICANT SHALL PROVIDE SUCH ALTERNATE ACCESS TO SERVE LINCOLN BUILDING A AS MAY BE APPROVED BY VDOT PURSUANT TO THE PROFFERS.

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CDP		05/18/2011

PROJECT NORTH

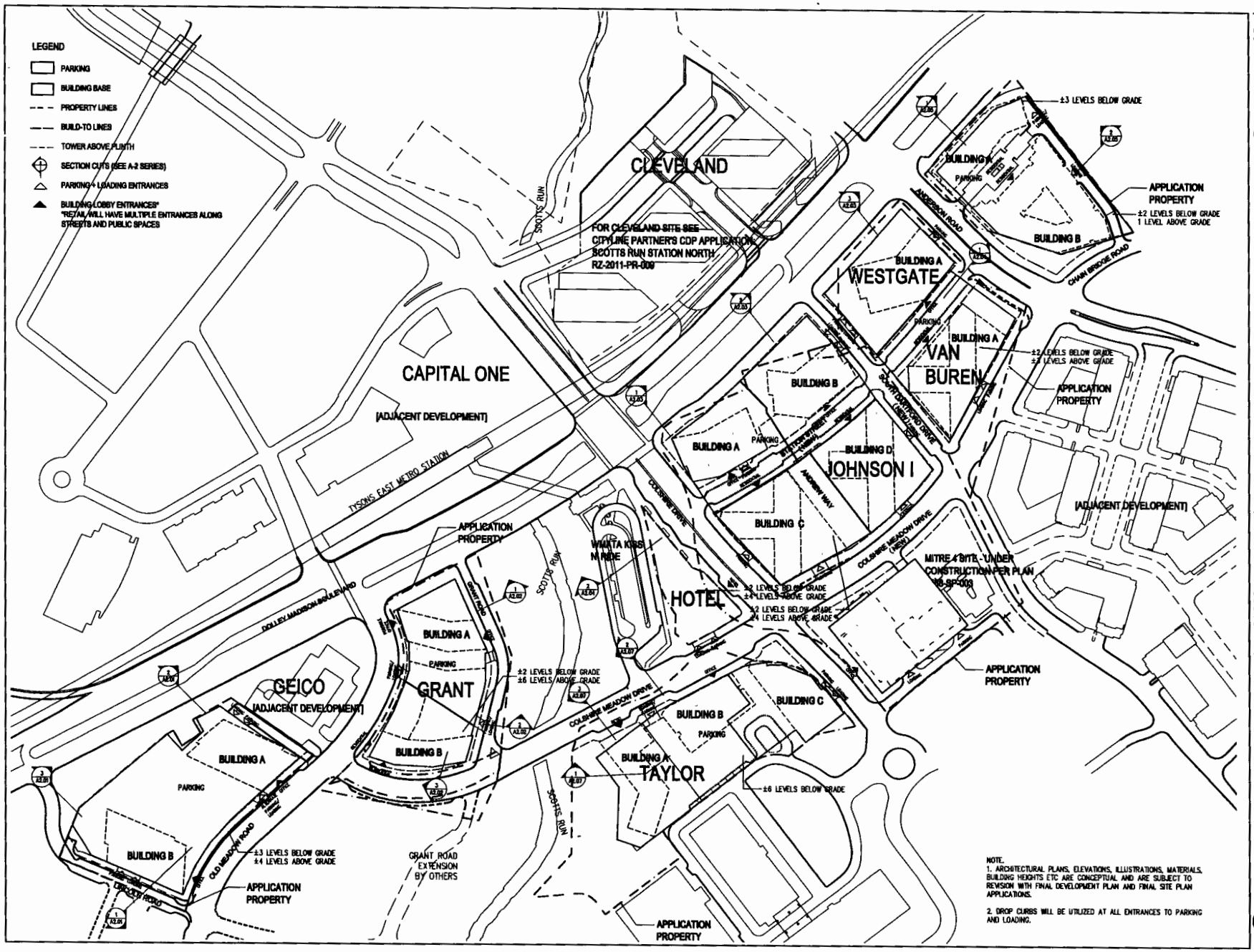
SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL ROOF PLAN

SCALE 1"=100'

PROJECT NUMBER 26758 005

CDP A1.02
DRAWING NUMBER



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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL BELOW GRADE PARKING PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

CDP

DRAWING NUMBER A1.03

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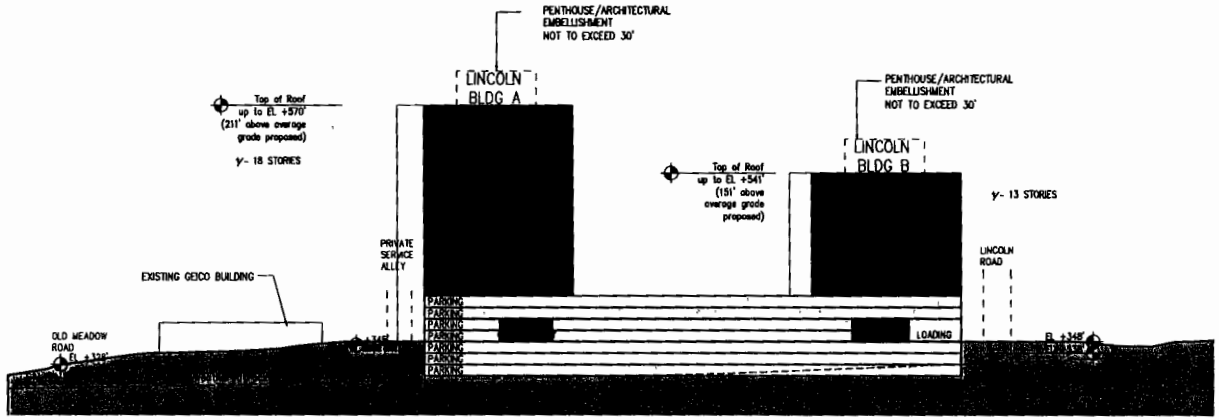

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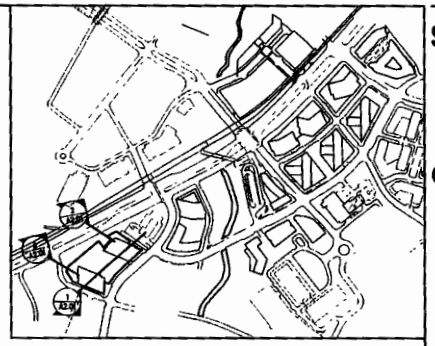


KEY PLAN

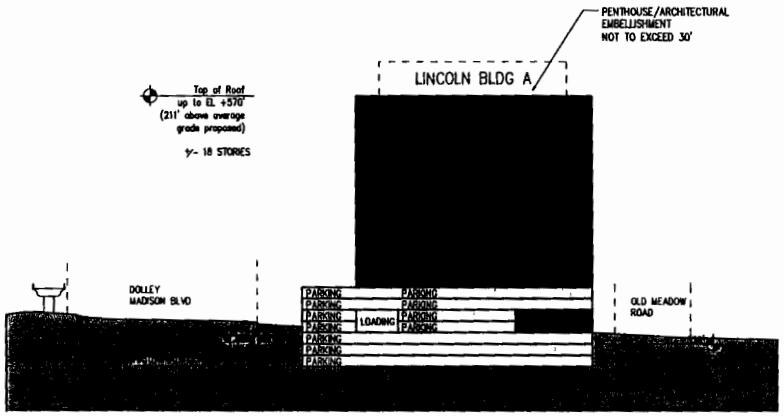
BUILDING USE KEY:

PARKING

OFFICE

RETAIL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES



2 SECTION
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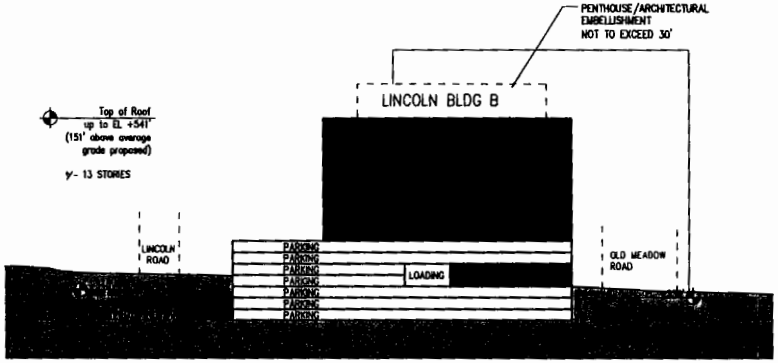

3 SECTION
SCALE 1"=50'

NOTE.
1 SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01–3.04 AND A4.04

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS
LINCOLN

SCALE 1"=50'

PROJECT NUMBER 28758.005

CDP A2.01
DRAWING NUMBER

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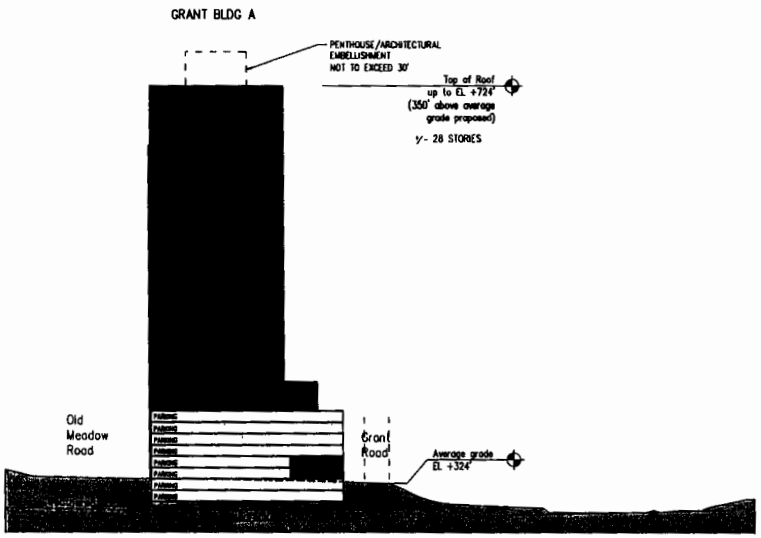
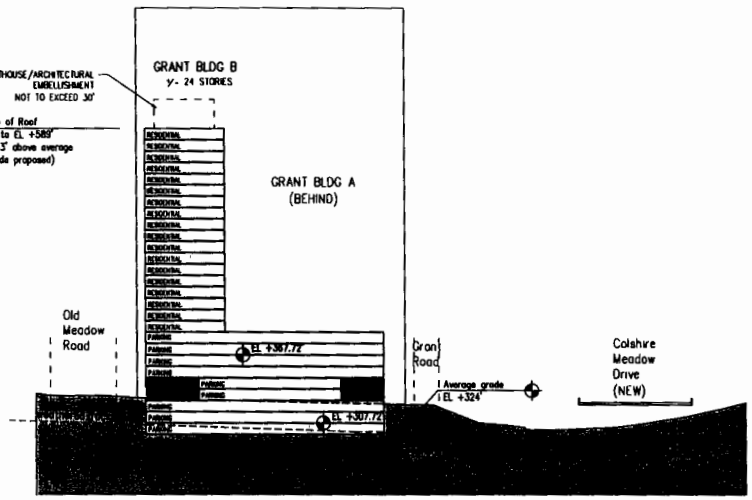


1 SECTION
SCALE: 1"=50'



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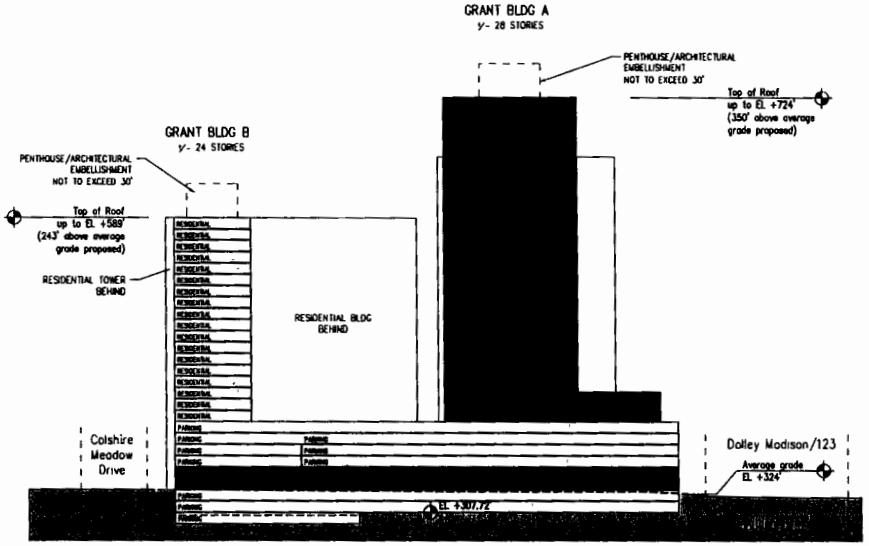

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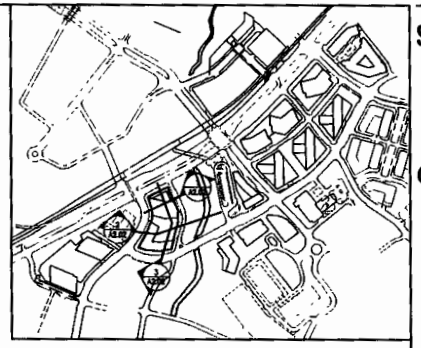

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

*RETAIL LOCATIONS SHOWN ARE CONCEPTUAL AND MAY BE ONE OR TWO STORIES

NOTE:
1 SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01–3.04 AND A4.04

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CDP	—	05/16/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS GRANT

SCALE 1"=50'

PROJECT NUMBER 26758.005

CDP A2.02
DRAWING NUMBER

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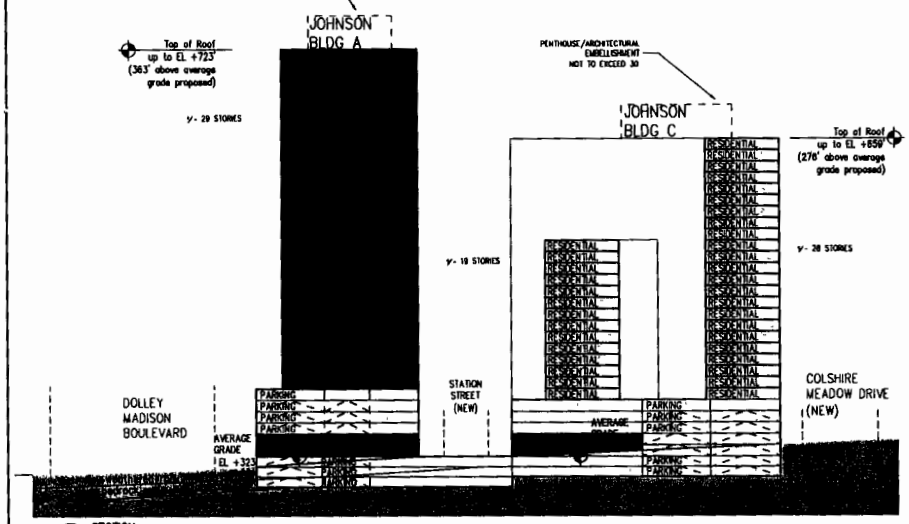
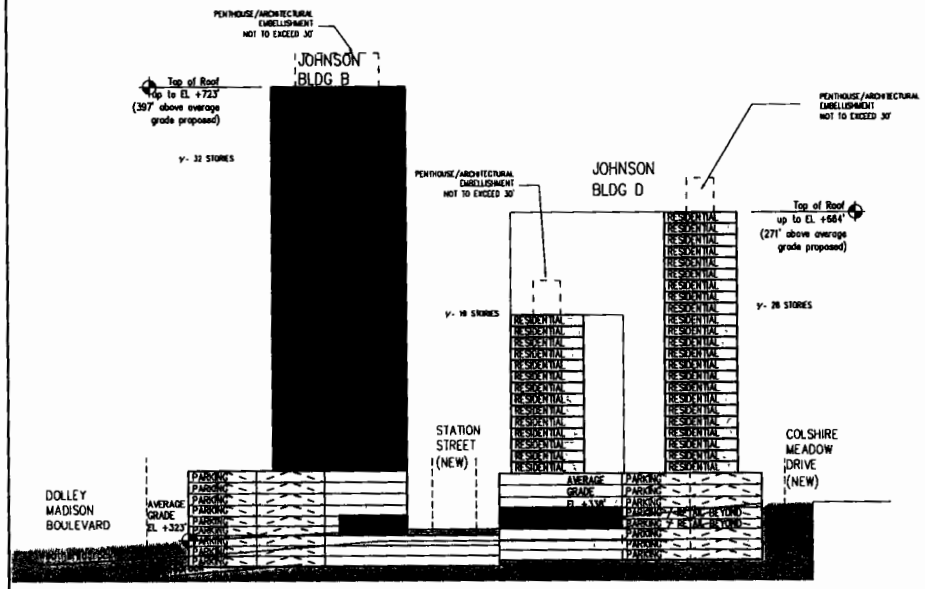


1 SECTION
SCALE 1"=50'



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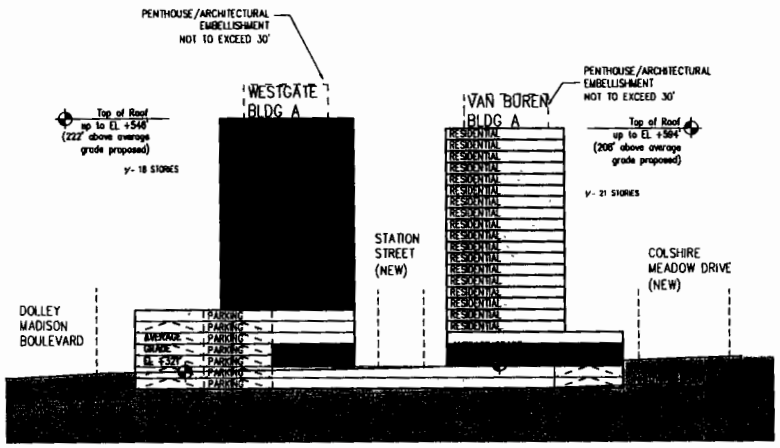
SCALE 1"=50'



3 SECTION
SCALE 1"=50'

NOTE.
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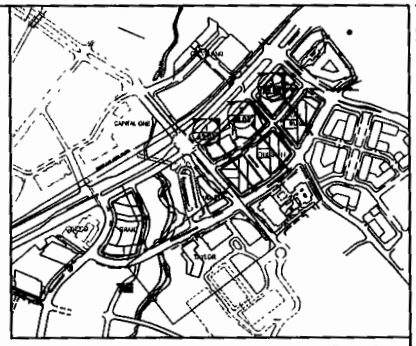
2. FOR INFORMATION ON TREATMENT OF GARAGE FACADES, SEE A3.01–3.04 AND A4.04



KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS JOHNSON, WESTGATE & VAN BUREN

SCALE 1"=50'

PROJECT NUMBER 28758.005

DRAWING NUMBER CDP A2.03

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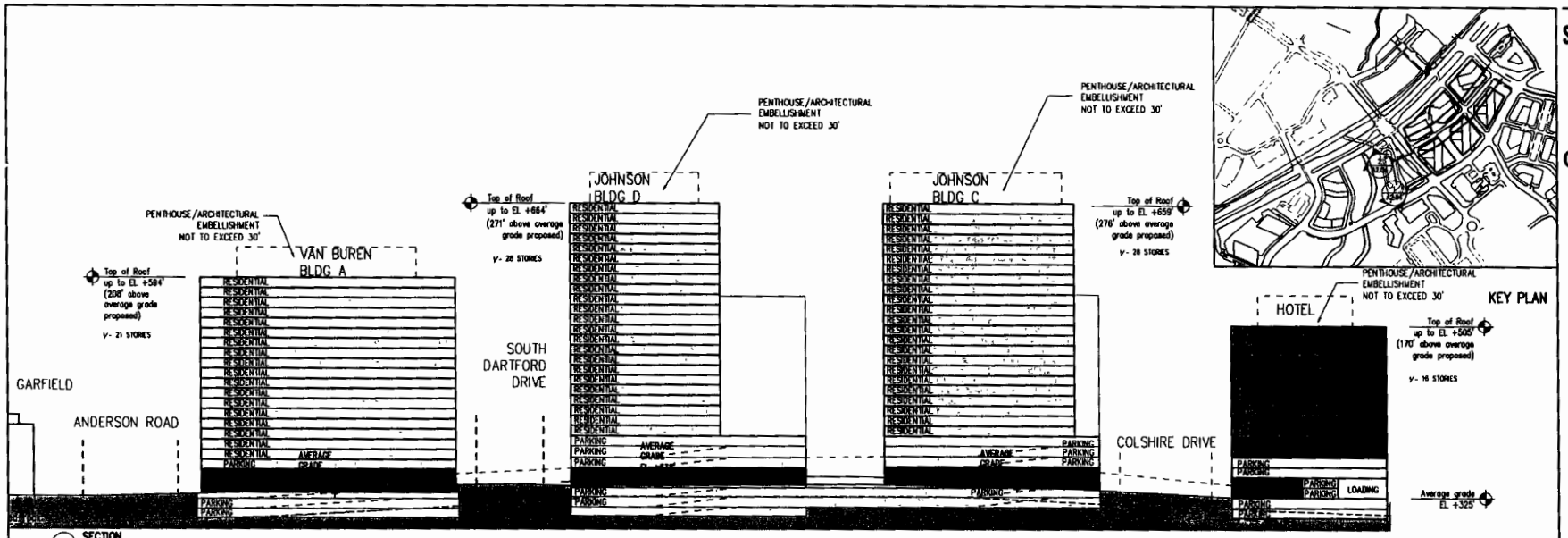
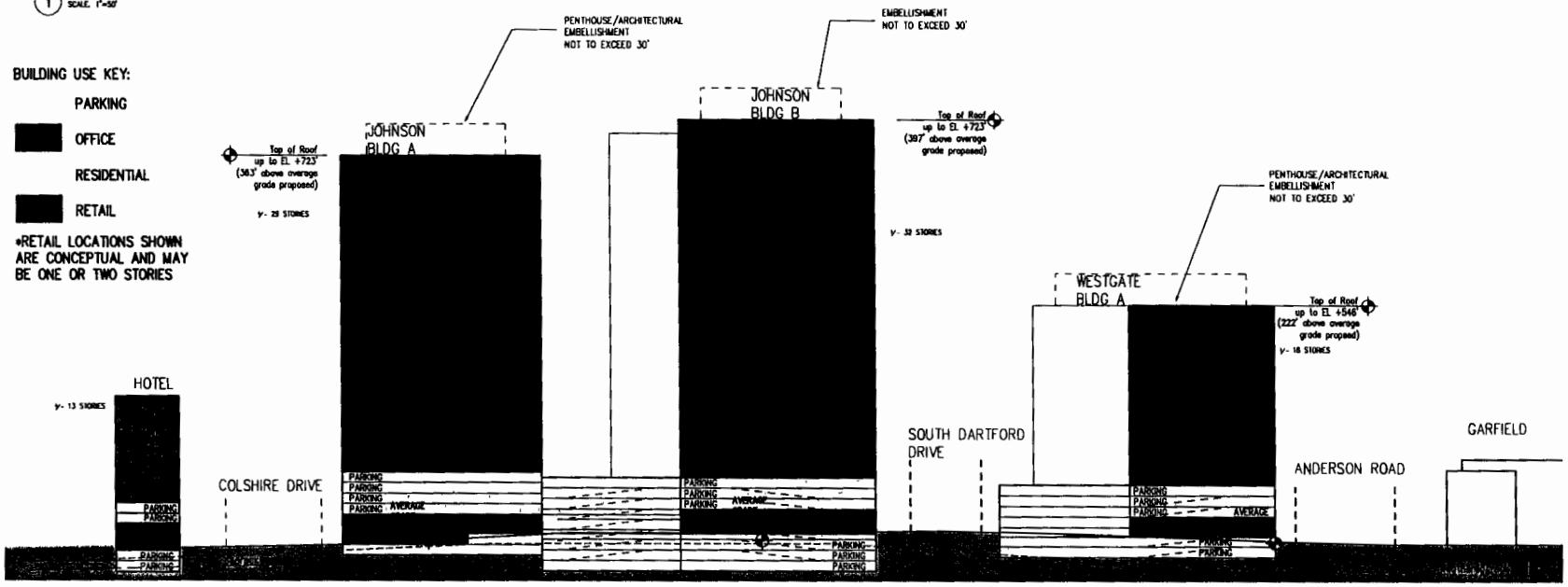


1 SECTION
SCALE: 1"=50'

KEY PLAN



2 SECTION
SCALE: 1"=50'

NOTE:
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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS JOHNSON, WESTGATE & VAN BUREN & HOTEL SITE
1"=50'

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A2.04

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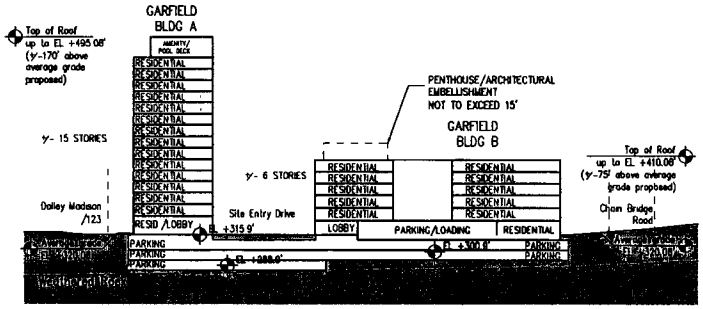
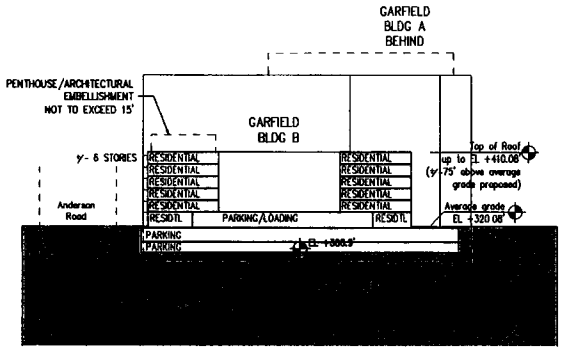


1 SECTION
SCALE 1"=50'



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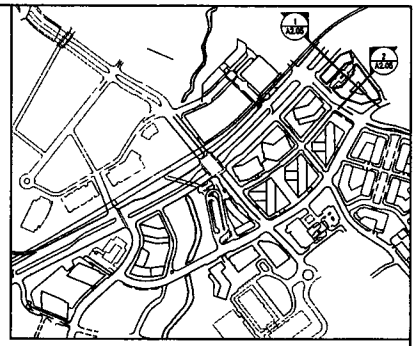

KEY PLAN

BUILDING USE KEY:

PARKING

RESIDENTIAL

NOTE.
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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS
GARFIELD

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A2.05

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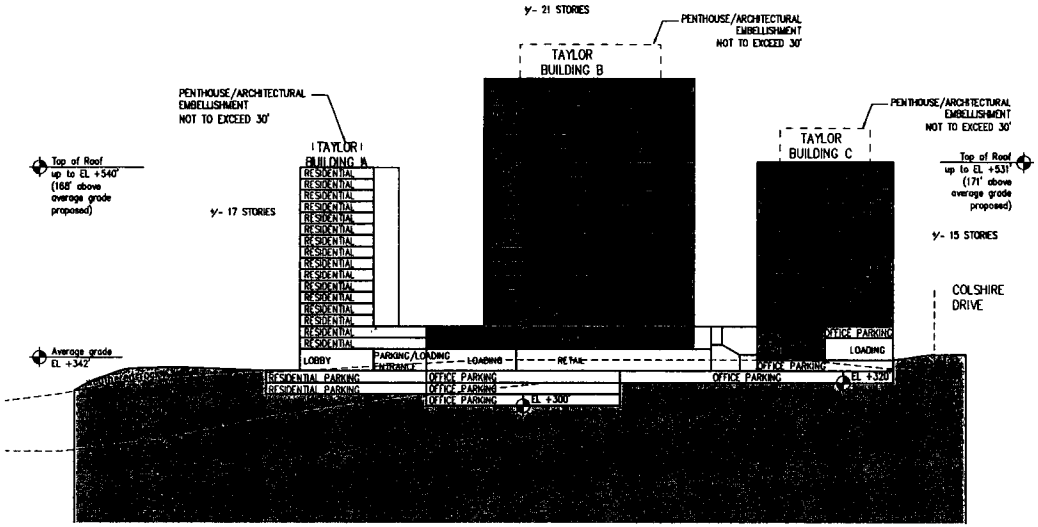

1 SECTION
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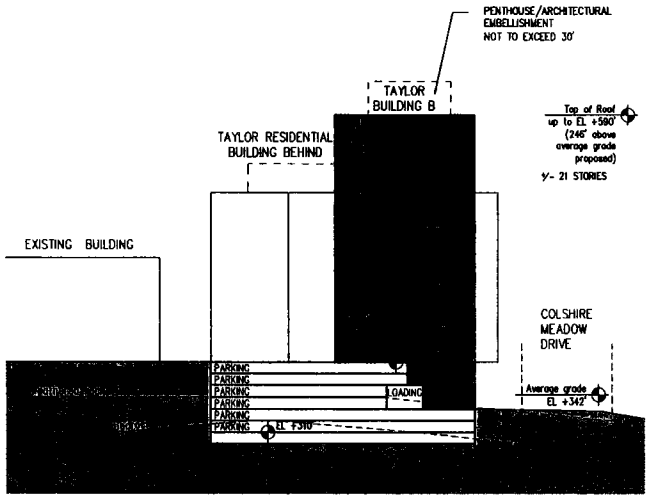

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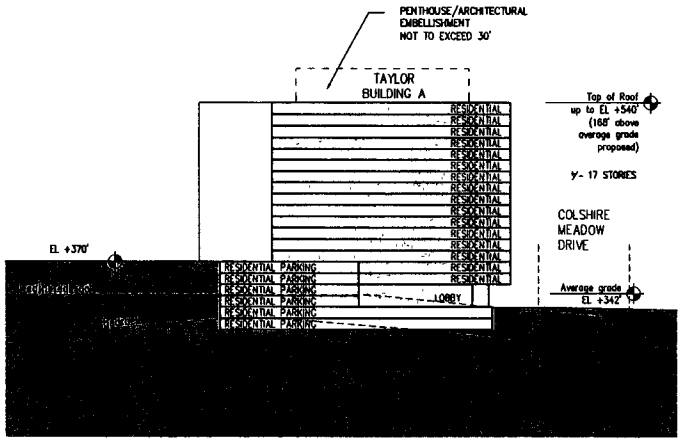

3 SECTION
SCALE: 1"=50'

NOTE:
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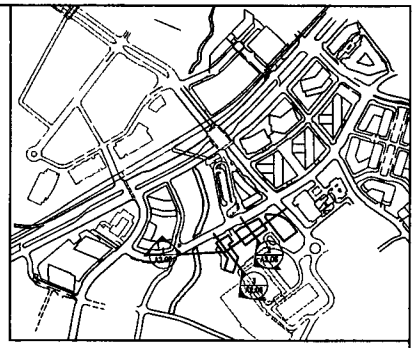

KEY PLAN

BUILDING USE KEY:

- PARKING
- OFFICE
- RESIDENTIAL
- RETAIL

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
BUILDING SECTIONS TAYLOR

SCALE 1"=50'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A2.06

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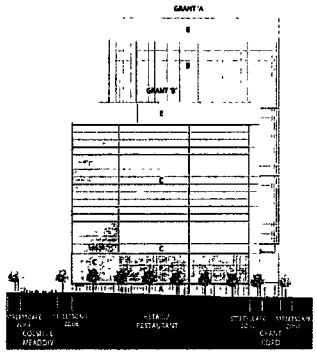
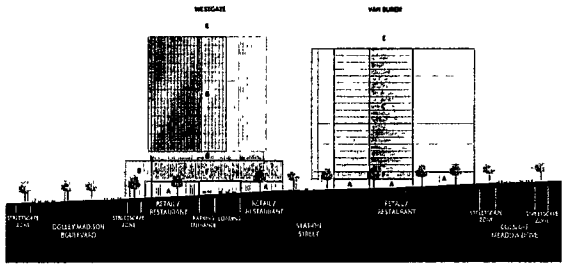
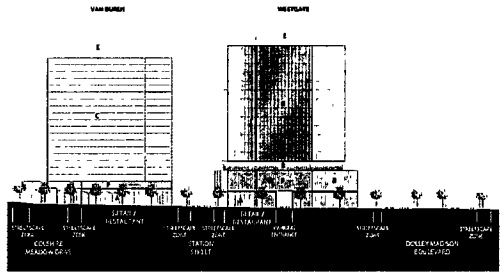


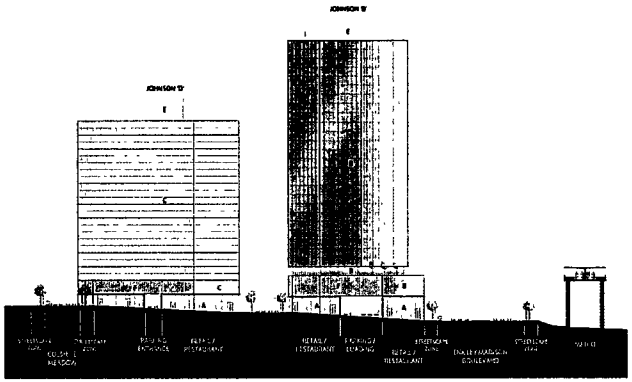
7 GRANT 'B' FROM COLSHIRE MEADOW DRIVE
SCALE. 1" = 80'



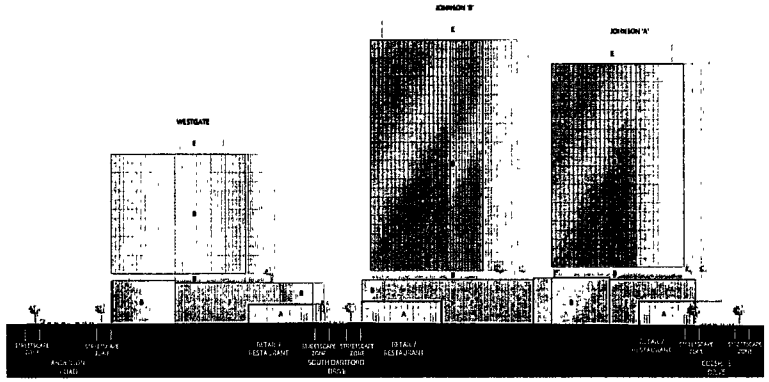
6 WESTGATE AND VAN BUREN AT SOUTH DARTFORD DRIVE
SCALE. 1" = 80'



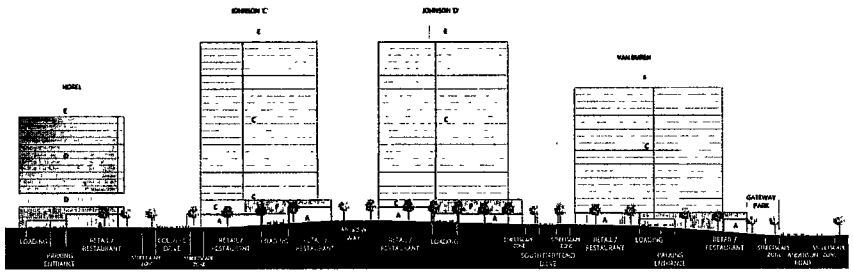
5 VAN BUREN AND WESTGATE FROM ANDERSON ROAD
SCALE. 1" = 80'



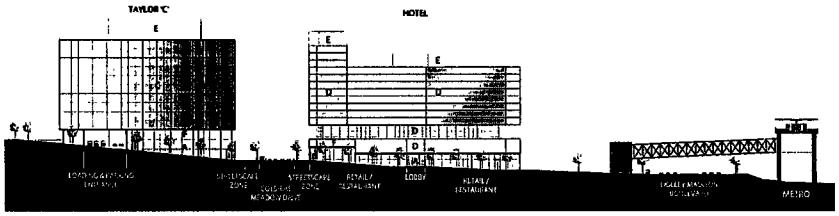
4 JOHNSON 'D' AND JOHNSON 'B' FROM SOUTH DARTFORD DRIVE
SCALE. 1" = 80'



3 WESTGATE, JOHNSON 'B', AND JOHNSON 'A' FROM ROUTE 123
SCALE. 1" = 80'



2 HOTEL, JOHNSON 'C', JOHNSON 'D', AND VAN BUREN FROM COLSHIRE MEADOW DRIVE
SCALE. 1" = 80'



1 TAYLOR 'C' AND HOTEL AT COLSHIRE DRIVE
SCALE. 1" = 80'

Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

NOTE.
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.
3. FOR BUILDING HEIGHTS, SEE SECTIONS.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

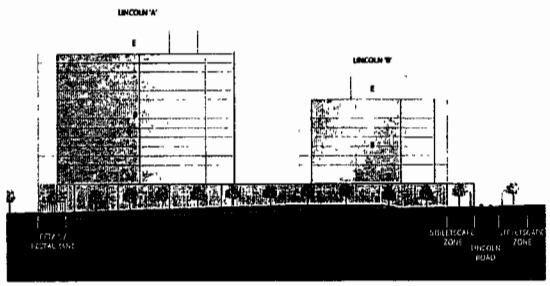
DRAWING TITLE
ELEVATIONS

SCALE 1" = 80'

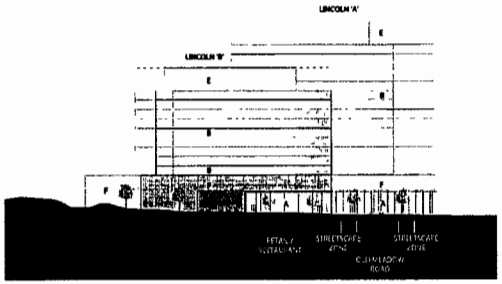
PROJECT NUMBER 26758 005

CDP A3.01
DRAWING NUMBER

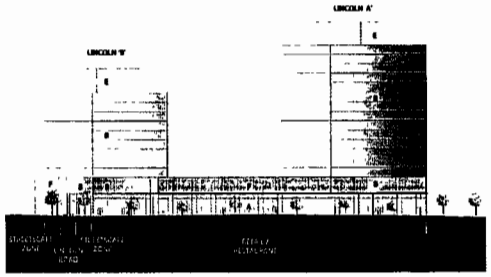
FILE C:\Users\Public\Documents\Autodesk\ACAD2010\plot\plot_A3.01.dwg USER: mwong DATE: Jan 31 2013 TIME: 03:42 pm



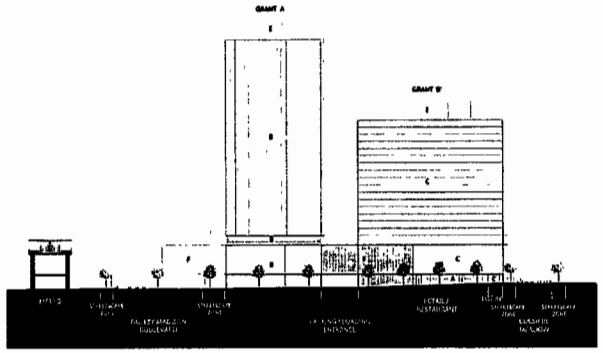
5 LINCOLN 'A' AND LINCOLN 'B' FROM ROUTE 123
SCALE: 1" = 80'



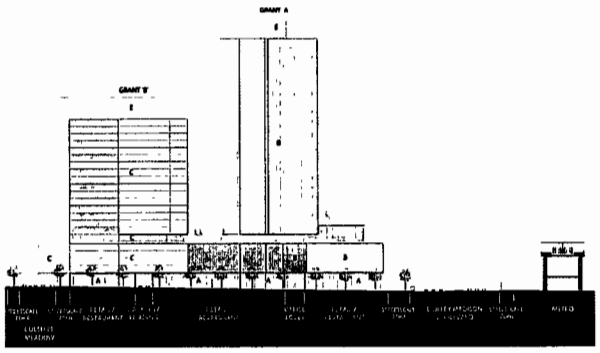
4 LINCOLN 'B', LINCOLN 'A', FROM LINCOLN ROAD
SCALE: 1" = 80'



3 LINCOLN 'B' AND LINCOLN 'A' FROM OLD MEADOW ROAD
SCALE: 1" = 80'



2 GRANT 'A' AND GRANT 'B' FROM OLD MEADOW ROAD
SCALE: 1" = 80'



1 GRANT 'B' AND GRANT 'A' FROM GRANT ROAD
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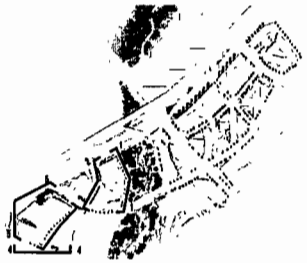

Potential Palette of Materials

A Retail/Restaurant Façade/Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

NOTE.
1 ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.
3 FOR BUILDING HEIGHTS, SEE A2 SECTIONS.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ELEVATIONS

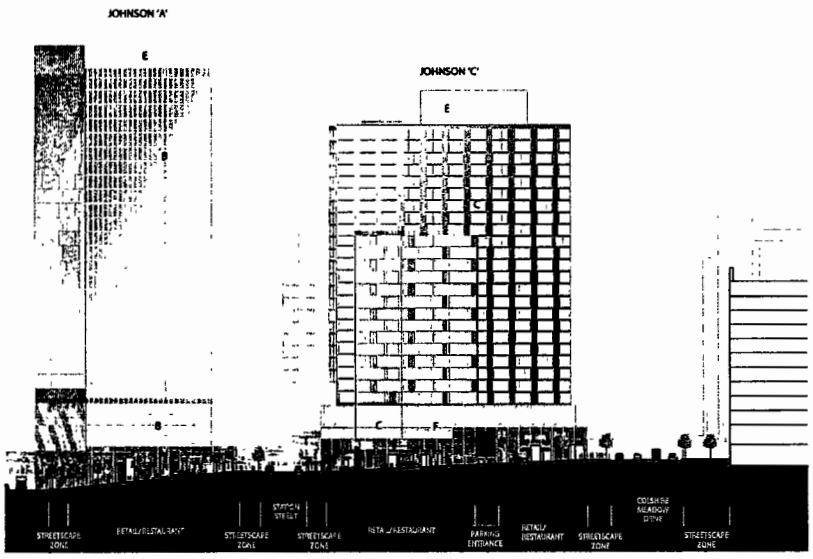
SCALE 1" = 80'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A3.02**

FILE P:\projects\26758.005\CAD\A\Shift\ZoningLA3.02.dwg USER:mmeg DATE: Jan. 31 2013 TIME: 03:43 pm

2 JOHNSON 'A', 'B', AND WESTGATE FROM STATION STREET
SCALE 1" = 50'



1 JOHNSON 'A' AND 'C' FROM COLSHIRE DRIVE
SCALE 1" = 50'

Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
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- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
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- Green Screen

NOTE:
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2 FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02.
3 FOR BUILDING HEIGHTS, SEE A2 SECTIONS.

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

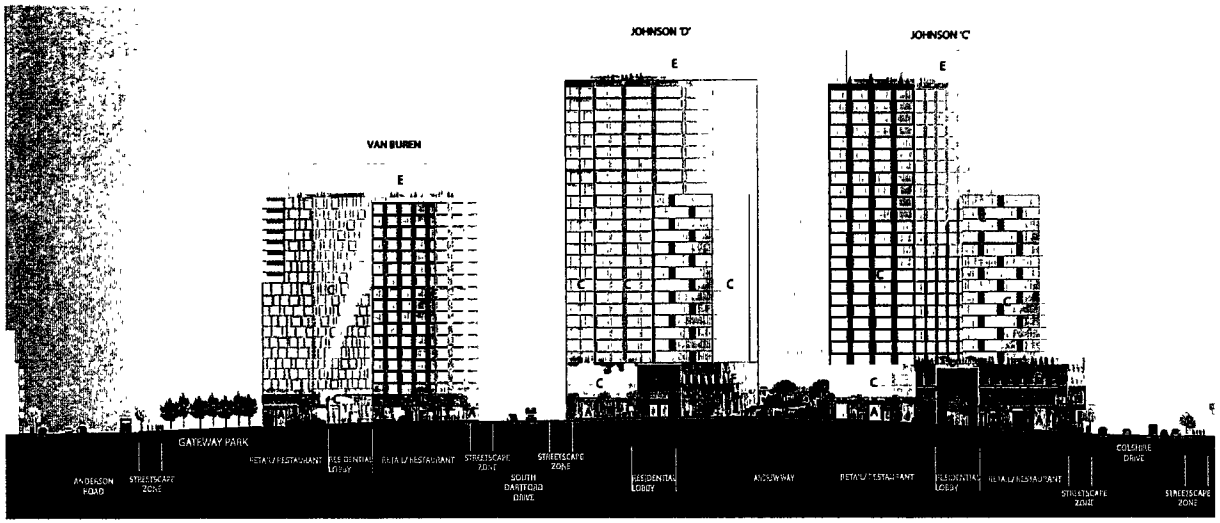
DRAWING TITLE
ELEVATIONS

SCALE 1" = 50'

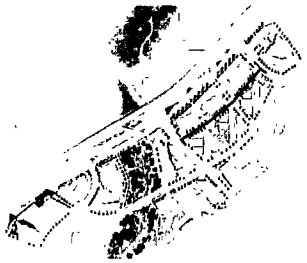
PROJECT NUMBER 26758 005

DRAWING NUMBER **CDP A3.03**

FILE P:\projects\26758.005\CAD\Cityline_A3.03.dwg USER:wong DATE:Feb. 05 2013 TIME: 07:00 pm



1 VAN BUREN, JOHNSON 'D', AND JOHNSON 'C' FROM STATION STREET
SCALE: 1" = 50'



Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
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- Metal Panel
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E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
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- Pre-cast Panels
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NOTE:
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2. FOR NUMBER OF STORIES OF BUILDINGS AND PLINTHS, SEE A1.02
3. FOR BUILDING HEIGHTS, SEE SECTIONS.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ELEVATIONS

SCALE 1" = 50'

PROJECT NUMBER 26758.005

DRAWING NUMBER **CDP A3.04**

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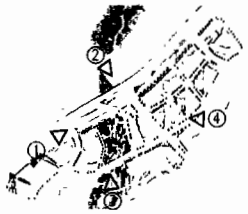
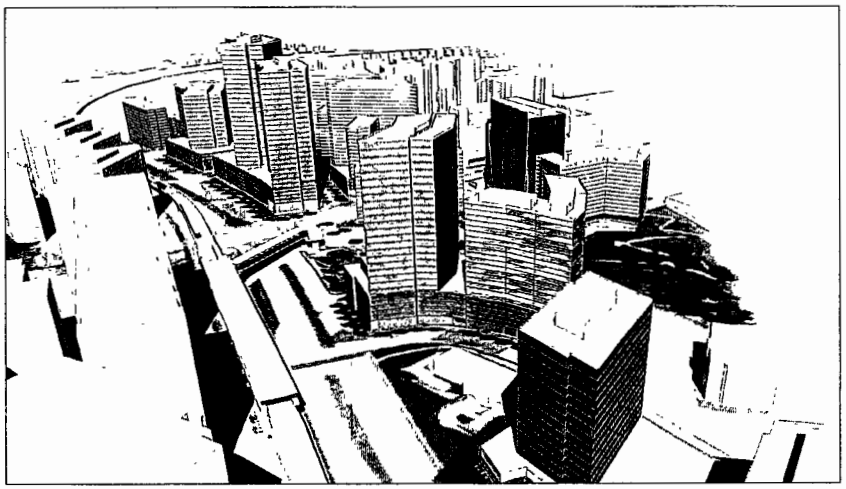
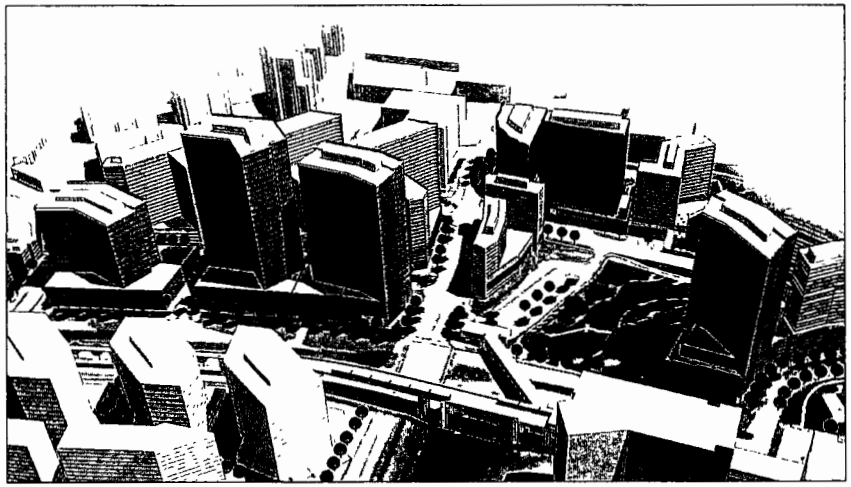
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
2. BUILDINGS ARE COLORED BY USE. SEE ELEVATIONS FOR MATERIAL PALETTE.





1 VIEW LOOKING EAST
SCALE: NTS



2 VIEW LOOKING SOUTH
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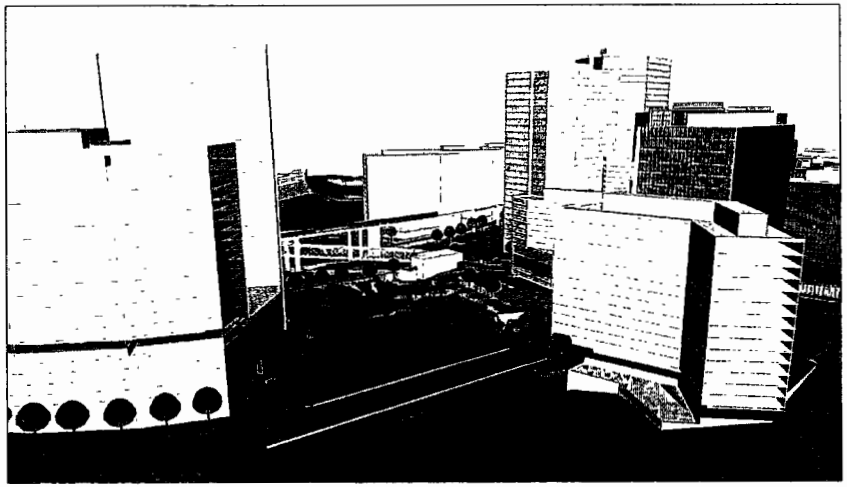
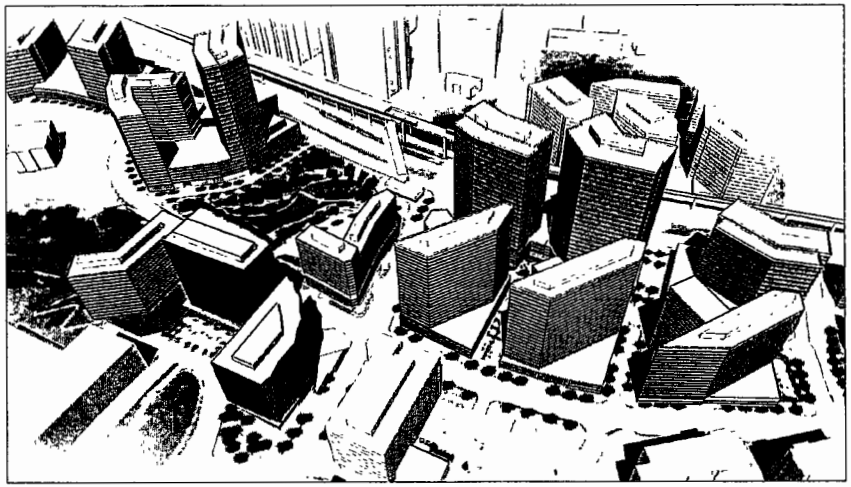


3 VIEW LOOKING NORTH
SCALE: NTS



4 VIEW LOOKING WEST
SCALE: NTS

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
3-D VIEWS

SCALE
26758 005

PROJECT NUMBER
CDP

DRAWING NUMBER
A4.01

FILE: P:\projects\26758.005\CAD\A\SHT\CityLine_A4.01.dwg LAYOUT: A4.01 DATE: Feb. 05 2013 TIME: 07:02 pm

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1 ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
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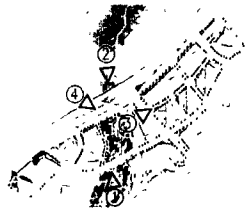
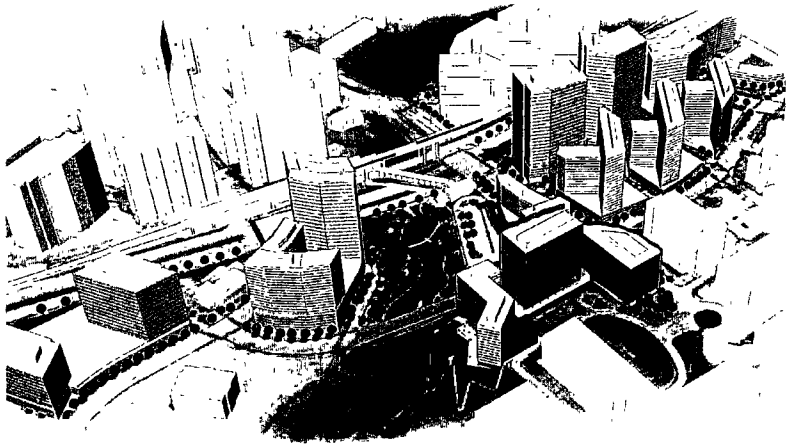
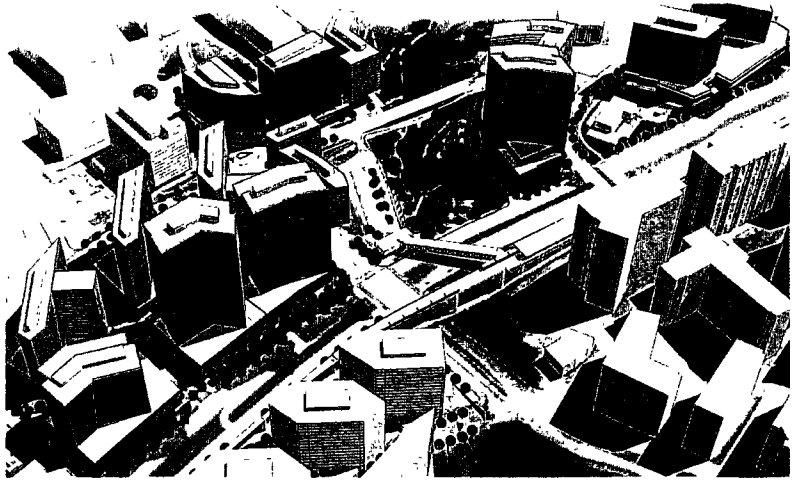




1 AERIAL VIEW FROM SOUTH
SCALE. NTS



2 AERIAL VIEW FROM NORTH
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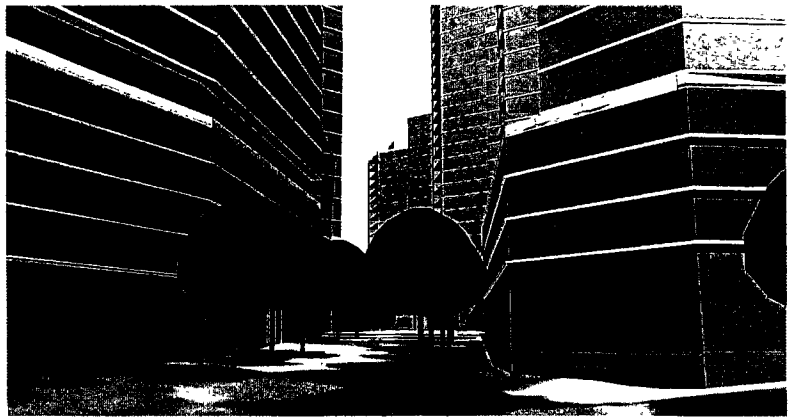
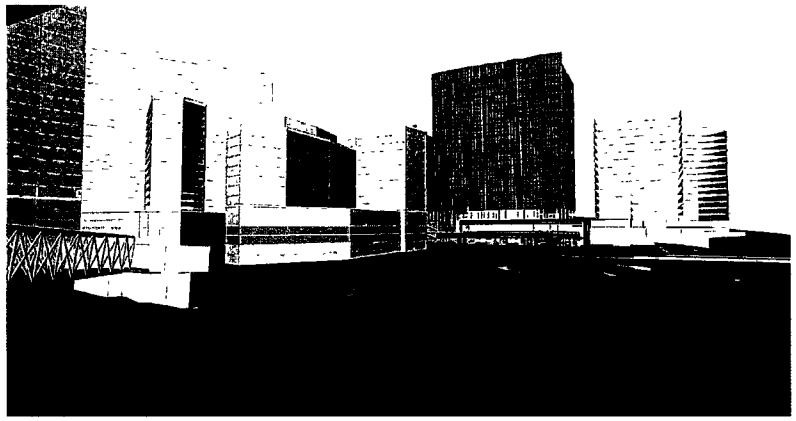


3 VIEW DOWN STATION STREET LOOKING EAST
SCALE. NTS



4 VIEW FROM METRO STATION
SCALE. NTS

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
3-D VIEWS

SCALE
28758 005

PROJECT NUMBER
CDP

DRAWING NUMBER
A4.02

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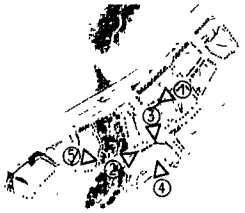

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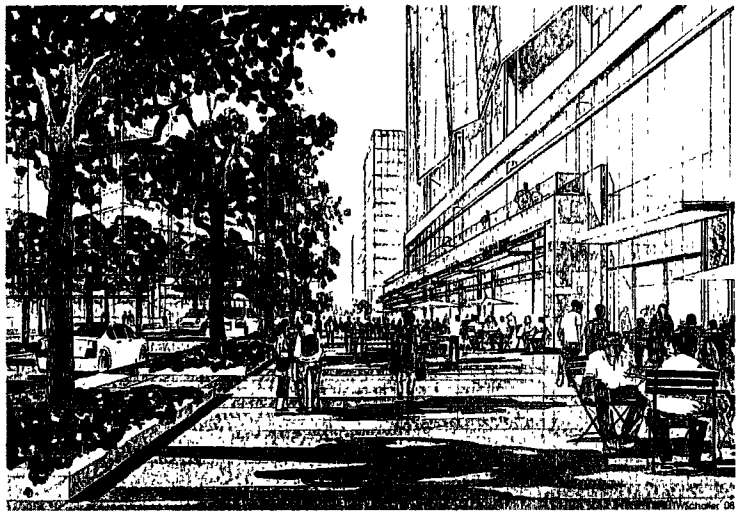
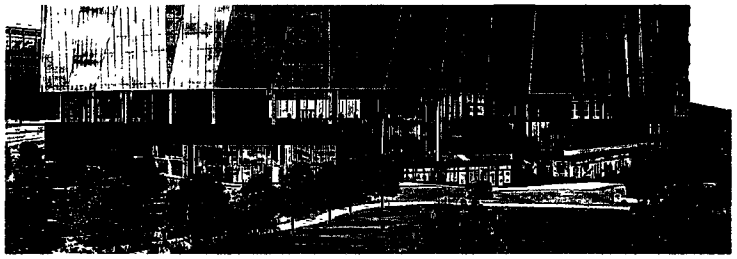
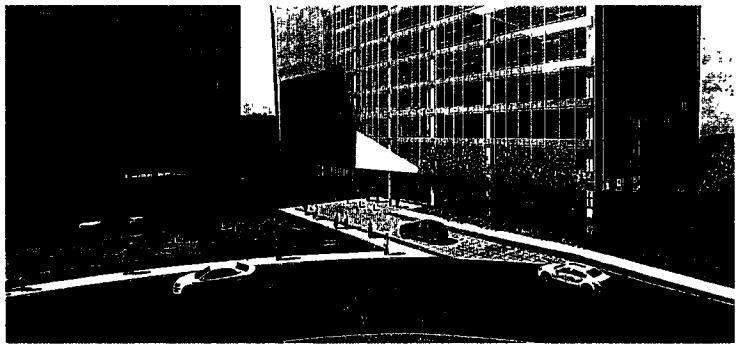
1 VIEW FROM JOHNSON D LOOKING WEST ALONG STATION STREET
SCALE: NTS



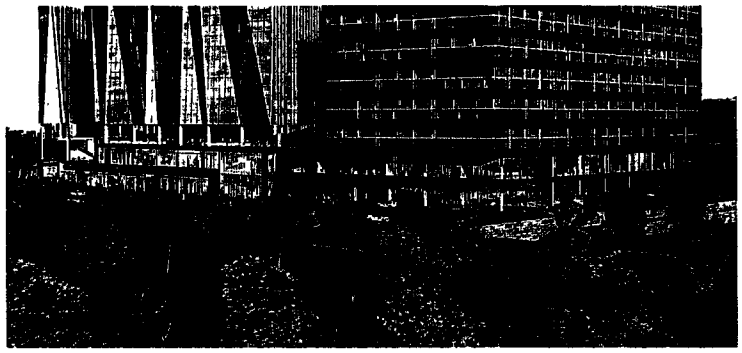
2 TAYLOR SITE - VIEW ALONG COLSHIRE MEADOW DRIVE
SCALE: NTS



3 TAYLOR SITE - NORTH FACADE VIEW
SCALE: NTS



4 TAYLOR SITE - SOUTH SIDE UPPER PLAZA
SCALE: NTS



5 TAYLOR SITE - WEST FACADE VIEW
SCALE: NTS

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
RENDERED VIEWS

SCALE
26758 005

PROJECT NUMBER
CDP

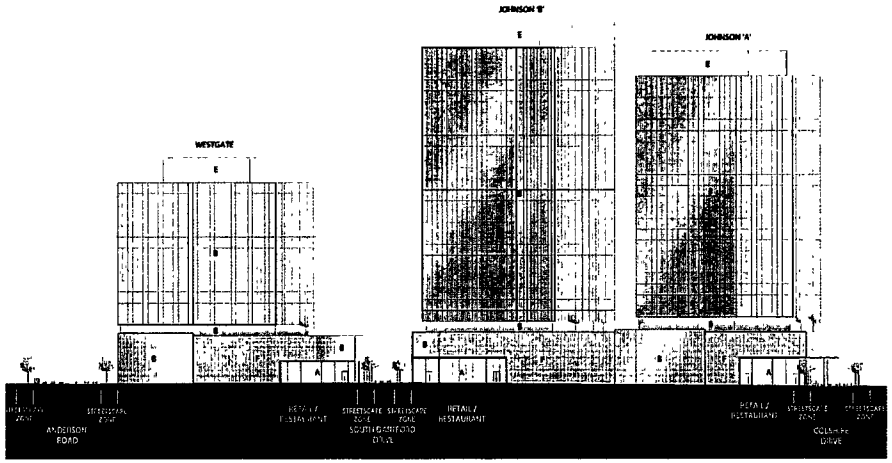
DRAWING NUMBER
A4.03

FILE P:\projects\26758.000\CAD\V\CDP\ChyLine_A4.03.dwg USER:swang DATE:Feb. 01 2013 TIME: 07:06 pm

MANY OF THE ABOVE-GRADE GARAGES ARE FLANKED WITH RETAIL AND OTHER USES. WHERE EXPOSED, GARAGE SIGN WILL UTILIZE TWO TREATMENTS, 'B' AND 'F' AS IDENTIFIED ON THE ELEVATIONS (BELOW AND A3 SERIES DRAWINGS):

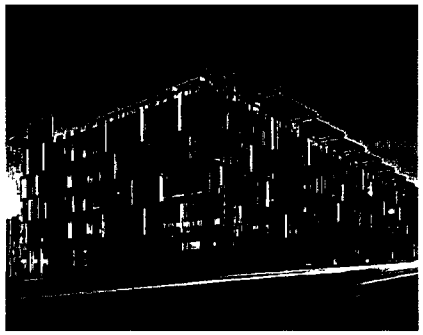
B: MATERIALS SIMILAR TO THE BUILDING ABOVE INCLUDING GLASS CURTAIN WALL, METAL PANEL, ETC.

F: DYNAMIC GARAGE FACADE, MATERIAL EXAMPLES INCLUDE METAL MESH, METAL PANEL, PRECAST CONCRETE, COLOR ELEMENTS, LIGHTING ELEMENTS



1 WESTGATE, JOHNSON 'B', AND JOHNSON 'A' FROM ROUTE 123-- SEE A3 SERIES DRAWINGS FOR OTHER ELEVATIONS WITH EXPOSED GARAGE
SCALE NTS

2 EXAMPLE IMAGES OF GLASS GARAGE FACADES- TYPE 'B'
SCALE NTS



2 EXAMPLE IMAGES OF DYNAMIC GARAGE FACADES- TYPE 'F'
SCALE NTS

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Potential Palette of Materials

A Retail/Restaurant Façade/Building Entry Material Palette
- Clear Glass and Metal Storefront
- Clear Glass and Stone Storefront
- Clear Glass and Masonry Storefront

B Office Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

C Residential/Façade Material Palette
- Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

D Hotel Façade/Material Palette
- Glass Curtain Wall
- Metal Panel
- Precast Concrete
- Glass
- Masonry/Stone

E Penthouse Façade/Material Palette
- Metal Panel
- Glass Curtain Wall

F Garage Façade/Material Palette
- Architectural Metal Panels
- Metal Mesh
- Pre-cast Panels
- Green Screen

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CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

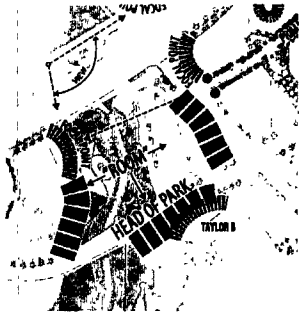
DRAWING TITLE
GARAGE FACADE TREATMENT

SCALE 26758 005

PROJECT NUMBER
CDP

DRAWING NUMBER
A4.04

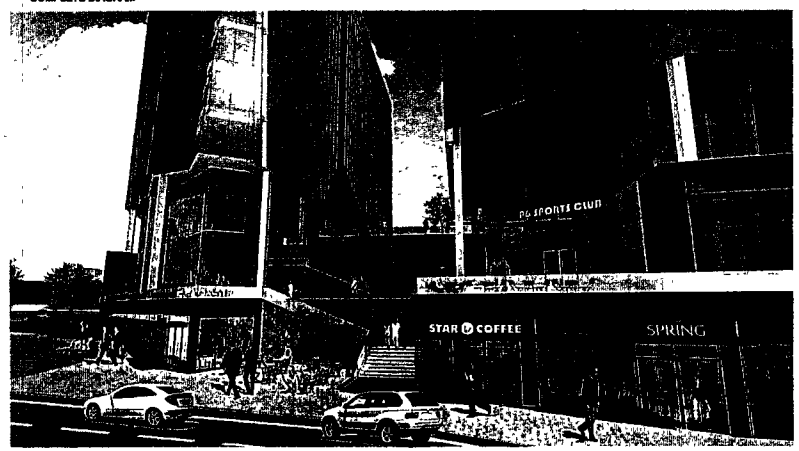
FILE P:\projects\26758.005\CAD\V\SRSTV\CD\dwg_A4.04.dwg USER:swang DATE:Jan. 31 2013 TIME: 03:21 pm



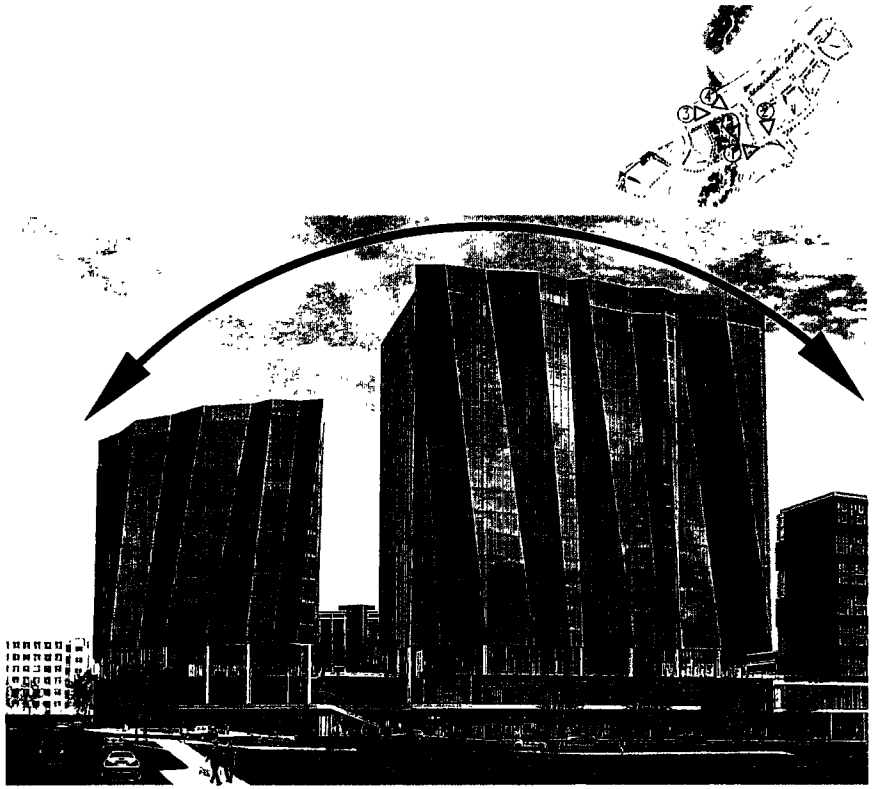
HIERARCHY PLAN DIAGRAM–SEE A0.01 FOR COMPLETE DIAGRAM

THE BUILDINGS AROUND SCOTTS RUN FORM AN IMPLIED URBAN 'GREEN ROOM' WITHIN THE STREAM VALLEY THE TAYLOR BUILDINGS ARE VERY PROMINENT DUE TO THEIR LOCATION AT THE HEAD OF THIS 'ROOM' AND DUE TO THE HEIGHT OF THE NATURAL TOPOGRAPHY THEY SIT ON. THE THREE TAYLOR BUILDINGS FORM A COMPOSITION WITH TAYLOR B AS THE TALLER BUILDING IN THE CENTER A TALL TAYLOR B PUNCTUATES THE COMPOSITION AND PROVIDES A CLEAR HIERARCHY OF BUILDINGS WHEN VIEWED FROM SCOTTS RUN AND METRO THE BUILDING HAS BEEN DESIGNED WITH A FOLDED GLASS FAÇADE FACING THE 'GREEN ROOM' TO TAKE ADVANTAGE OF VARYING CONDITIONS OF LIGHT AND THE INTERESTING CHANGING EXPERIENCE OF VIEWING THE BUILDING FROM RT 123, SCOTTS RUN, AND THE MOVING METRORAIL CARS.

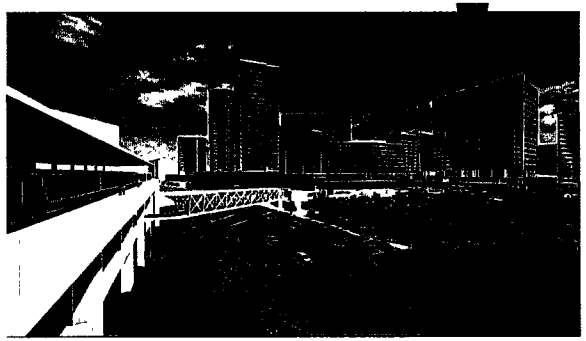
ADDITIONALLY, TAYLOR B IS WITHIN ¼ MILE OF METRO AS SHOWN ON SHEET C-22 AND IT IS THE LOCATION OF A TRANSIT CIRCULATOR STOP FOR THE METRO STATION



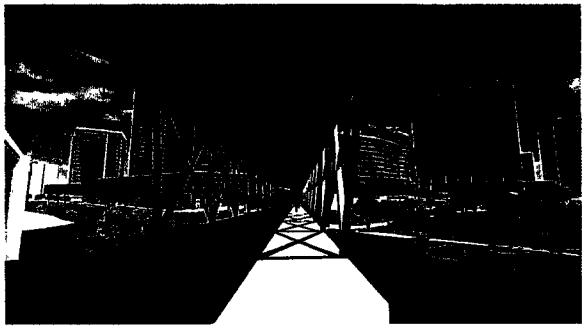
1 STAIR ELEMENT BETWEEN TAYLOR 'B' & 'C'
SCALE NTS



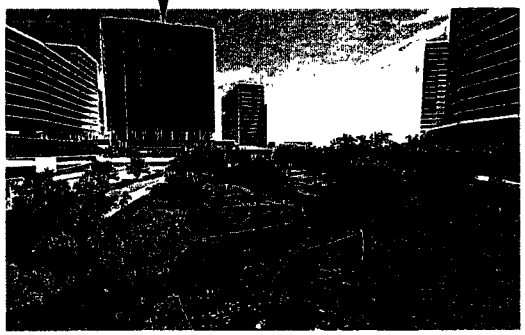
2 COMPOSITION OF TAYLOR 'C', 'B' &'A' WITH AN EMPHASIS ON TAYLOR 'B'
SCALE NTS



3 VIEW OF SCOTTS RUN FROM METRO SHOWING PROMINENCE OF TAYLOR 'B'
SCALE NTS



4 VIEW OF SCOTTS RUN FROM METRO BRIDGE SHOWING PROMINENCE OF TAYLOR 'B'
SCALE NTS



5 GREEN 'ROOM' OF SCOTTS RUN WITH TAYLOR 'B' AT THE HEAD OF THE PARK
SCALE NTS

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TAYLOR– JUSTIFICATION FOR HEIGHT

SCALE

PROJECT NUMBER 26758.005

CDP A4.05
DRAWING NUMBER

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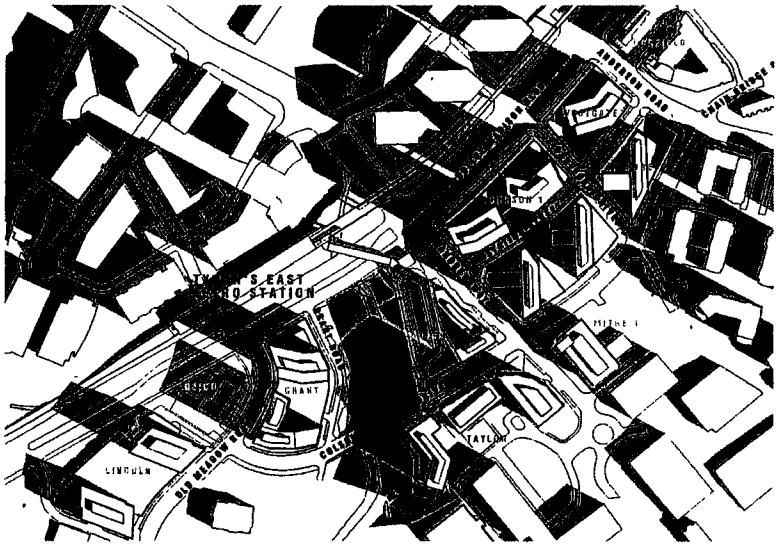

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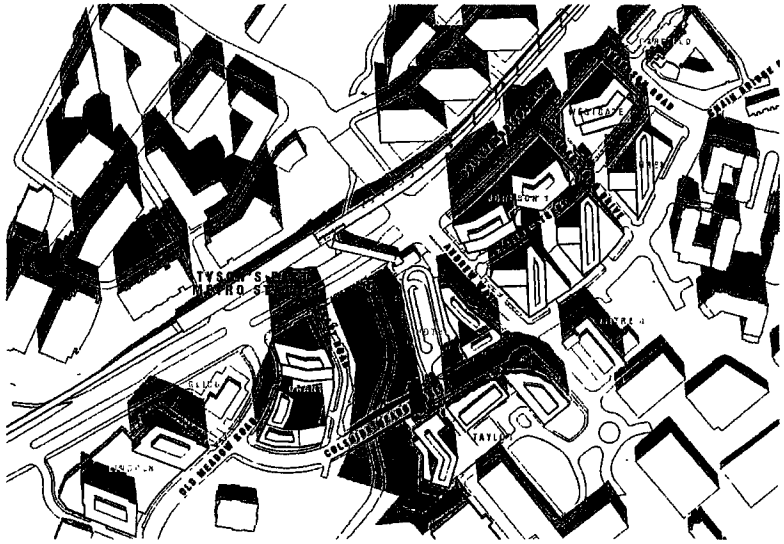

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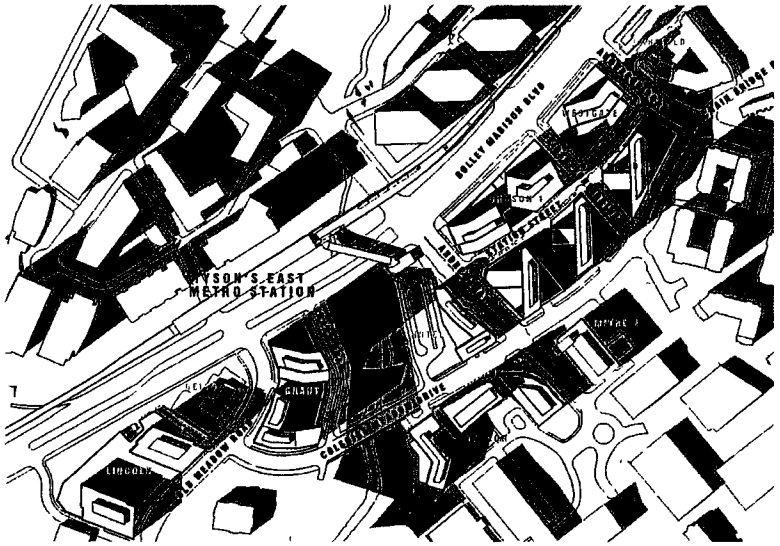

3 MARCH 21 AND SEPTEMBER 21 – 3:00 PM
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SHADE AND SHADOW STUDIES MARCH 21 & SEPT. 21

SCALE
26758.005

PROJECT NUMBER
CDP

DRAWING NUMBER
A5.01

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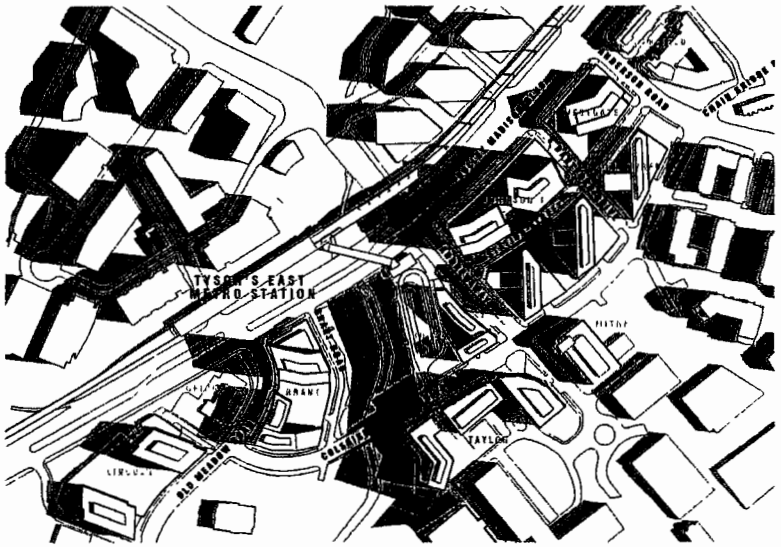

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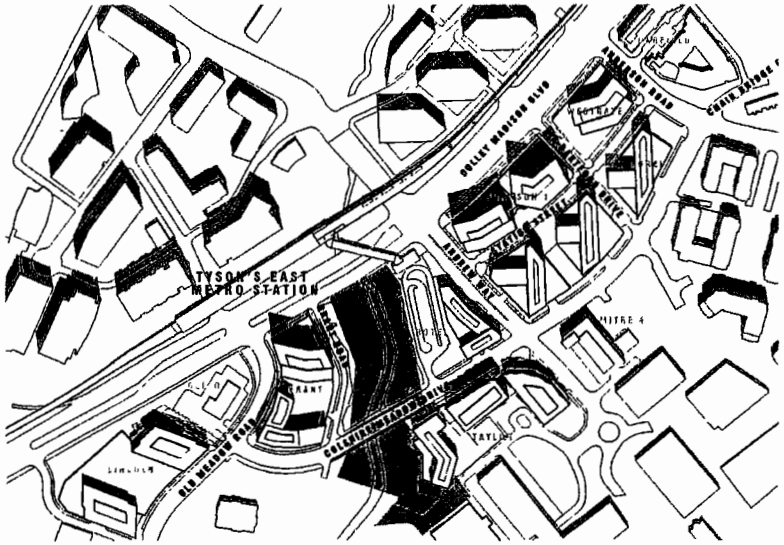

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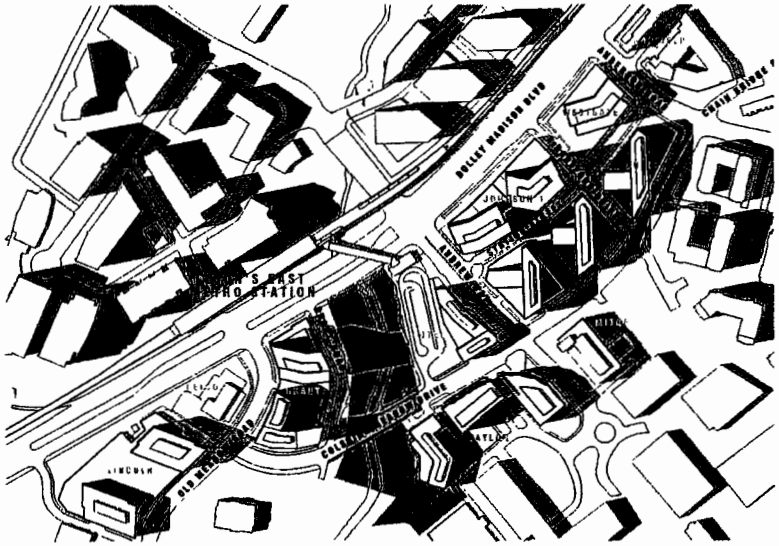

3 JUNE 21 - 3:00 PM
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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SHADE AND SHADOW STUDIES JUNE 21

SCALE
PROJECT NUMBER 28758 005

CDP A5.02
DRAWING NUMBER

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1 DECEMBER 21 - 9:00 AM
SCALE: NTS

2 DECEMBER 21 - 12:00 PM
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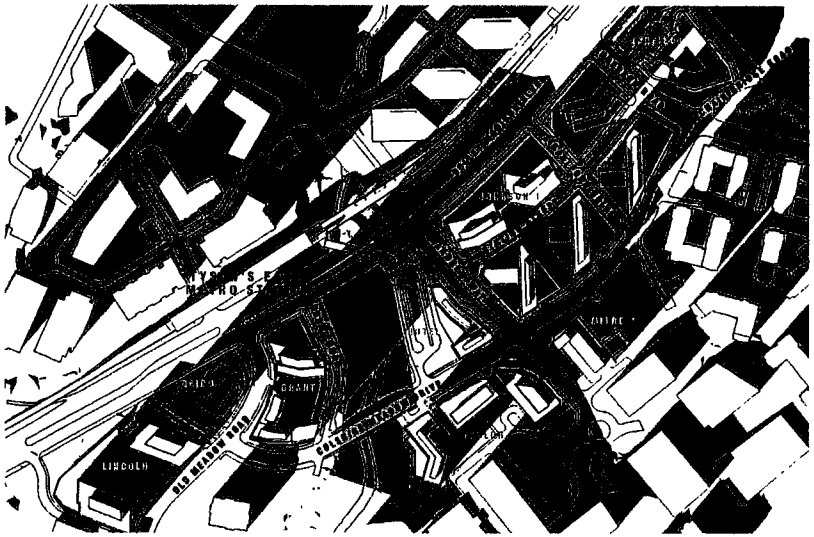

3 DECEMBER 21 - 3:00 PM
SCALE: NTS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SHADE AND SHADOW STUDIES DECEMBER 21

SCALE 1"=100'

PROJECT NUMBER 26758 005

DRAWING NUMBER **CDP A5.03**

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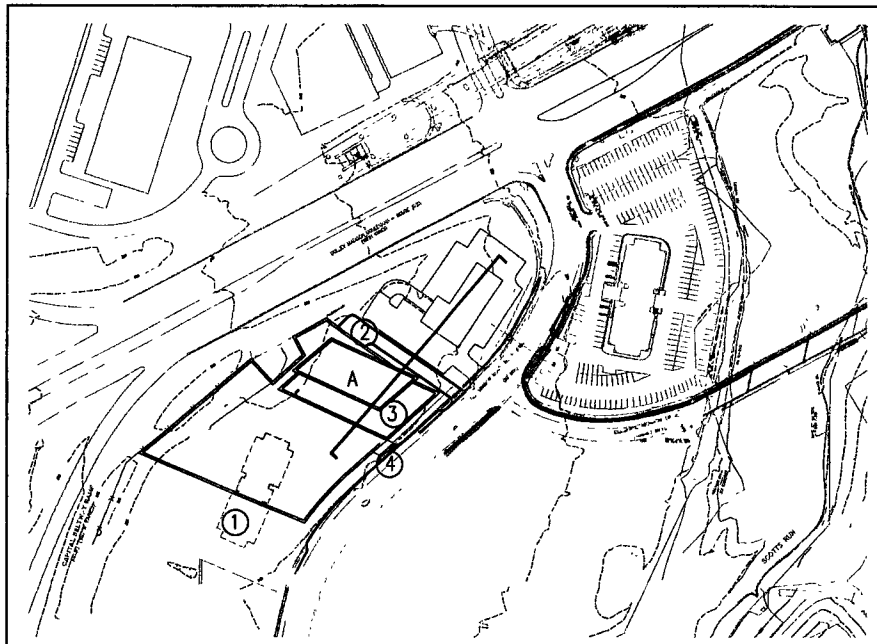
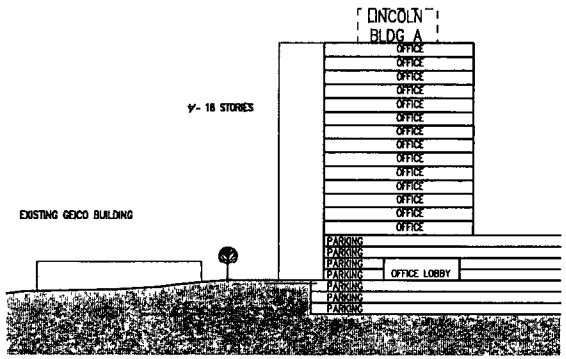
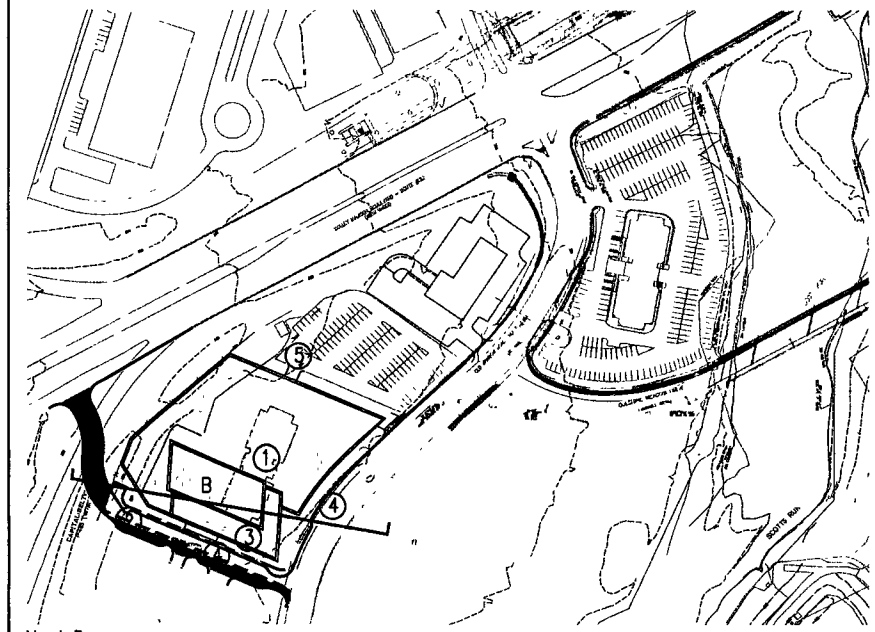


Lincoln A SCALE: 1"=100'



SECTION 1 SCALE: 1"=60'



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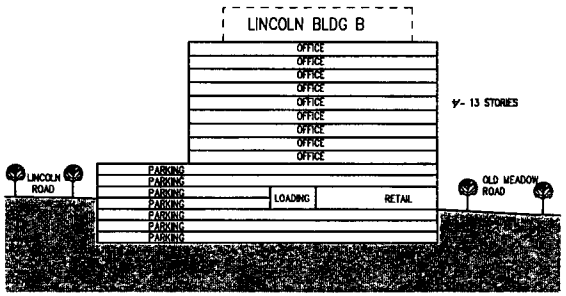

SECTION 2 SCALE: 1"=60'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Lincoln A Phase

1. Demolition of existing building, Reconfiguration of existing surface parking and area of demolished building footprint on remainder of site
2. Construction of private service drive between Old Meadow Road and property line
3. Construction of Lincoln A building
4. Streetscape improvements along adjacent street frontages

NOTE:
1. ACCESS FOR LINCOLN OFFICE BUILDING A AND GEICO SHOULD BE CONSOLIDATED AT ONE LOCATION OPPOSITE THE INTERSECTION WITH COLSHIRE MEADOW DRIVE AS SHOWN ON THE CDP. IF AT THE TIME OF FDP FOR THE LINCOLN OFFICE BUILDING A, GEICO DOES NOT PERMIT A CONSOLIDATED ACCESS FOR THE TWO PROPERTIES, THEN THE APPLICANT SHALL PROVIDE SUCH ALTERNATE ACCESS TO SERVE LINCOLN BUILDING A AS MAY BE APPROVED BY VDOT PURSUANT TO THE PROFFERS.

Lincoln B Phase

1. Demolition of existing building
2. Construction of Lincoln Road between Old Meadow Road and property line
3. Construction of Lincoln B building
4. Streetscape improvements along adjacent street frontages
5. Provide access to / from remaining surface parking lot onto Old Meadow Road

GENERAL NOTES

1 Existing entrances may be removed

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P.A.

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

5 See C-10 for Lincoln Road interim condition

LEGEND

Proposed Improvements

Existing Pedestrian Path to Metro and Connections

Interim Improvements and Pedestrian Paths to Metro

Credited Future Improvements / Improvements by Others

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

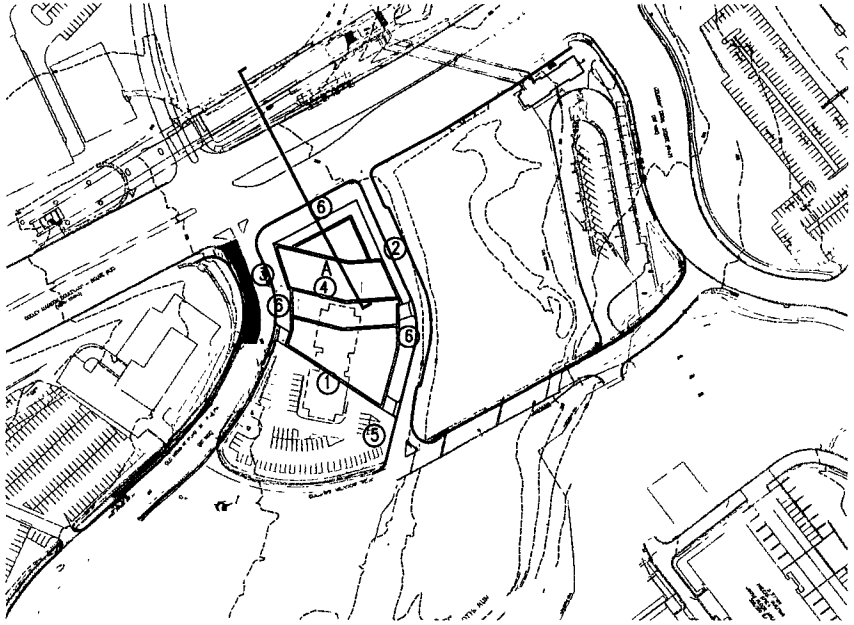
DRAWING TITLE

PHASING
LINCOLN SITE

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A6.01



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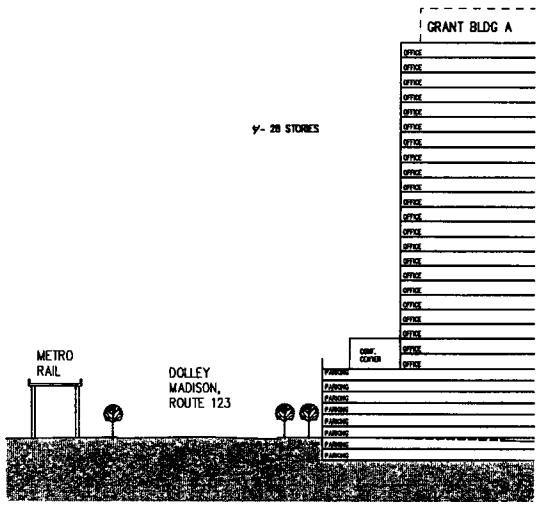

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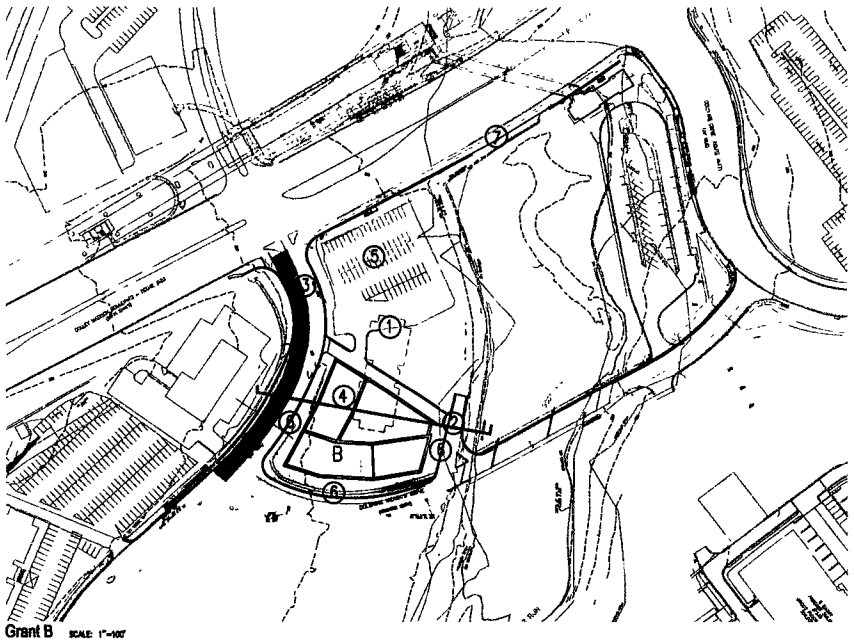

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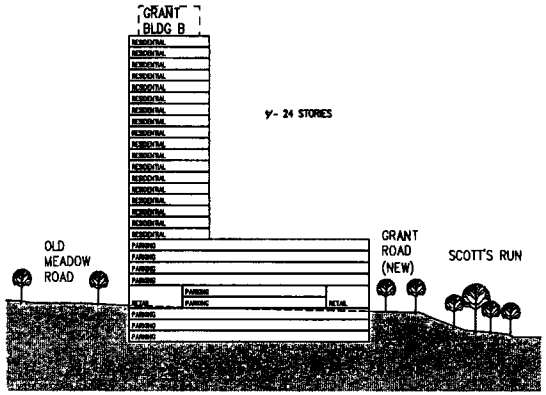

SECTION 2 SCALE: 1"=60'

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NOTES:

Grant A Phase

1. Demolition of existing building
2. Construction of Grant Road between Colshire Meadow Dr. and Rt. 123
3. Partial reconfiguration of Old Meadow Road
4. Construction of Grant A building with parking
5. Reconfiguration of existing surface parking and area of demolished building footprint on remainder of site
6. Streetscape improvements along adjacent street frontages

Grant B Phase

1. Demolition of existing building
2. Construction of a portion of Grant Road .
3. Reconfiguration of Old Meadow Road
4. Construction of Grant B building with parking
5. Reconfiguration of existing surface parking and area of demolished building footprint on Grant A site
6. Streetscape improvements along adjacent street frontages
7. Connections along existing sidewalk pedestrian path to Metro.

GENERAL NOTES.

1 Existing entrances may be removed

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P.A.

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

5 See proffers for Steam Valley Improvements

LEGEND

Proposed Improvements

Existing Pedestrian Path to Metro and Connections

Interim Improvements and Pedestrian Paths to Metro

Credited Future Improvements / Improvements by Others

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ISSUED FOR	REV	DATE
CDP (REVISION)		02/04/2013
CDP (REVISION)		12/10/2012
CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

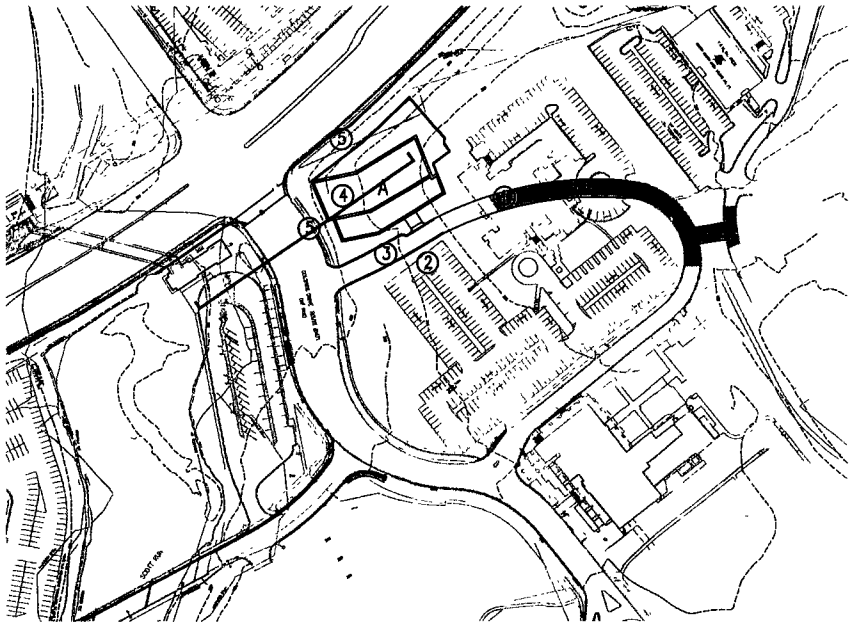
DRAWING TITLE

PHASING GRANT SITE

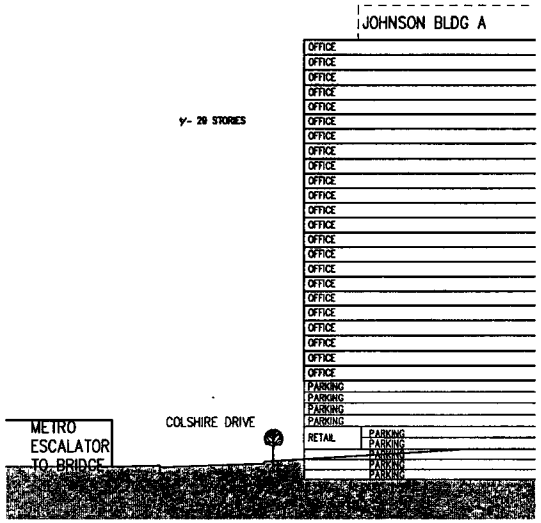
SCALE 1"=100'

PROJECT NUMBER 28758.005

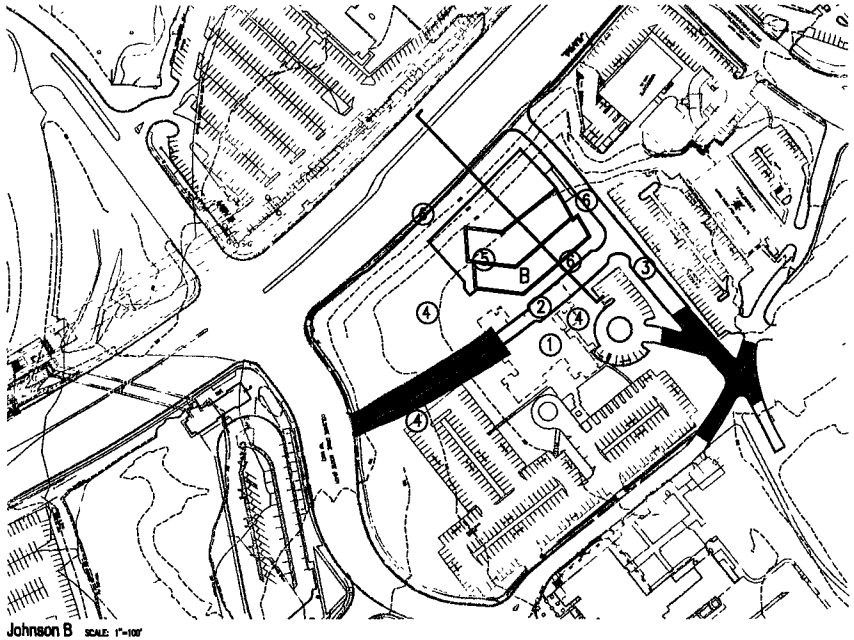
DRAWING NUMBER CDP A6.02



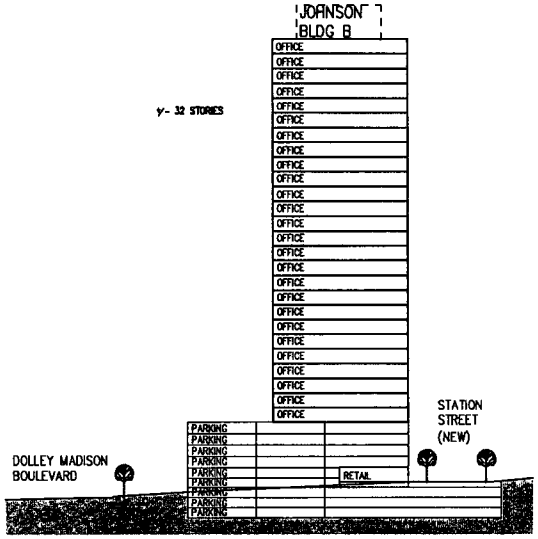
Johnson A SCALE: 1"=100'



SECTION 1 SCALE: 1"=60'



Johnson B SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Johnson A Phase

1. Demolition of existing building
2. Revision of grades and existing surface parking in areas of demolished building footprint
3. Construction of a portion of Station St.
4. Construction of Johnson A building with parking
5. Streetscape improvements along a portion of adjacent street frontages

Johnson B Phase

1. Demolition of existing building
2. Construction of Station St. from Colshire Dr. to S. Dartford Dr.
3. Extension of Dartford Drive to Rt. 123
4. Revision of grades and existing surface parking in areas of demolished building footprint
5. Construction of Johnson B building with parking
6. Streetscape improvements along a portion of adjacent street frontages

GENERAL NOTES.

1 Existing entrances may be removed

2 If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D.P.A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

LEGEND

Proposed Improvements

Existing Pedestrian Path to Metro and Connections

Interim Improvements and Pedestrian Paths to Metro

Credited Future Improvements / Improvements by Others

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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

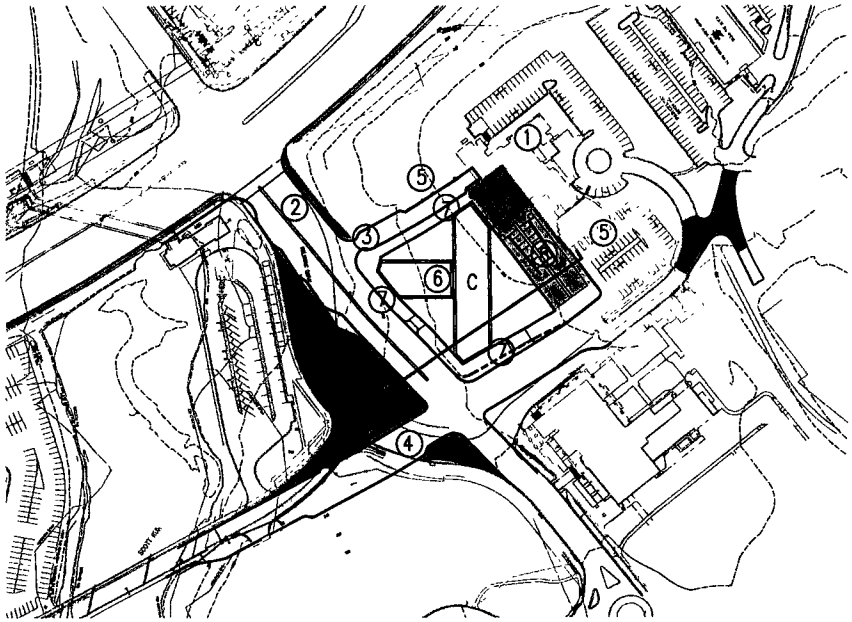
DRAWING TITLE

PHASING
JOHNSON SITE

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A6.03



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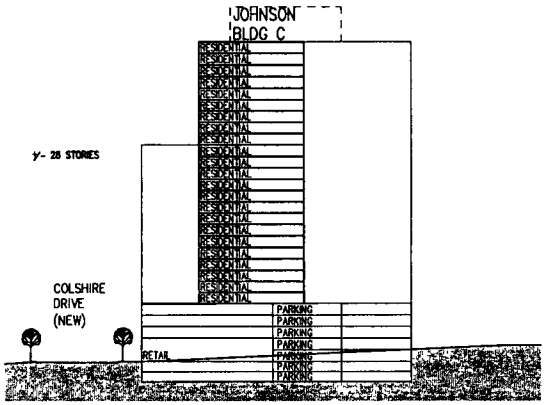
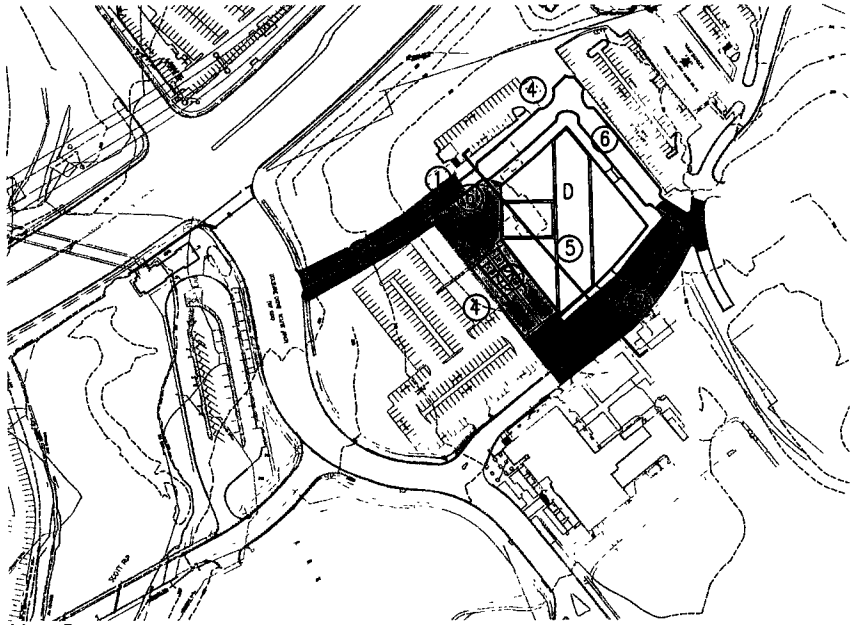
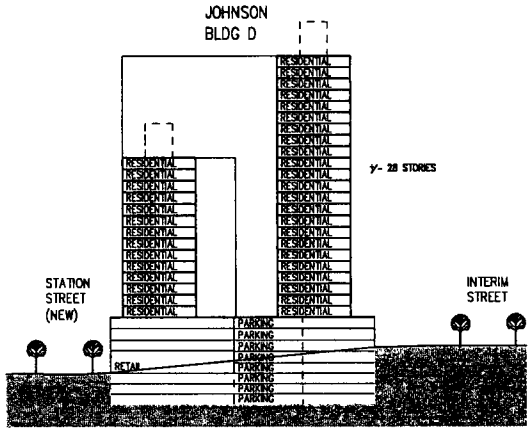


SECTION 1 SCALE: 1"=60'



Johnson D SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Johnson C Phase

1. Demolition of existing building
2. Realignment of Colshire Drive
3. Construction of a portion of Station St.
4. Construction of portion of Colshire Meadow Drive extension
5. Revision of grades and existing surface parking in areas of demolished building footprint
6. Construction of Johnson C building with parking
7. Streetscape improvements along adjacent street frontages
8. Andrew Way to be provided with the later of the two Johnson C or D sites.

Johnson D Phase

1. Demolition of existing building
2. Construction of Station St. from Colshire Dr. to S. Dartford Dr.
3. Construction of portion of Colshire Meadow Drive extension
4. Revision of grades and existing surface parking in areas of demolished building footprint
5. Construction of Johnson D building with parking
6. Streetscape improvements along portion of adjacent street frontages
7. Andrew Way to be provided with the later of the two Johnson C or D sites.

GENERAL NOTES

1 Existing entrances may be removed

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P.A.

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans.

5 See proffers for timing of improvements to Colshire Meadow (final configuration)

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro

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CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
JOHNSON SITE

SCALE 1"=100'

PROJECT NUMBER 28758.005

DRAWING NUMBER CDP A6.04

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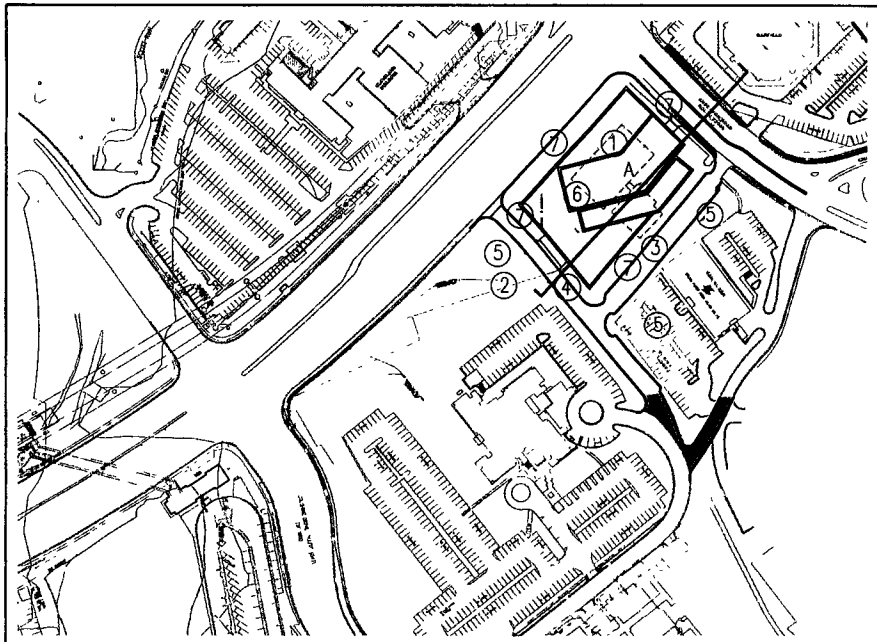
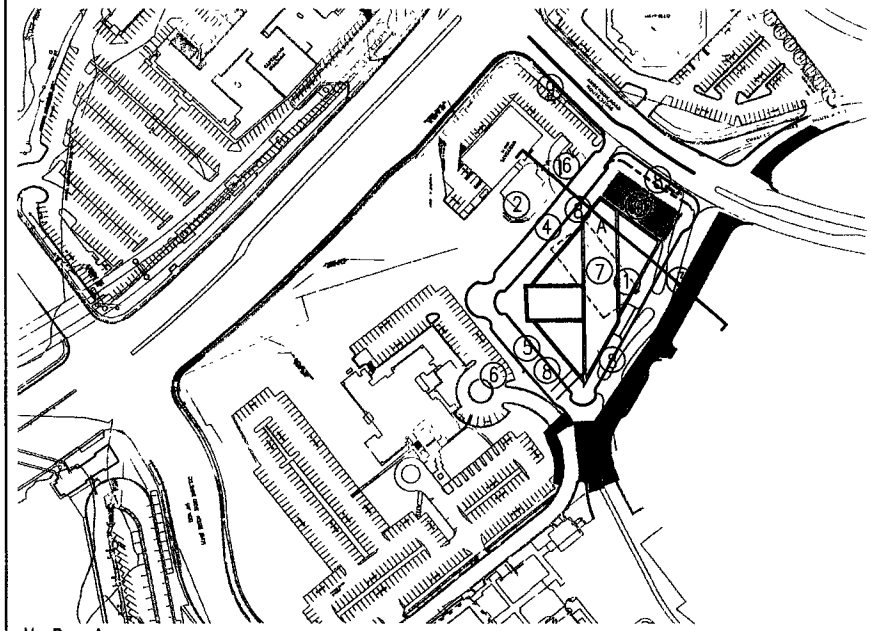
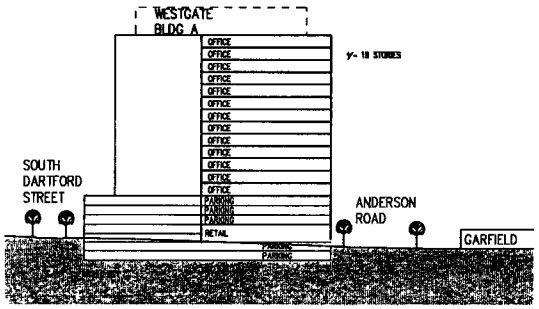


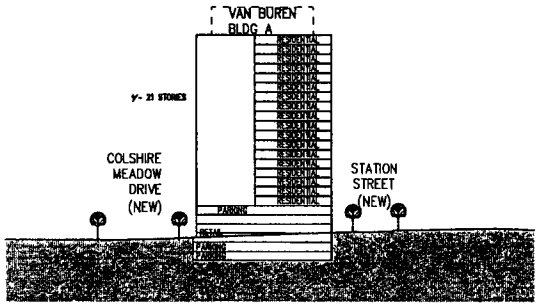
Westgate A SCALE: 1"=100'



Van Buren A SCALE: 1"=100'



SECTION 1 SCALE: 1"=40'



SECTION 2 SCALE: 1"=40'

GENERAL NOTES

1 Existing entrances may be removed.

2 If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width area standards for permanent street trees No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P.A.

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Westgate Phase

1. Demolition of existing building
2. Rerouting or burial of overhead lines
3. Construction of Station St. from Anderson Rd. to S. Dartford Dr.
4. Extension of S. Dartford Dr. to Rt. 123.
5. Revision of grades and existing surface parking in areas of demolished building footprint
6. Construction of Westgate building and parking
7. Streetscape Improvements along adjacent street frontages

Van Buren Phase

1. Demolition of existing building
2. Rerouting or burial of overhead lines
3. Construction of Colshire Meadow Drive from S. Dartford Dr. to Anderson Road
4. Construction of Station St. from Anderson Rd. to S. Dartford Dr.
5. Construction of S. Dartford Dr. from Station St. to Colshire Meadow Dr.
6. Revision of grades and existing surface parking in areas of demolished building footprint
7. Construction of Van Buren building and parking
8. Streetscape Improvements along adjacent street frontages
9. Construction of Van Buren Gateway Park

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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CDP (REVISION)	—	02/04/2013
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CDP (REVISION)	—	10/22/2012
CDP (REVISION)	—	08/01/2012
CDP	—	05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING WESTGATE AND VAN BUREN SITES

1"=100'

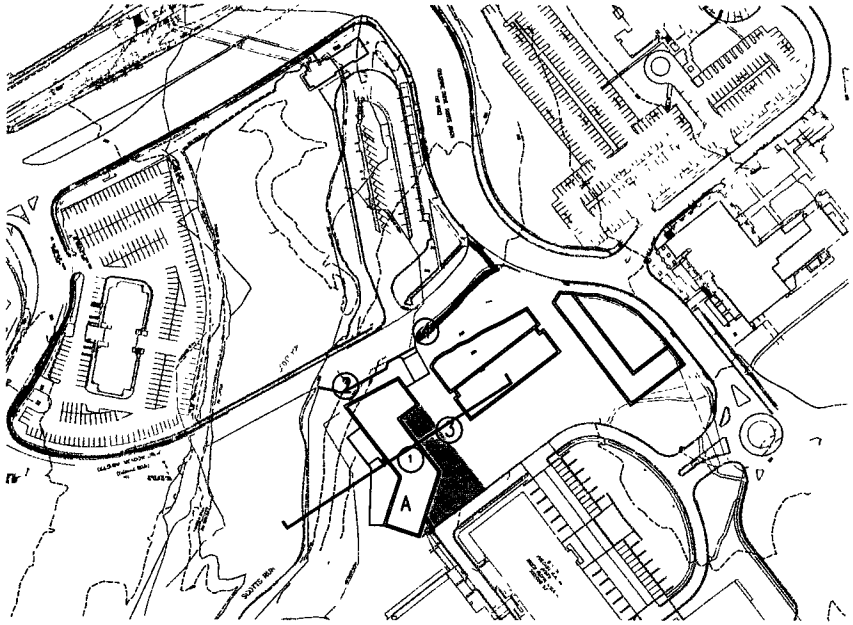
SCALE

28758.005

PROJECT NUMBER

CDP A6.05

DRAWING NUMBER



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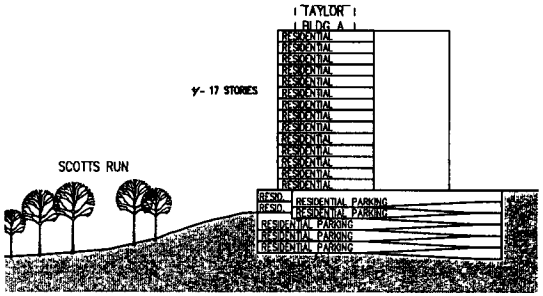

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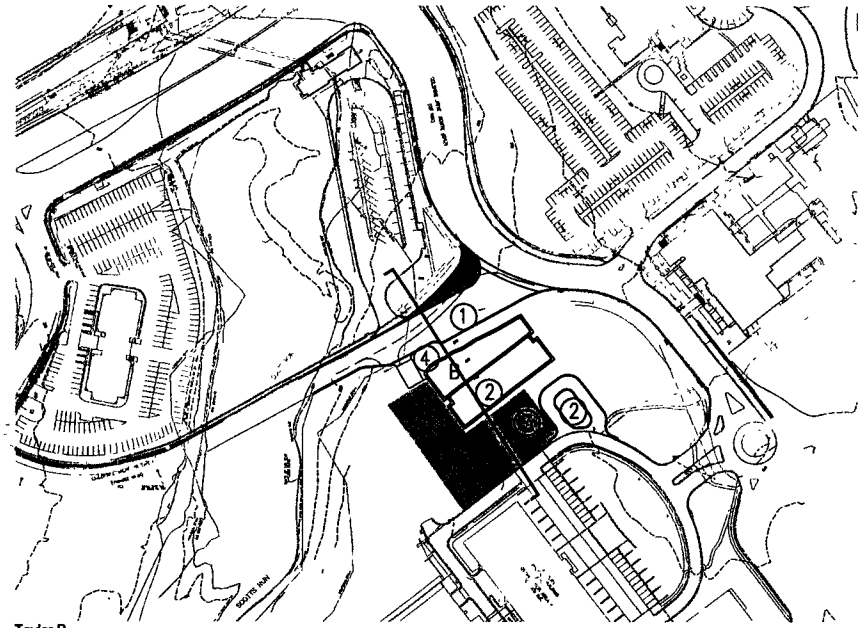
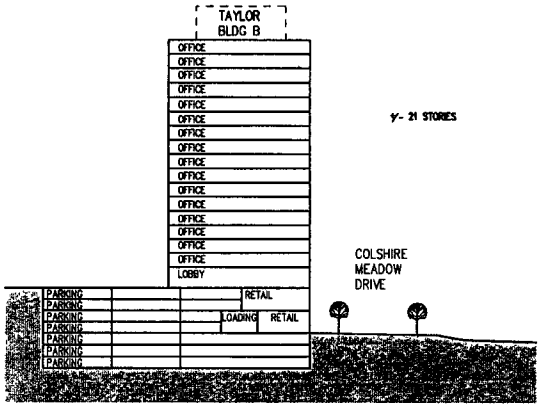


Taylor B SCALE: 1"=100'



SECTION 2 SCALE: 1"=60'

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NOTES:

Taylor A Phase

1. Construction of Taylor A and below parking
2. Streetscape improvements along portion of adjacent street frontages
3. Partial construction of Taylor Park
4. Connections along existing pedestrian path to Metro.

Taylor B Phase

1. Realignment of Colshire Meadow Dr. from west end of bridge to Colshire Dr.
2. Construction of Taylor B, drop off, and parking
3. Partial construction of Taylor Park
4. Streetscape improvements along portion of adjacent street frontages

GENERAL NOTES:

1 Existing entrances may be removed.

2 If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees. No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P A.

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

5 See proffers for Stream Valley Improvements

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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CDP (REVISION)		10/22/2012
CDP (REVISION)		08/01/2012
CDP		05/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
TAYLOR SITE

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A6.06

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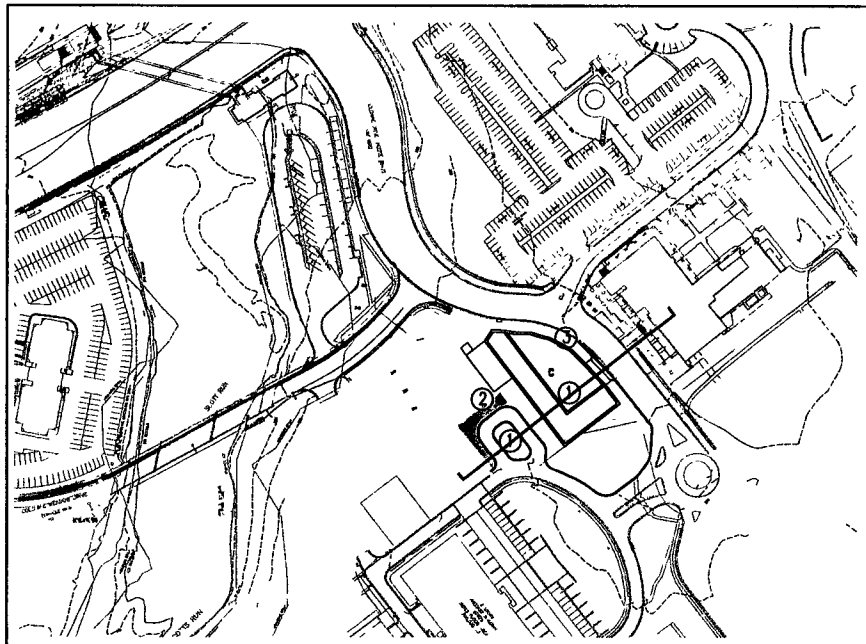

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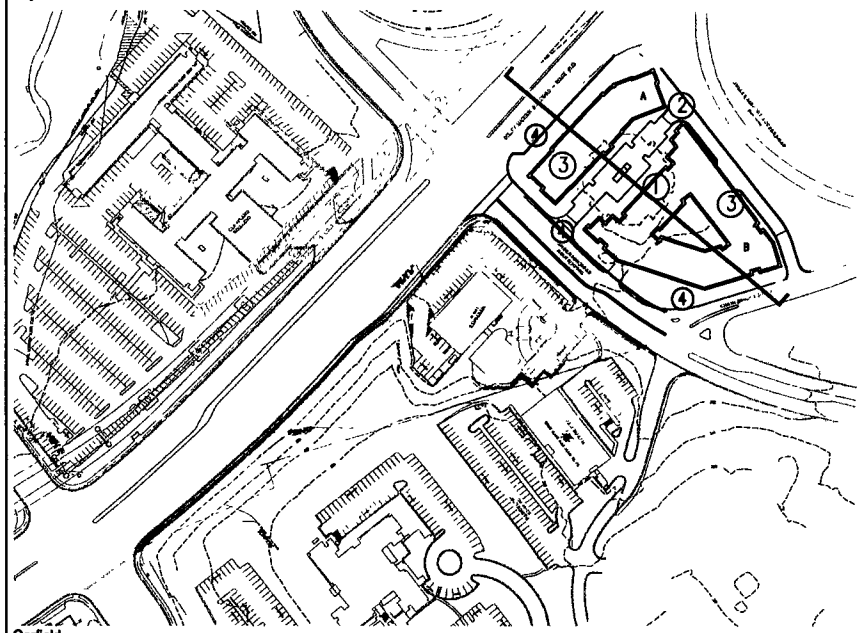

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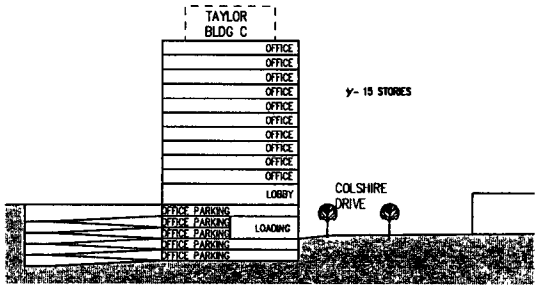
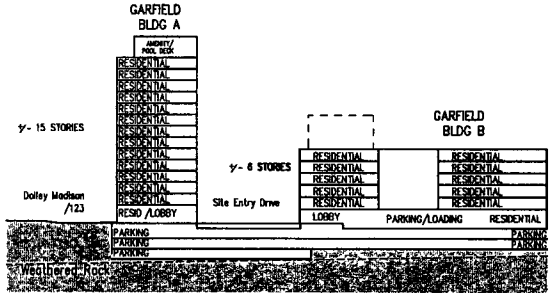


SECTION 1 SCALE: 1"=40'



SECTION 2 SCALE: 1"=40'

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NOTES:

Taylor C Phase

1. Construction of Taylor C, drop off, and below grade parking
2. Partial construction of Taylor Park
3. Streetscape improvements along portions of adjacent street frontages

Garfield Phase

1. Demolition of existing building
2. Construction of service drive
3. Construction of Garfield A and/or B buildings with parking
4. Streetscape improvements along adjacent street frontages

GENERAL NOTES:

1 Existing entrances may be removed

2 If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees No interior parking lot landscaping shall be required or provided for these areas

3 Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P A

4 Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

LEGEND

- Proposed Improvements
- Proposed Park/Public Space Improvements
- Existing Pedestrian Path to Metro and Connections
- Interim Improvements and Pedestrian Paths to Metro
- Credited Future Improvements / Improvements by Others

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
TAYLOR C AND
GARFIELD SITES
1"=100'

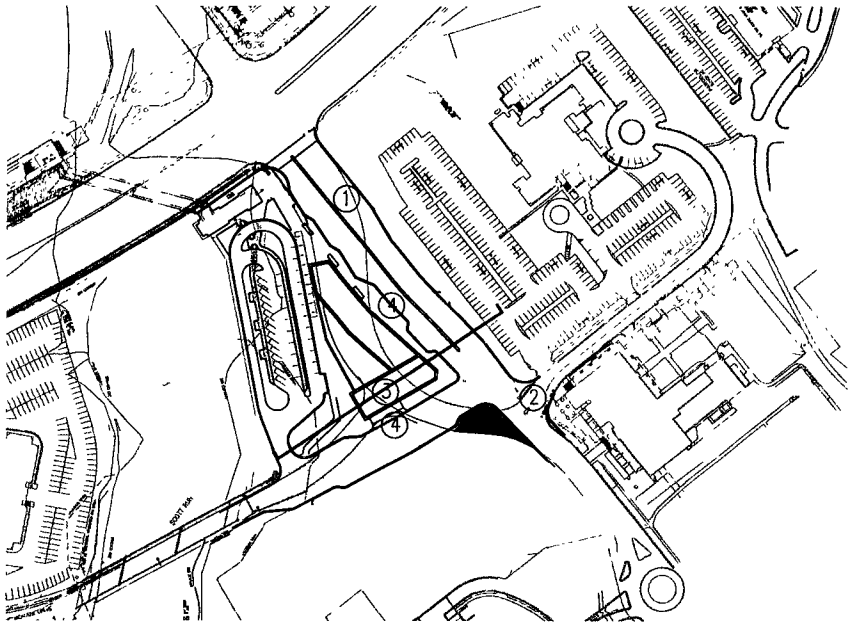
SCALE

28758.005

PROJECT NUMBER

CDP A6.07

DRAWING NUMBER



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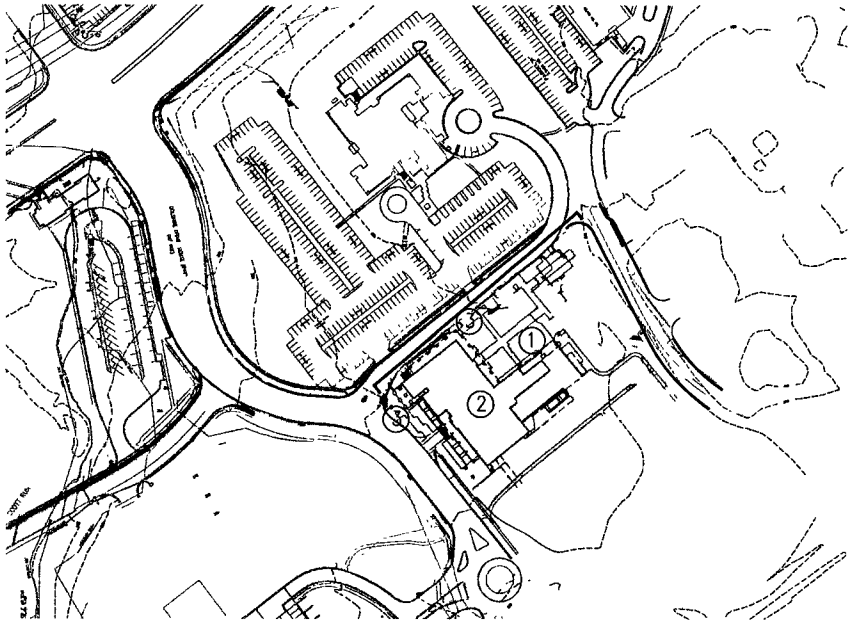

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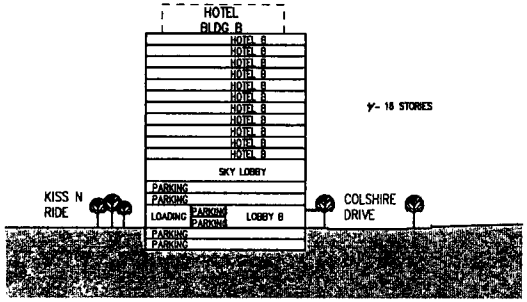
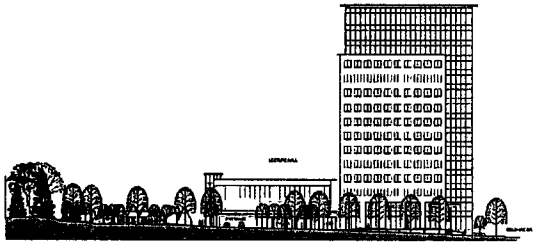


SECTION 1 SCALE: 1"=60'



1 NORTH ELEVATION SCALE: 1"=30'

SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

NOTES:

Hotel Phase

1. Reconfiguration of Colshire Drive
2. Reconfiguration of intersection of Colshire Meadow Drive and entrance to Johnson.
3. Construction of Hotel building with parking
4. Streetscape improvements along portion of adjacent street frontages

Mitre Phase

1. Demolition of existing building
2. Construction of Johnson II / Mitre Building
3. Streetscape improvements along adjacent street frontages

GENERAL NOTES:

1. Existing entrances may be removed

2. If interim or surface parking areas are not being used, except for parking, for more than eighteen months, then temporary street trees may be planted along the perimeter of such areas, but shall not be required to meet the minimum planting width/area standards for permanent street trees No interior parking lot landscaping shall be required or provided for these areas.

3. Final vehicular ingress and egress will be determined for each building site at the time of FDP without the need for a C D P A.

4. Limits of clearing and grading and/or introduction of temporary retaining walls are not shown on phasing plans

LEGEND

Proposed Improvements

Existing Pedestrian Path to Metro and Connections

Interim Improvements and Pedestrian Paths to Metro

Credited Future Improvements / Improvements by Others

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CDP REVISION		10/22/2012
CDP REVISION		08/01/2012
CDP		03/10/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PHASING
HOTEL AND MITRE SITES

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP A6.08

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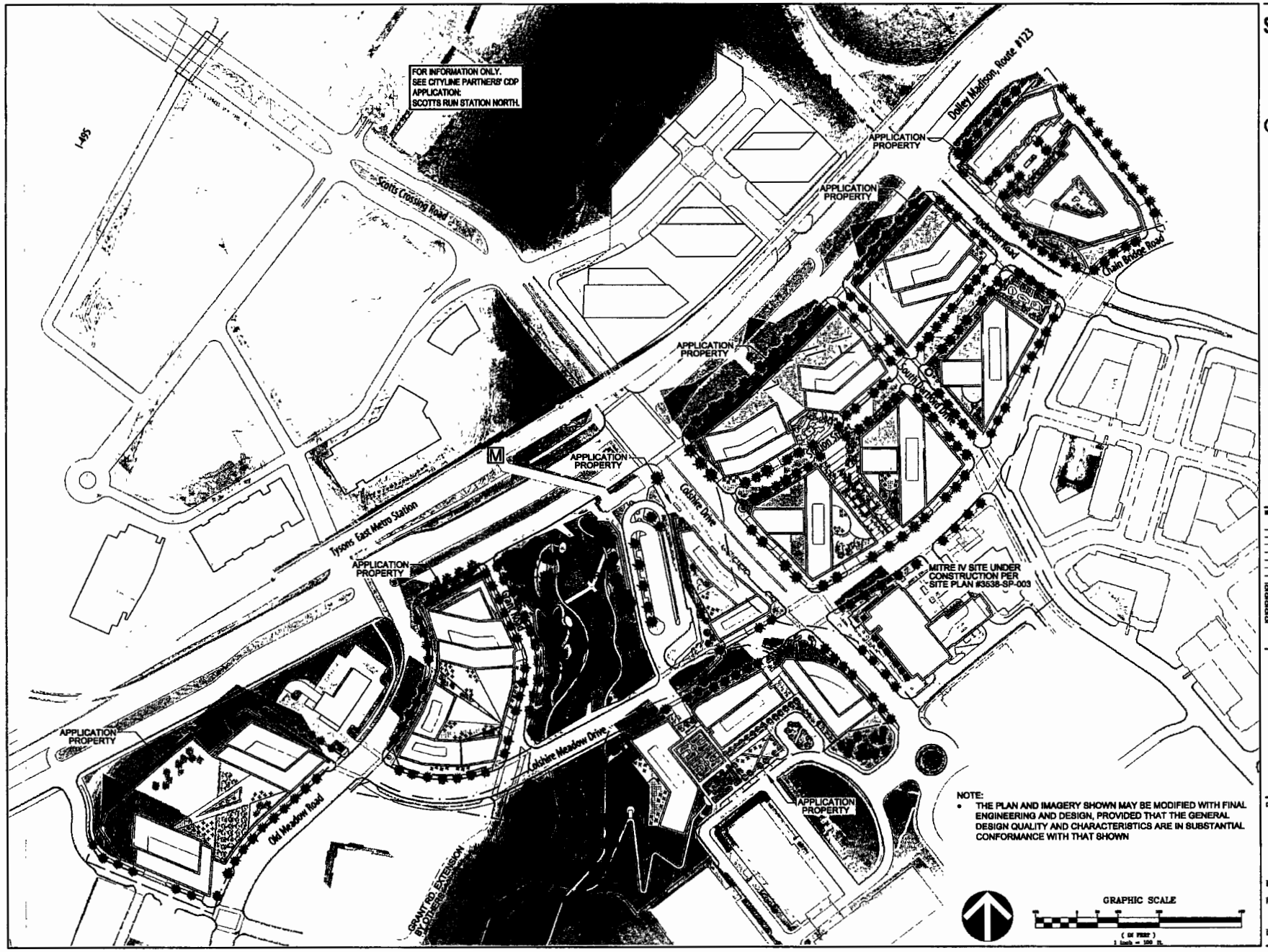

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CDP	—	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
OVERALL LANDSCAPE & HARDSCAPE PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-1

FILE: \\arch\JJR\DC\Project Files\SR\Scotts\L-1 OVERALL LANDSCAPE & HARDSCAPE PLAN.dwg LOGIN: dsmond DATE: Jan, 28 2013 TIME: 02:37 pm

Primary Pedestrian Corridors

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entrances, and social and civic gathering spaces Primary Pedestrian Corridors support pedestrian circulation, but should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades These corridors may be identified as a neighborhood destination in and of themselves.

Secondary Pedestrian Corridors

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

Tertiary Pedestrian Corridors

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this corridor type. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

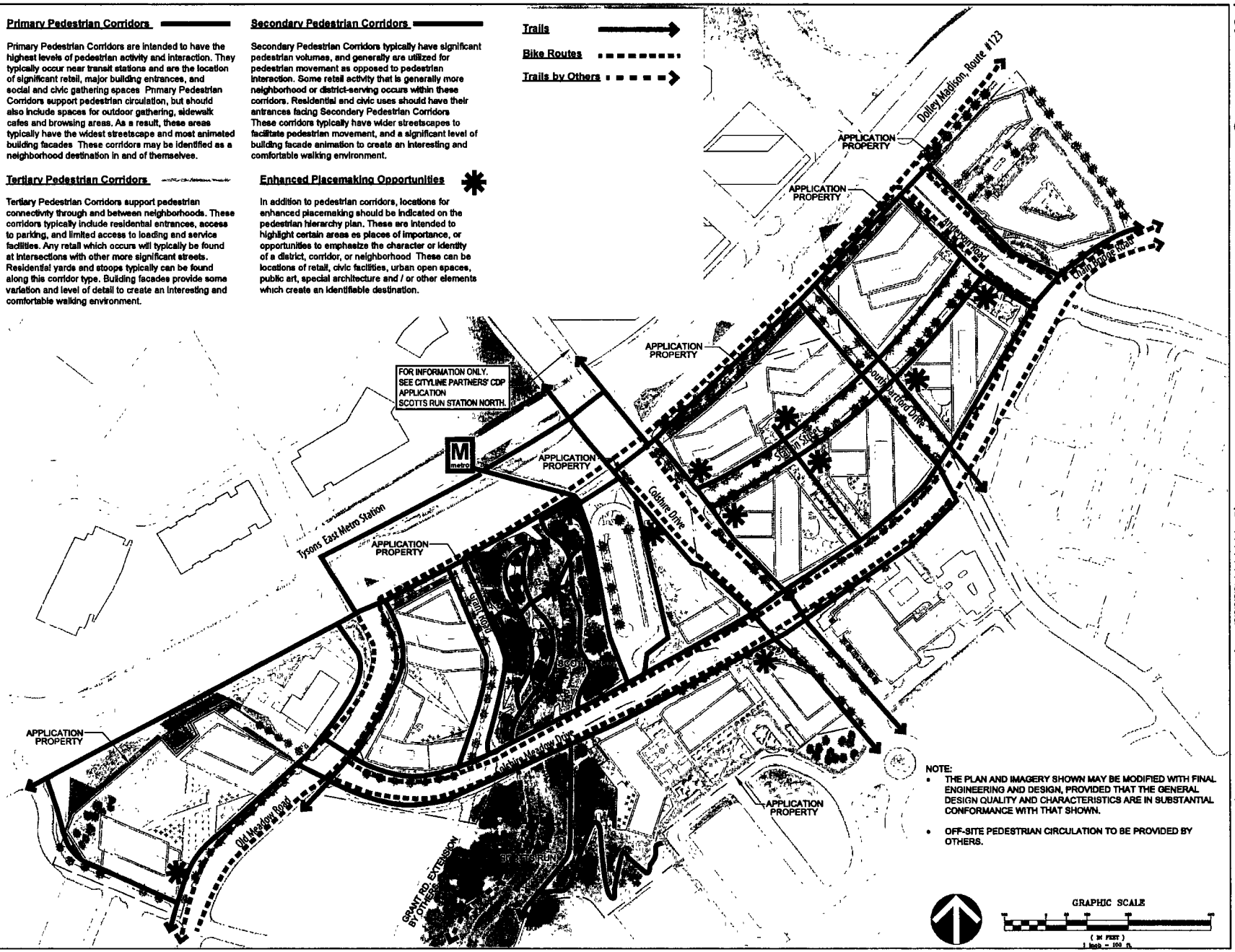
Enhanced Placemaking Opportunities

In addition to pedestrian corridors, locations for enhanced placemaking should be indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.

Trails

Bike Routes

Trails by Others



NOTE:

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- OFF-SITE PEDESTRIAN CIRCULATION TO BE PROVIDED BY OTHERS.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

PEDESTRIAN CIRCULATION PLAN

SCALE 1"=100'

PROJECT NUMBER 26758 005

DRAWING NUMBER L-2

PARK & OPEN SPACE CALCULATIONS

Parks and Open Space Recommended Per Comprehensive Plan

Use	GSF	Units @ 1,100 GSF / unit sq.	People Ratio	People	Park Space Ratio	Acres of Park Space Recommended
Residential	2,577,130	2,361	1.75 residents per unit	4,132	1.5 acres per 1000 residents	6.20
Office	3,738,210					
Minus Johnson II/Mitre GSF (340,000 GSF) and existing permitted office (10,000 GSF)	350,000					
Net Office GFA	3,388,210	N/A	300 sf per employee	11,294		
Retail GFA	143,520	N/A	450 sf per employee	319		
Hotel GFA	218,200	N/A	1350 sf per employee	162		
Total Number of Employees	N/A	N/A		11,775	1 acre per 10,000 employees	1.18
TOTAL NEW GFA	6,347,080			27,681		7.38

Recreational Facilities Recommended

Use	Ratio	Recommended	Provided
Playgrounds	1/2800 residents	1.48	2
Multi Use Courts	1 per 2100 residents	1.97	2
Athletic Fields*	1 per 4.5 M new GFA	1.41	2

* 1 field credited from RZ 2011-PR-023

Parks and Open Space Provided on Master Plan

ACRES	Lincoln Site	Grant Site	Taylor Site	Adjacent to Kiss n Ride	Johnson I Site	Johnson II Site	Westgate Site	Van Buren Site	Garfield	Tait	TOTALS (acres)
Public Open Space - At Grade (acres)	0.00	0.00	2.67	0.00	0.86	0.00	0.00	0.28	0.00	3.00	6.80
Public Open Space - Above Grade (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Scotts Run RPA - 16% included (acres)	0.00		0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
TOTAL OPEN SPACE PROPOSED (acres)	0.00	0.78	2.67	0.00	0.86	0.00	0.00	0.28	0.00	3.00	7.38
PRIVATE OPEN SPACES above grade (for information only (ac))	1.56	0.86	0.00	0.14	1.67	0.00	0.58	0.39	0.00	0.00	5.20

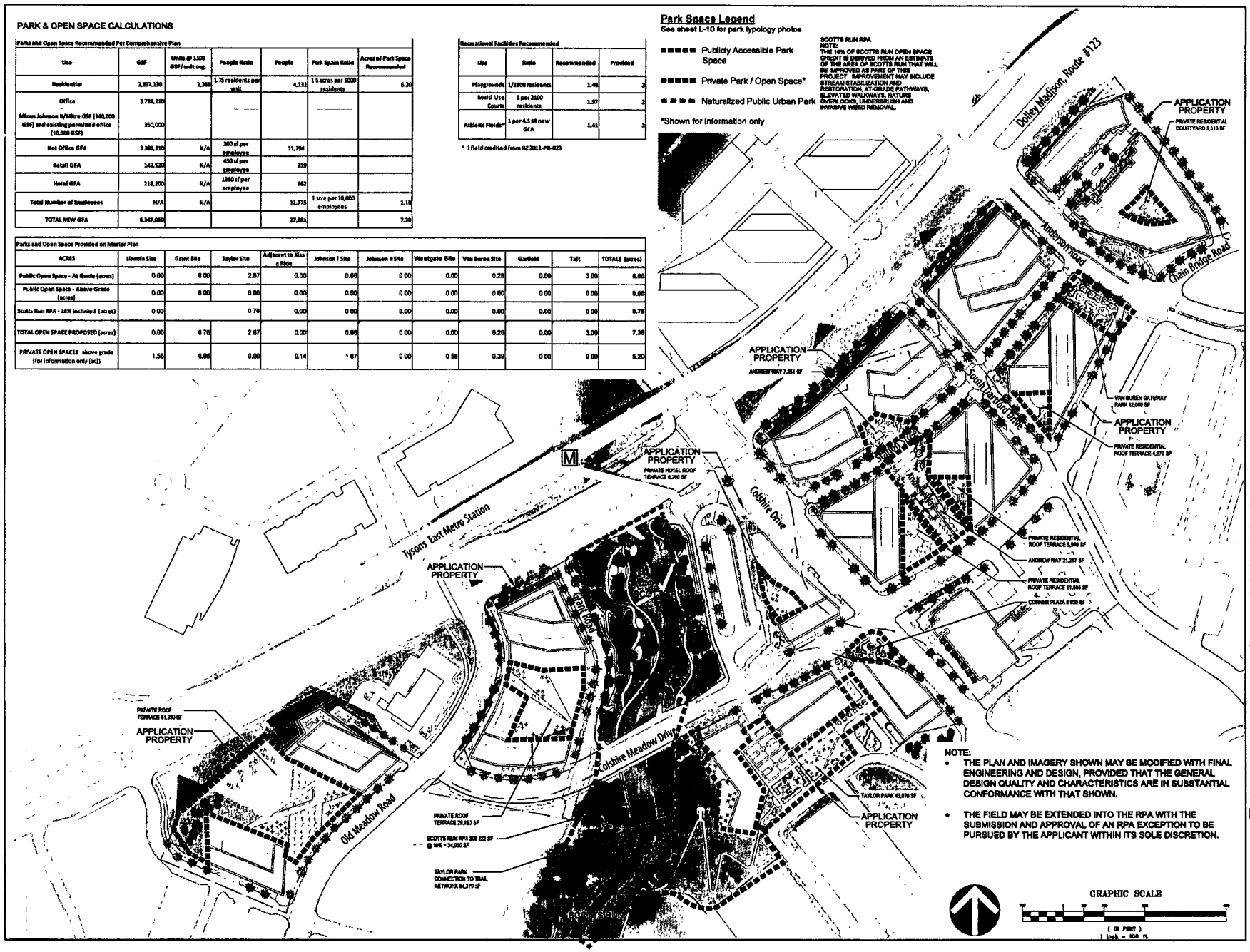
Park Space Legend

See sheet L-10 for park typology photos

- Publicly Accessible Park Space
- Private Park / Open Space*
- Naturalized Public Urban Park

*Shown for Information only

SCOTTS RUN RPA
NOTE:
THE 16% OF SCOTTS RUN OPEN SPACE CREDIT IS DERIVED FROM AN ESTIMATE OF THE AREA OF SCOTTS RUN THAT WILL BE IMPROVED AS PART OF THIS PROJECT. IMPROVEMENT MAY INCLUDE STREAM STABILIZATION AND RESTORATION, AT-GRADE PATHWAYS, ELEVATED WALKWAYS, NATURE OVERLOOKS, UNDERBRUSH AND INVASIVE WEED REMOVAL.



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CDP (REVISION)		01 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

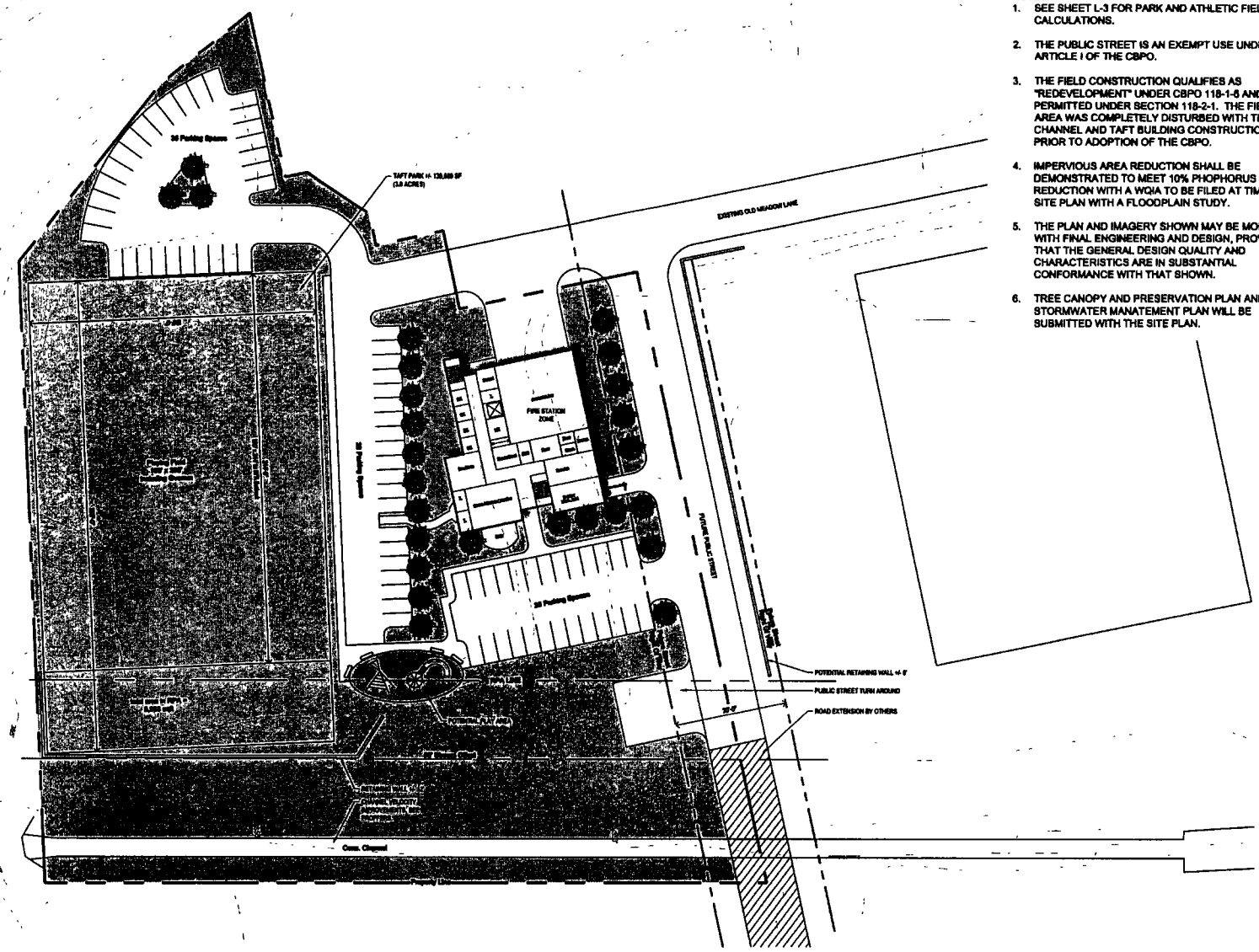
PARKS & OPEN SPACE PLAN

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-3

FILE: \\SRTSP\JJR\CAD\Project Files\SRPA\plot\L-3 PARKS & OPEN SPACE PLAN.dwg USER:dwood DATE:Feb. 01 2013 TIME: 08:39 pm



NOTES.

1. SEE SHEET L-3 FOR PARK AND ATHLETIC FIELD CALCULATIONS.
2. THE PUBLIC STREET IS AN EXEMPT USE UNDER ARTICLE I OF THE CBPO.
3. THE FIELD CONSTRUCTION QUALIFIES AS "REDEVELOPMENT" UNDER CBPO 118-1-6 AND IS PERMITTED UNDER SECTION 118-2-1. THE FIELD AREA WAS COMPLETELY DISTURBED WITH THE CHANNEL AND TAFT BUILDING CONSTRUCTION PRIOR TO ADOPTION OF THE CBPO.
4. IMPERVIOUS AREA REDUCTION SHALL BE DEMONSTRATED TO MEET 10% PHOPHORUS REDUCTION WITH A WQIA TO BE FILED AT TIME OF SITE PLAN WITH A FLOODPLAIN STUDY.
5. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
6. TREE CANOPY AND PRESERVATION PLAN AND STORMWATER MANATEMENT PLAN WILL BE SUBMITTED WITH THE SITE PLAN.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
PARKS & OPEN SPACE PLAN – TAFT

SCALE 1"=30'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-4

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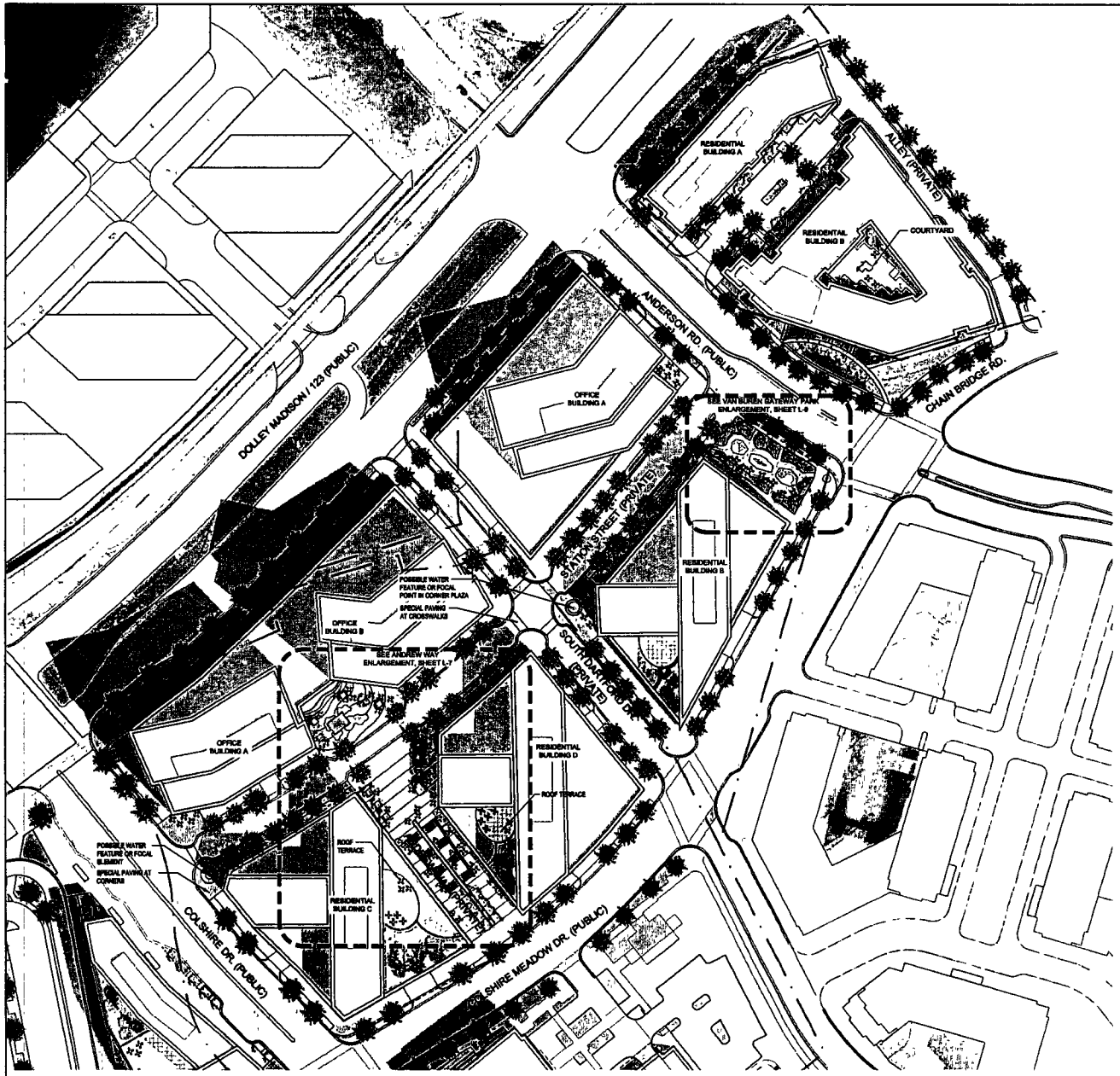

GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Focal Element
- Tables and Chairs
- Water Feature

TREE PIT - SEE DETAIL 2, SHEET L-23

URBAN BIO-RETENTION TREE PIT - SEE DETAIL 3, SHEET L-23

TREE PIT WITH REFUGE STRIP - SEE DETAIL 5, SHEET L-23

URBAN BIO-RETENTION TREE PIT WITH REFUGE STRIP - SEE DETAIL 6, SHEET L-23

PLAZA TREE PIT - SEE DETAIL 2, SHEET L-24

Landscape Legend

- Tree/ Street Tree
- Ornamental Tree
- Landscape Bed
- Naturalized Landscape
- Scotts Run

NOTE:

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- SEE SHEET L-23 FOR LANDSCAPE DETAIL NOTES.
- STREET TREE LOCATIONS WITHOUT DASHED BOX HAVE OPEN SOIL WIDTH 8 FEET OR GREATER.
- SEE SHEET L-26 FOR LOCATIONS OF ALL URBAN BIO-RETENTION TREE PIT LOCATIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
GARFIELD, WESTGATE, VAN BUREN & JOHNSON LANDSCAPE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-5

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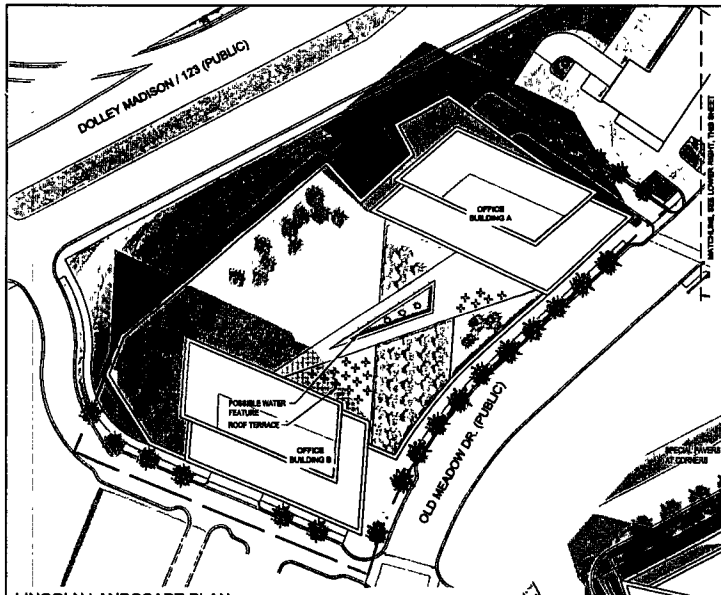
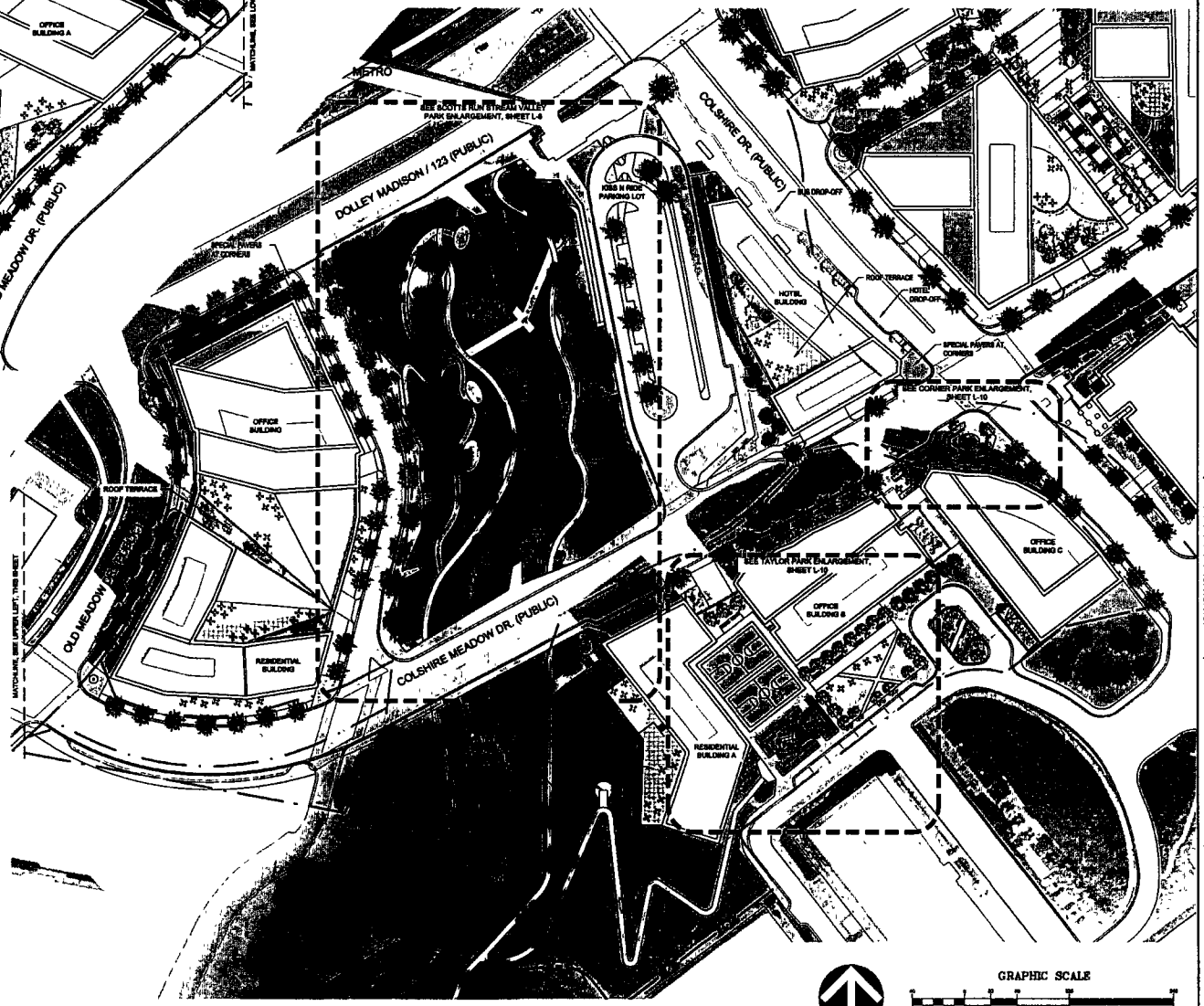


LINCOLN LANDSCAPE PLAN



GRANT, KISS N RIDE & TAYLOR LANDSCAPE PLAN

Materials / Hardscape Legend

- Pavers Type A
- Pavers Type B
- Pavers type C
- Trail
- Focal Element
- Tables and Chairs
- Water Feature

TREE PIT - SEE DETAIL 2, SHEET L-23

URBAN BIO-RETENTION TREE PIT - SEE DETAIL 3, SHEET L-23

TREE PIT WITH REFUGE STRIP - SEE DETAIL 4, SHEET L-23

URBAN BIO-RETENTION TREE PIT WITH REFUGE STRIP - SEE DETAIL 4, SHEET L-23

PLAZA TREE PIT - SEE DETAIL 2, SHEET L-24

Landscape Legend

- Tree/ Street Tree
- Ornamental Tree
- Landscape Bed
- Naturalized Landscape
- Scotts Run

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-6

FILE: \\26758\JJR\CAD\Project Plans\MP\plan\L-6 TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN.dwg USER: dawood DATE: Fri, 01 2013 TIME: 09:20 am

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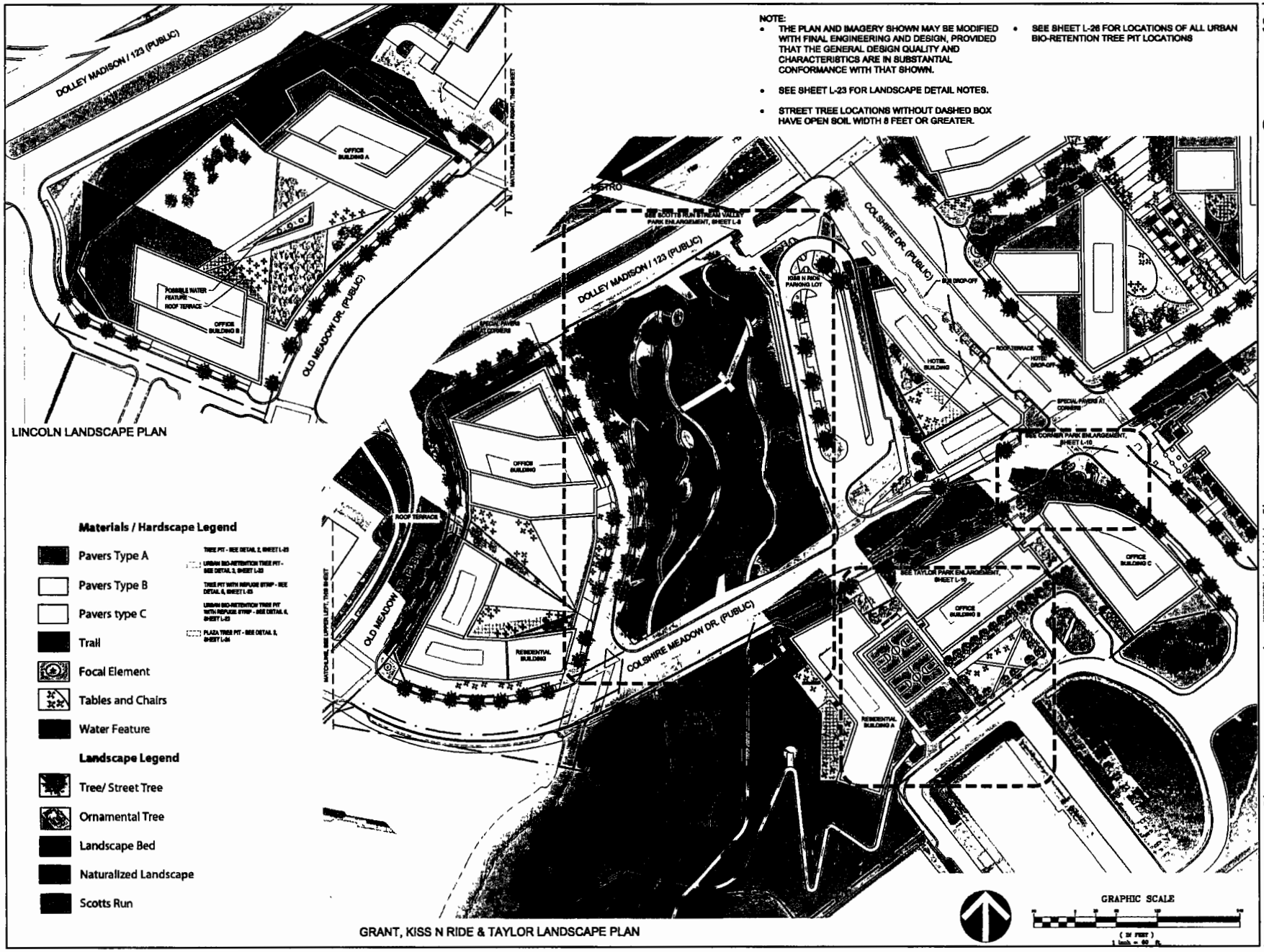

GRANT, KISS N RIDE & TAYLOR LANDSCAPE PLAN

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CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

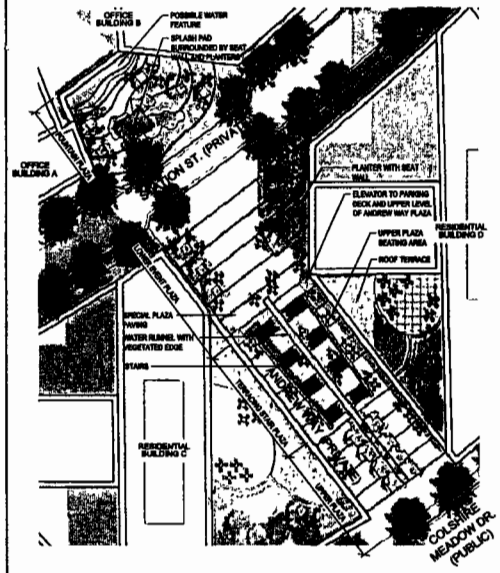
DRAWING TITLE
TAYLOR, GRANT & LINCOLN LANDSCAPE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-6

ANDREW WAY ENLARGEMENT



ANDREW WAY

CENTRALLY LOCATED CIVIC GATHERING PLAZA INCLUDING PUBLIC ART AND LARGE ENOUGH TO SUPPORT CASUAL UNPROGRAMMED USE AS WELL AS COMMUNITY EVENTS. SERVES AS A FOCAL POINT AND UNIQUE PLACEMAKING PLAZAS FOR CIVIC PURPOSES AND COMMERCIAL SUPPORTING ACTIVITIES.

UPPER PLAZA
- GUEST PLAZA AREA WITH TREES, VEGETATION, BENCHES
- SHOPS/RESTAURANTS WITH ENTRIES ON UPPER PLAZA
- OUTDOOR CAFE SEATING OVERLOOKING STAIRS AND LOWER PLAZA
- WATER RUNNEL WITH ROCKS AND VEGETATION

LOWER EVENT PLAZA
- PROGRAMMABLE SPACE WITH OPEN CENTRAL PLAZA
- SURROUNDED BY TREES AND VEGETATION
- SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- GLASS ELEVATORS TO PARKING BELOW AND UPPER PLAZA

TERRACING STAIR PLAZA
- TERRACING STAIRS TO NAVIGATE TOPOGRAPHY FROM COLSHIRE MEADOW TO STATION STREET
- ACTS AS AMPHITHEATER DURING PERFORMANCES IN LOWER PLAZA
- GREEN WALL AND/OR STOREFRONT ALONG STAIR EDGES
- WATER RUNNEL CASCADES DOWN STAIRS
- OUTDOOR CAFE SEATING ALONG EDGES OVERLOOKS STAIRS AND LOWER PLAZA

FOUNTAIN PLAZA
- ACTIVE POCKET PARK WITH TREES AND NATIVE PLANTINGS
- BACKDROP OF WATERFALL
- PLAY FOUNTAIN
- SHOPS/RESTAURANTS WITH ENTRIES ON PLAZA
- OUTDOOR CAFE SEATING
- PUBLIC ART

NOTE:
- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL DESIGN.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CHARACTER IMAGES

STEPPED TERRACE

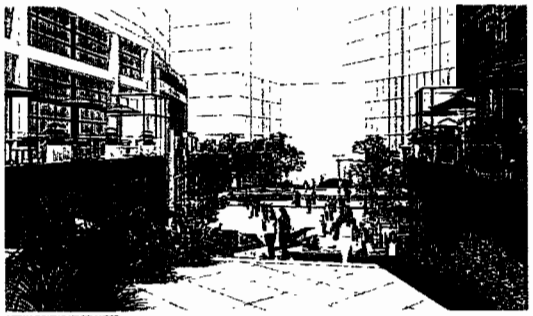
SPLASH PAD

POCKET PARK AND WATER WALL

NATURALIZED WATER RUNNEL

VEGETATION INTERSPERSED WITH STAIRS

PERSPECTIVE RENDERINGS


VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHWEST

VIEW LOOKING NORTHWEST

VIEW LOOKING SOUTHEAST

VIEW LOOKING SOUTHEAST

VIEW LOOKING SOUTHEAST

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
ANDREW WAY ILLUSTRATIVE DRAWINGS

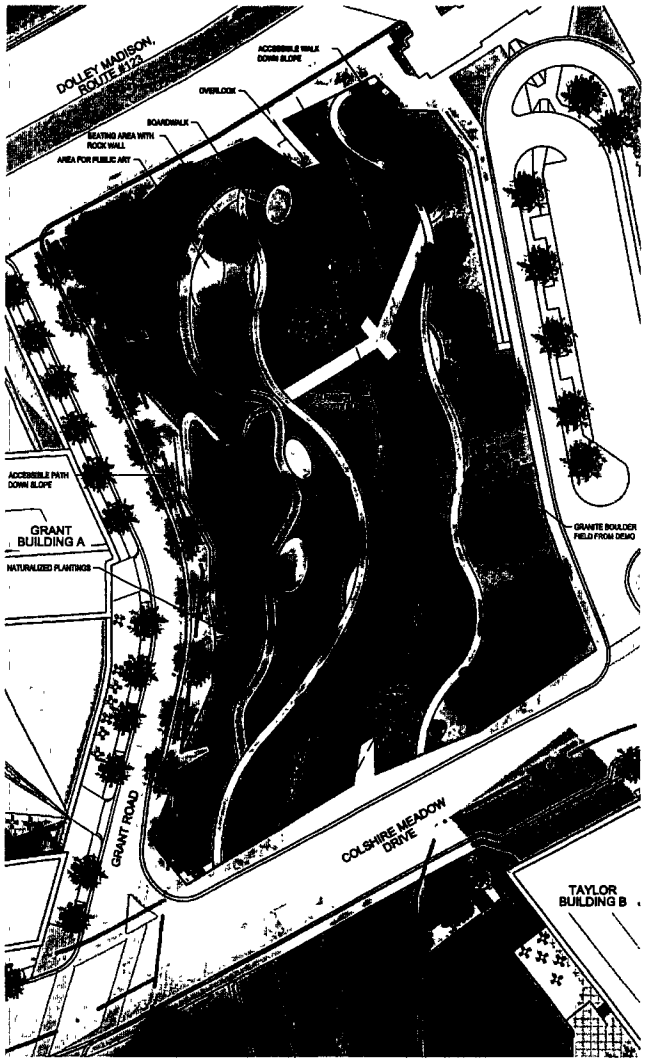
SCALE

PROJECT NUMBER 26756.005

DRAWING NUMBER L-7

FILE:P:\26756\005\CAD\Project Plans\SP\Level\L-7 ENLARGEMENTS.dwg USER:mbennett DATE:Aug 30 2013 TIME: 07:05 pm

SCOTTS RUN STREAM VALLEY PARK ENLARGEMENT



SCOTTS RUN STREAM VALLEY PARK

SCOTTS RUN, A NATURAL STREAM VALLEY, WILL BE ENHANCED TO PROVIDE A NATURAL LINEAR URBAN PARK WITH TRAIL CONNECTIVITY THROUGHOUT TYSONS FOR THE ENJOYMENT OF RESIDENTS, VISITORS AND WORKERS

POTENTIAL ACTIVITIES AND AMENITIES:

- WALKING / HIKING
- JOGGING
- DOG WALKING
- BIKING
- BIRD WATCHING
- ENJOYMENT OF NATURE
- ENVIRONMENTAL INTERPRETATION
- QUIET CONTEMPLATION / MEDITATION
- TRAILS
- BRIDGE
- PUBLIC ART
- BENCHES
- SEATING
- INTERPRETIVE EXHIBITS

CHARACTER IMAGES

TRAILS

ENHANCED GREEN AREAS AROUND STREAM BANK

BRIDGES

REVITALIZED STREAM

BOARDWALK

CONCEPTUAL VIEW FROM SCULPTED EDGE ALONG SCOTTS RUN LOOKING TOWARDS STATION STREET

TREE LINED EDGE

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SCOTTS RUN ENLARGEMENT

SCALE
26758.005

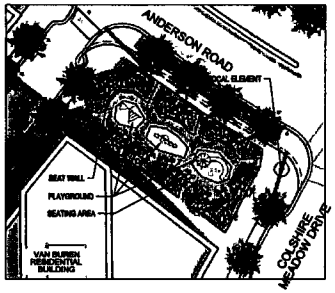
PROJECT NUMBER

L-8

DRAWING NUMBER

FILE:P:\26758\JJR\CAD\Project Plans\DP\phase\V-7 ENLARGEMENTS.dwg USER:ekennard DATE:Fri, 01 2013 TIME: 09:40 pm

VAN BUREN GATEWAY PARK ENLARGEMENT



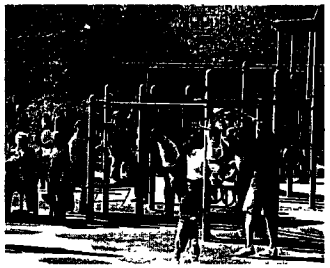
VAN BUREN GATEWAY PARK

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA

POTENTIAL ACTIVITIES AND AMENITIES:

- SEATING AREAS
- LANDSCAPE AREAS
- PLAY SPACE
- PICNICKING
- QUIET OASIS
- PICNIC TABLES
- BENCHES AND SEATING
- FOUNTAIN FEATURE
- PLAY EQUIPMENT

CHARACTER IMAGES

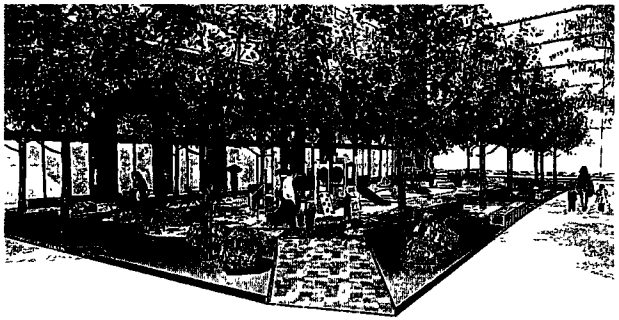

PLAYGROUND

OUTDOOR SEATING

SEAT WALL

RETAIL IN PARK SETTING

PERSPECTIVE RENDERINGS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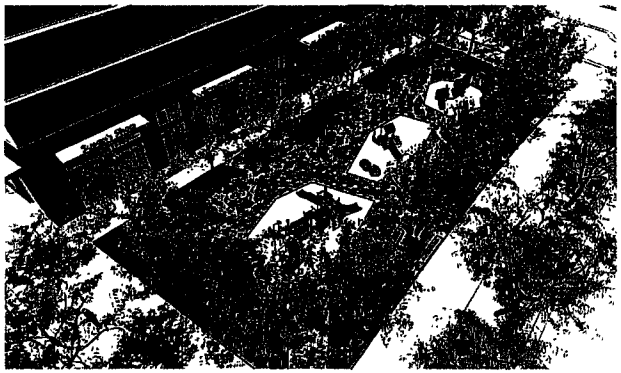
VIEW LOOKING NORTHEAST

NOTE:

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

VAN BUREN GATEWAY PARK ENLARGEMENT

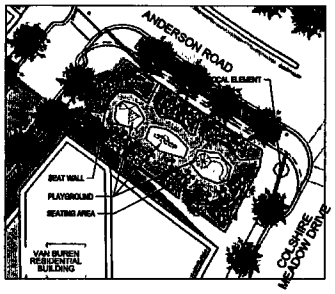
SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-9

FILE:\\26758\VAN\CAD\Project Phase\MP\plan\L-7 ENLARGEMENTS.dwg USER:dmorrell DATE:Jan. 31 2013 TIME: 03:05 pm

VAN BUREN GATEWAY PARK ENLARGEMENT



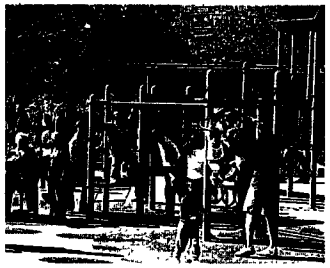
VAN BUREN GATEWAY PARK

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA

POTENTIAL ACTIVITIES AND AMENITIES:

- SEATING AREAS
- LANDSCAPE AREAS
- PLAY SPACE
- PICNICKING
- QUIET OASIS
- PICNIC TABLES
- BENCHES AND SEATING
- FOUNTAIN FEATURE
- PLAY EQUIPMENT

CHARACTER IMAGES



PLAYGROUND

OUTDOOR SEATING

SEAT WALL

RETAIL IN PARK SETTING

PERSPECTIVE RENDERINGS

VIEW LOOKING NORTHEAST

VIEW LOOKING NORTHEAST

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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CDP		18 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

VAN BUREN GATEWAY PARK ENLARGEMENT

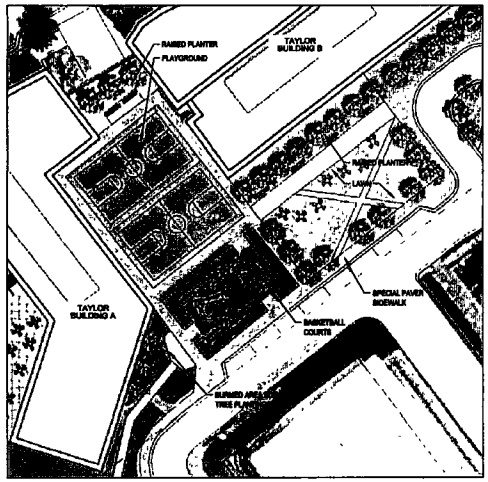
SCALE

PROJECT NUMBER 26758 005

DRAWING NUMBER L-9

FILE:P:\26758\005\005\Project Plans\SP\sheet\L-7 DM-MASTER.dwg USER:dsimmel DATE:July, 31 2013 TIME: 07:05 pm

TAYLOR PARK ENLARGEMENT



TAYLOR PARK

PROVIDES FOR ACTIVE RECREATIONAL SPACE FOR NEARBY RESIDENTS AND WORKERS.

POTENTIAL ACTIVITIES AND AMENITIES:

- ATHLETIC FIELDS
- TENNIS COURTS
- BASKETBALL COURTS
- PLAYGROUNDS
- PICNIC AREAS
- SEATING AREAS
- INTERACTIVE WATER FEATURES
- OUTDOOR EXERCISE CLASSES
- FRISBEE AND KITE FLYING
- OUTDOOR MOVIE LAWN
- SKATE PARKS
- OFF-LEASH DOG AREAS
- BENCHES AND SEATING
- FOUNTAIN
- PUBLIC ART
- PATHS/TRAILS

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CORNER PARK ENLARGEMENT

CORNER PARK

CORNER PLAZA INCLUDING PUBLIC ART AND LARGE ENOUGH TO SUPPORT CASUAL UNPROGRAMMED USE AS WELL AS SMALL COMMUNITY EVENTS. SERVES AS A FOCAL POINT AND UNIQUE PLACEMAKING PLAZA FOR CIVIC PURPOSES AND COMMERCIAL SUPPORTING ACTIVITIES.

POTENTIAL ACTIVITIES AND AMENITIES:

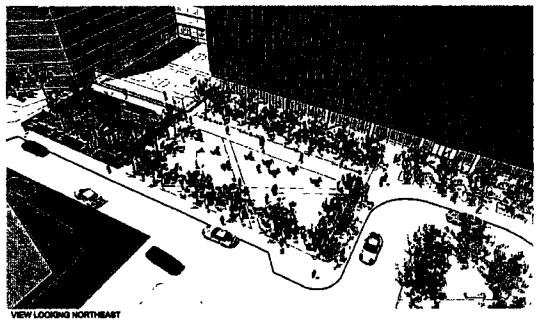
- SEATING AREAS
- OUTDOOR DINING
- INTERACTIVE ART INSTALLATIONS
- BOARD GAMES
- PERFORMANCE AND SPECIAL EVENT SPACE

CHARACTER IMAGES

PLAYGROUND

BASKETBALL COURTS

PERSPECTIVE RENDERINGS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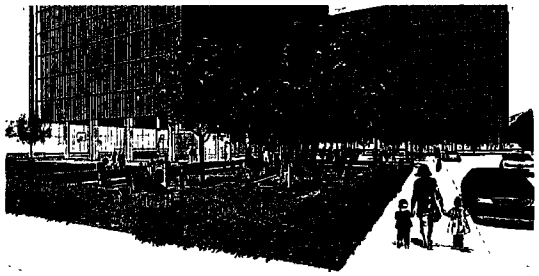
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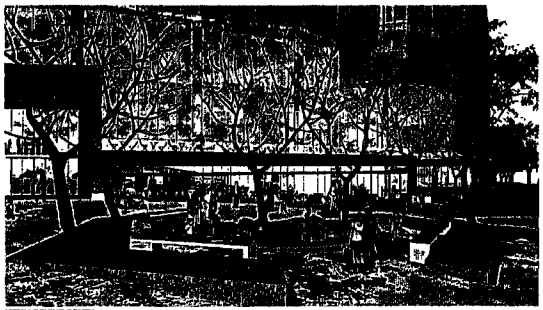
PERSPECTIVE RENDERINGS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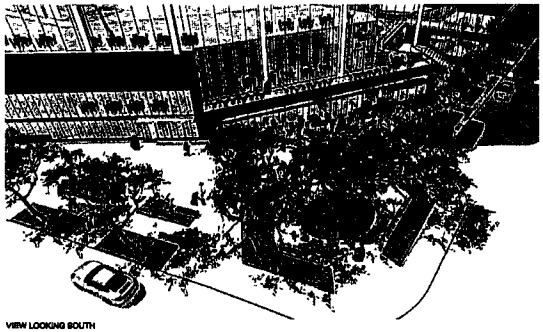
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VIEW LOOKING NORTHEAST

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

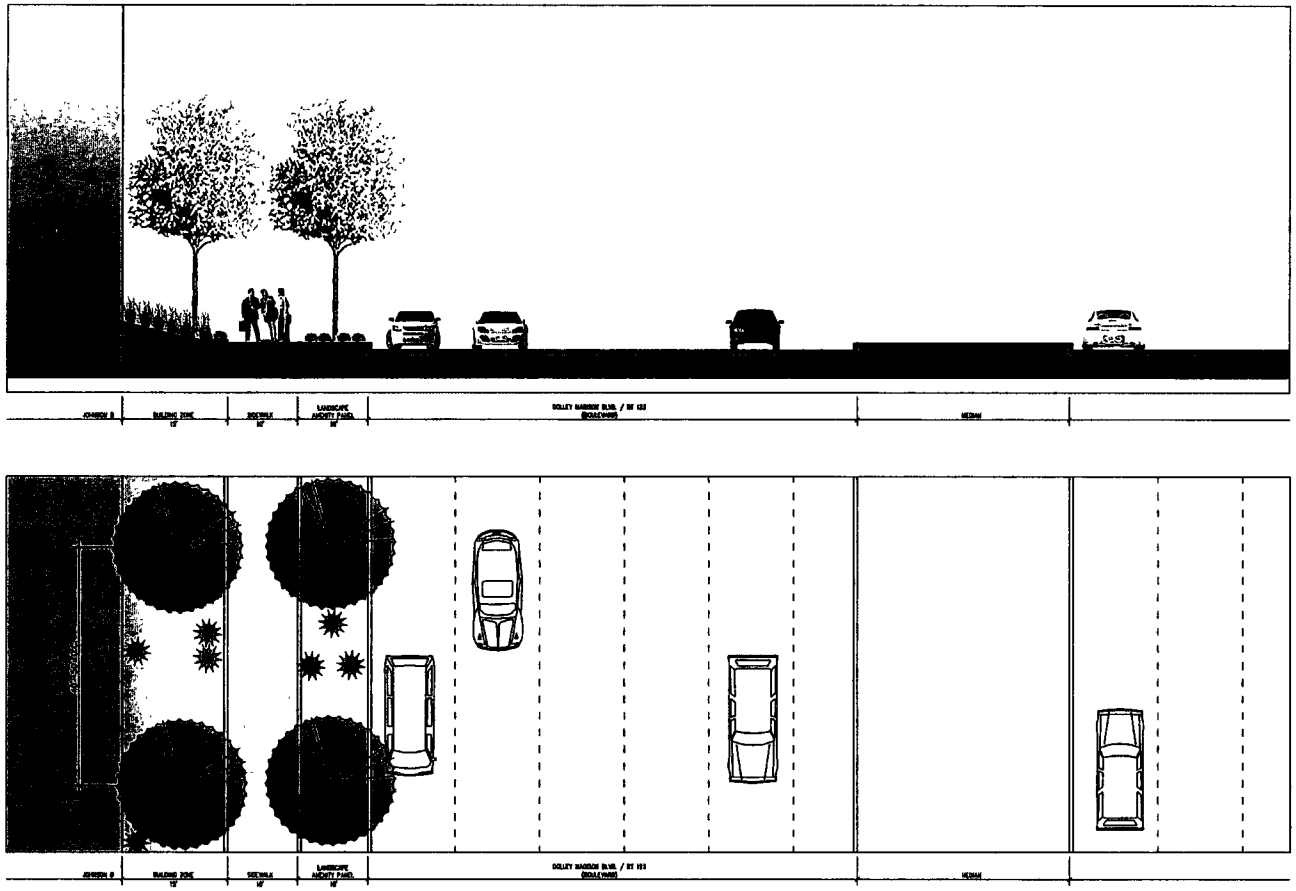
TAYLOR AND CORNER PARK ENLARGEMENTS

SCALE

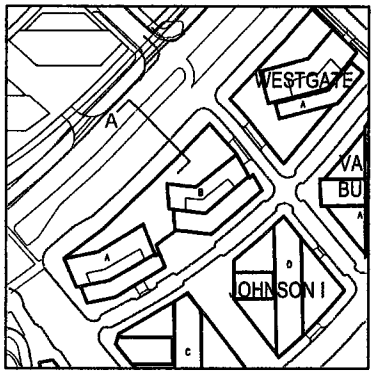
PROJECT NUMBER 26758.005

DRAWING NUMBER L-10

FILE:P:\26758\005\CAD\Project Plans\DP\plan\L-1 ENLARGEMENTS.dwg USER:daward DATE:Jan. 28 2013 TIME: 03:17 pm



(A) SECTION THROUGH DOLLEY MADISON PUBLIC/BOULEVARD AT JOHNSON B BUILDING
1/8"= 1'-0"



SECTION KEY

NOTE:

- FOR STREET WIDTHS SEE CIVIL DRAWINGS
- STREET SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER AREAS. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.

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CDP	—	30 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26756.005

DRAWING NUMBER L-11

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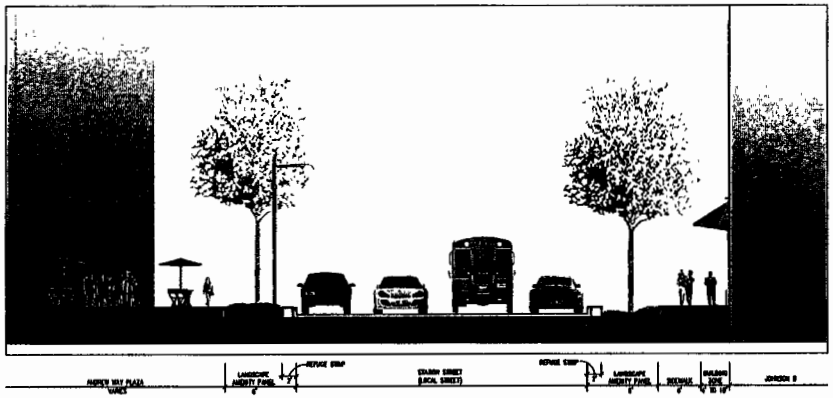
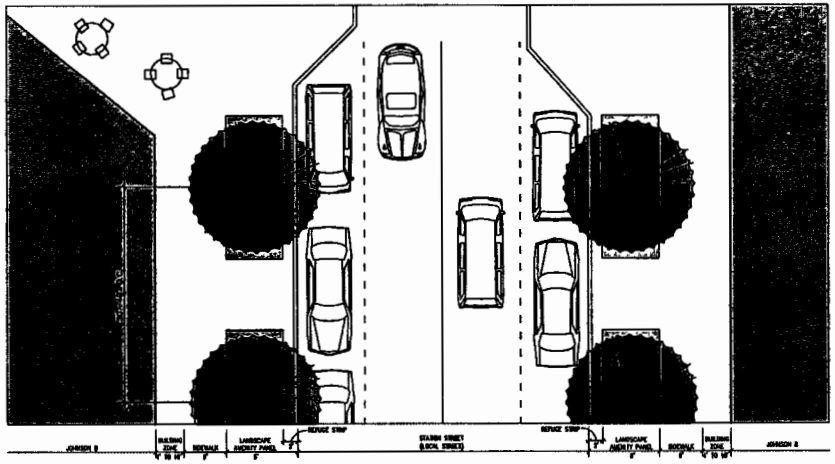
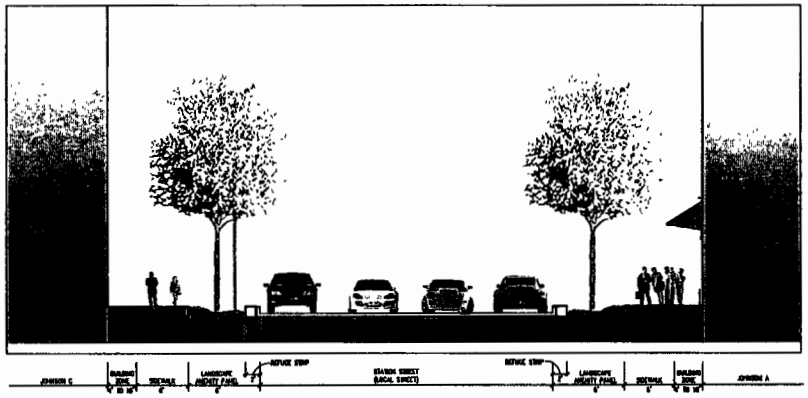
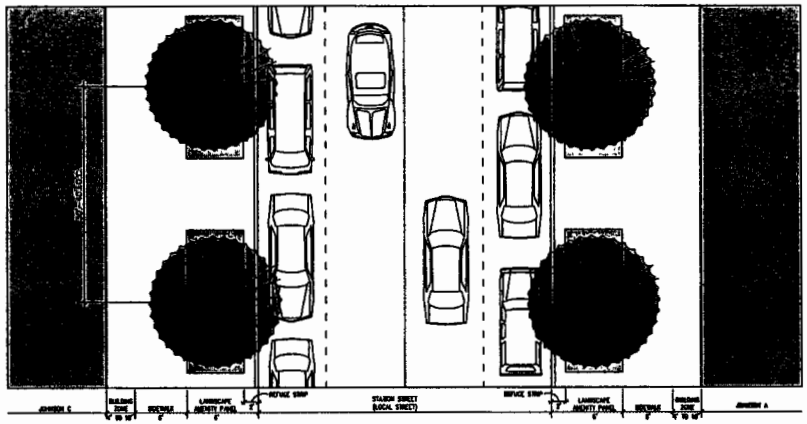




(A) SECTION THROUGH PRIVATE/LOCAL STATION STREET AT ANDREW WAY
1/8" = 1'-0"





(B) SECTION THROUGH PRIVATE/LOCAL STATION SHEET AT JOHNSON A AND C BUILDINGS
1/8" = 1'-0"

SECTION KEY

NOTE:

- FOR STREET WIDTHS SEE CIVIL DRAWINGS
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CDP (REVISION)		09 AUG. 2012
CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-12

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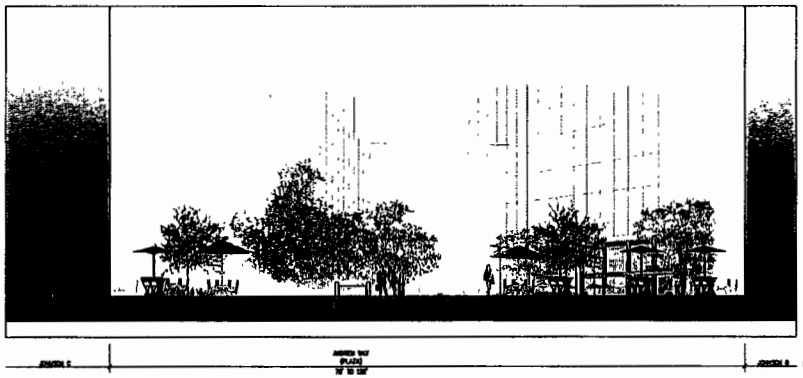
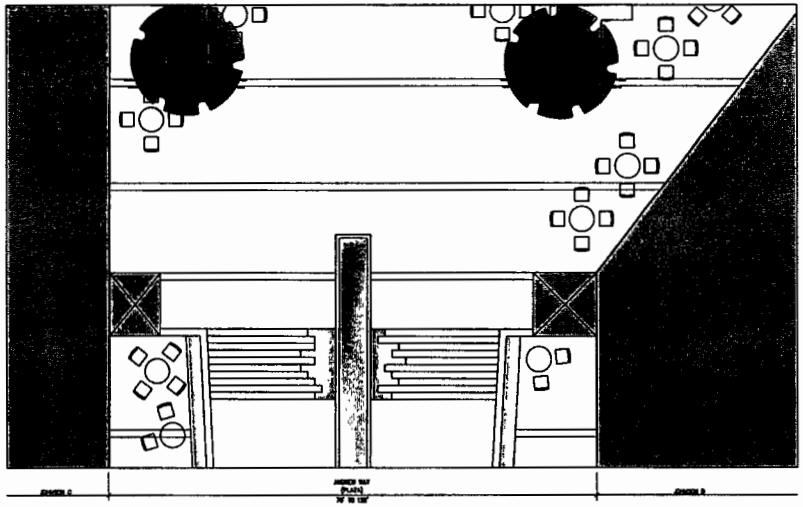
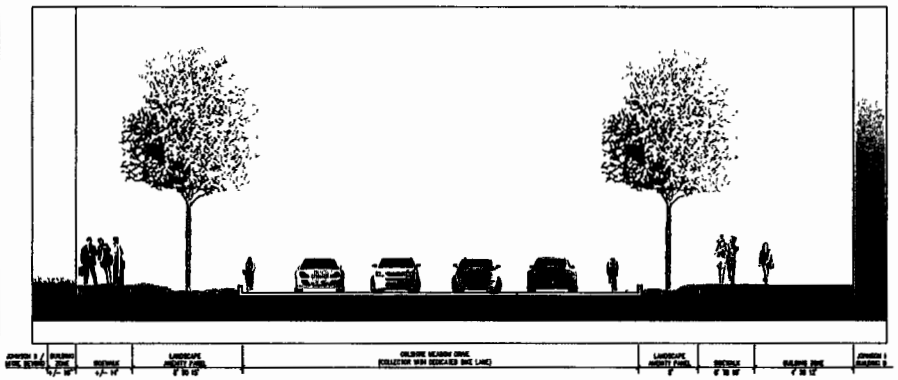
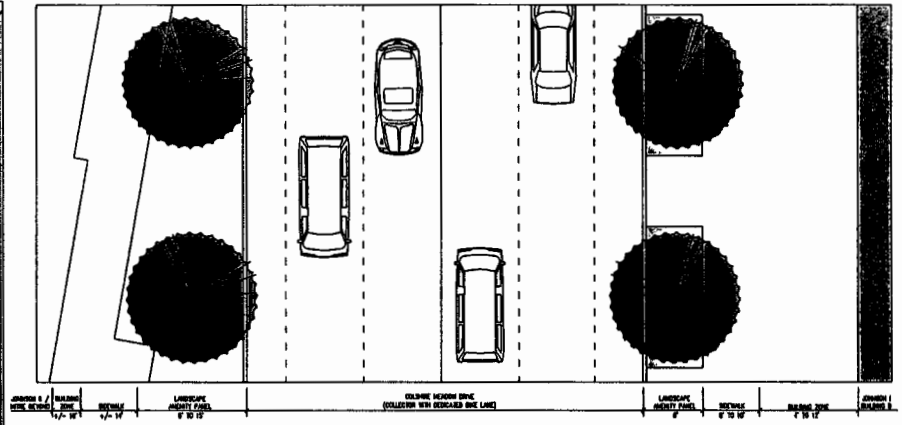


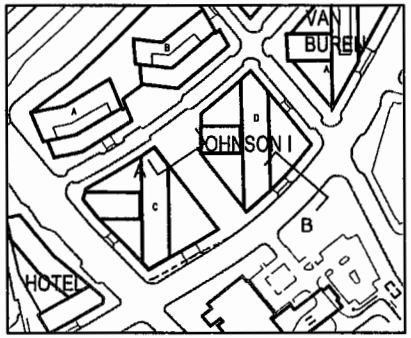


(A) SECTION THROUGH ANDREW WAY AT JOHNSON C AND D BUILDINGS
1/8" = 1'-0"





(B) SECTION THROUGH PUBLIC/COLLECTOR COLSHIRE MEADOW DRIVE AT JOHNSON 1 BUILDING D AND JOHNSON II
1/8" = 1'-0"



SECTION KEY

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CDP	--	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-13

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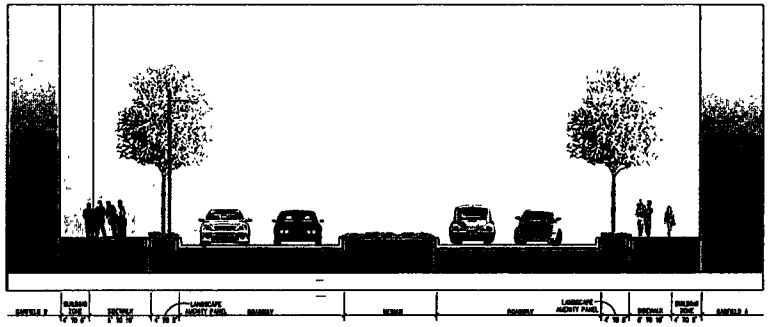
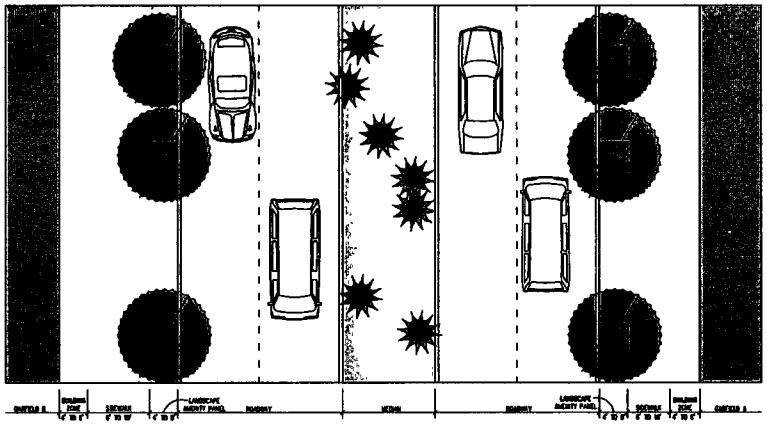
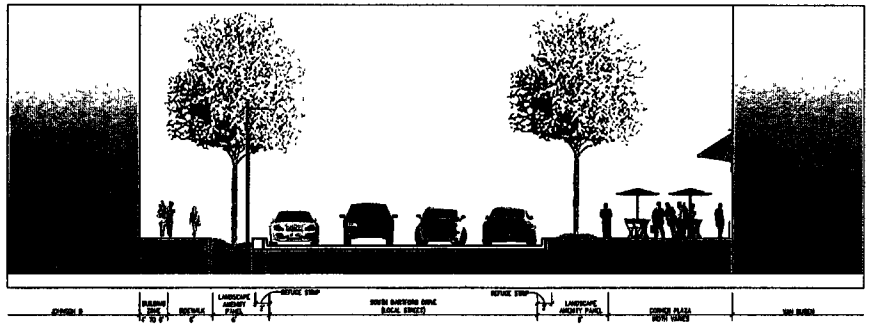
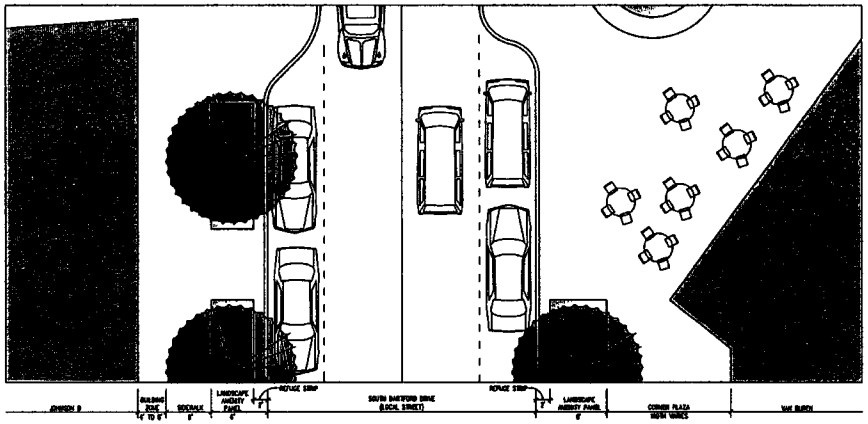


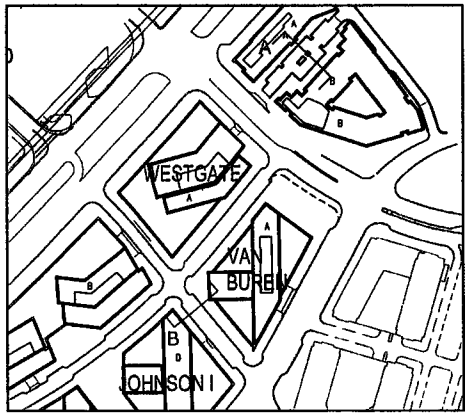


(A) SECTION THROUGH PRIVATE DRIVE AT GARFIELD
1/8" = 1'-0"





(B) SECTION THROUGH PUBLIC/LOCAL SOUTH DARTFORD DRIVE AT JOHNSON D AND VAN BUREN
1/8" = 1'-0"



SECTION KEY

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CDP		10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-14

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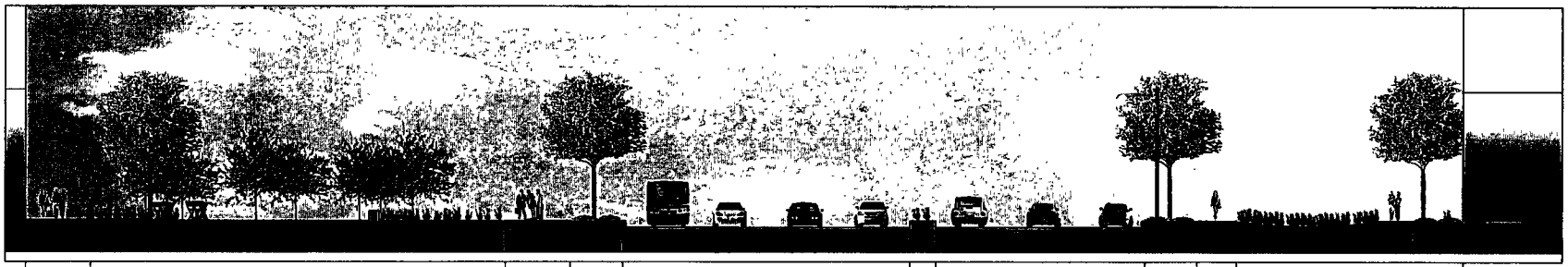
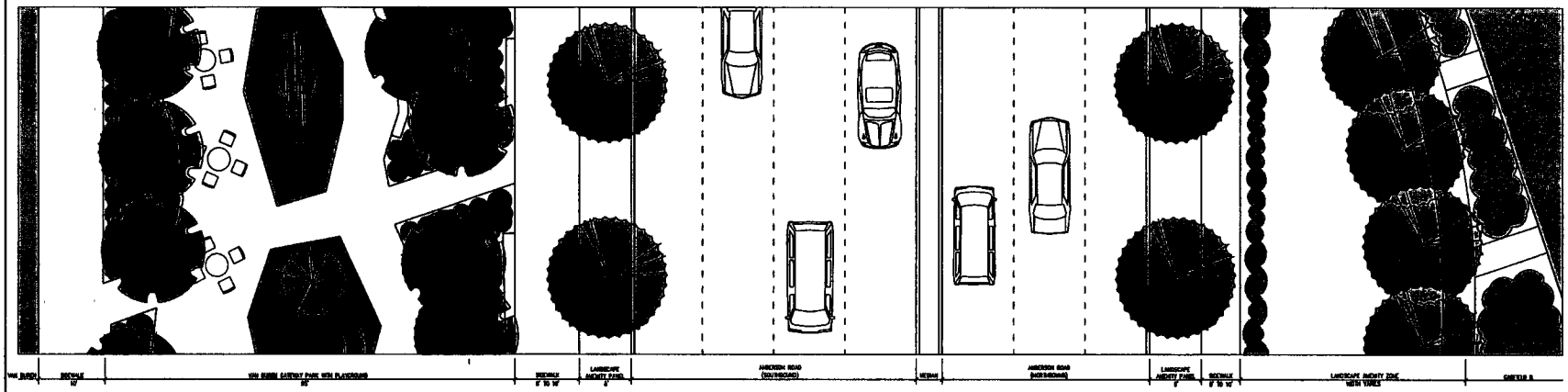
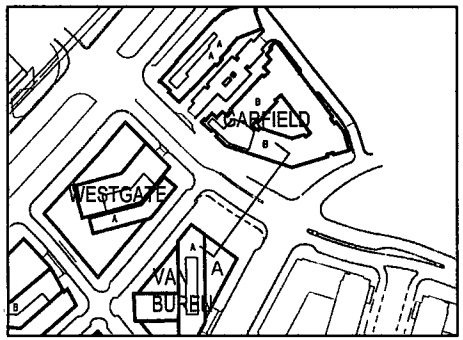




(A) SECTION THROUGH PUBLIC/AVENUE ANDERSON ROAD AT VAN BUREN AND GARFIELD BUILDING B
1/8" = 1'-0"



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CDP	--	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-15

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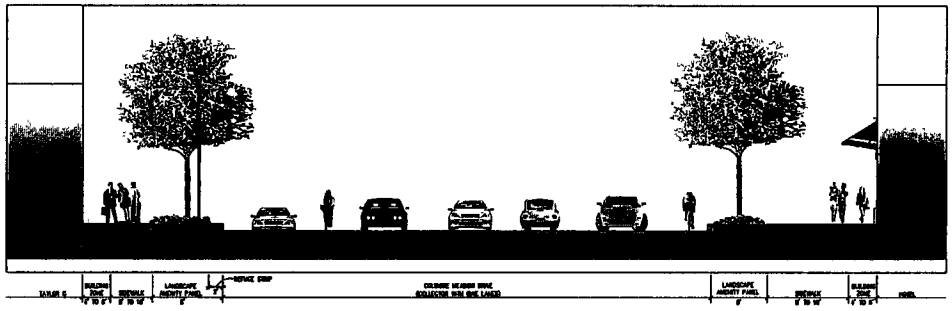
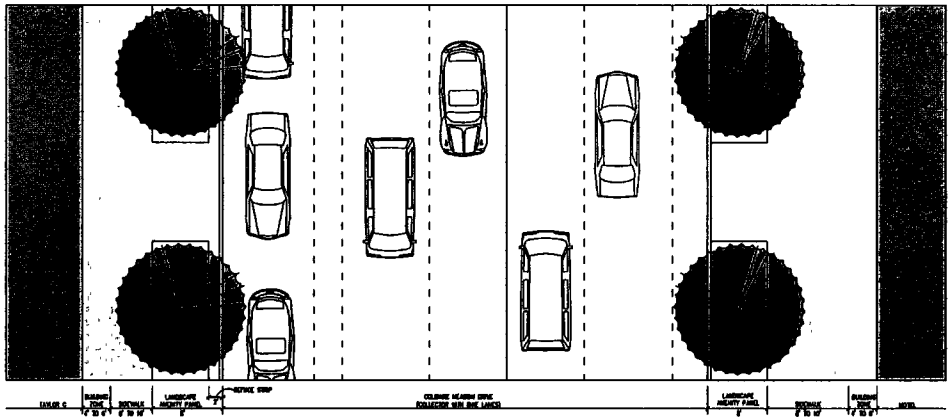
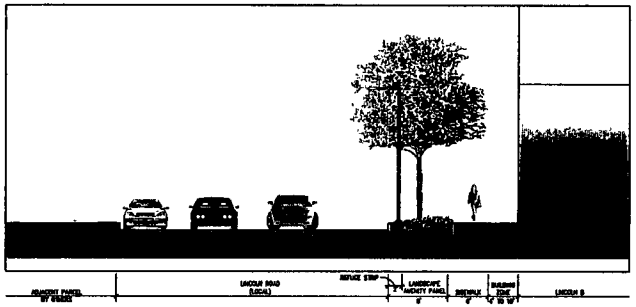
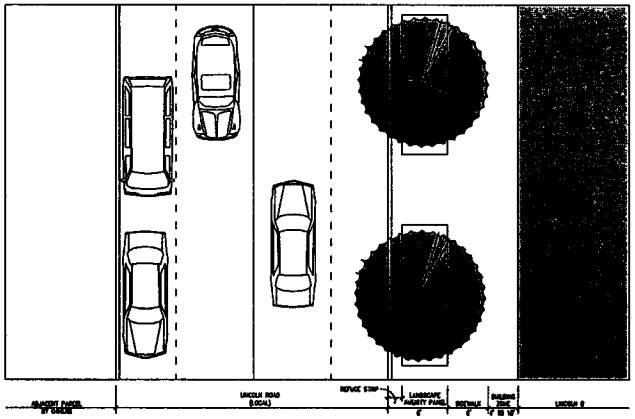


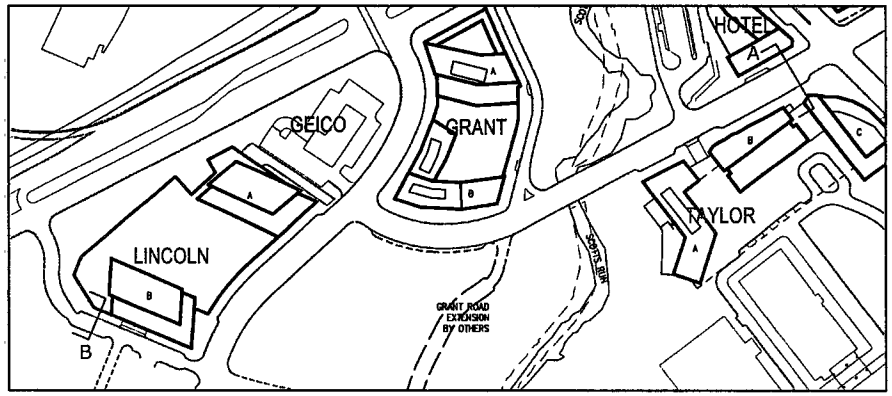


(A) SECTION THROUGH PUBLIC/LOCAL COLSHIRE MEADOW DRIVE AT TAYLOR C AND HOTEL
1/8" = 1'-0"





(B) LINCOLN SECTION THROUGH PUBLIC/LOCAL ROAD AT LINCOLN BUILDING B
1/8" = 1'-0"



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CDP	—	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-16

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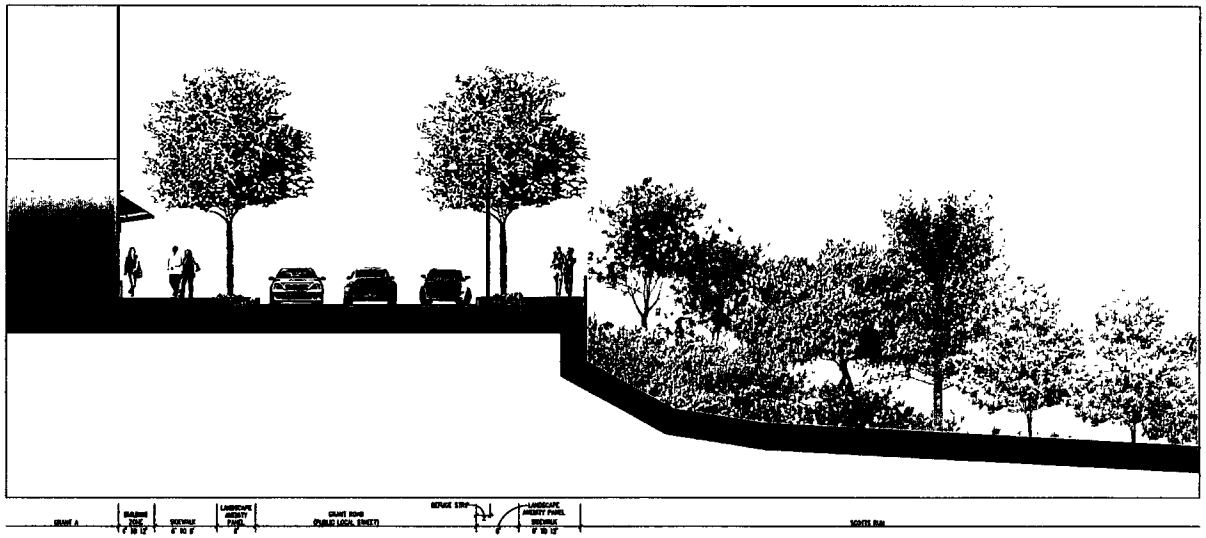
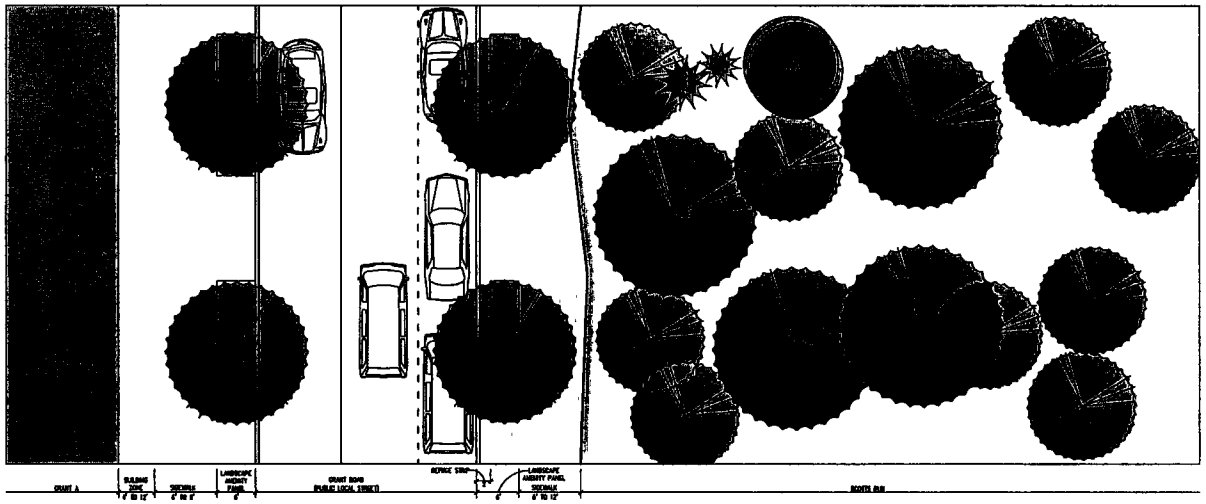
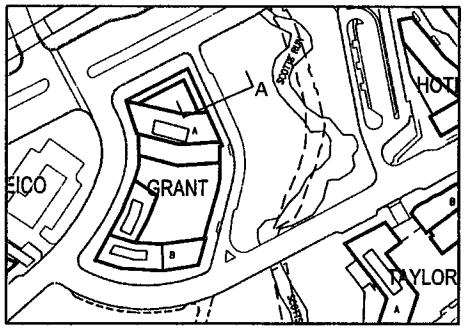




(A) SECTION THROUGH PUBLIC/LOCAL GRANT ROAD AT GRANT
1/8" = 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-17

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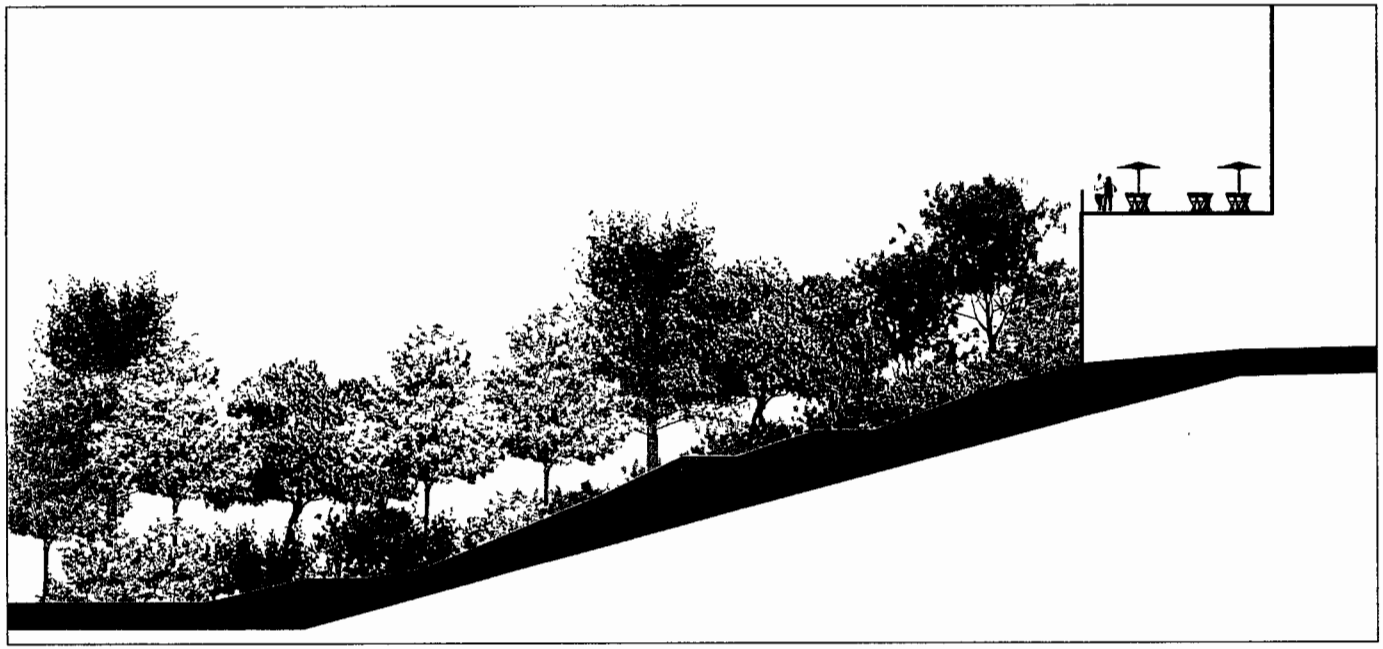
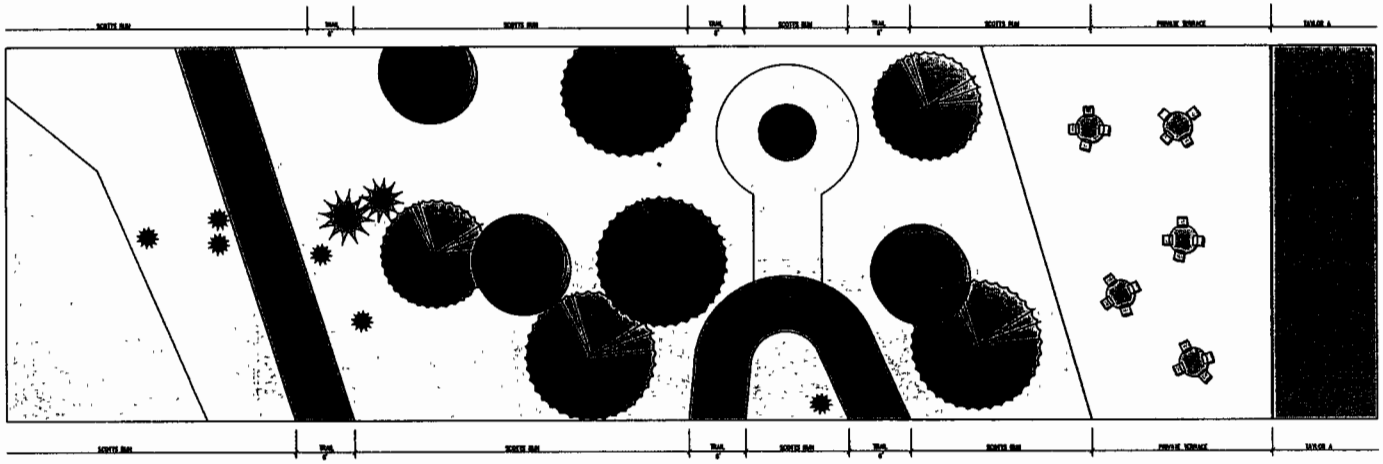
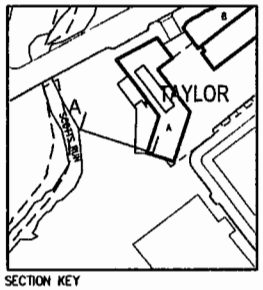




(A) SECTION THROUGH SCOTTS RUN AT TAYLOR A BUILDING
1/8" = 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-18

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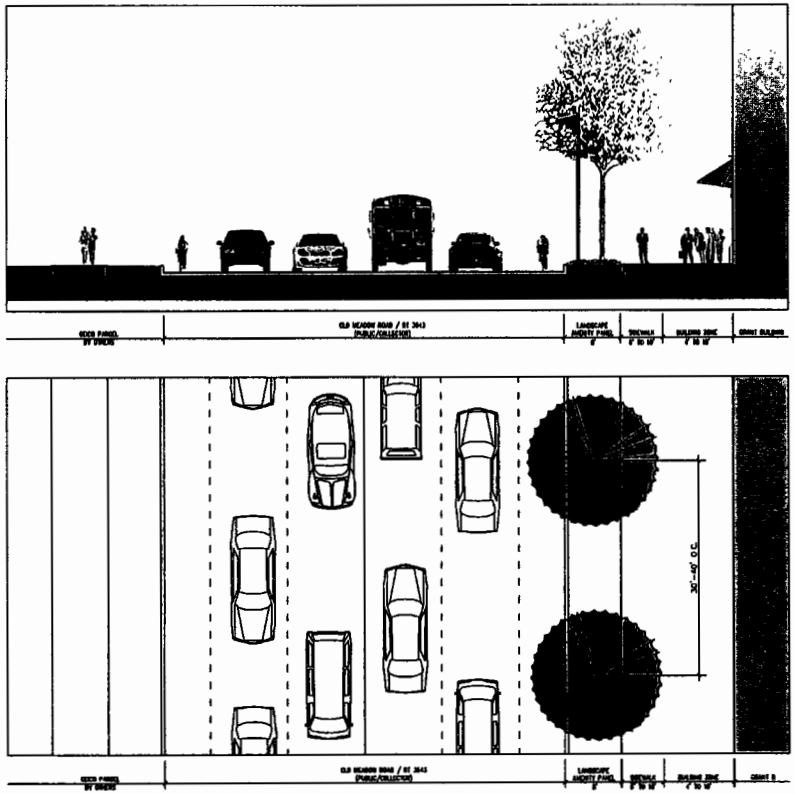
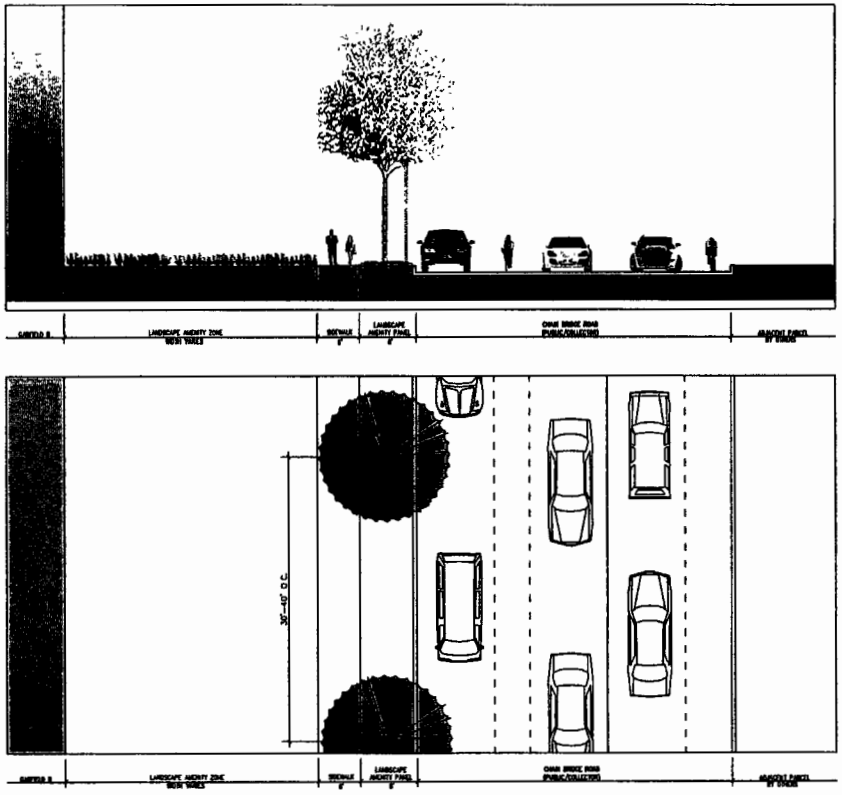
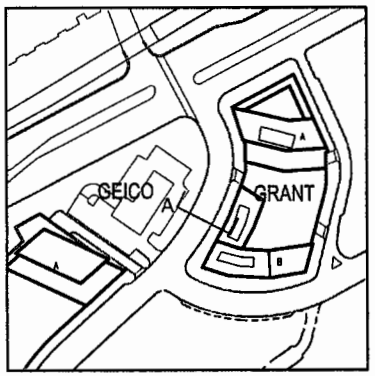


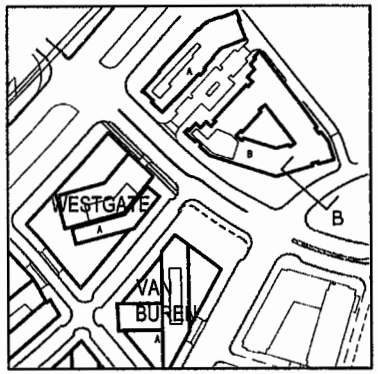
(A) SECTION THROUGH PUBLIC/COLLECTOR OLD MEADOW ROAD AT GRANT BUILDING
1/8"= 1'-0"



(B) SECTION THROUGH PUBLIC/COLLECTOR CHAIN BRIDGE ROAD AT GARFIELD B BUILDING
1/8"= 1'-0"



SECTION KEY



SECTION KEY

NOTE:

- FOR STREET WIDTHS SEE CIVIL DRAWINGS
- STREET SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER AREAS. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 28758.005

DRAWING NUMBER L-19

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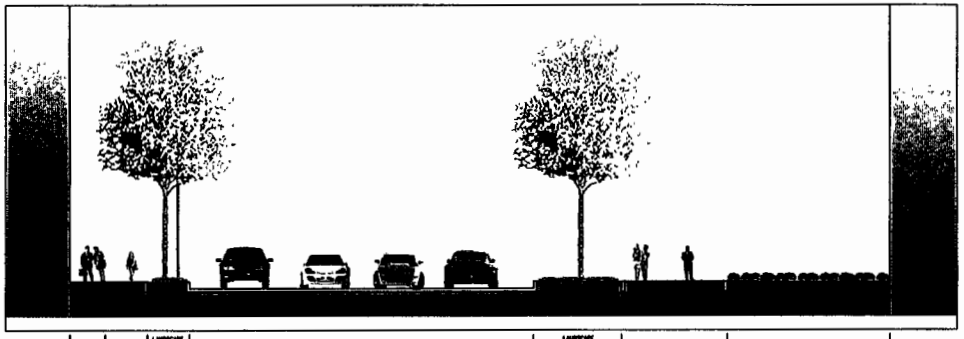
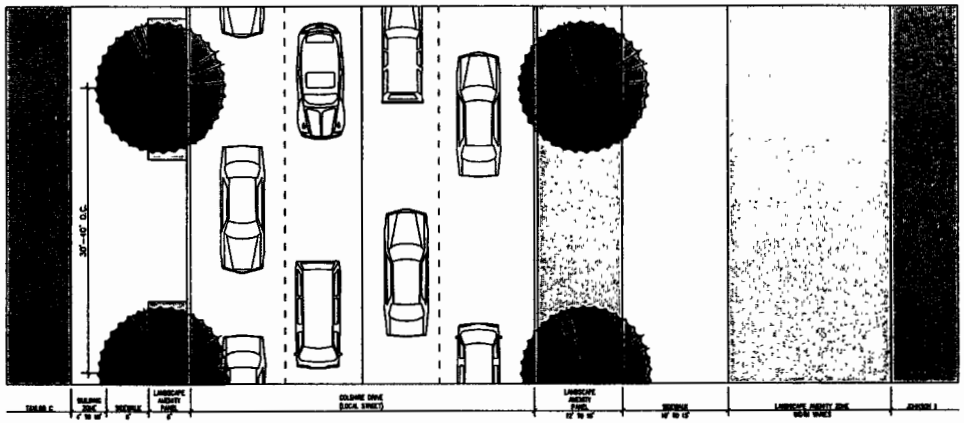
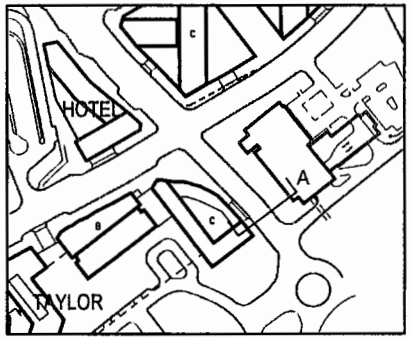




(A) SECTION THROUGH PUBLIC/LOCAL COLSHIRE DRIVE AT TAYLOR C AND JOHNSON II BUILDINGS
1/8" = 1'-0"



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CDP (REVISION)	—	08 AUG. 2012
CDP	—	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-21

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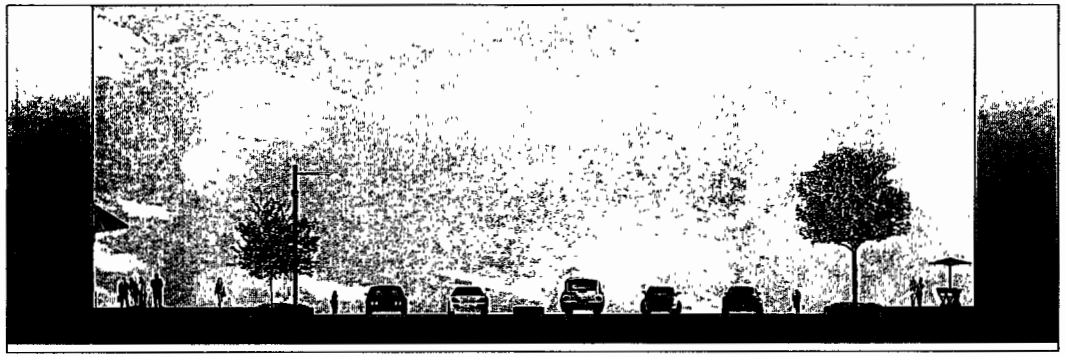
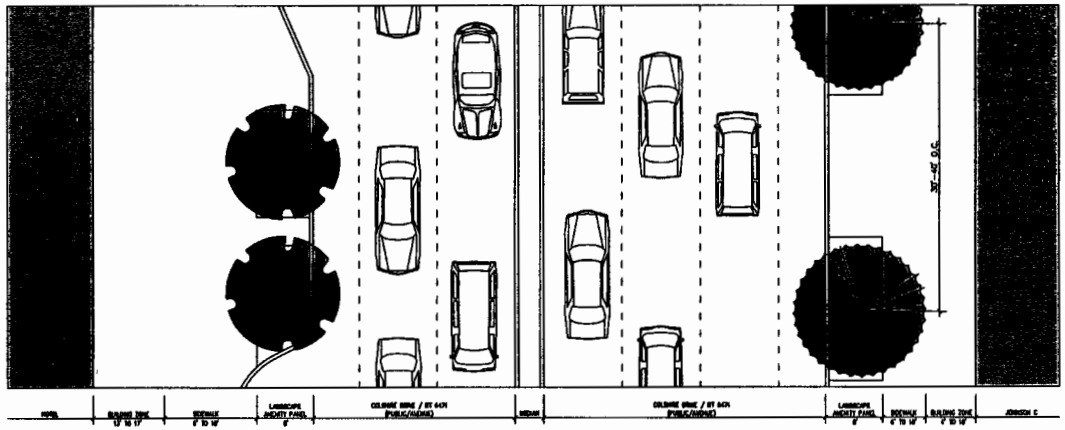
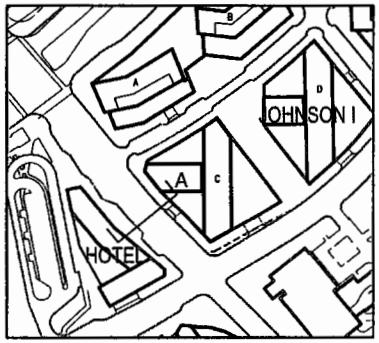




(A) SECTION THROUGH (PUBLIC/AVENUE) COLSHIRE DRIVE AT HOTEL AND JOHNSON C BUILDINGS
1/8" = 1'-0"



SECTION KEY

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CDP	—	10 MAY 2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

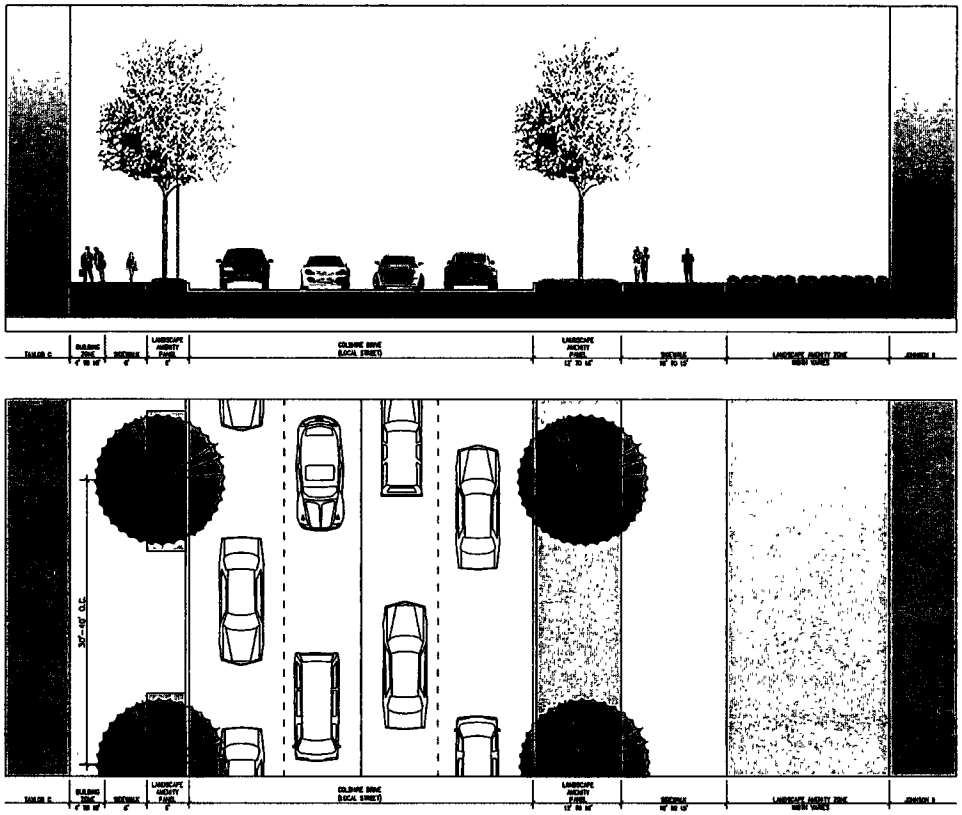
DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-20



(A) SECTION THROUGH PUBLIC/LOCAL COLSHIRE DRIVE AT TAYLOR C AND JOHNSON II BUILDINGS
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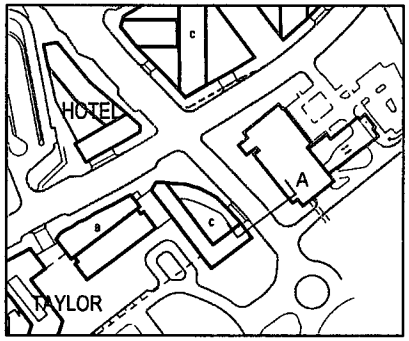

SECTION KEY

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-21

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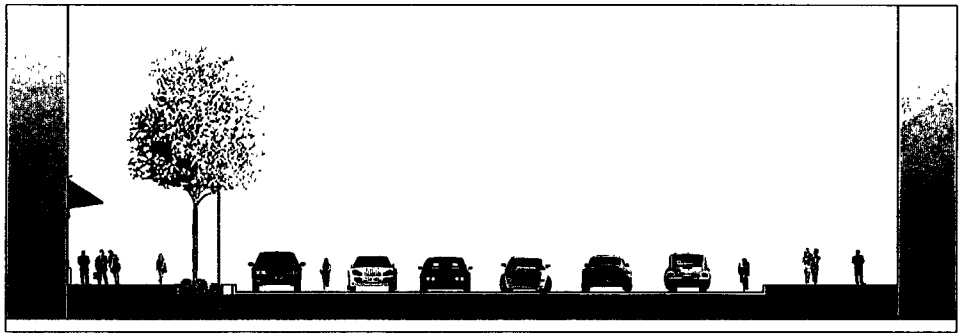
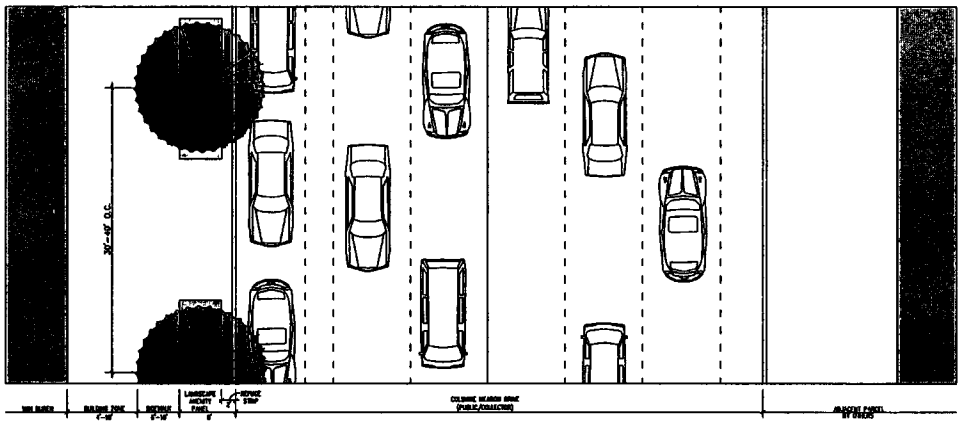
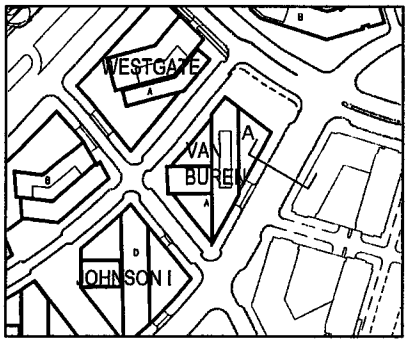




(A) SECTION THROUGH PUBIC/COLLECTOR COLSHIRE MEADOW DRIVE AT VAN BUREN BUILDING
1/8" = 1'-0"



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

STREETSCAPE SECTIONS

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER L-22

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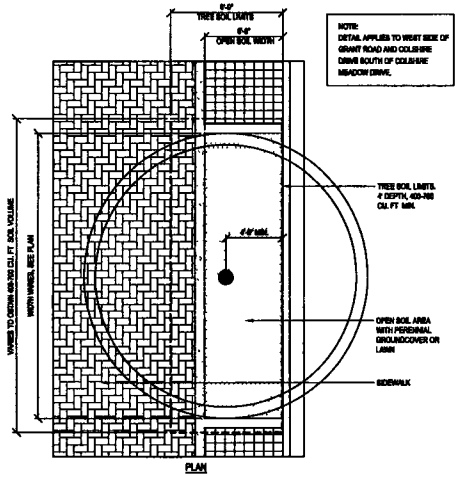
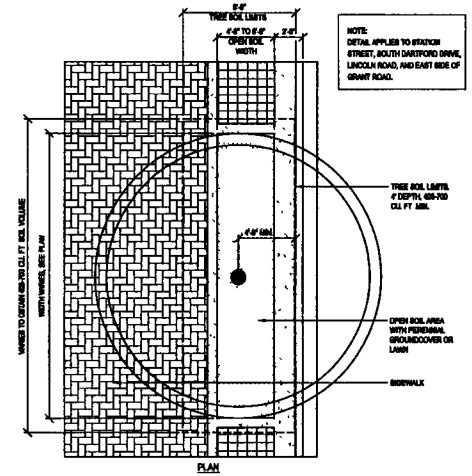
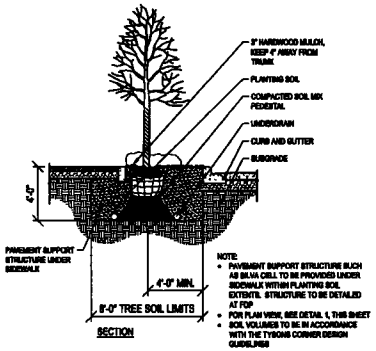


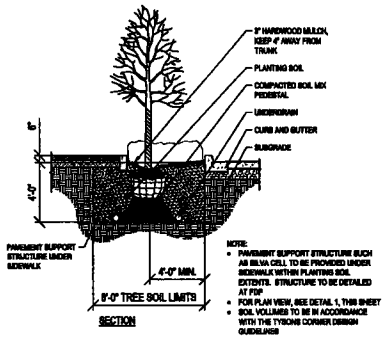
1 Landscape Amenity Panel
1/4" = 1'-0"



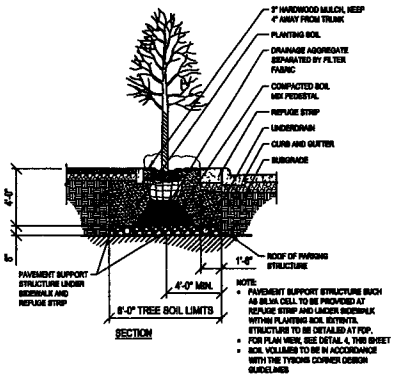
4 Landscape Amenity Panel Adjacent to Parking
1/4" = 1'-0"



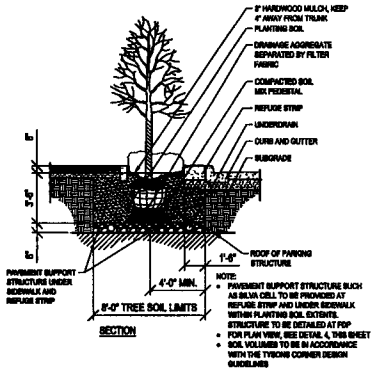
2 Tree Pit
1/4" = 1'-0"



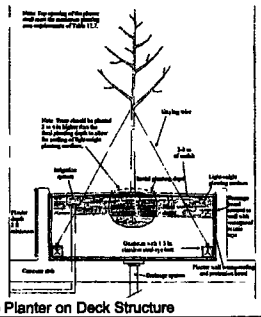
3 Urban Bio-Retention Tree Pit
1/4" = 1'-0"



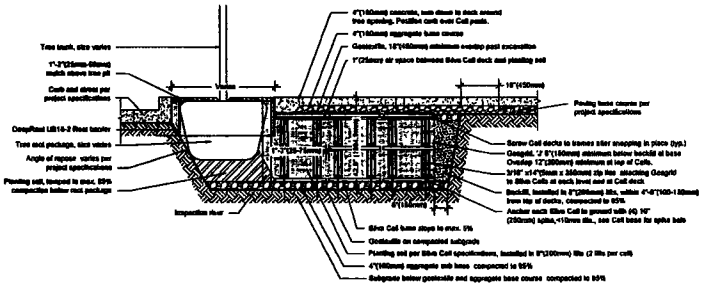
5 Tree Pit with Refuge Strip
1/4" = 1'-0"



6 Urban Bio-Retention Tree Pit with Refuge Strip
1/4" = 1'-0"



7 Tree Planter on Deck Structure
NTS



8 Pavement Support Structure
NTS

NOTES:

1. DETAILS SHOWN REPRESENT AREAS WHERE THE OPEN SOIL WIDTH IS LESS THAN 6 FT AND APPEAR ON STATION STREET, SOUTH DARTFORD DRIVE, LINCOLN ROAD, GRANT ROAD, AND COLISHIRE DRIVE SOUTH OF COLISHIRE MEADOW DRIVE. ALL OTHER LOCATIONS TO HAVE MINIMUM 6' OPEN SOIL WIDTH.
2. MINIMUM 400 CU.FT TREE SOIL VOLUME IN PRIMARY PEDESTRIAN CORRIDORS, SECONDARY PEDESTRIAN CORRIDORS WITH RETAIL, AND WHERE UTILITIES CANNOT BE LOCATED IN THE ROADWAY OR UNDER THE SIDEWALK ZONE. MINIMUM 700 CU.FT. TREE SOIL VOLUME IN ALL OTHER DISTRICTS.
3. REFER TO GARFIELD FDP DRAWINGS FOR LANDSCAPE DETAILS THAT APPLY TO GARFIELD PARCEL.
4. INSTALL LINEAR ROOT BARRIER IN TREE PIT PARALLEL TO CURBS ADJACENT TO TRAFFIC LANES

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
LANDSCAPE DETAILS

SCALE
26758.005

PROJECT NUMBER

DRAWING NUMBER
L-23

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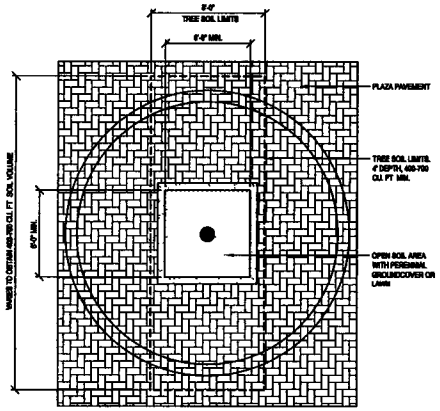
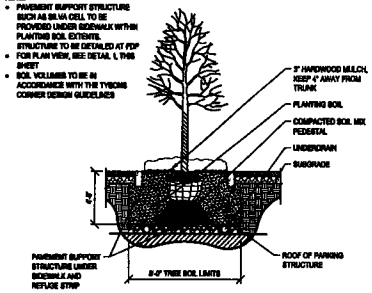


1 Plaza Tree Pit
1/4" = 1'-0"

NOTE:
- PAVEMENT SUPPORT STRUCTURE SUCH AS SILVA CELL TO BE PROVIDED UNDER SIDEWALK WITHIN PLANTING SOIL EXTENTS. STRUCTURE TO BE DETAILED AT FDP
- FOR PLAN VIEW, SEE DETAIL 1, THIS SHEET
- SOIL VOLUMES TO BE IN ACCORDANCE WITH THE TYSONS CORNER DESIGN GUIDELINES



SECTION

2 Tree Pit
1/4" = 1'-0"

NOTES:
1. DETAILS SHOWN REPRESENT AREAS WHERE THE OPEN SOIL WIDTH IS LESS THAN 6 FT AND APPEAR ON STATION STREET, SOUTH DARTFORD DRIVE, LINCOLN ROAD, GRANT ROAD, AND COLSHIRE DRIVE SOUTH OF COLSHIRE MEADOW DRIVE. ALL OTHER LOCATIONS TO HAVE MINIMUM 6' OPEN SOIL WIDTH.
2. MINIMUM 400 CU. FT. TREE SOIL VOLUME IN PRIMARY PEDESTRIAN CORRIDORS, SECONDARY PEDESTRIAN CORRIDORS WITH RETAIL, AND WHERE UTILITIES CANNOT BE LOCATED IN THE ROADWAY OR UNDER THE SIDEWALK ZONE. MINIMUM 700 CU. FT. TREE SOIL VOLUME IN ALL OTHER DISTANCES.
3. REFER TO GARFIELD FDP DRAWINGS FOR LANDSCAPE DETAILS THAT APPLY TO GARFIELD PARCEL.
4. INSTALL LINEAR ROOT BARRIER IN TREE PIT PARALLEL TO CURBS ADJACENT TO TRAFFIC LANES

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
LANDSCAPE DETAILS

SCALE
26758.005
PROJECT NUMBER

L-24
DRAWING NUMBER

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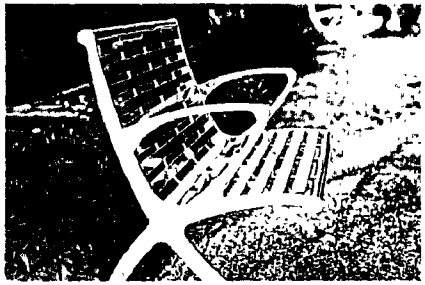
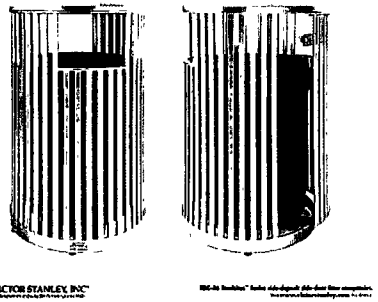
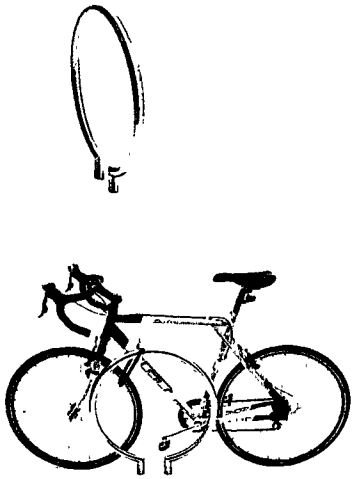


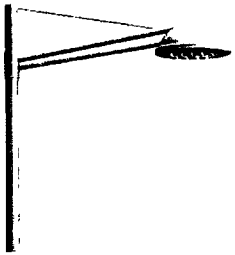
PARK VUE BENCH - LANDSCAPE FORMS



STEELSITES LITTER RECEPTACLE - VICTOR STANLEY

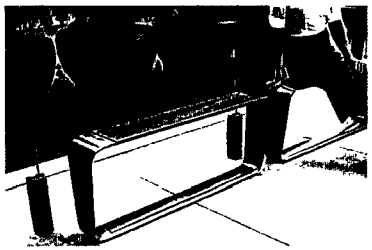


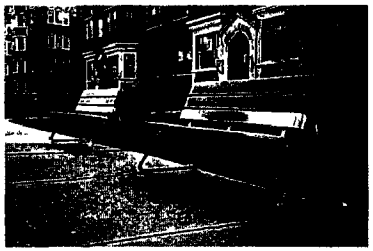
RING BIKE RACK - LANDSCAPE FORMS



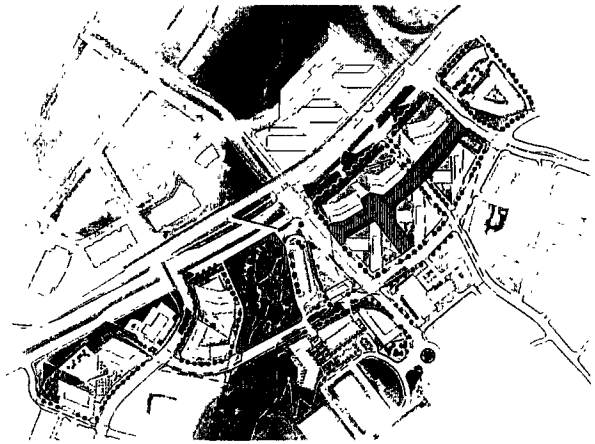
ARC MINI LIGHT - SE'LUX

STANDARD SITE FURNISHINGS





METRO 40 LINE OF FURNISHINGS - LANDSCAPE FORMS



SPECIAL FURNISHINGS WILL BE LOCATED IN THE HIGHLIGHTED AREA ABOVE

NOTE:

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SPECIAL SITE FURNISHINGS

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
SITE FURNISHINGS

SCALE 26758.005

PROJECT NUMBER

DRAWING NUMBER L-25

PRELIMINARY 10 YEAR TREE CANOPY CALCULATIONS

Table 12.10 Preliminary 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		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	1 327 347	§ 12-0511 1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511 1B
B3	Subtract area of exceptions(SF) =	0	§ 12-0511 1C(1) through § 12-0511 1C(6)
B4	Adjusted gross site area (B1-B2-B3)(SF) =	1,327,347	Square feet
B5	Identify the site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	10 0%	§ 12-0510 1 and Table 12-4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	132,724.70	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	26,130.40	Square Feet
C 2	Total canopy area meeting standards of § 12-0402 (SF) =	30,457	Square Feet
C 3	C 2 x 1.00(SF) =	30,457	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	30,457	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	102,268	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1 5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1 5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1 25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1 5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1 5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by invasive species trees removed	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4C(1)
	D 14 x 1 0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=		
	D15 x 1 0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0 0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =	116,676	Square feet
D 17	Total of canopy area provided through tree planting =	116 676	Square feet
D 18	Is an offsite planting relief requested?		Yes or No
D 19	Tree Bank or Tree Fund?		Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =		Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	30 457	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	116,676	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	146,133	Total of E 1 through E 3, area should meet or exceed area in B 7

PRELIMINARY TREE PLANT LIST AND CANOPY COVERAGE

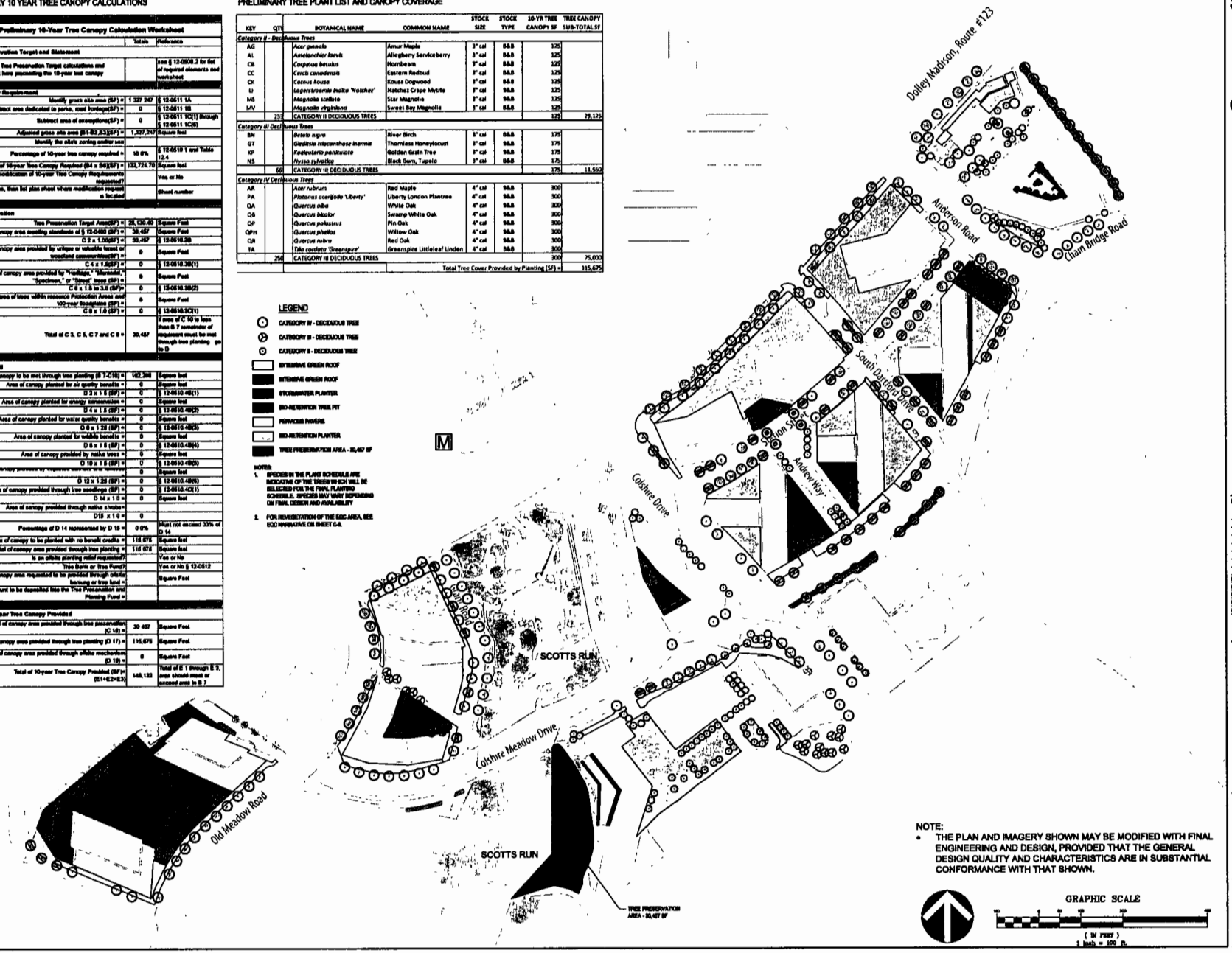
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	STOCK TYPE	10-YR TREE CANOPY SF	TREE CANOPY SUB-TOTAL SF
Category II - Deciduous Trees							
AG		*Acer ginnala*	Amur Maple	3" cal	B&B	125	
AL		*Amelanchier laevis*	Allegheny Serviceberry	3" cal	B&B	125	
CB		*Carpinus betulus*	Hornbeam	3" cal	B&B	125	
CC		*Cercis canadensis*	Eastern Redbud	3" cal	B&B	125	
CK		*Cornus kousa*	Kousa Dogwood	3" cal	B&B	125	
LI		*Lagerstroemia indica 'Natchez'*	Natchez Crape Myrtle	3" cal	B&B	125	
MS		*Magnolia stellata*	Star Magnolia	3" cal	B&B	125	
MV		*Magnolia virginiana*	Sweet Bay Magnolia	3" cal	B&B	125	
	232	CATEGORY II DECIDUOUS TREES				125	29,125
Category III Deciduous Trees							
BN		*Betula nigra*	River Birch	3" cal	B&B	175	
GT		*Gleditsia triacanthose inermis*	Thornless Honeylocust	3" cal	B&B	175	
KP		*Koelreuteria paniculata*	Golden Grain Tree	3" cal	B&B	175	
NS		*Nyssa sylvatica*	Black Gum, Tupelo	3" cal	B&B	175	
	66	CATEGORY III DECIDUOUS TREES				175	11,550
Category IV Deciduous Trees							
AR		*Acer rubrum*	Red Maple	4" cal	B&B	300	
PA		*Platanus acerifolia 'Liberty'*	Liberty London Plantree	4" cal	B&B	300	
QA		*Quercus alba*	White Oak	4" cal	B&B	300	
QB		*Quercus bicolor*	Swamp White Oak	4" cal	B&B	300	
QP		*Quercus palustrus*	Pin Oak	4" cal	B&B	300	
QPH		*Quercus phellos*	Willow Oak	4" cal	B&B	300	
QR		*Quercus rubra*	Red Oak	4" cal	B&B	300	
TA		*Tilia cordata 'Greenspire'*	Greenspire Littleleaf Linden	4" cal	B&B	300	
	250	CATEGORY IV DECIDUOUS TREES				300	75,000
			Total Tree Cover Provided by Planting (SF) =				115,675

LEGEND

- CATEGORY IV - DECIDUOUS TREE
- CATEGORY III - DECIDUOUS TREE
- CATEGORY II - DECIDUOUS TREE
- EXTENSIVE GREEN ROOF
- INTENSIVE GREEN ROOF
- STORMWATER PLANTER
- BIO-RETENTION TREE PIT
- PERVIOUS PAVERS
- BIO-RETENTION PLANTER
- TREE PRESERVATION AREA - 30,457 SF

NOTES:

1. SPECIES IN THE PLANT SCHEDULE ARE INDICATIVE OF THE TREES WHICH WILL BE SELECTED FOR THE FINAL PLANTING SCHEDULE. SPECIES MAY VARY DEPENDING ON FINAL DESIGN AND AVAILABILITY
2. FOR REVEGETATION OF THE EOC AREA, SEE ECO NARRATIVE ON SHEET C-4.



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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE
INTEGRATED LANDSCAPE STORMWATER PLAN

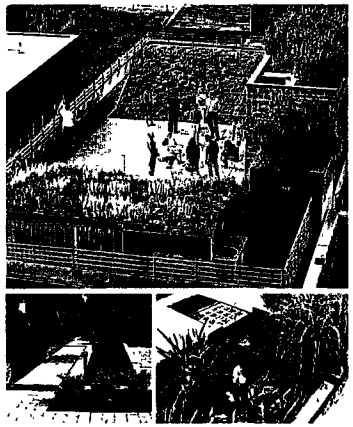
SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER L-26

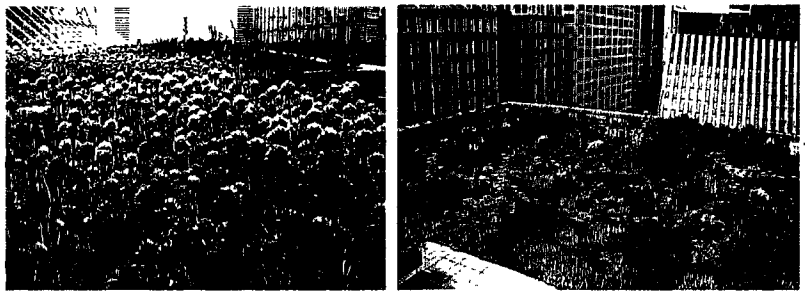
REF \\26758\005\CAD\Project Files\WP\Plan\L-26 INTEGRATED LANDSCAPE STORMWATER PLAN.dwg XREF:Element MODEL 01 2013 TIME: 05:10 pm

POTENTIAL STORMWATER STRATEGIES



PERMEABLE PAVERS & INFILTRATION BASINS + GREENROOFS = RETENTION OF FIRST INCH OF RAINFALL

EXAMPLES OF GREEN ROOFS



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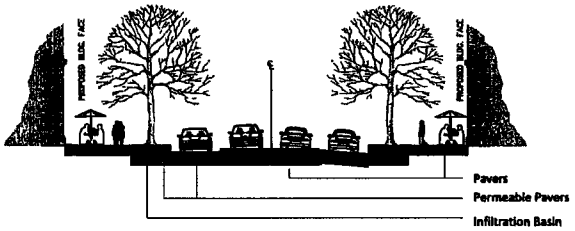
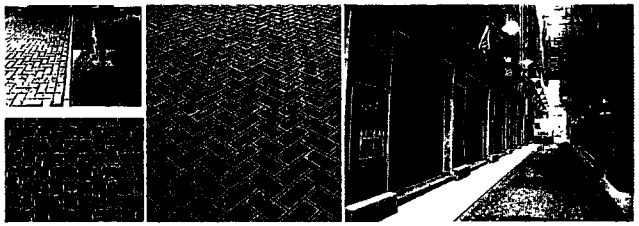
TYPICAL STREET SECTION - NTS

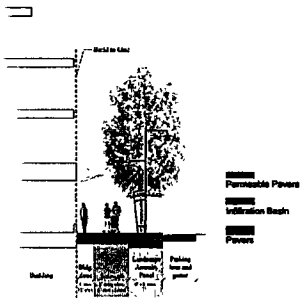


EXAMPLES OF PERMEABLE PAVERS

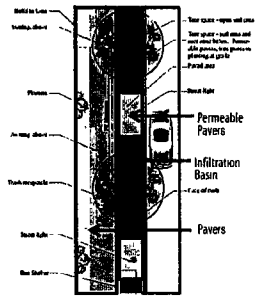


EXAMPLE OF RAISED INFILTRATION BASIN

ENLARGED TYPICAL SIDEWALK SECTION - NTS



ENLARGED TYPICAL SIDEWALK PLAN - NTS



EXAMPLES OF INFILTRATION BASIN / TREE BOX FILTER

EXAMPLES OF BIOSWALE / RAIN GARDEN

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PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

POTENTIAL LID STORMWATER STRATEGIES

SCALE

PROJECT NUMBER 28758.005

DRAWING NUMBER L-27

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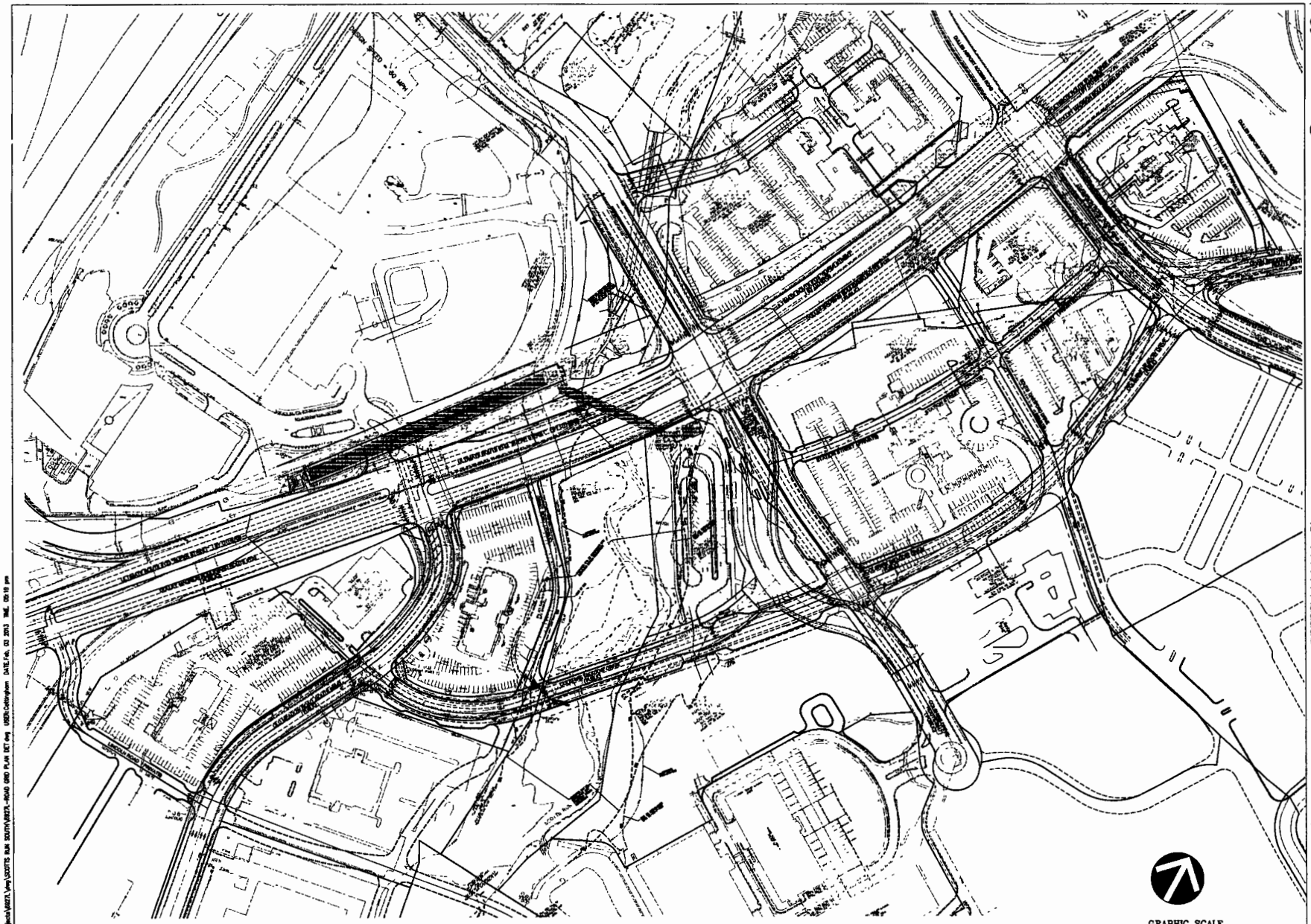

ROADWAY LAYOUTS ON THIS SHEET ARE ILLUSTRATIVE.
FINAL ROAD LOCATIONS SHALL BE DETERMINED WITH RESPECTIVE FDP AND SITE PLAN APPLICATIONS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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CDP		5/16/2011

PROJECT NORTH

SCOTTS RUN STATION SOUTH

DRAWING TITLE

DETAILED SUB SECTION ROAD GRID

SCALE 1"=100'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-1

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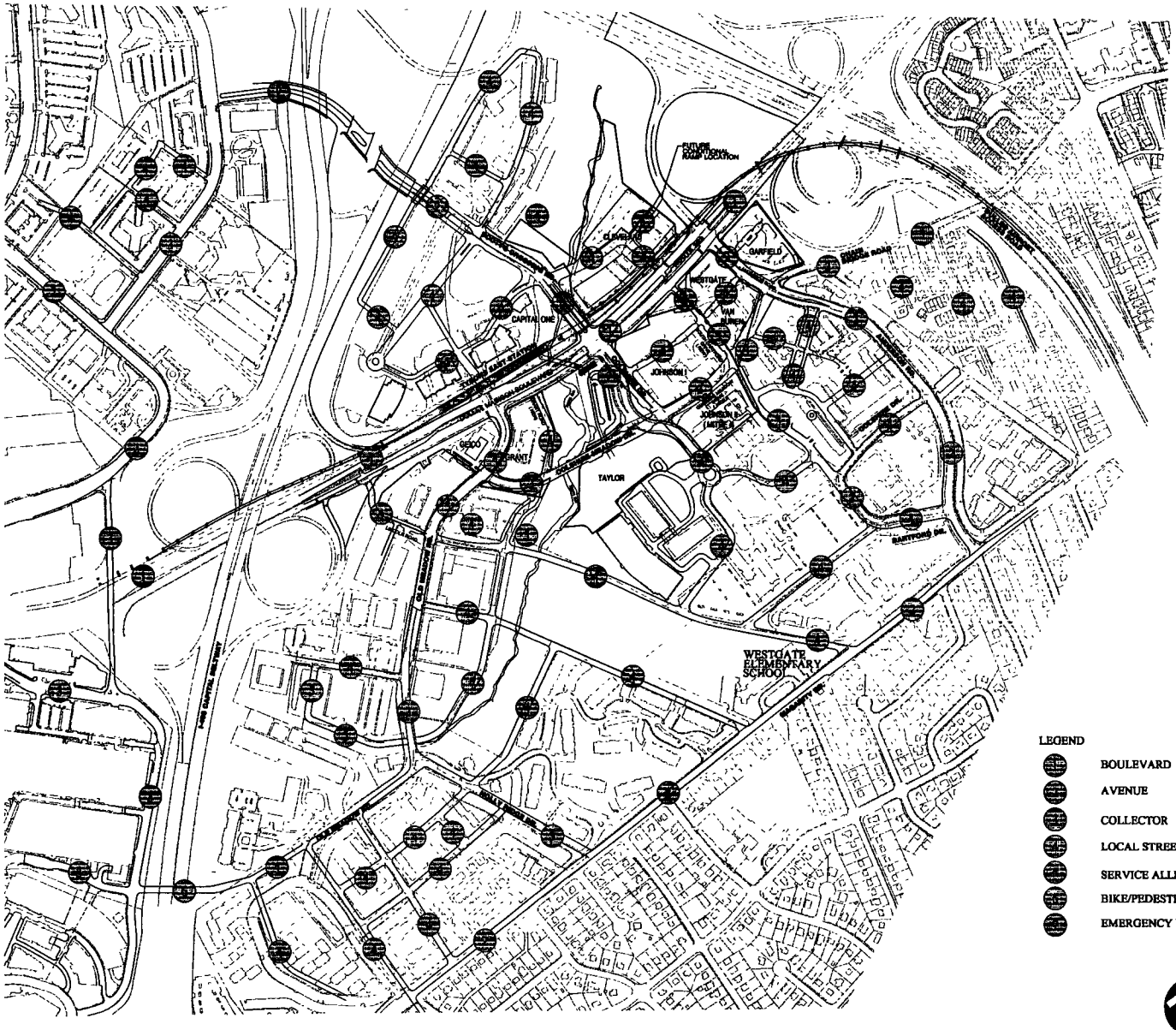

LEGEND

- BOULEVARD
- AVENUE
- COLLECTOR
- LOCAL STREET
- SERVICE ALLEY
- BIKE/PEDESTRIAN/TRANSIT
- EMERGENCY VEHICLE

GRAPHIC SCALE

(IN FEET)
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CDP-REVISION		12/20/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

OVERALL SUB SECTION ROAD GRID

SCALE: AS NOTED

PROJECT NUMBER: 26758.005

DRAWING NUMBER: CDP S-2

FILE:P:\Planning Projects\26272.Vika\SCOTTS RUN SOUTH\26272_-ROAD GRID PLAN - GS OVERLAY.dwg USER:Cvillegas DATE:Feb. 03 2013 TIME: 08:03 am

BUILDING DATA

BUILDING	- Lincoln Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 18
BUILDING HEIGHT	225' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	24,011 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Lincoln Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 13
BUILDING HEIGHT	- 1NF MAX.
USE GROUP	- B
BUILDING FOOTPRINT	25,000 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Grant Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 30
BUILDING HEIGHT	- 407 MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 22,588 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Grant Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 24
BUILDING HEIGHT	- 268' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	23,897 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	Taylor Building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 198' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	20,300 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Taylor Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 248' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	26,100 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	Taylor Building C
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	15
BUILDING HEIGHT	189' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	23,200 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Hotel [N-S Wing]
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	13 (13 above podium)
BUILDING HEIGHT	- 187 MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 13,200 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Hotel [E-W Wing]
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 14
BUILDING HEIGHT	- 187 MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 7,900 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR

= DENOTES VEHICULAR FIRE ACCESS

= < 50'

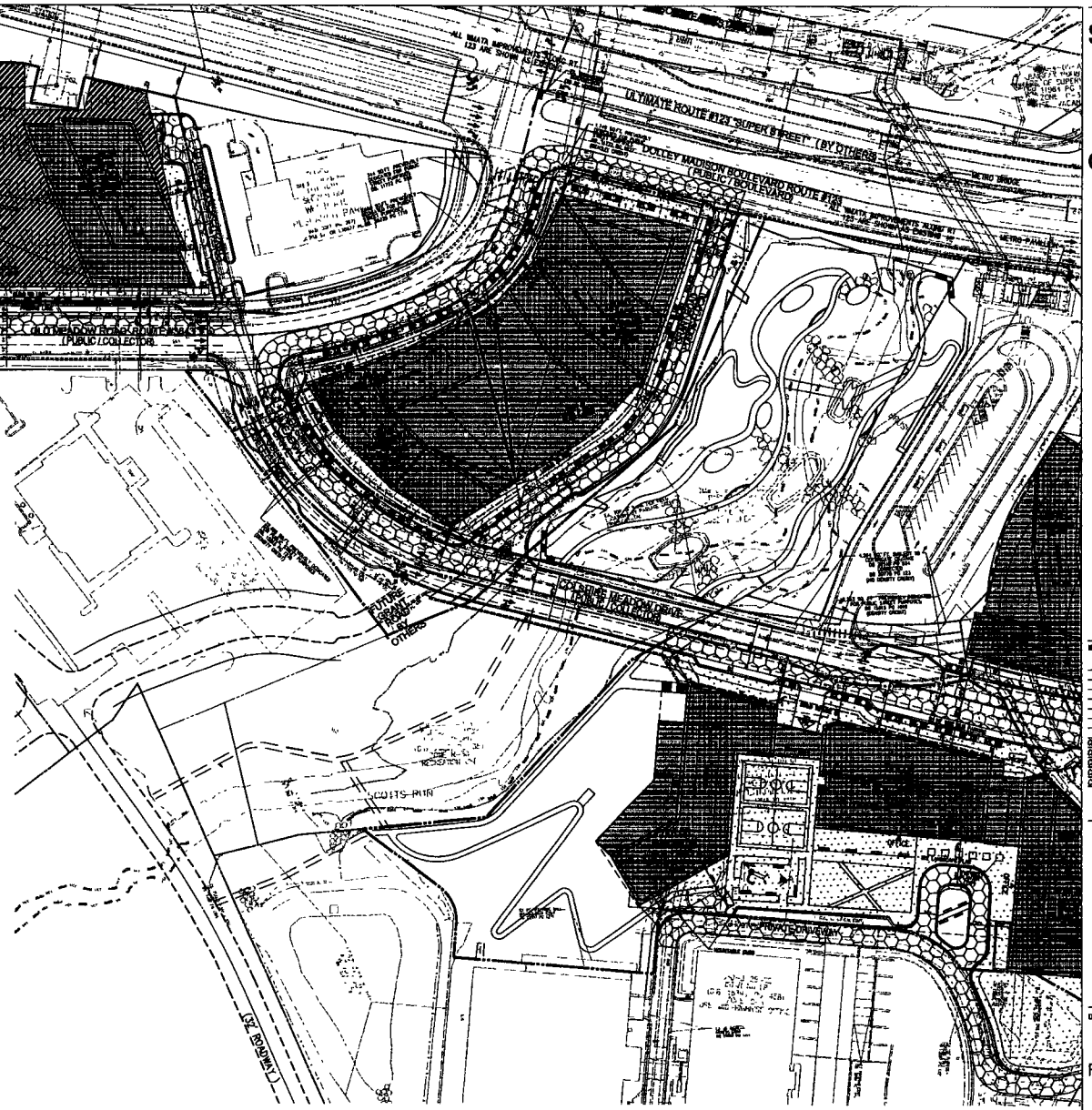
= 50' - 80' HEIGHT

= > 80' HEIGHT

= DENOTES ACCESSIBLE ROUTE

Fire Access Sheet Requirements

1) All roads proposed by the project, as well as adjoining roads; the classifications of the roads (i.e. arterial, collector, etc.) should be noted. **(TO BE PROVIDED)**
2) Location and dimensions of all fire access lanes and turnarounds; vehicle access to the rear of buildings, including interior courtyards for stick-build, donut-shaped buildings, needs to be shown. **(PROVIDED)**
3) Arrow diagrams indicating where emergency vehicles can access buildings **(PROVIDED)**
4) Dimensions of the distance between the portions of the roadway that are accessible to fire trucks and the façades of the buildings. The target distance is between 15 and 30 feet separation. **(PROVIDED)**
5) Improvements planned for the area between the portions of the roadway that are accessible to fire trucks and the facades of the buildings, including parking lanes, garage podiums, landscaped areas, steep slopes, sidewalks, plazas, yards, outdoor seating areas, steps, planters, sculptures, etc. **(PROVIDED)**
6) Clear identification of building footprints, cantilevered extensions, penthouses, balconies, patios, etc. **(TO BE PROVIDED)**
7) Heights of the proposed buildings; for buildings with multiple heights due to step backs, the height and number of stories of each building segment should be clearly noted **(PROVIDED)**
8) Location of overhead utility lines. **(TO BE PROVIDED)**
9) Identification of construction type for each building, for multiple buildings located on a single garage podium, the construction type for each building must be identified - the garage podium can be identified as a block, with each building identified separately. Each portion of structure with a different construction type is considered a separate building. Structures that are separated by a fire wall are also considered separate buildings. **(TO BE PROVIDED)**
10) Type of building skin material (combustible/non-combustible), type of sprinklers (Type 13, if 13R please explain), and roof type (Class A preferred). **(TO BE PROVIDED)**
11) Location of proposed building entrances, both pedestrian and vehicular; access doors and elevators, including medevac elevators, should be shown on the FDP. Also, any interior routes available for emergency vehicle use, such as suitably sized driveways through parking garages and courtyards, should be delineated. **(TO BE PROVIDED)**
12) Loading areas and whether they are accessible to emergency vehicles. **(PROVIDED)**
13) Access to active courtyards (especially with pools, tennis courts, etc.) needs to be shown - how will the medical staff get there, with their equipment, quickly? **(TO BE PROVIDED)**



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CDP - REVISION		10/22/2012
CDP - REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

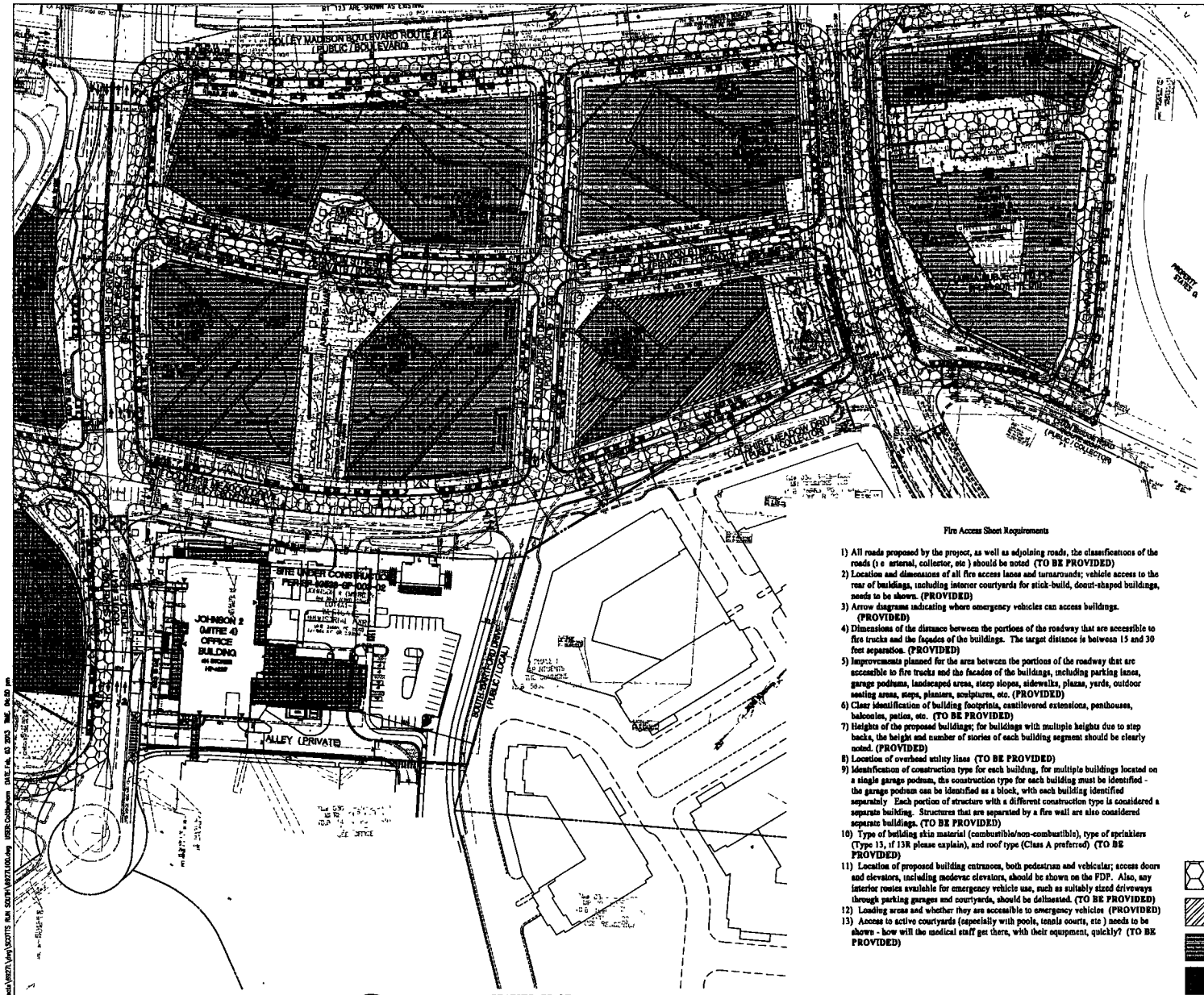
FIRE LANE ACCESS PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-3

FILE: P:\Working\Projects\26758_Lane\SCOTTS RUN SOUTH\26758_SOUTH_CDP.dwg USER: Cockingham DATE: Feb. 03 2013 TIME: 01:50 pm



Fire Access Sheet Requirements

1) All roads proposed by the project, as well as adjoining roads, the classifications of the roads (i e arterial, collector, etc) should be noted (TO BE PROVIDED)
2) Location and dimensions of all fire access lanes and turnarounds; vehicle access to the rear of buildings, including interior courtyards for stick-build, donut-shaped buildings, needs to be shown. (PROVIDED)
3) Arrow diagrams indicating where emergency vehicles can access buildings. (PROVIDED)
4) Dimensions of the distance between the portions of the roadway that are accessible to fire trucks and the facades of the buildings. The target distance is between 15 and 30 feet separation. (PROVIDED)
5) Improvements planned for the area between the portions of the roadway that are accessible to fire trucks and the facades of the buildings, including parking lanes, garage podiums, landscaped areas, steep slopes, sidewalks, plazas, yards, outdoor seating areas, steps, planters, sculptures, etc. (PROVIDED)
6) Clear identification of building footprints, cantilevered extensions, penthouses, balconies, patios, etc. (TO BE PROVIDED)
7) Heights of the proposed buildings; for buildings with multiple heights due to step backs, the height and number of stories of each building segment should be clearly noted. (PROVIDED)
8) Location of overhead utility lines (TO BE PROVIDED)
9) Identification of construction type for each building, for multiple buildings located on a single garage podium, the construction type for each building must be identified - the garage podium can be identified as a block, with each building identified separately Each portion of structure with a different construction type is considered a separate building. Structures that are separated by a fire wall are also considered separate buildings. (TO BE PROVIDED)
10) Type of building skin material (combustible/non-combustible), type of sprinklers (Type 13, if 13R please explain), and roof type (Class A preferred) (TO BE PROVIDED)
11) Location of proposed building entrances, both pedestrian and vehicular; access doors and elevators, including medevac elevators, should be shown on the FDP. Also, any interior routes available for emergency vehicle use, such as suitably sized driveways through parking garages and courtyards, should be delineated. (TO BE PROVIDED)
12) Loading areas and whether they are accessible to emergency vehicles (PROVIDED)
13) Access to active courtyards (especially with pools, tennis courts, etc) needs to be shown - how will the medical staff get there, with their equipment, quickly? (TO BE PROVIDED)

BUILDING DATA

BUILDING	Johnson 1 tower A
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	29
BUILDING HEIGHT	- 400' MAX.
USE GROUP	B
BUILDING FOOTPRINT	22,700 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	Johnson 1 Building B
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	32
BUILDING HEIGHT	- 400' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 23,300 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Johnson 1 Building C (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	326' MAX.
USE GROUP	- B 2
BUILDING FOOTPRINT	- 7,700 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Johnson 1 Building C (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 28
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	- 14,400 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	Johnson Building D (E-W Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 19
BUILDING HEIGHT	- 326' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	- 6,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Johnson Building D (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 28
BUILDING HEIGHT	326' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	- 17 400 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3HR
BUILDING	- Westgate building A
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	- 18
BUILDING HEIGHT	- 225' MAX.
USE GROUP	- B
BUILDING FOOTPRINT	- 34,800 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Von Buren building A (E-W Wing)
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	- 21
BUILDING HEIGHT	- 270' MAX.
USE GROUP	B 2
BUILDING FOOTPRINT	4,800 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Von Buren Building A (N-S Wing)
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 21
BUILDING HEIGHT	270' MAX.
USE GROUP	B 2
BUILDING FOOTPRINT	18,000 sq. ft
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR
BUILDING	- Garfield building A
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 14
BUILDING HEIGHT	- 175' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	- 18,400 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	3-HR
BUILDING	- Garfield Building B
TYPE OF CONSTRUCTION	- 1B
NUMBER OF STORIES	- 6
BUILDING HEIGHT	- 90' MAX.
USE GROUP	- B-2
BUILDING FOOTPRINT	41,000 sq. ft.
FULLY SPRINKLED PER NFPA 13	✓ YES __ NO
FIRE WALL RATING	- 3-HR

= DENOTES VEHICULAR FIRE ACCESS

= < 50'

= 50' - 80' HEIGHT

= > 80' HEIGHT

= DENOTES ACCESSIBLE ROUTE

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CDP-REVISION		8/31/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

FIRE LANE ACCESS PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-4

FILE P:\Fairview\Projects\26721\dwg\SCOTTS RUN SOUTH\26721.100.dwg USER: CoWilliams DATE: Feb. 03 2013 TIME: 04:50 pm

SCOTTS RUN STATION NORTH
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-009

THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND SHALL BE DETERMINED AT FDP

Tysons Corner Design Standards Waivers & Exceptions Key

Required On-Street Parking Not Provided

Target LOS Not Met

Required Streetscape Zone Width Not Provided

Required Driveway Spacing Not Provided

ELEVATED METRO PAVILLION SHOWN AS EXISTING

APPROXIMATE LIMITS OF CLEARING AND GRADING. FINAL LIMITS TO BE ESTABLISHED WITH EACH FDP.

LINCOLN
SEE SHEET C-10

GRANT
SEE SHEET C-9

WESTGATE
SEE SHEET C-5

JOHNSON 1
SEE SHEET C-6

GARFIELD
SEE SHEET C-5

VAN BUREN
SEE SHEET C-5

THE COMMONS
(NOT INCLUDED)
APPLICATION #RZ 2011-PR-017

ALTERNATE LIMITS OF CLEARING AND GRADING WITH COMMONS AGREEMENT

JOHNSON 2
(MITRE 4)
SEE SHEET C-7

TAYLOR
SEE SHEET C-8

UNIT OF STREAM VALLEY RESTORATION AND AREA CREDITED FOR PARK OPEN SPACE (206,222 SF)

TRANSITION OF PROPOSED STREAM RESTORATION

LEGEND:

TOWER

ABOVE GRADE BUILDING BASE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

WAIVERS/EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS

1"=100'

SCALE

PROJECT NUMBER 26758.005

DRAWING NUMBER/SHEET S-5

FILE: P:\Planning\Projects\26272L\dwg\SCOTTS RUN SOUTH\26272L003.dwg USER: Cottingham DATE: Feb. 03 2013 TIME: 05:32 pm

Summary of Design Standards for Tysons Corner as Applicable to Scotts Run Station South

Classification / Criteria	Low Speed Boulevard	Dolley Madison Boulevard	Avenue	Anderson Road	Colshire Drive (Dolley Madison Blvd to Colshire Meadow Dr)	Collector	Old Meadow Road	Colshire Meadow Drive	Chain Bridge Road	Local	Colshire Drive (Colshire Meadow Dr to Terminus)	South Dartford Drive	Grant Road	Lincoln Street	Station Street (private)
Raised/Landscaped Median (Table 6, DS-15)	Required 16'-20'	✓	Optional[3]	✓	✓	Optional[3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-26)	N/A	N/A	Yes @ certain locations	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)	Restricted	✓	Required(8')	Need Waiver (FC_P01)	Need Waiver (FC_P02)	Required (8')	Need Waiver (FC_P03)	Need Waiver (FC_P04)	Need Waiver (FC_P05)	Required (7-8')	Need Waiver (FC_P06)	Need Waiver (FC_P07)	Need Waiver (FC_P08)	✓	✓
Target LOS (Table 2, DS-5)	D/E[1]	Need Waiver (LD_01)	E	✓	✓	E	✓	✓	✓	E	✓	✓	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	✓	2-4 lanes	✓	✓	✓	2 lanes	✓	✓	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	✓	25-30 mph	✓	✓	✓	25 mph	✓	✓	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	✓	Discretionary	✓	✓	✓	N/A	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd[2]	N/A	525'-660'[5]	✓	✓	425'-660'[5]	✓	✓	N/A	325'-660'	N/A	✓	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd[2]	N/A	200'-660'	N/A	N/A	200'-660'	✓	✓	N/A	100'-660'	N/A	✓	N/A	✓	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	*See Below	200'-660'	✓	✓	155'-660'	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	✓	200'	*See Below	*See Below	155'	✓	✓	*See Below	50'	✓	✓	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'[4]	✓	✓	10'-11'[4]	✓	✓	✓	10'	✓	✓	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'= 15' Building zone 10' sidewalk 8' landscaping panel	33' Streetscape Zone Width 0' sidewalk (Garfield frontage only) (FC_S04)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 0' landscaping panel (FC_S01)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28'= 4'-12' Building zone 8' sidewalk 0' landscaping panel (FC_S02)	✓	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	16-24'= 0' Building zone 6' sidewalk 6' landscaping panel (FC_S03)	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	✓	155'	✓	✓	✓	155'	✓	✓	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6'[6]	✓	✓	4'-6'[6]	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 660 to 1,320 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.

*Intersection spacing requiring exceptions – distances shown (required)

Dolley Madison Boulevard
- Old Meadow Road to Grant Road 250' (325'); Entrance location due to RPA (AM-1_01)

Anderson Road
- Station Street to Westgate Building A Parking Entrance 110' (200') (AM-2_02)
- Dolley Madison Boulevard to Garfield Building Site Driveway 210' (200') (AM-2_06) (within intersection influence area)

Colshire Drive (Dolley Madison Blvd to Colshire Meadow Drive)
- Johnson 1 Residential Building C to Colshire Meadow Drive 160' (200' (AM-2_03)

Chain Bridge Road
- Anderson Road to Service Street 215' (155') (AM-2_07) (within intersection influence area)

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SCOTTS RUN STATION SOUTH

DRAWING TITLE

ROAD DESIGN STANDARDS SUMMARY

NOT TO SCALE

SCALE

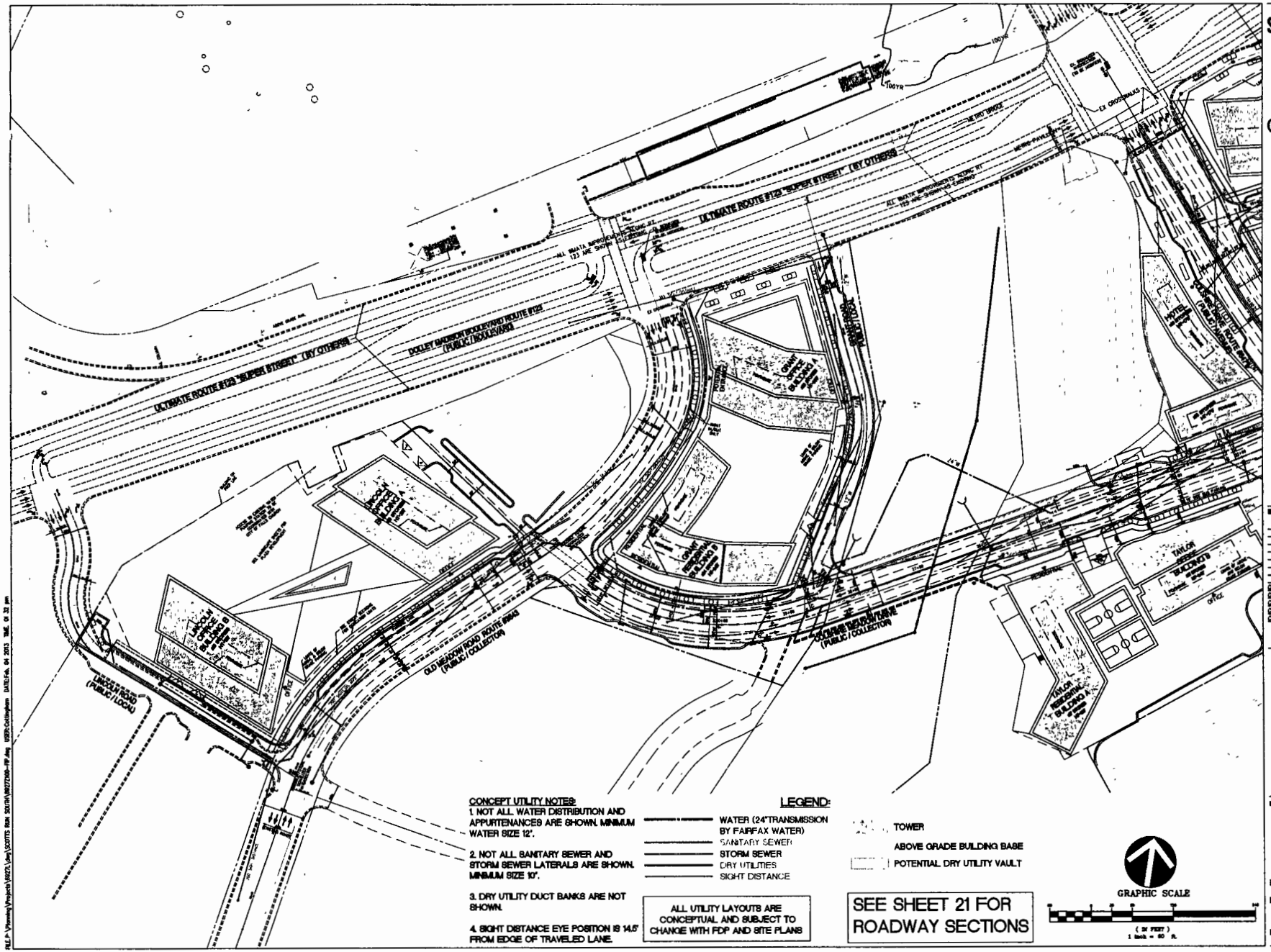
26758 005

PROJECT NUMBER

S-5A

DRAWING NUMBER/SHEET

FILE P:\Planning\Projects\6927\Dwg\SCOTTS RUN SOUTH\6927L903.dwg USER Cottingham DATE Feb. 03 2013 TIME 05:32 pm



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CDP - REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

FUNCTIONAL INFRASTRUCTURE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758.005

DRAWING NUMBER CDP S-6

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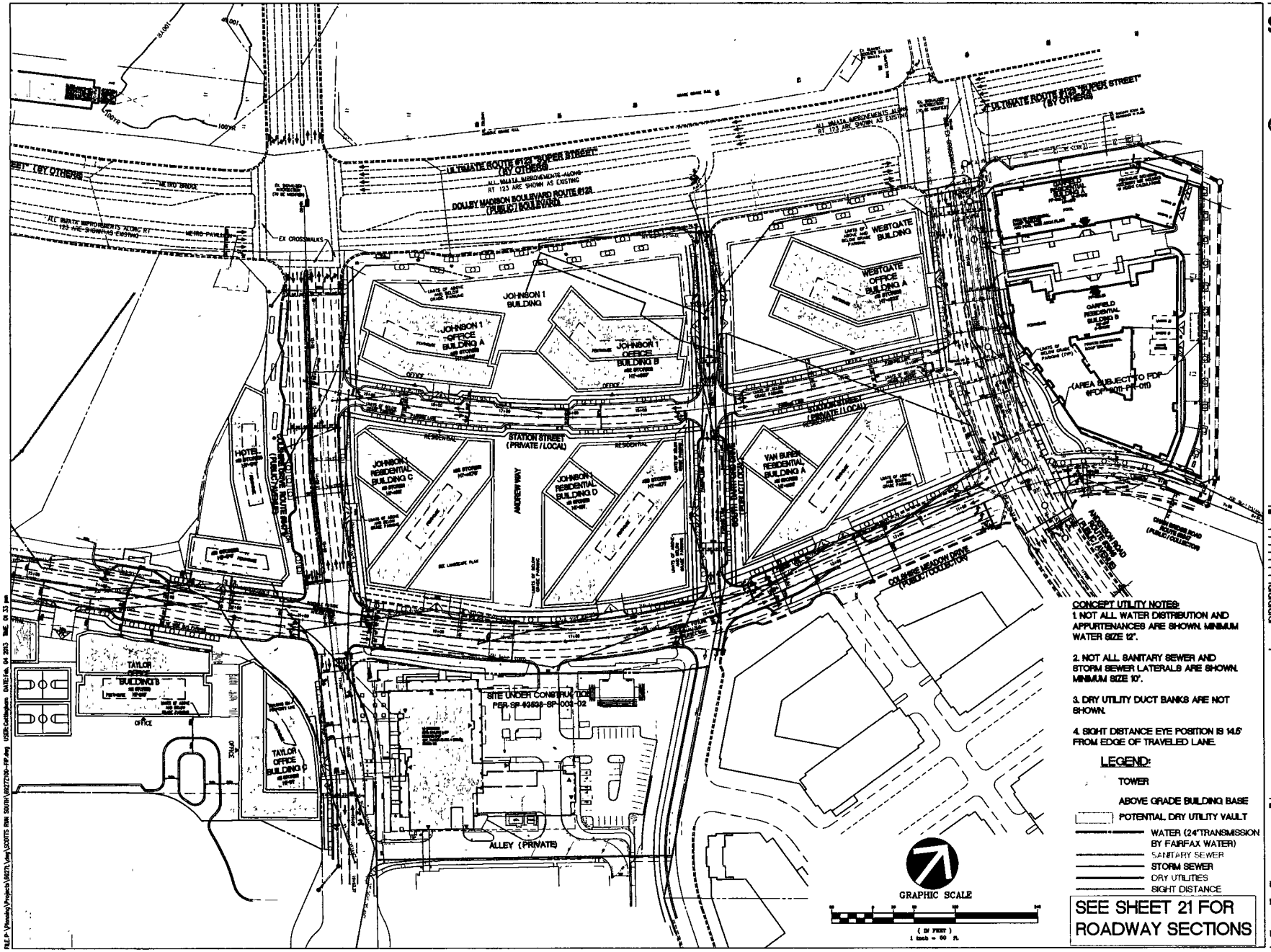

CONCEPT UTILITY NOTES:

1. NOT ALL WATER DISTRIBUTION AND APPURTENANCES ARE SHOWN. MINIMUM WATER SIZE 12".
2. NOT ALL SANITARY SEWER AND STORM SEWER LATERALS ARE SHOWN. MINIMUM SIZE 10".
3. DRY UTILITY DUCT BANKS ARE NOT SHOWN.
4. SIGHT DISTANCE EYE POSITION IS 14.5' FROM EDGE OF TRAVELED LANE.

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- POTENTIAL DRY UTILITY VAULT
- WATER (24"TRANSMISSION BY FAIRFAX WATER)
- SANITARY SEWER
- STORM SEWER
- DRY UTILITIES
- SIGHT DISTANCE

SEE SHEET 21 FOR ROADWAY SECTIONS

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Cityline PARTNERS

OWNER/APPLICANT

VIKA Inc.
CIVIL ENGINEERING

DEMSHERRY
TRANSPORTATION ENGINEERING

WELLS + ASSOCIATES
TRAFFIC ENGINEERING

WALSH COLUCCI LUBELEY EMRICH & WALSH PC
LAND USE/ZONING ATTORNEY

ISSUED FOR	REV	DATE
CDP-REVISION		02/04/2013
CDP-REVISION		12/10/2012
CDP-REVISION		10/22/2012
CDP-REVISION		8/01/2012
CDP		5/10/2011

SCOTTS RUN STATION SOUTH

DRAWING TITLE

FUNCTIONAL INFRASTRUCTURE PLAN

SCALE 1"=60'

PROJECT NUMBER 26758 005

DRAWING NUMBER CDP S-7

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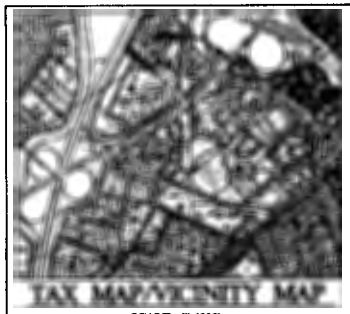

SCALE: 1"=1000'

SCOTTS RUN STATION SOUTH
GARFIELD SITE
FINAL DEVELOPMENT PLAN
FDP-2011-PR-011
RE: RZ-2011-PR-011 (CDP)

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH 30, 2012
OCTOBER 22, 2012
DECEMBER 10, 2012
FEBRUARY 4, 2013

SHEET INDEX:

CIVIL

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C-2 OVERALL CONTEXT PLAN
C-3 NOTES AND TABULATIONS
C-3A WAIVERS AND MODIFICATIONS
C-4. AREA AND METRO CONTEXT PLAN
C-5 EXISTING CONDITIONS PLAN
C-6. FINAL DEVELOPMENT PLAN
C-6A. INTERIM FINAL DEVELOPMENT PLAN
C-7. EXISTING VEGETATION MAP
C-8. TRAFFIC CIRCULATION PLAN
C-9. TYPICAL STREET CROSS SECTIONS
C-10. FIRE LANE ACCESS PLAN
C-10A. AUTO TURN ANALYSIS
C-10B. AUTO TURN ANALYSIS
C-11. SWM/BMP PLAN
C-12. Thru C-12. SWM/BMP COMPUTATIONS, NOTES & DETAILS
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ARCHITECTURAL

A-01 PLANS
A-02 SECTIONS
A-03 PROPOSED DEVELOPMENT WITH PROPOSED NEIGHBORING PROPERTIES
A-04 PROPOSED DEVELOPMENT WITH EXISTING NEIGHBORING PROPERTIES
A-05 SHADOW STUDIES
A-06 ILLUSTRATIVE ELEVATIONS TOWER A
A-07 ILLUSTRATIVE ELEVATIONS TOWER A
A-08 ILLUSTRATIVE ELEVATIONS TOWER B
A-09 ILLUSTRATIVE ELEVATIONS TOWER B
A-10 ILLUSTRATIVE PERSPECTIVE VIEWS
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LANDSCAPE ARCHITECTURE:

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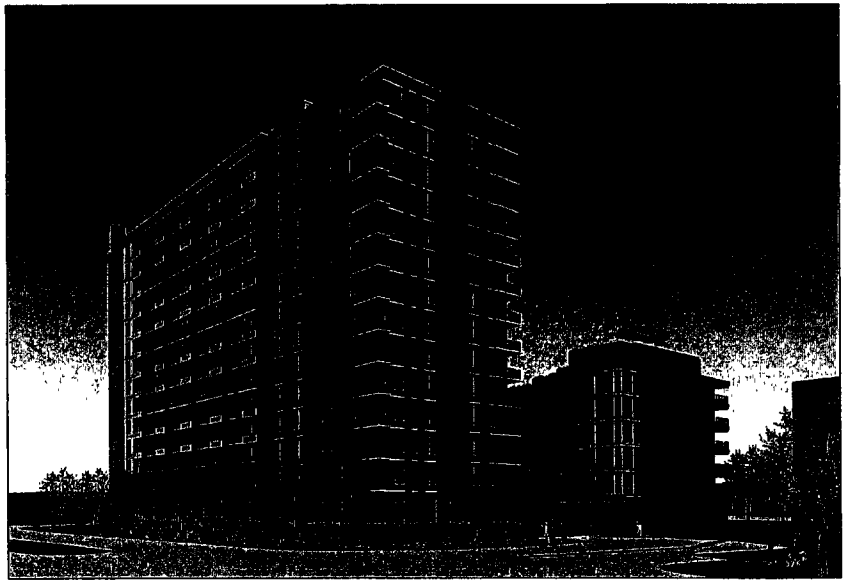
L-01B LANDSCAPE PLAN GROUND LEVEL - FINAL
L-02 LANDSCAPE PLANS ROOF AND COURTYARD
L-03 LANDSCAPE SECTIONS AND ELEVATIONS
L-04 LANDSCAPE SECTIONS AND ELEVATIONS
L-04A LANDSCAPE SECTIONS AND ELEVATIONS
L-05 LANDSCAPE DETAILS STREETSCAPE
L-05A LANDSCAPE DETAILS AND CALCULATIONS
L-05B LANDSCAPE PLANTER SWM CALCULATIONS
L-06 LANDSCAPE SITE FURNISHINGS
L-07 ILLUSTRATIVE VIEWS
L-08A PEDESTRIAN CIRCULATION PLAN INTERIM
L-08B PEDESTRIAN CIRCULATION PLAN FINAL



CONCEPTUAL DEVELOPMENT RENDERING

TAX MAP NOS.
030-3 ((00)) 6A

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

Professional Seal

©2009 WDG Project No: WA00000.00

COVER SHEET

Scale: AS SHOWN

FDP C-1

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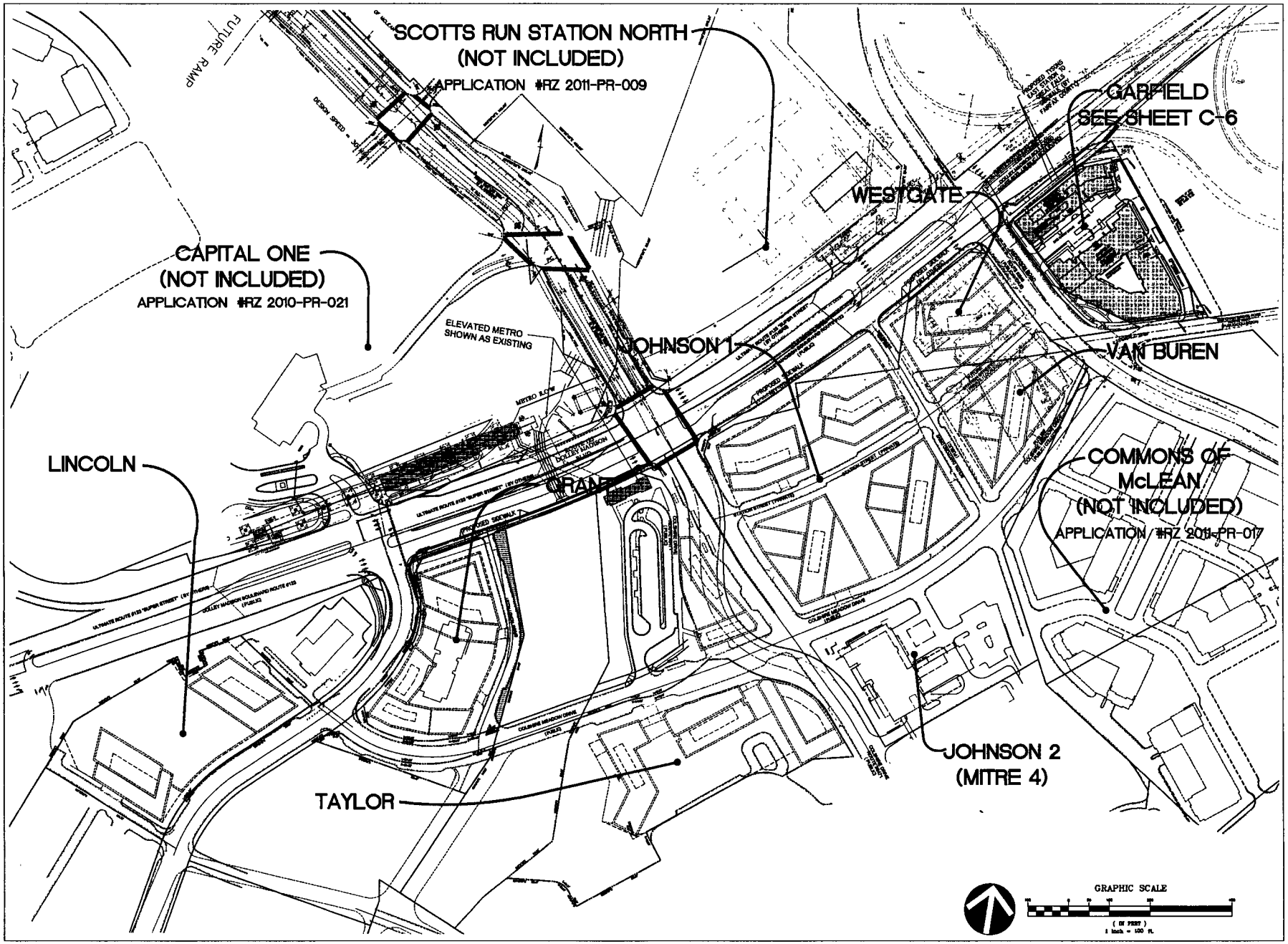

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FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

Professional Seal

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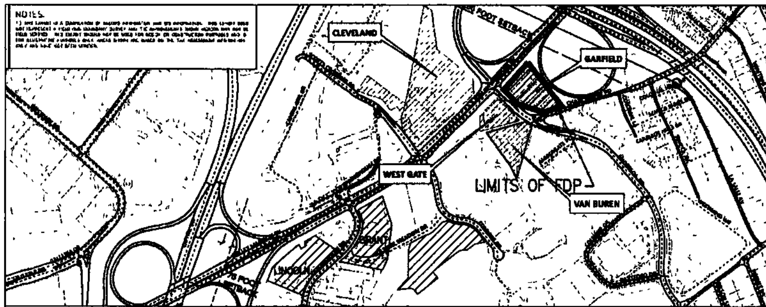
WDG Project No: WA00000.00

OVERALL CONTEXT PLAN

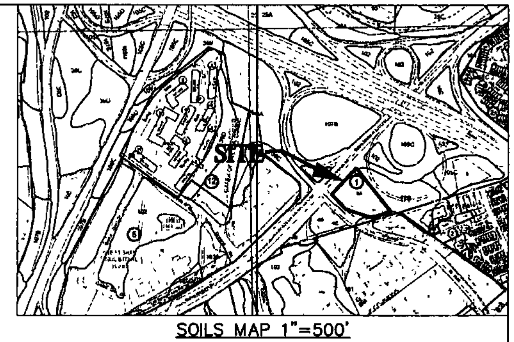
Scale 1" = 100'

FDP C-2



75'/200' DAAR EXHIBIT

75' & 200' SETBACK
SHOW FROM MAINLINE R/W PER
ZONING ORDINANCE INTERPRETATION
(SCALE. 1"=500')



SOILS MAP 1"=500'

6A,6B BARKERS CROSSROADS–RHODHISS–ROCK OUTCROP COMPLEX CLASS IVB, TYPE D
78B MEADOWVILLE LOAM,.. CLASS II, TYPE B
101 URBAN LAND/WHEATON COMPLEX.. CLASS IVB TYPE D

NOTES

1 THE PROPERTY THAT IS THE SUBJECT OF THIS FDP CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 30-3 ((1)) PARCEL 6A. THE PROPERTY IS CURRENTLY ZONED C-3 & HC WITH PROFFERS. THE PURPOSE OF THIS APPLICATION IS TO PROVIDE A FDP FOR THE PROPERTY REZONED TO PTC AND TO BE DEVELOPED AS SHOWN ON THE FDP

2 THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3 THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET

4 THE BOUNDARY INFORMATION WAS PREPARED BY BOWMAN CONSULTANTS.

5. THE SUBJECT PARCEL IS LOCATED IN THE ANDERSON ROAD SUB-DISTRICT OF THE TYSONS EAST PLANNING DISTRICT IN THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.

6 PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT

7 STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, BIORETENTION AREAS, INFILTRATION FACILITIES AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY. SEE SHEETS C-11 THRU C-16. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES. ANY INTERIM DETENTION WILL BE PROVIDED IN A VAULT

8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY

9 TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY

10 THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS. DATE OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.

11 THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS NO FLOOD PLAIN, R.P.A. OR A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY

12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.

13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS GRANTED WITH THE CDP AND FURTHER REQUESTED OR RE-AFFIRMED ON THIS SHEET

14 LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES AT THE TIME OF FINAL SITE PLAN.

15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN (FDP) SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE FDP ARE MAINTAINED AND THE MINIMUM & MAXIMUM NUMBER OF RESIDENTIAL UNITS, MINIMUM & MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE FDP AND AS SPECIFIED IN PROFFERS 1 2&3.

16 ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, MINOR (LESS THAN 3') WALLS AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE PTC ZONE OR USES NOT REPRESENTED ON THE FDP MAY BE PROVIDED ON THE FINAL SITE PLAN WITHOUT THE NEED FOR A FDPA.

17 NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON ROUTE 123 (DOLLEY MADISON BOULEVARD) OR ROUTE 3547 (OLD CHAIN BRIDGE ROAD) WHICH ARE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT

18 THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF AT GRADE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT FINAL SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA AND NUMBER OF UNITS AND/OR OTHER SECONDARY USES (RESIDENTIAL/COMMERCIAL)

19 THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION

20. THERE IS AN EXISTING UTILITY EASEMENT HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THIS EASEMENT WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE ZONING ORDINANCE.

21 MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.

22 THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP OR PRELIMINARY PLAN.

23 ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS URBAN CENTER.

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

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

26. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS' AND/OR THE TRANSPORTATION DESIGN FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE FDP IF THEY ARE IN CONFORMANCE WITH SECTION 18J-403(4) OF THE ZONING ORDINANCE.

27 PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, AND OTHER USES IDENTIFIED ON TABULATIONS, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHIN SCOTTS RUN STATION SOUTH WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES (INCLUDING A CONFERENCE CENTER OPERATED BY A NON-PROFIT ORGANIZATION, AS PERMITTED UNDER THE COUNTY ZONING ORDINANCE), RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON AN FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE" SEE PROFFER #6

28. PRIVATE DRIVEWAYS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 2

29 CROSSWALK LOCATIONS INDICATED ON THE FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN.

30. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.

31 ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT

32. ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.

33. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAT BE APPROVED BY THE PLANNING COMMISSION

34. ALL GRADING INDICATED ON THIS FDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.

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

36 ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

37 ALL LANE USE DEDICATED ON THE FDP(EX. INTERIM, AND/OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.

38. APPLICANT INTENDS ON ALL EXISTING STRUCTURES ONSITE TO BE REMOVED FOLLOWING APPROVAL OF A SITE PLAN.

39 THIS PLAN 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.

40. THE TREE CANOPY AND PRESERVATION TARGET PER ZONING ORDINANCE SECTION 13-400 SHALL BE CALCULATED ON BOTH APPLICATION AREAS AS A WHOLE. SEE THE RUNNING TABULATION SHEET L-05A

41 THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETSCAPE SHOWN HERE ON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE

WORK FORCE HOUSING NOTE

ALL REQUIRED WORK FORCE HOUSING WILL CONFORM WITH TYSON'S COMPREHENSIVE PLAN POLICIES FOR WORK FORCE HOUSES. THESE UNITS WILL BE PROVIDED ON-SITE.

GARFIELD FAR CALCULATION

	GARFIELD
LAND AREA	111,772 SF (2.56593 ac)
GSF MASTER PLAN	475,694
FAR MASTER PLAN	4 256

PROPERTY TABULATION (FDP APPLICATION AREA):

SITE NAME	TAX MAP#	AREA (SF)	AREA (AC)	EXISTING ZONE	DEED BOOK	PAGE	NOTES
GARFIELD	030-3 ((01)) 0006A	111,772	2.56593	C-3	5864	1335	1892/420

Scotts Run Station South FDP Running Density Tab			
	Parcel	GFA Range, SF (CDP)	GFA Provided, SF (FDP)
Land Bay East			
	Taylor	726 500 1 085,200	
	Johnson I	1 573 200 - 2,388 900	
	Johnson II/Mitre*	340,000	340,000
	Westgate	324,000 - 405,000	
	Van Buren	350,000 - 466 000	
	Garfield	442,128 - 550,342	475,694
	Hotel	115,000 - 234,300	
	TOTAL Land Bay East	5 126 234	815 694
Land Bay West			
	Grant	702 151 - 1,071 383	
	Lincoln	488,581 - 612 803	
	TOTAL Land Bay West	1 571 620	0
	GRAND TOTAL PERMITTED	6 697,860	815,694

TABULATION NOTES

[1] INDIVIDUAL BUILDING HEIGHTS SHOWN MAY BE ADJUSTED AT FINAL SITE PLAN PROVIDED THE MAXIMUM BUILDING HEIGHT FOR EACH BUILDING IS NOT EXCEEDED.

[2] THE NUMBERS OF FLOORS SHOWN MAY BE ADJUSTED AT FINAL SITE PLAN PROVIDED THE MAXIMUM BUILDING HEIGHT FOR THE BUILDINGS IS NOT EXCEEDED. FLOORS SHOWN ARE ABOVE GARAGE, REFER TO ARCHITECTURAL SECTION.

[3] THE APPLICANTS RESERVE THE RIGHT TO TRANSFER SQUARE FOOTAGE AT FINAL SITE PLAN BETWEEN AND WITHIN BUILDINGS PROVIDED THE MAXIMUM OVERALL SITE FAR IS NOT EXCEEDED.

[4] THE NUMBER OF DWELLING UNITS MAY BE ADJUSTED AT THE TIME OF THE FINAL SITE PLAN.

[5] THE APPLICANTS RESERVE THE RIGHT TO PROVIDE MORE OR LESS PARKING WITHIN EACH BLOCK AT THE TIME OF FINAL SITE PLAN APPROVAL PROVIDED THE MAXIMUM PARKING RATES SET FORTH IN SECTION 6-500 ARE NOT EXCEEDED AT THE BUILD-OUT OF THE OVERALL DEVELOPMENT

[6] PARKING RATES PROVIDED: COMMERCIAL 1.5/1000 GFA RESIDENTIAL 1.5/UNIT HOTEL 1/ROOM RETAIL 4/1000 GFA RETAIL PARKING RATIO – NO PARKING FOR FIRST 5,000 GFA PER COMP PLAN P 64. ADDITIONAL PARKING IS 4/1000 GFA PER 11-104 ZONING "RETAIL SALES ESTABLISHMENT." NOTE: REQUIRED RESIDENTIAL PARKING IS BASED UPON A 2BR AVERAGE.

[7] HEIGHTS DO NOT INCLUDE PENTHOUSE UNLESS PENTHOUSE INCLUDES RESIDENTIAL AMENITY SPACE. PENTHOUSES MAY BE UP TO 30' HIGH AND WILL NOT EXCEED 25% OF THE ROOF AREA.

[8] SEE ARCHITECTURAL SITE SECTIONS FOR AVERAGE GRADE.

SITE TABULATION

GARFIELD SITE

Block/ Building	Allowable Building Height	Proposed Building Height [1][7][8]	Penthouse Height [1][7]	Proposed Floors [2]	Use [6]	GFA by Use	Building GFA [7]*	Dwelling Units [4]	Required Parking <1/8 mile (Per Unit or 1000 GFA) Min	Max	Required Parking 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Max	Required Parking > 1/4 mile (Per Unit or 1000 GFA) Min	Max	Total Required Parking Range	Parking Provided [5]	Parking Ratio Per Use [6]	Revised Loading
Block A		RANGE: 157-177					251,747	RANGE: 220-230			167	267	75	85				
A1	225 FT	170	20 FT	14-15	Residential	251 747		222			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	242-352	306	1.22	2
Block B		RANGE: 75'-80'					223,947	RANGE 200-210			153	244	68	87				
B1	225 FT	78	15 FT	6	Residential	223 947		203			1.00 (75%)	1.60 (75%)	1.35 (25%)	1.70 (25%)	222-331	255	1.27	2
SUB-TOTAL					Hotel [6]		0									0		
					Office [6]		0									0		
					Retail [6]		0									0		
					Residential [6]		475,694	RANGE: 420-440								561		
TOTAL							475,694	425							464-683	561		

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

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NOTES AND TABULATIONS

Scale AS NOTED

FDP C-3

FILE: P:\Planning\Projects\6927R\dwg\6927R902.dwg USER: Benton DATE: Feb. 02 2013 TIME: 11:15 am

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1 WAIVER OF PFM SECTION 6-0303.B, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT (SEPARATE WAIVER FILED 6835-WPFM-005)

2 MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES

3 MODIFICATION OF PFM SECTION 7-0800 10 ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.

THE FOLLOWING PFM WAIVERS MODIFICATIONS 4 THRU 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

4 WAIVER OF PFM SECTION 7-0403 4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.

5 MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING

6 MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

7 A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING

8 WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP

9 MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF FOUR (4) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.

8. MODIFICATION OF SECTION 12-0508 AND 12-0511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION TARGET CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.

9 MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS

A)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304 2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL

B)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304 2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

C)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304 4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE

D)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1308 3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.

E)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307 2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL

F)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307 2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

G)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307 2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES

H)ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307 2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.

I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309 2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2011-PR-0011 (CDP) THE FOLLOWING ZONING ORDINANCE MODIFICATIONS AND WAIVERS LISTED HAVE BEEN REITERATED AS THEY SPECIFICALLY APPLY TO THE GARFIELD SITE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP SPECIFIC AREAS INCLUDE.

A. STREETSCAPE ON SOUTH SIDE OF DOLLEY MADISON BOULEVARD ALONG GARFIELD FRONTAGE

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

6 APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE FDP

7 APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT IN LENGTH

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8)
FOR INTERIM SURFACE LOTS, ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6 TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP FOR INTERIM SURFACE PARKING LOTS. INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE

9 APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE
PARKING STRUCTURES AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW

A FOR INTERIM SURFACE PARKING LOTS PERIPHERAL LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE

B FOR PROPOSED ABOVE GRADE PARKING STRUCTURES, PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETSCAPES (PER TYSON'S URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

C FOR PROPOSED ABOVE GRADE PARKING STRUCTURES, PERIPHERAL LANDSCAPING MAY INCLUDE INNOVATIVE PLANTING DESIGN AND ARCHITECTURAL TECHNIQUES, INCLUDING BUT NOT LIMITED TO OVERHEAD VEGETATIVE ARBORS TO BE SHOWN ON FDP

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

10. APPLICANT REQUESTS A WAIVER OF ZONING ORDINANCE SECTION 16-403 REQUIRING THE SUBMISSION OF A FINAL DEVELOPMENT PLAN APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL PUBLIC ROADWAY, AND INFRASTRUCTURE PHASING EXHIBIT IMPROVEMENT PLANS AND INTERIM PARKING SPACES REQUIRED AS SHOWN WITHIN THE CDP AND INDICATED ON THE FDP

ZONING ORDINANCE ARTICLE 17 - SITE PLAN

11 APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP).

12. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(7) REQUIRING NO PARKING SIGNS ALONG TRAVEL WAYS AT 15M INTERVAL, SO AS NOT TO CREATE VISUAL SIGN CLUTTERS, MEANS AND METHOD OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT FINAL SITE PLAN WITH APPROVAL OF THE DIRECTOR OF DPWES.

13. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP

14 IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 123.

15 THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.

16 IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT

17 IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SEE ALSO PFM WAIVERS/MODIFICATION 1, 2 AND 3 REQUESTED FROM THE BOARD OF SUPERVISOR.

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

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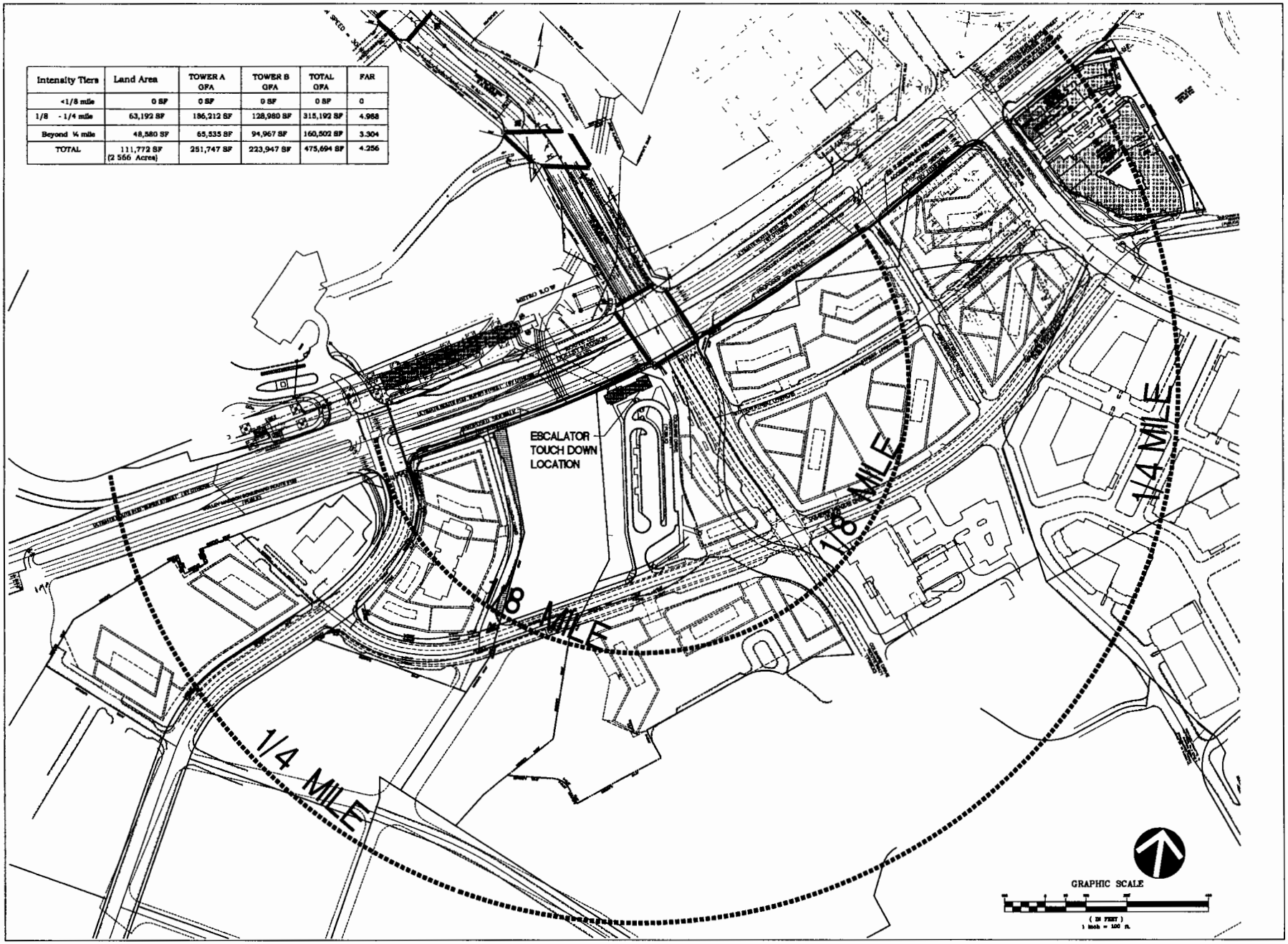
WAIVERS AND MODIFICATIONS

Scale AS NOTED

FDP C-3A

FILE:P:\Planning\Projects\69227R\dwg\69227R02.dwg USER:Benton DATE:Feb, 02 2013 TIME: 11:16 am

Intensity Tiers	Land Area	TOWER A GFA	TOWER B GFA	TOTAL GFA	FAR
<1/8 mile	0 SF	0 SF	0 SF	0 SF	0
1/8 - 1/4 mile	63,192 SF	186,212 SF	128,980 SF	315,192 SF	4.988
Beyond ¼ mile	48,580 SF	65,535 SF	94,967 SF	160,502 SF	3.304
TOTAL	111,772 SF (2.566 Acres)	251,747 SF	223,947 SF	475,694 SF	4.256



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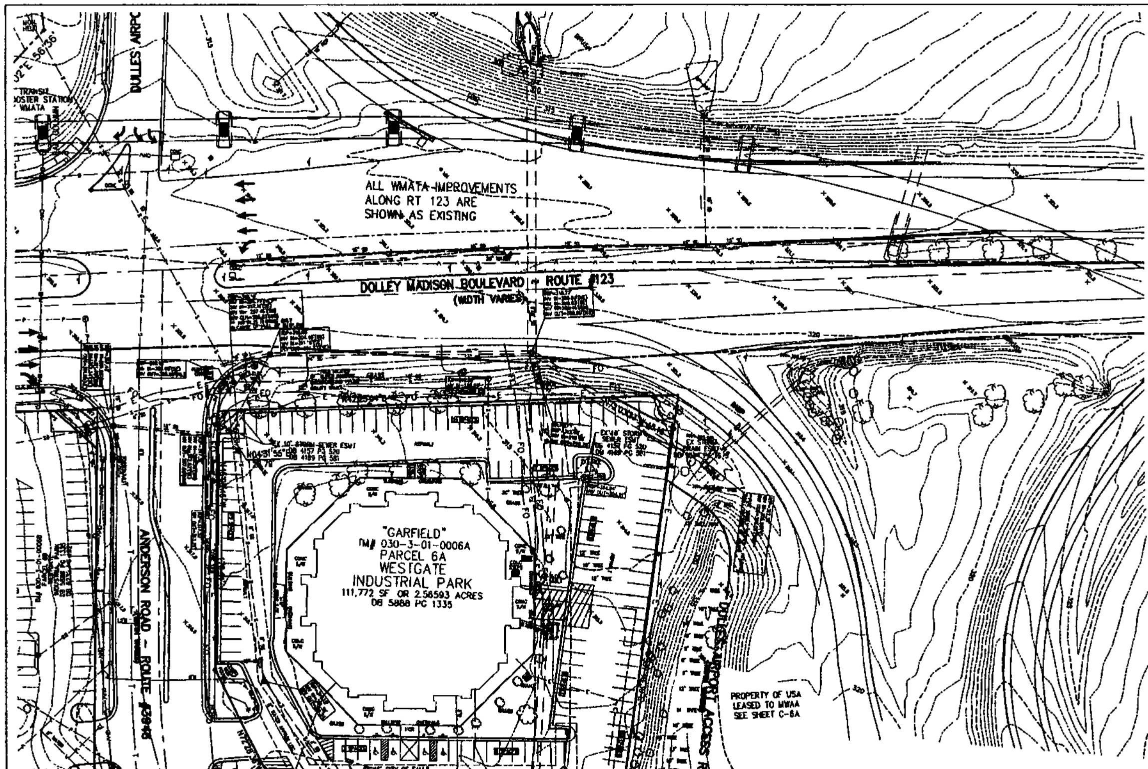
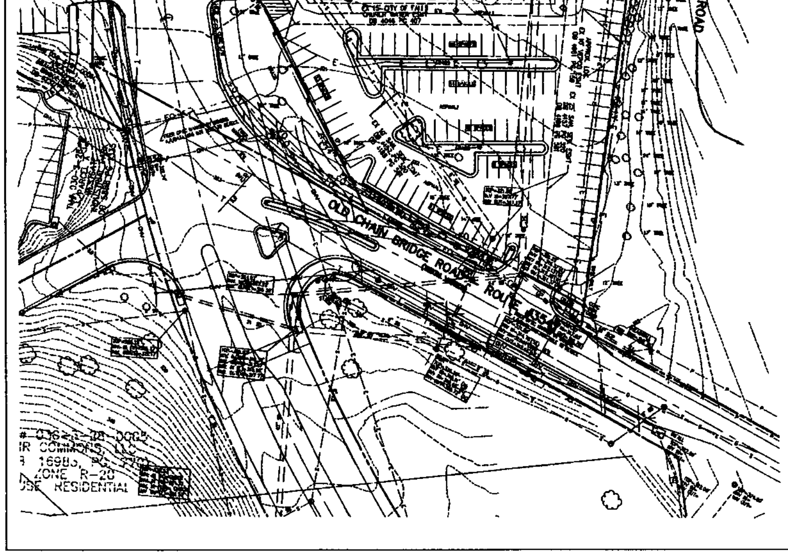
AREA METRO CONTEXT PLAN

1" = 100'

FDP C-4





NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #030-3-01-0006A AND IS ZONED C-3 & HC.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 515525 0100 D, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) BASED ON A PLAT RECORDED IN DEED BOOK 14774 AT PAGE 1546 ENTITLED "BOUNDARY LINE ADJUSTMENT ON LOT 3A AND 4A2 - WESTGATE PARK" AND PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED JULY 16, 2010.
5. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT
6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM PUBLIC STREETS (ANDERSON ROAD - ROUTE 3946 AND CHAIN BRIDGE ROAD - ROUTE 3547) AS SHOWN HEREON
7. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
8. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
9. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
10. THIS ALTA/ACSM LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.

LEGAL DESCRIPTION:

BEING ALL OF PARCEL 6A - WESTGATE AS DESCRIBED BY METES AND BOUNDS BY DEED RECORDED IN DEED BOOK 10045 AT PAGE 1961 AND IDENTIFIED AS "GARFIELD" ON PLAT RECORDED IN DEED BOOK 5888 AT PAGE 1335, LESS AND EXCEPT THAT PORTION DEDICATED FOR PUBLIC STREET PURPOSES AS SHOWN ON PLAT RECORDED IN DEED BOOK 11772 AT PAGE 1976, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD - ROUTE 123 (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD - ROUTE 3946 (VARIABLE WIDTH RIGHT OF WAY), SAID POINT ALSO MARKING THE NORTHWESTERLY CORNER OF THE AFORESAID PARCEL 6A - WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD THE FOLLOWING THREE (3) COURSES AND DISTANCES

1. NORTH 04°31'55" EAST, 20.70 FEET TO A POINT; THENCE
2. NORTH 42°23'04" EAST, 263.74 FEET TO A POINT; THENCE
3. NORTH 72°03'33" EAST, 48.15 FEET TO A POINT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD - ROUTE 241 (VARIABLE WIDTH RIGHT OF WAY) AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF DOLLY MADISON BOULEVARD, SAID POINT ALSO MARKING THE NORTHEASTERLY CORNER OF THE AFORESAID PARCEL 6A - WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF DOLLEY MADISON BOULEVARD AND RUNNING WITH A PORTION OF SAID RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD
4. SOUTH 37°40'39 EAST 455.13 FEET TO A POINT MARKING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OLD CHAIN BRIDGE ROAD - ROUTE 3547 (VARIABLE WIDTH RIGHT OF WAY) AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE DULLES AIRPORT ACCESS ROAD, SAID POINT ALSO MARKING THE SOUTHEASTERLY CORNER OF THE AFORESAID PARCEL 6A - WESTGATE (DB 10045, PG 1961); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF DULLES AIRPORT ACCESS ROAD AND RUNNING WITH A PORTION OF SAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD
5. SOUTH 72°50'04 WEST, 186.86 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD AND THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF OLD CHAIN BRIDGE ROAD AND RUNNING WITH A PORTION OF SAID EASTERLY RIGHT OF WAY LINE OF ANDERSON ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES.
6. NORTH 72°28'38" WEST, 213.74 FEET TO A POINT; THENCE
7. NORTH 45°05'48 WEST, 170.91 FEET TO THE POINT OF BEGINNING CONTAINING 111,772 SQUARE FEET OR 2.56593 ACRES OF LAND.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 2400-110853 WITH AN EFFECTIVE DATE OF MARCH 31, 2011 @ 8:00 am HAS BEEN INCORPORATED INTO THIS SURVEY

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - PART II, EXCEPTIONS AND APPEAR TO AFFECT THE SUBJECT PROPERTY:

ITEM 3. [redacted]

ITEM 4 TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DEED BOOK 4046 AT PAGE 407 SHOWN HEREON

ITEM 5. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF DEDICATION AND VACATION OF EASEMENT RECORDED IN DEED BOOK 4157 AT PAGE 520, AS CORRECTED AND RE-RECORDED IN DEED BOOK 4189 AT PAGE 581. SHOWN HEREON

ITEM 6. EASEMENT(S) GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 4881 AT PAGE 150. SHOWN HEREON

ITEM 7 TERMS, PROVISIONS, CONDITION AND EASEMENTS CONTAINED IN STORM SEWER EASEMENT AGREEMENT RECORDED IN DEED BOOK 9844 AT PAGE 1275. SHOWN HEREON

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

	UTILITY COMPANY	PLAN # / SHEET #
TELEPHONE	MCI COMMUNICATIONS SERVICES, INC. VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T	AS-BUILT 10/19/2010 AS-BUILT 11/29/2010 NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
GAS	WASHINGTON GAS COLUMBIA GAS	MAP WG-34247 10/7/2010 NO FACILITIES 12/17/2010
ELECTRIC	DOMINION VIRGINIA POWER LEVEL 3	GIS MAP 10/13/2011 NO RESPONSE AT THIS TIME
CABLE TV	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME PLANS 1/31/2011
PUBLIC	FAIRFAX COUNTY	SANITARY SEWER MAP DATED 1/4/2011 STORMWATER NETWORK MAP DATED 3/1/2011
MISS UTILITY		TICKET #

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

AREA TABULATION:

PARCEL 6A 111,772 SQUARE FEET OR 2.56593 ACRES

EX. PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	211
HANDICAP STRIPED PARKING SPACES	4
TOTAL STRIPED PARKING SPACES ON SITE	215

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM ARTICLE 4, PART 4, SECTION 4-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE DATED APRIL 12, 2011:

SUMMARY OF ZONING:

ZONE: C-3 OFFICE DISTRICT & HC

MINIMUM LOT AREA 20,000 SQ. FT.
MINIMUM LOT WIDTH 100 FEET
MAXIMUM BUILDING HEIGHT 90 FEET

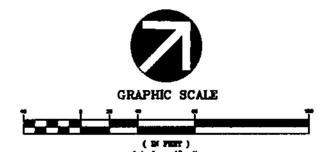
MINIMUM YARD REQUIREMENTS
FRONT YARD: 25° ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET
SIDE YARD: NO REQUIREMENT
REAR YARD: 20° ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET

MINIMUM FLOOR AREA RATIO 1.00

OPEN SPACE 15% GROSS AREA

PARKING 125,000 S.F. GROSS FLOOR AREA OR MORE. 2.6 SPACES REQUIRED PER 1000 FEET OF GROSS FLOOR AREA.

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.



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Garfield Site

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FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

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WDG Project No. WA00000 00

EXISTING CONDITIONS PLAN

1" = 40'

FDP C-5

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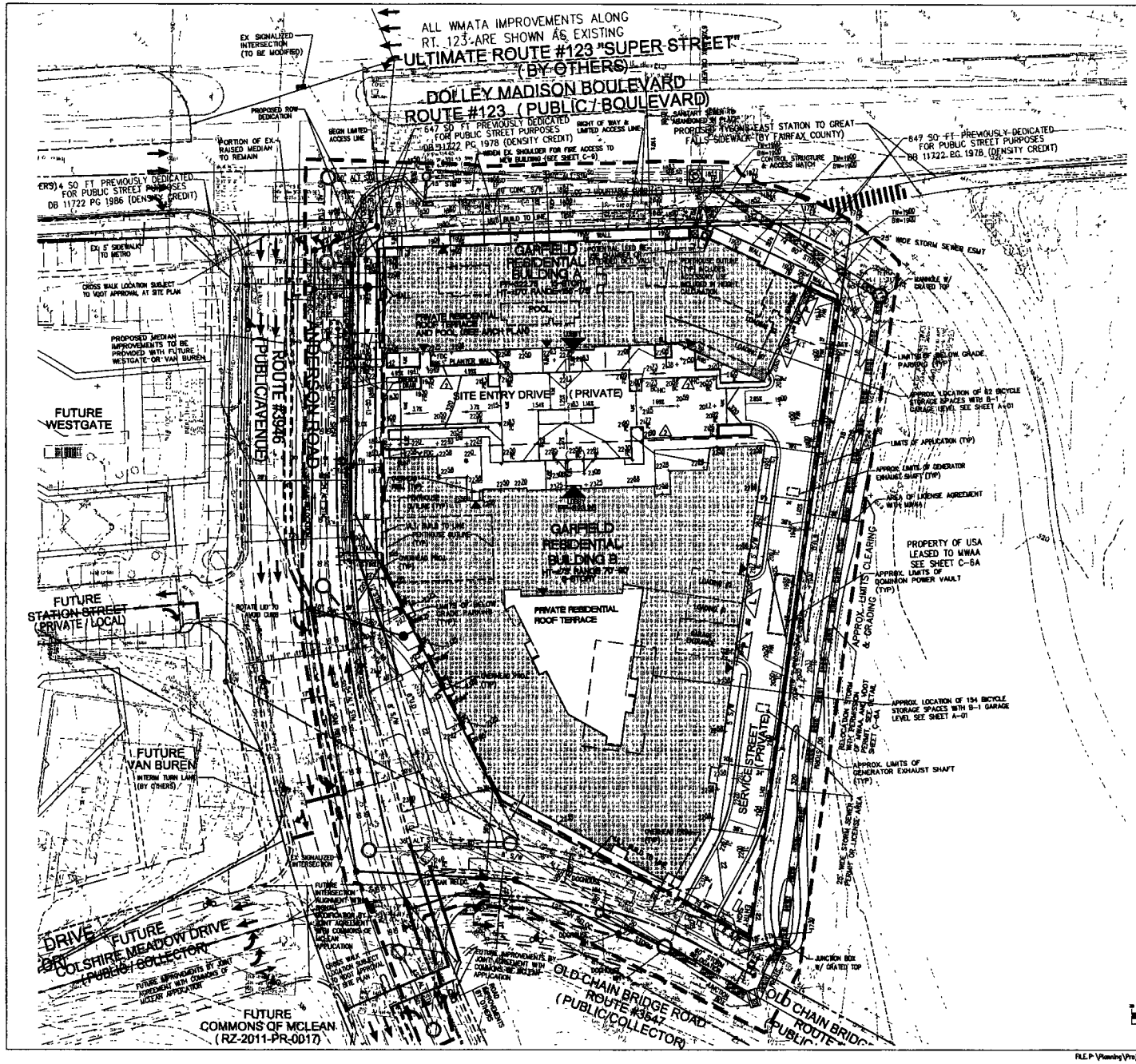

FDP NOTES

1. SEE SHEETS A-0.1 AND A-0.2 FOR BUILDING HEIGHT DETAILS.
2. PROPOSED SEWER AND WATER TO SERVE SITE MAY BE PROVIDED BY CONNECTION TO EXISTING SEWER AND WATER MAINS WITHIN ANDERSON ROAD OR AS DETERMINED AT SITE PLAN SUBMISSION.
3. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNERS OF THE PROPERTIES WHICH SAID IMPROVEMENTS OR EXTENSIONS MAY BE CONSTRUCTED.
4. SEE SHEET 3 - NOTES AND TABULATIONS FOR GENERAL NOTES, MODIFICATIONS AND WHICH APPLY TO THE SUBJECT PROPERTY
5. UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.
6. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN.
7. LIMITS OF CLEARING + GRADING TO INCLUDE ALL ON-SITE PROPERTY AND OFF-SITE AREAS NOTED SUBJECT TO PERMIT OR LICENSE AGREEMENT WITH MWAA.
8. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING IN INCLUDE ALL REQUIRED OFFSITE IMPROVEMENTS AS DICTATED AT SITE PLAN.
9. LOCATION AND NUMBER OF BICYCLE STORAGE SPACES IS APPROXIMATE. THE FINAL NUMBER AND LOCATION OF SPACES TO MEET THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.
10. ALL CROSSWALKS SHOWN AT THE SW/ ANDERSON ROAD AND ANDERSON ROAD/ OLD CHAIN BRIDGE ROAD/ COLSHIRE MEADOW DR INTERSECTIONS ARE SUBJECT TO FINAL APPROVAL BY VDOT AT SITE PLAN.
11. THE ULTIMATE CONFIGURATION OF THE ANDERSON ROAD/ OLD CHAIN BRIDGE ROAD/ COLSHIRE MEADOW DR INTERSECTION TO BE CONSTRUCTED BY OTHERS WITH THE DEVELOPMENT OF THE COMMONS OF MCLEAN SITE. SEE SHEET C-6A FOR THE INTERIM CONDITIONS PLAN.
12. RECREATIONAL AMENITIES PROVIDED WITH THE GARFIELD PARCEL ARE TO INCLUDE PRIVATE ROOF TERRACE (TOWER B), PRIVATE RESIDENTIAL ROOF TERRACE AND POOL (TOWER A).
13. PROPOSED 24" WATERMAIN IN ANDERSON ROAD BY FAIRFAX WATER. PROPOSED 8" WATERMAIN EXTENSION IN ANDERSON ROAD AND OLD CHAIN BRIDGE ROAD TO BE PROVIDED IN COOPERATION WITH FAIRFAX WATER.
14. ALL STREET TREES ARE SUBJECT TO FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.
15. ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
16. SEE SHEET C-10A AND C-10B FOR AUTO TURN ANALYSIS.
17. SEE SHEET C-9 FOR SIGHT DISTANCE LINES.
18. OLD CHAIN BRIDGE ROAD REALIGNMENT AND INTERSECTION IMPROVEMENTS ARE SUBJECT TO DEVELOPMENT AGREEMENT WITH THE COMMONS APPLICANT (RZ-2011-PR-0017).
19. ACCESS TO PARKING GARAGE AND LOADING/TRASH/SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW THROUGH THE USE OF ROLLDOWN DOORS, RECESSED ENTRYWAYS AND/OR SIMILAR TREATMENT AS STIPULATED IN THE PROFFERS.

LEGEND:

- ABOVE GRADE TOWER
- DOOR
- PARKING AND LOADING
- LOADING
- PARKING
- (SEE NOTE 19 THIS SHEET)
- BIKE LANE
- UNDERGROUND GARAGE WALL LIMITS
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- STORM DRAIN
- SANITARY SEWER
- WATERLINE
- LIMITS OF CLEARING + GRADING
- STORM DRAIN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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FINAL DEVELOPMENT PLAN

1" = 30'

FDP C-6

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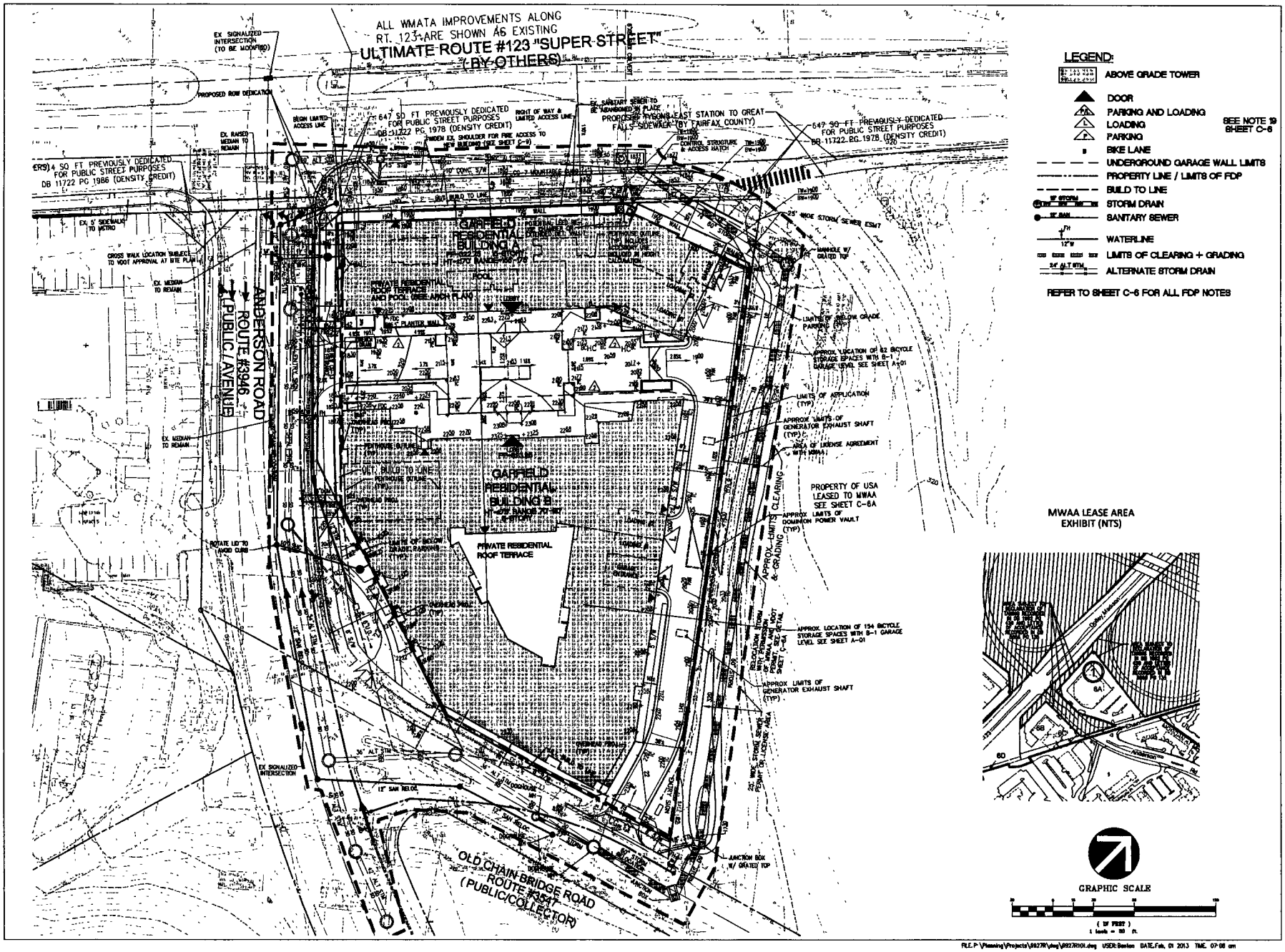

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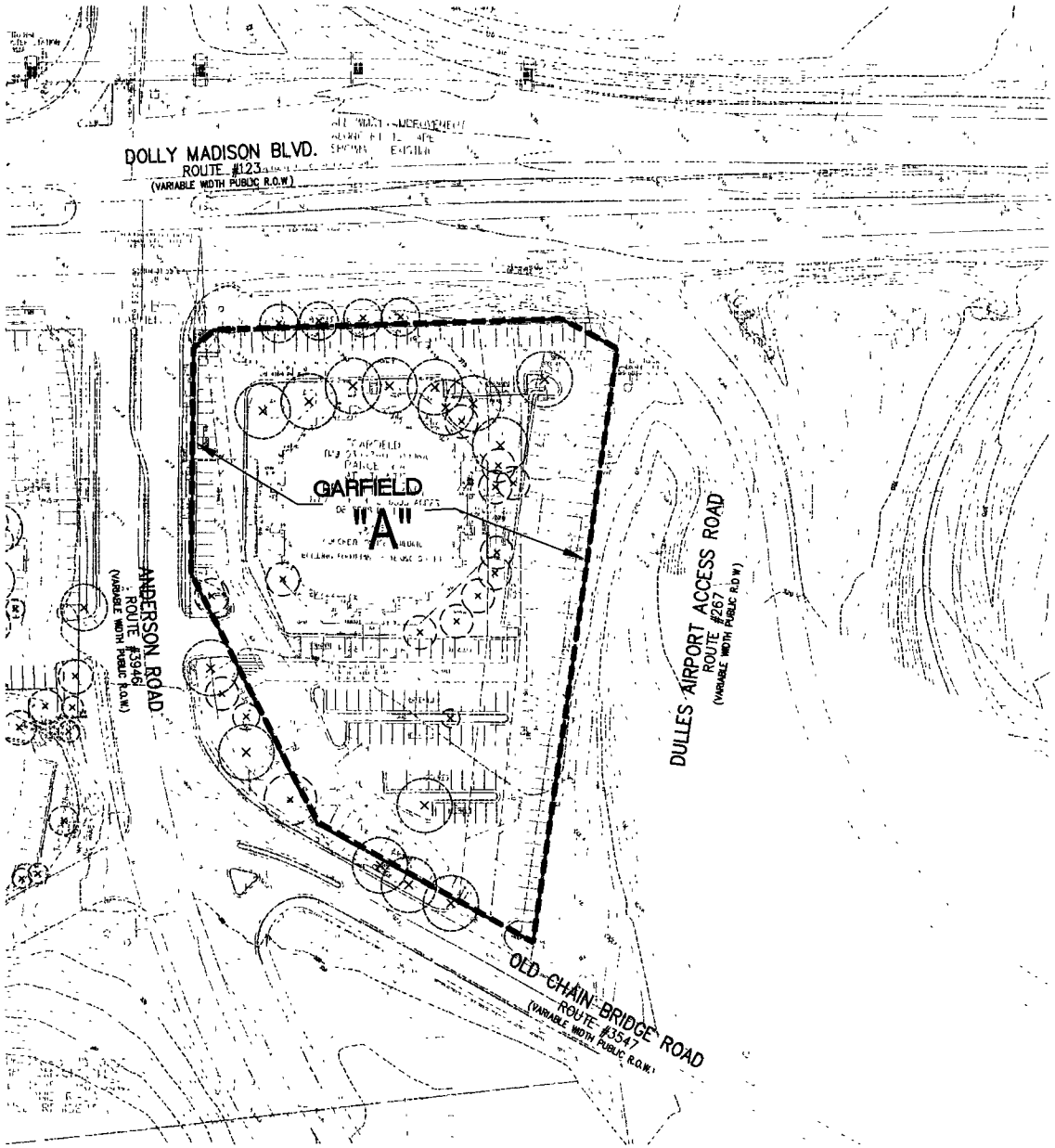
WDG Project No. WA00000.00

INTERIM FINAL DEVELOPMENT PLAN

1" = 30'

FDP C-6A



GARFIELD
EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED SITE & UNOCCUPIED BUILDING WITH LANDSCAPING	N/A	2.566 AC	GOOD HEALTH WITH MINIMAL MAINTENANCE	(SEE COVER TYPES)	DEVELOPED SITE WITH FOUNDATION, PARKING LOT AND PERIPHERAL LANDSCAPING
		TOTAL AREA	2.566 AC			

VEGETATION COVER TYPES

"A" PRIMARY SPECIES

Acer ginnala – Amur Maple
Acer rubrum – Red Maple
Betula papyrifera – Paper Birch
Betula nigra – River Birch
Cornus florida – Flowering Dogwood
Picea pungens – Blue Spruce
Pinus strobus – Eastern White Pine
Prunus subhirtella – Higan Cherry
Quercus palustris – Pin Oak
Taxodium distichum – Common Baldcypress
Tilia cordata – Littleleaf Linden

EXISTING VEGETATION NARRATIVE

COVER TYPE A:

AREA-A IS CLASSIFIED AS DEVELOPED AND CONSISTS OF AN OFFICE BUILDING, IMPERVIOUS PARKING LOT AREA WITH PARKING LOT LANDSCAPING AND PERIPHERAL MAINTAINED TURF GRASSED AREAS WITH LANDSCAPING. THE LANDSCAPED AREAS CONSIST LARGELY OF DECIDUOUS HARDWOODS, FLOWERING TREES, EVERGREENS AND SHRUB PLANTINGS. THE SUCCESSIONAL STAGE MAY BE CLASSIFIED AS EARLY SUCCESSIONAL. THE EXISTING BUILDING APPEARS VACANT. AS A RESULT ANY MAINTENANCE PROGRAM THAT WAS PREVIOUSLY PREFORMED HAS BEEN REDUCED SIGNIFICANTLY. THE GENERAL HEALTH OF THE ON-SITE PLANT MATERIAL IS GOOD THOUGH THE EXISTING VEGETATION WOULD NOT BE CONSIDERED TO BE OF PRIORITY FOR PRESERVATION.

THIS SITE IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0507 4
THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0507 4.

TABLE 12.3 TREE PRESERVE CALCULATIONS

Table 12.3 Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	98 303	see § 12-0508 2
B	Percentage of gross site area covered by existing tree canopy =	19%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	15%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	0.0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	If NO to line F then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508 3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located	C-10	Provide sheet number, see § 12-0508 3
H	If step G requires a narrative it shall be prepared in accordance with § 12-0508 4	YES	see § 12-0508 4
Table 12 12 10-Year Tree Canopy Calculation Worksheet			

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720A

SIGNATURE _____ DATE_____

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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WDG Project No: WA00000 00

EXISTING VEGETATION MAP

1"=40'

FDP C-7

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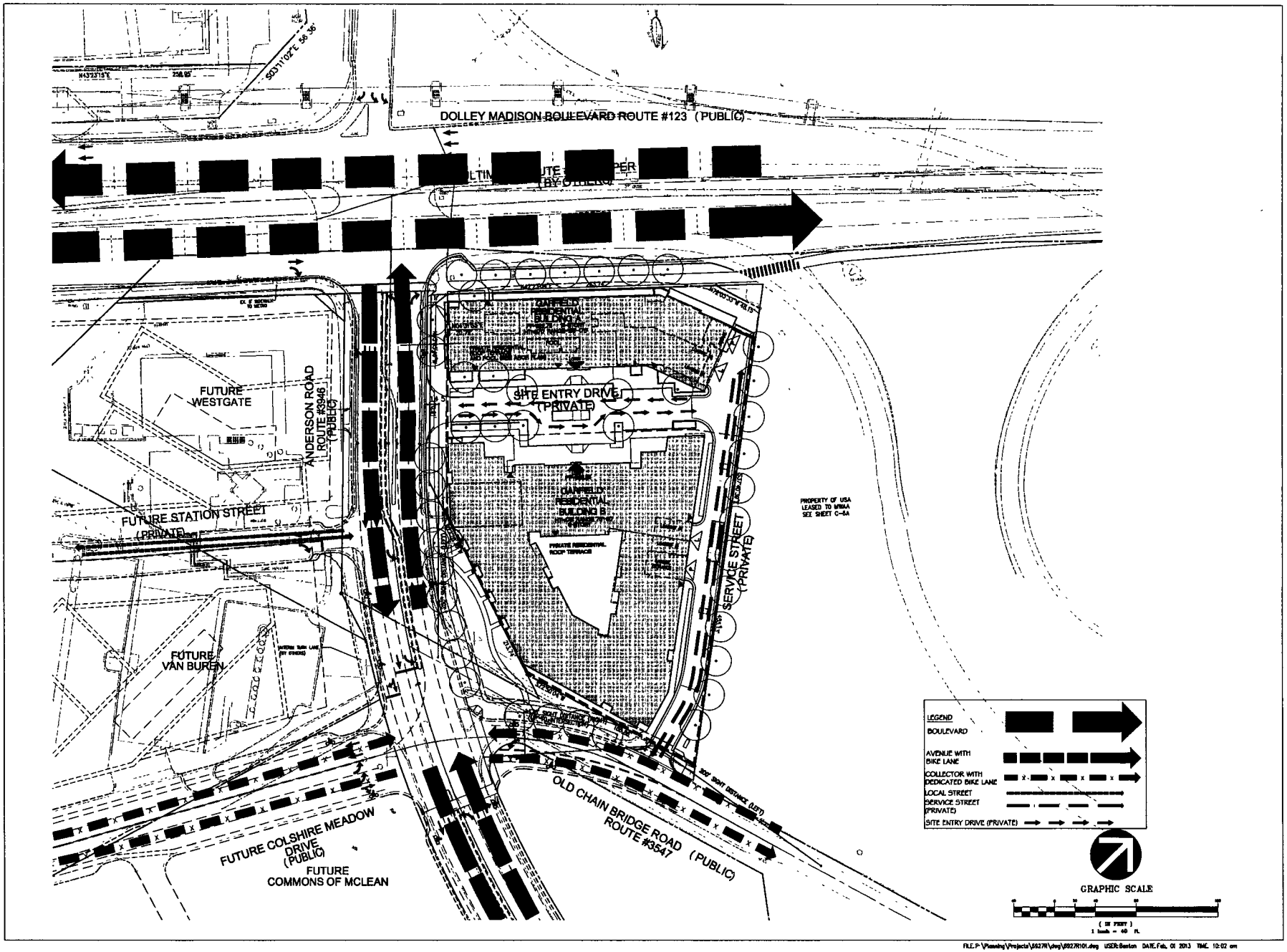

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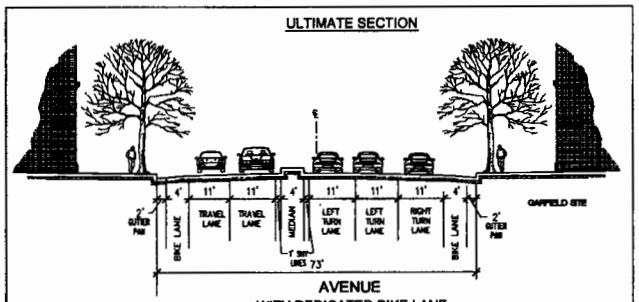
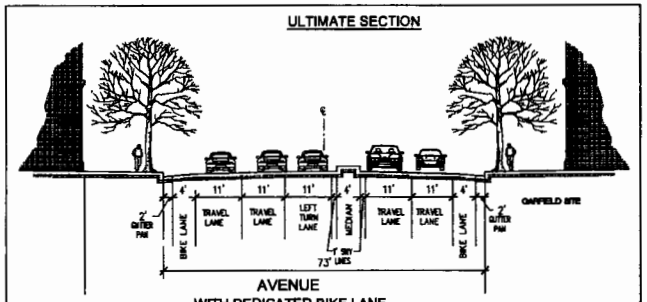
TRAFFIC CIRCULATION PLAN

Scale 1" = 40'

FDP C-8



AVENUE
WITH DEDICATED BIKE LANE
(ANDERSON ROAD NORTH OF SITE ENTRY DRIVE)



AVENUE
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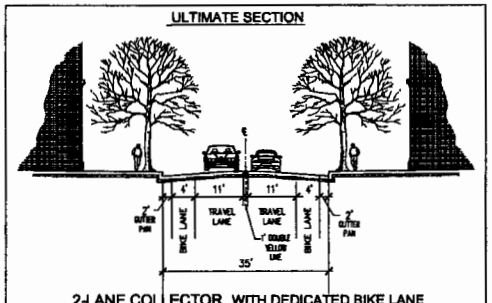
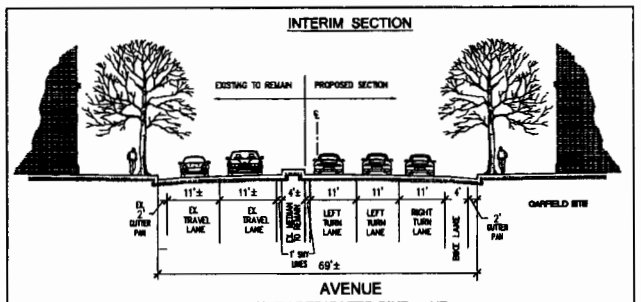
(ANDERSON ROAD SOUTH OF SITE ENTRY DRIVE)



2-LANE COLLECTOR WITH DEDICATED BIKE LANE
(OLD CHAIN BRIDGE ROAD)



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WITH DEDICATED BIKE LANE
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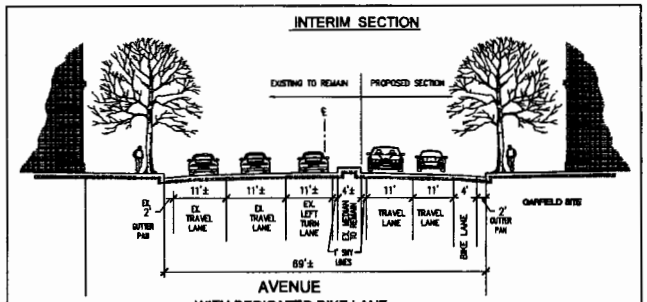

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WITH DEDICATED BIKE LANE
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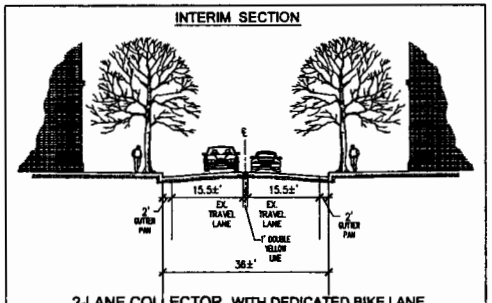

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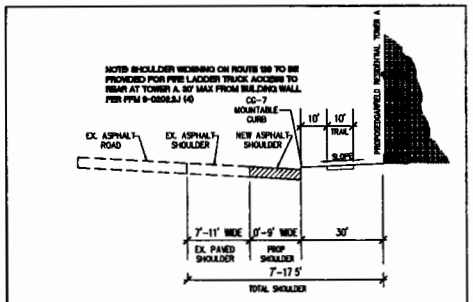
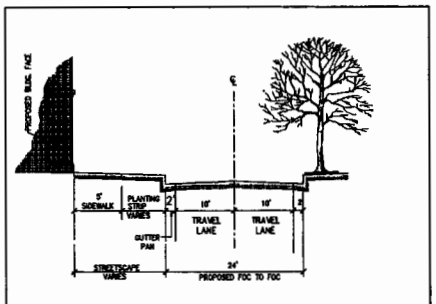
(OLD CHAIN BRIDGE ROAD)



SHOULDER WIDENING
(DOLLEY MADISON BOULEVARD ROUTE 123)



SERVICE STREET (PRIVATE)

SEE LANDSCAPE PLANS FOR STREETSCAPE

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

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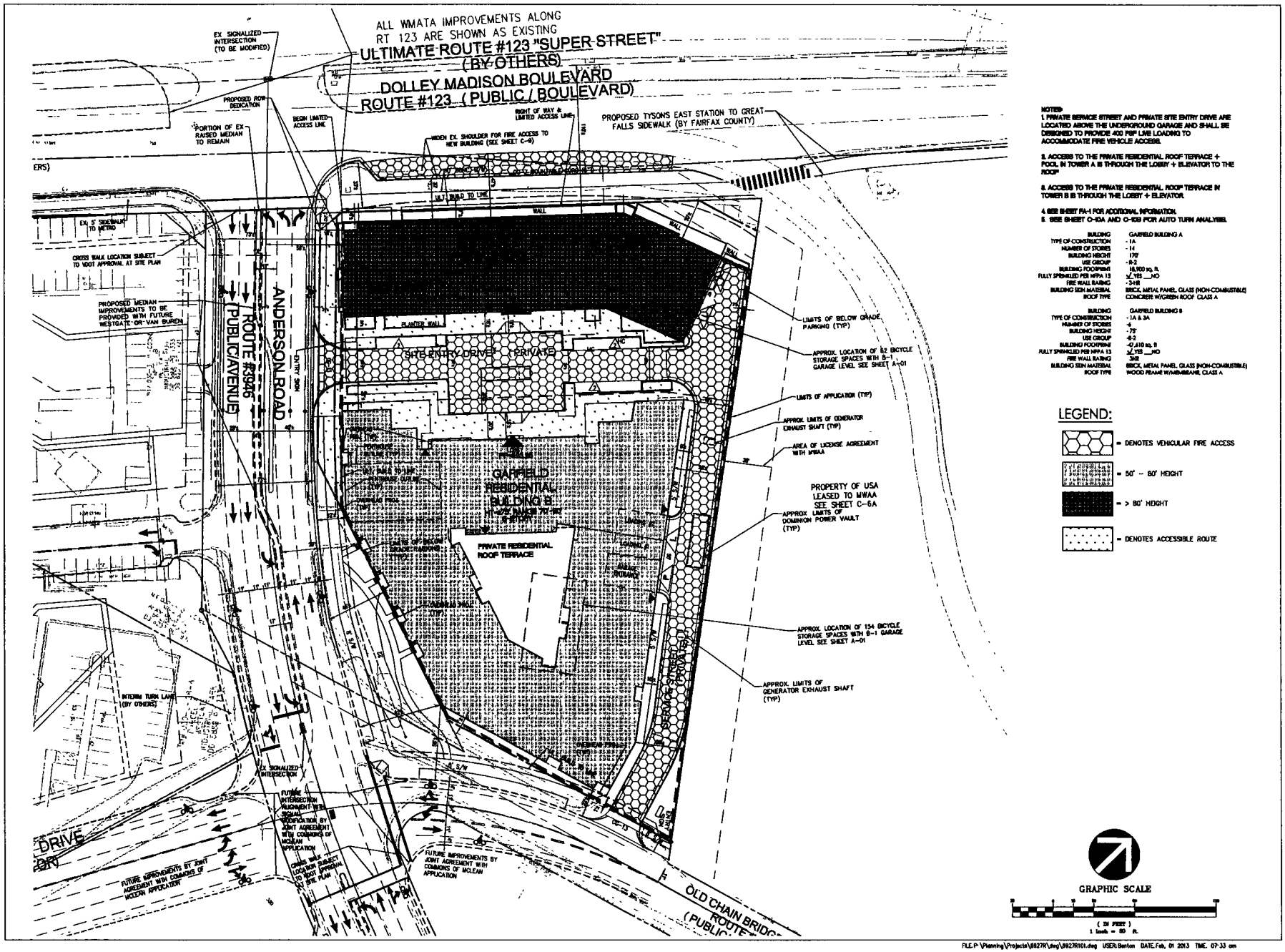
WDG Project No: WA00000.00

TYPICAL STREET CROSS SECTIONS

AS NOTED

FDP C-9



NOTES:

1. PRIVATE SERVICE STREET AND PRIVATE SITE ENTRY DRIVE ARE LOCATED ABOVE THE UNDERGROUND GARAGE AND SHALL BE DESIGNED TO PROVIDE 400 PSF LIVE LOADING TO ACCOMMODATE FIRE VEHICLE ACCESS.
2. ACCESS TO THE PRIVATE RESIDENTIAL ROOF TERRACE + POOL IN TOWER A IS THROUGH THE LOBBY + ELEVATOR TO THE ROOF
3. ACCESS TO THE PRIVATE RESIDENTIAL ROOF TERRACE IN TOWER B IS THROUGH THE LOBBY + ELEVATOR.
4. SEE SHEET PA-1 FOR ADDITIONAL INFORMATION.
5. SEE SHEET C-10A AND C-10B FOR AUTO TURN ANALYSIS.

BUILDING	GARFIELD BUILDING A
TYPE OF CONSTRUCTION	- 1A
NUMBER OF STORIES	- 14
BUILDING HEIGHT	170'
USE GROUP	- R-2
BUILDING FOOTPRINT	18,900 sq. ft.
FULLY SPRINKLED PER NFPA 13	X YES __NO
FIRE WALL RATING	- 3-HR
BUILDING SKIN MATERIAL	BRICK, METAL PANEL, GLASS (NON-COMBUSTIBLE)
ROOF TYPE	CONCRETE W/GREEN ROOF CLASS A

BUILDING	GARFIELD BUILDING B
TYPE OF CONSTRUCTION	- 1A & 3A
NUMBER OF STORIES	- 4
BUILDING HEIGHT	- 75'
USE GROUP	- R-2
BUILDING FOOTPRINT	- 17,410 sq. ft
FULLY SPRINKLED PER NFPA 13	X YES __NO
FIRE WALL RATING	3HR
BUILDING SKIN MATERIAL	BRICK, METAL PANEL, GLASS (NON-COMBUSTIBLE)
ROOF TYPE	WOOD FRAME W/MEMBRANE CLASS A

LEGEND:

= DENOTES VEHICULAR FIRE ACCESS

= 50' – 80' HEIGHT

= > 80' HEIGHT

= DENOTES ACCESSIBLE ROUTE

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Garfield Site

Tyson's Corner, VA

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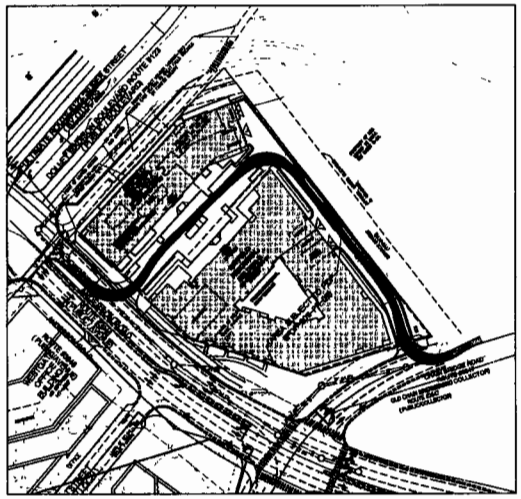
FIRE LANE ACCESS PLAN

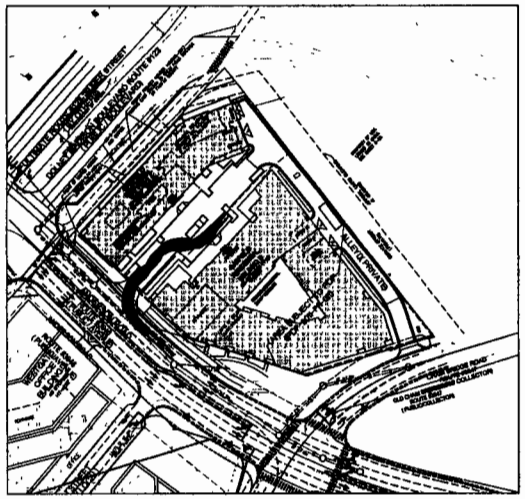
1" = 30'

FDP C-10

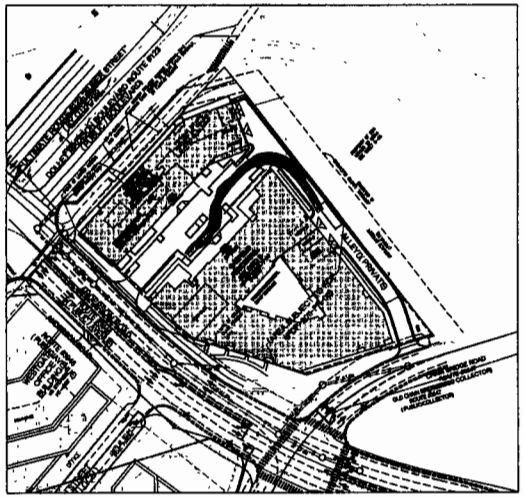
FILE:P:\Planning\Projects\8827R\dwg\8827R101.dwg USER:Benton DATE:Feb. 01 2013 TIME: 07:33 am



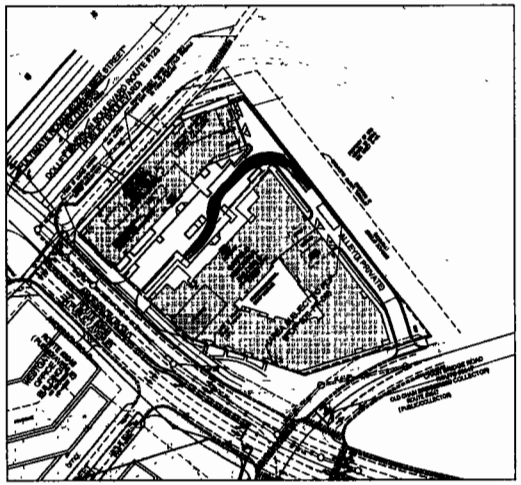
FIRE TRUCK AUTO-TURN EXHIBIT 1
FORM OLD CHAIN BRIDGE ROAD TO ANDERSON ROAD



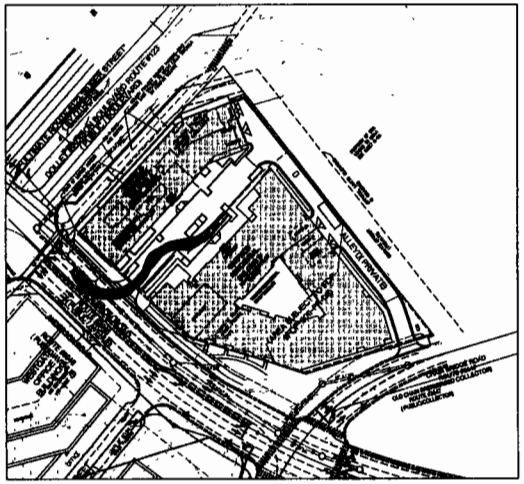
FIRE TRUCK AUTO-TURN EXHIBIT 2
FORM ANDERSON ROAD TO BUILDING B



FIRE TRUCK AUTO-TURN EXHIBIT 3
FROM BUILDING B TO SERVICE STREET



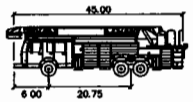
FIRE TRUCK AUTO-TURN EXHIBIT 4
FROM SERVICE STREET TO BUILDING B



FIRE TRUCK AUTO-TURN EXHIBIT 5
FROM BUILDING B TO ANDERSON ROAD

LEGEND

FRONT TIRES
REAR TIRES
VEHICLE BODY



FX-PROF feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 30.00

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

FILE:P:\Planning\Projects\6927R\dwg\6927R100-Auto turn.dwg USER:Benton DATE:Feb. 01 2013 TIME: 07:38 am

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
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FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

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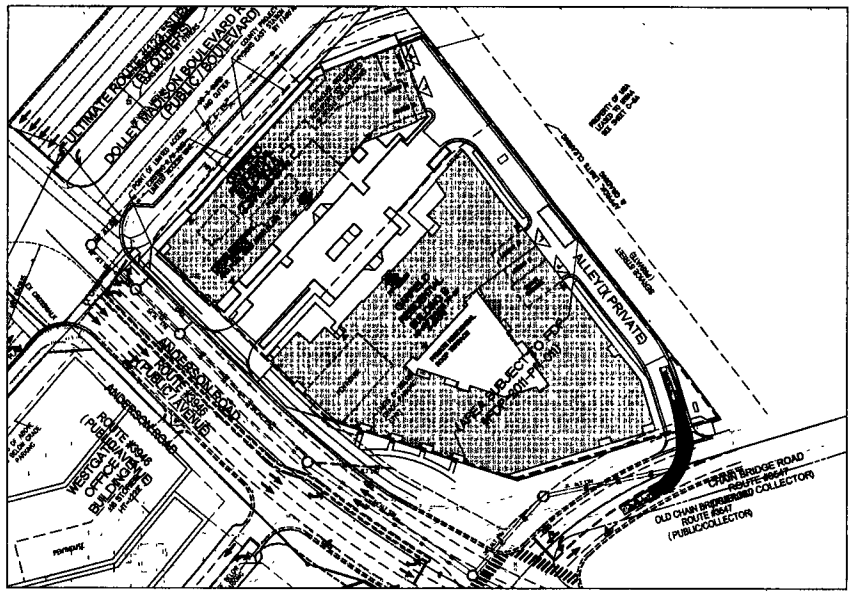
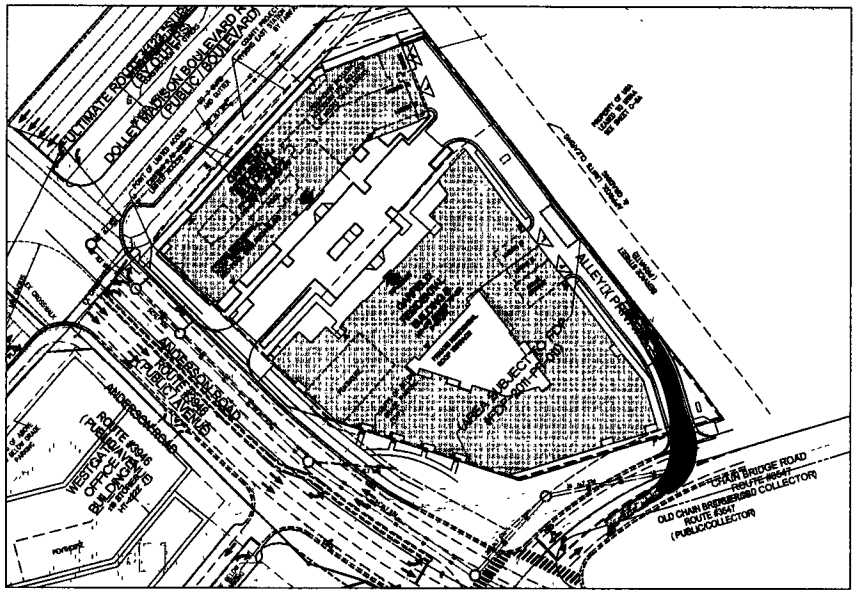
WA00000.00

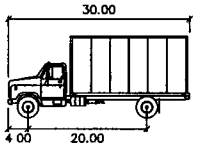
AUTO-TURN ANALYSIS

Scale 1" = 80'

FDP C-10A







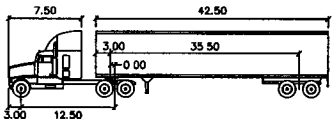
SU — feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.80

LEGEND

FRONT TIRES
REAR TIRES
VEHICLE BODY

DESIGN VEHICLE (SU-30)
AUTO-TURN EXHIBIT



WB-50 — feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

LEGEND

FRONT TIRES
REAR TIRES
VEHICLE BODY

CONTROL VEHICLE (WB-50)
AUTO-TURN EXHIBIT

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FILE:P:\Planning\Projects\69278\dwg\69278100-Auto turn.dwg USER:Benton DATE:Feb. 01 2013 TIME: 07:41 am

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Garfield Site

Tyson's Corner, VA

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FDP RESUBMISSION	12/10/2012
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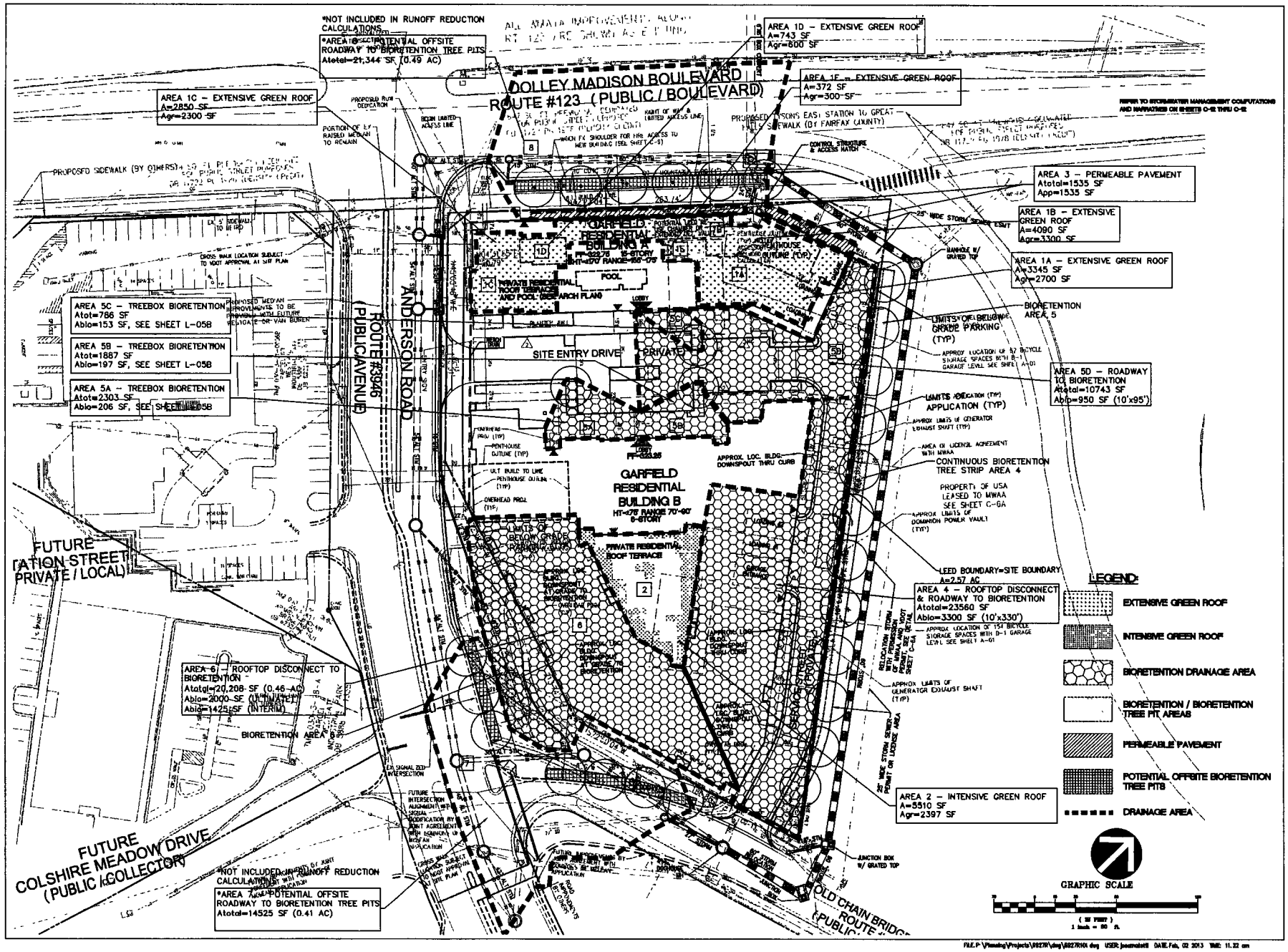
AUTO-TURN ANALYSIS

Scale 1" = 50'

FDP C-10B



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Garfield Site

Tyson's Corner, VA

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FDP RESUBMISSION	2/4/2013

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WDG Project No: WA00000.00

SWM/BMP PLAN

1" = 30'

FDP C-11

FILE:P:\Planning\Projects\W027R\dwg\W027R01.dwg USER: jeannatell DATE: Feb. 02 2013 TIME: 11:32 am

RETAIN / REUSE THE FIRST 1" OF RAINFALL UTILIZING THE RUNOFF REDUCTION METHOD–ULTIMATE CONDITION

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

Description: Garfield site FDP - Ultimate

Post-Development Land Cover

[ ] data input cells highlighted in yellow

Drainage Area A

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area B

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area C

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area D

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
				Total	0.00

Drainage Area E

Land Cover Type	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)				0.16	0.16
Impervious Cover (acres)				2.41	2.41
				Total	2.57

Rv Coefficients

Land Cover Type *	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

** See the Instructions tab for a definition of each land cover type.*

Land Cover Summary

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	0.16
Weighted Rv (turf)	0.25
% Managed Turf	6%
Impervious Cover (acres)	2.41
Rv (impervious)	0.95
% Impervious	94%
Total Site Area (acres)	2.57
Site Rv	0.91

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	9,329
Volume Not Converted to Runoff (cf)	873
1-inch Runoff Volume for entire site (cf)	8,456

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	8,456
Runoff Reduction Volume Achieved (cf)	6,173
Total Runoff Volume Retained (cf)	7,046
Total Area of Site Captured in a BMP (acres)	1.70

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%)	70%
Rainfall Depth Retained Onsite (inch)	0.76

Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012

Site Name: Scotts Run South

[ ] data input cells highlighted

Drainage Area E Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.16	0.16
Impervious Cover	0.00	0.00	0.00	2.41	2.41
				D.A. Total (acres)	2.57

Rv (turf) 0.25
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 6,4[illegible]

Apply Runoff Reduction Practices	Description of Area	Roof Area Contributing to RWH (ac)	Design Rainfall for RWH (in)	Max Volume Captured by Practice (cf)	RWHS Credit	Input % RR from Model	% Credit	Volume Received from Upstream Practices (cf)	Total Volume Received by Practice (cf)	Avg Daily Demand (gallons)	Available Cistern Volume (gallons)	Runoff Reduction Vol (cf)	Remaining Volume (cf)	Downstream Practice
Rooftop Rainwater Harvesting			1.00	0	SELECT RWHS DESIGN METHOD			0	0			0	0	

Apply Runoff Reduction Practices	Description of Area	Impervious Cover Contributing D.A. (ac)	Managed Turf Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Vegetated Roof (Areas 1A, 1B, 1C, 1D, 1E, & 2)	Assuming Media Depth of 4" Media porosity 0.30, and 9,[illegible] SF of Extensive Green Roof. Assuming Media Depth of 4" Porosity of 0.30, and 2,387 sf of Intensive Green Roof	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	3,[illegible]	1,345	0	
Permeable Pavement - DCR Level 2 Design Spec	1535 sf permeable pavement (Level 1)	0.04	N/A	139	Subtract 100% of provided storage vol	100%	N/A	139	N/A	154	138	0	
Bioretention - DCR Level 2 Design Spec (enhanced) (Area 4)	Tree pits: 3300 sf of Continuous soil panel, Assuming Max Ponding Depth 6" and soil Porosity 0.3. Bioretention Filter (3300 SF) Assuming Ponding Depth of 6" and variable media depth.	0.54	0.00	1,[illegible]	Subtract 100% of provided storage vol	100%	2,[illegible]	4,690	N/A	11,[illegible]	4,690	0	
Disconnection to Bioretention (Areas 5A, 5B, 5C, 5D & 6)	Rooftop disconnection to bio-retention practices	0.82		2,826	Subtract 100% of provided storage vol	100%	0	2,826	N/A		0	2,826	Bioretention - DCR Level 2 Design Spec
Totals		1.70	0.00										

Total Drainage Area Treated (acres): 1.70

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 6,173

See Site Data and Summary Tab for Site Results

TOTAL RUNOFF REDUCTION REQUIRED	9,329 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	7,046 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.76 IN	
SITE AREA	2.57	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) - OFFSITE OLD CHAIN BRIDGE/ANDERSON	0.41	0.95	1414	2487	1.00	1414	0.15
BIORETENTION (TREES) - OFFSITE DOLLEY MADISON	0.49	0.95	1690	2442	1.00	1690	0.18
					TOTAL VOLUME	3104	0.33

ADDITIONAL STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.26	0.95	897	920	1.03	23	0.00
INTENSIVE GREEN ROOF	0.13	0.95	449	2876	3.20	986	0.11
PERMEABLE PAVEMENT	0.04	0.95	138	154	1.12	16	0.00
BIORETENTION (TREES)	0.54	0.95	1862	5445	2.92	3583	0.38
DISCONNECTION TO BIO RETENTION	0.82	0.95	2828	5776	2.04	2948	0.32
*SHALL NOT EXCEED THE LESS SPECIFIED RAINFALL EVENT (3.2")					TOTAL EXCESS VOL	7557	0.81

OVERALL APPLICATION BREAKDOWN BY PRACTICE

PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.10	IN	TIER I = 0.73"
INTENSIVE GREEN ROOF (VEGETATIVE AREA ONLY)	0.02	IN	
PERMEABLE PAVEMENT	0.01	IN	
BIORETENTION (TREES)	0.20	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.09	IN	
DISCONNECTION TO BIO RETENTION	0.30	IN	
INTENSIVE GREEN ROOF (NON-VEGETATIVE AREA)	0.03	IN	TIER III=0.03"
TOTAL	0.76	IN	

BMP SIZING COMPUTATIONS–ULTIMATE CONDITIONS

GREEN ROOF NUMBER	INTENSIVE/EXTENSIVE	DA TO GREEN ROOF (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	Tv PROV'D (CFT)	Runoff Reduction at 100% Eff. (cft)
1A	EXTENSIVE	0.08	0.95	265	2700	4	0.30	270	265
1B	EXTENSIVE	0.09	0.95	324	3300	4	0.30	330	324
1C	EXTENSIVE	0.07	0.95	2300	2300	4	0.30	230	230
1D	EXTENSIVE	0.02	0.95	59	600	4	0.30	60	59
1E	EXTENSIVE	0.01	0.95	29	300	4	0.30	30	29
2	INTENSIVE	0.13	0.95	436	2387	48	0.30	2876	436
Total		0.39		3413.08	11597			3796	1343

Note: Sizing based on DCR Spec# 5
*Tv(REQ'D)=1"*Rv*DA/12*
*Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12*
Runoff Reduction is assumed to be 100% of Tv Req'd or Tv Prov'd (whichever is less)

Permeable Paver Number	LEVEL 1/LEVEL 2	DA To Pavers (Ac.)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	d_c (ft)	A_c (ac)	A_p (ac)	P (ft)	i (ft/day)	t_f (day)	V_r unitless	d_p (ft)	$d_{p\text{-max}}$ (ft)	Tv PROV'D (CFT)
3	Level 2	0.04	0.95	134	1535	0	0.00	0.04	0.083	1.04	0.083	0.4	0.10	2.6	154
Total		0.04		134	1535										154

Note: Sizing based on DCR Spec #7
*Tv(REQ'D)=1.1"*Rv*DA/12*
Tv(PROV'D)=Surface Aread_p*

Tyson's Corner Bioretention (Tree Pit) Sizing chart

BIORETEN AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
4	0.54	933	0.95	1865	3300	6	3	1	1	0.25	0.4	5445

Tyson's Corner Bioretention Sizing chart

BIORETENTION AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
5A	0.05	228	0.95	182	206	6	3.2	1	1	0.25	0.4	350
5B	0.04	187	0.95	149	197	6	2.77	1	1	0.25	0.4	314
5C	0.02	78	0.95	62	153	6	2.8	1	1	0.25	0.4	245
5D	0.25	1063	0.95	850	950	6	3	1	1	0.25	0.4	1568
6	0.46	1983	0.95	1586	2000	6	3	1	1	0.25	0.4	3300
TOTALS =	0.82	3538		2881	3506							5776

Note: Sizing based on DCR Spec# 9
SA(REQ'D)=Tv/2
*Tv(REQ'D)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

Tyson's Corner Bioretention (Tree Pit) OFF-SITE Sizing chart

BIORETEN AREA	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
7	0.41	707	0.95	1414	1507	6	3	1	1	0.25	0.4	2487
8	0.49	845	0.95	1690	1480	6	3	1	1	0.25	0.4	2442

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16 303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18 202 10F & 10I)

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A

☒ 3. Ponds

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)
GREEN ROOF	0.39	0	0.39	11597	3796	N/A
Totals						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 16. Pond inlet and outlet pipe systems are shown on Sheet 16

☒ 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, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A

☒ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 16

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 16

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 16

☒ 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 4

☐ 11. A submission waiver is requested for __________

☐ 12. Stormwater management is not required because __________

SCOTTS RUN STATION SOUTH RUNNING 1" RAINFALL REDUCTION TAB

Scotts Run Station South FDP Running 1" Runoff Reduction Tab			
	Parcel	Required (CDP)	Provided (FDP)
Land Bay East			
	Taylor	0.92"	
	Johnson I	0.91"	
	Johnson II/Wilfire	1"	1"
	Westgate	1.12"	
	Van Buren	0.93"	
	Garfield	0.76"	0.76"
	Hotel	0.80"	
Land Bay West			
	Grant	1.06"	
	Lincoln	1.19"	

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

Professional Seal

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SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale AS SHOWN

FDP C-12

TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT POSSIBLE THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS.

- THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THIS NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (EG. VEGETATIVE ROOF, URBAN BIO-RETENTION, PERMEABLE PAVERS ETC.) AS WELL AS THOSE STRATEGIES WE EVALUATED BUT WERE UNABLE TO IMPLEMENT DUE TO SITE CONSTRAINTS.

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
"STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS."	INFILTRATION IS LIMITED BY SITE RESTRICTIONS – THE MAJORITY OF THE SITE IS OVER A GARAGE AS WELL AS SOILS NOT SUITABLE FOR INFILTRATION. THE BIORETENTION AREAS AND THE TREE BOX FILTERS WILL BE RIGHT OUTSIDE THE PROPERTY LINE SUBJECT TO A LEASE AGREEMENT WITH MWAA, YET WILL TREAT ONSITE WATER. PERMEABLE PAVERS (WITH UNDER DRAIN) WILL BE IMPLEMENTED IN THE SPACE BETWEEN THE FRONT OF TOWER A AND THE PROPERTY LINE (OUTSIDE GARAGE FOOTPRINT).
"AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FOUR MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, BIORETENTION, PERMEABLE PAVEMENT, AND URBAN BIORETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE PERMEABLE PAVER HAS BEEN DESIGNED PER DCR SPEC#7 AND IS LOCATED ON THE NORTH SIDE OF BUILDING A. • THE BIORETENTION AREAS WILL CAPTURE RUNOFF FROM THE ON-SITE ROADS AS WELL AS THE ROOF • URBAN BIORETENTION TREE PITS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS HAVE BEEN IMPLEMENTED ALONG THE SERVICE STREET AND WILL TREAT THE ROADWAY RUNOFF AS WELL AS SURROUNDING STREETSCAPE. SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE ON THIS SHEET). EACH OF THESE PRACTICES ARE ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN ONSITE RETAINED RAINFALL DEPTH OF 0.76 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED IS ACTUALLY 1.57 INCHES IF CREDIT IS ALLOWED FOR THE LEED EVENT OF 3.2"). THIS NUMBER FALLS SHORT OF THE GOAL BECAUSE OF THE PHYSICAL RESTRAINTS OF THE SITE, BUT IS MET WITH THE OVERALL RUNOFF REDUCTION METHODS PROVIDED IN THE ENTIRE APPLICATION AREA WITH THE CDP. ALL AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. URBAN DESIGN GUIDELINES NEED FOR PENTHOUSE AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. THE MAJORITY OF THE ON-SITE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, WITH THE EXCEPTION OF THOSE ROADS CURRENTLY IN THE VDOT SYSTEM, HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE NOT DESIRABLE. WITH THESE CONSTRAINTS, THIS SITE YIELDS A TOTAL CONTROLLED AREA OF 1.79 ACRES OR 70% OF THE SITE AND DEMONSTRATES THE "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN / REUSE THE FIRST INCH OF RAINFALL.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATED ROOF, BIORETENTION AREAS, PERMEABLE PAVEMENT, AND URBAN BIORETENTION TREE PITS HAVE ALL BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, BIORETENTION, PERVIOUS PAVERS, AND TREE BOX STORAGE VOLUME REDUCTIONS HELP THE SITE MEET LEED REQUIREMENTS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN ON THE PLANS IF AT SITE PLAN TIME IT IS REQUIRED TO MEET THE LEED GOALS. A WAIVER HAS BEEN SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	IN THE ULTIMATE CONDITION, THERE IS A POTENTIAL TO PROVIDE URBAN BIORETENTION TREE PITS AT THE CORNER OF ANDERSON AND OLD CHAIN BRIDGE ROAD TO TREAT OFFSITE WATER FROM THE ADJACENT ROADWAYS. THESE ARE NOT CURRENTLY CONSIDERED IN OUR RUNOFF REDUCTION CALCULATION, BUT MAY BE CONSIDERED AT FINAL SITE PLAN.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE ON-SITE STREET DESIGN VIA THE BIORETENTION AREAS AND URBAN BIORETENTION TREE PITS. THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC#9. ALSO USED IS AN AREA OF PERMEABLE PAVEMENT THAT HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #7.
"RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

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COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIORETENTION AREAS (BASINS AND TREE PITS) AND VEGETATIVE ROOFS AS WELL AS PERMEABLE PAVEMENT. THE ON-SITE ROADWAY AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY BIORETENTION AREAS AND URBAN BIORETENTION TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. BUILDING A'S ROOF AREA SHALL BE PARTIALLY CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-12 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE FDP SITE AREA, REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS TO THE TREE PITS, BIORETENTION AREAS, AND PERMEABLE PAVEMENT.
- THE BIORETENTION AREAS, TREE PITS, PERMEABLE PAVEMENT AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS AND BIORETENTION WILL BE PROVIDED WITH A GRATE OR A FENCE TO PREVENT PEDESTRIAN CONFLICTS.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS.
    - A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP'S) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM.
    - WAIVER OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZES INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    - WAIVER OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF THE PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.2F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
    - ALL REQUESTED DEVIATIONS FROM PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS TO BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    - ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
    - ALL REQUESTED DEVIATIONS FROM PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
    - ALL REQUESTED DEVIATIONS FROM PFM SECTION 6-1308.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

PERMEABLE PAVEMENT HAS BEEN PROVIDED WITH THIS PLAN. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITY. AS CAN BE SEEN ON THIS SHEET, A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL. THIS INFILTRATION FACILITY SHALL ONLY CAPTURE A PORTION OF THE FIRST 1" OF RAINFALL. THIS PLAN PROPOSES THE USE OF VEGETATIVE ROOFS AND URBAN BIORETENTION (TREE-PITS) TO HELP MAXIMIZE THE AMOUNT OF RAINFALL CAPTURED.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL BE VEGETATIVE ROOFS, PERMEABLE PAVEMENT, URBAN BIORETENTION (TREE PITS) AND BIORETENTION AREAS. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF BIO-RETENTION SHALL CONFORM TO DCR SPEC#11
- THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC#5.
- URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9.
- PERMEABLE PAVEMENT SHALL CONFORM TO DCR SPEC#7
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.76" (1.57" FOR THE LEED DESIGN EVENT OF 3.2") AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-12).

- TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY, SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES. ADDITIONAL TIER-2 BMPS MAY BE PROVIDED AT FINAL SITE PLAN TO MEET THE PFM REQUIREMENTS.

- TIER 3 INNOVATIVE BMP'S (NON-APPROVED)

THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH, THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEET 12, 0.06 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THE INTENSIVE GREEN ROOF AS A TIER 3 APPROACH. ALSO INDICATED ON SHEET 12 IS THAT 0.02" OF THE FIRST 1.0 INCH OF RAINFALL WILL BE CONTROLLED BY THE INTENSIVE GREENROOF AS A DCR ACCEPTED TIER I APPROACH. THEREFORE THE TOTAL DEPTH CONTROLLED BY THE GREEN ROOF SHALL BE 0.08" WITH 0.03" AS A POTENTIAL TIER II APPROACH. IF AT SITE PLAN TIME THIS DESIGN CONCEPT IS NOT FEASIBLE IT IS REQUESTED THAT OFFSITE TREATMENT BE ALLOWED POSSIBLE IN THE FORM OF TREE PIT TREATING RUNOFF FROM THE EXISTING STREET RIGHT OF WAYS. THIS AREA SHALL ADD AN ADDITIONAL 0.33 INCH OF RAINFALL DEPTH CONTROLLED AND THEREBY MITIGATING THE CONTROL DEPTH PROVIDED THE TIER 3 CONTROL PORTION OF THE INTENSIVE GREEN ROOF. SEE SHEET 12 AND 15 FOR COMPUTATIONS AND DETAILS.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSED THE USE OF OFFSITE OR SHARED SWM FACILITIES, OTHER THAN THOSE SHOWN WITHIN THE MWAA LEASE AREA ADJACENT TO THE SERVICE STREET AND AT THE INTERSECTION OF ANDERSON ROAD AND OLD CHAIN BRIDGE ROAD. IN THE ULTIMATE CONDITION, TREE PITS ALONG ANDERSON ROAD AND OLD CHAIN BRIDGE ROAD MAY BE UTILIZED AS TREE PIT/BIORETENTION AREAS TO CAPTURE/CONTROL OFFSITE WATER FROM THE PUBLIC ROADWAYS.

IT IS THE BELIEF OF THE UNDERSIGNED ENGINEER THAT THIS SITE PLAN ADEQUATELY HANDLES, TO THE MAXIMUM EXTENT POSSIBLE, THE RUNOFF REDUCTION REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN. BELOW IS A SUMMARY OF THE RUNOFF REDUCTION PRACTICES UTILIZED IN THE STORMWATER MANAGEMENT PLAN AND THEIR CONFORMANCE TO THE OVERALL GOAL OF THE COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THIS SUBJECT APPLICATION

- AS MENTIONED PREVIOUSLY, THE SUBJECT APPLICATION SHALL NOT CONTROL / CAPTURE THE ENTIRE 1.0" OF RAINFALL. THE SUBJECT APPLICATION PROPOSES TO CONTROL/CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.76" (1.57" IF CREDIT IS ALLOW FOR THE LEED DESIGN EVENT OF 3.2") OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, TREE PITS, PERMEABLE PAVEMENT, AND BIORETENTION. 70% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.76" (1.57" IF CREDIT IS ALLOW FOR THE LEED DESIGN EVENT OF 3.2") OF THE FIRST 1 INCH OF RAINFALL. IN ADDITION 0.33" CAN BE RETAINED FROM OFFSITE AREAS (STREET ROW).
- AS MENTIONED PREVIOUSLY, SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP PRACTICES. INFILTRATION IS NOT PRACTICABLE SINCE THE MAJORITY OF THE SITE IS COVERED BY THE UNDERGROUND GARAGE AND THE SOILS IN THIS AREA ARE NOT SUITABLE FOR INFILTRATION. SIGNIFICANT RAIN WATER REUSE CANNOT BE ACHIEVED BECAUSE THE BUILDING DOES NOT HAVE COOLING TOWERS NOR SIGNIFICANT IRRIGATION DEMAND. BUILDING B IS CONSTRUCTION CLASS 3A (WOOD CONSTRUCTION) THEREFORE IT CANNOT PROVIDE INTENSIVE OR EXTENSIVE GREEN ROOFS DUE LOAD CONSTRAINS.
- THE PROPOSED DESIGN DOES CONTROL PEAK FLOW FOR THE FIRST INCH OF RUNOFF BY REDUCING THE RUNOFF VOLUME, THE PEAK DISCHARGE RATE IS REDUCED TO PRE-DEVELOPMENT LEVELS. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN SUCH THAT IF AT THE TIME OF FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- ON-SITE STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF BIORETENTION AREAS AND URBAN-BIORETENTION/TREE PITS IN ACCORDANCE WITH DCR SPEC #9 THAT WILL CAPTURE RUNOFF FROM THE SERVICE STREET AND SITE ENTRY DRIVE.
- STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-12 TO C-16 FOR DETAILS.

SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS, COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT CAN BE MET ON SITE BY CAPTURING OFFSITE AREAS IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

IN FURTHERANCE OF THE APPLICANT'S COMMITMENTS HEREIN AND WHILE IT INTENDS TO MEET THE 1-INCH RETENTION GOAL USING THE TECHNIQUES SHOWN, IT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF LID (EXISTING AND FUTURE) MEASURES TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF DPWES AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, THE APPLICANT'S FINAL DESIGN DEVELOPMENT AND/OR DPWES COMMENTS ON THE SITE PLAN MAY RESULT IN CHANGES TO THE LID MEASURES SHOWN ON THE CDP AND/OR FDP, INCLUDING, BUT NOT LIMITED TO, ELIMINATION OR ADDITION OF MEASURES SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE BUILD-TO LINES, THE MINIMUM AMOUNT AND GENERAL LOCATION OF PUBLICLY-ACCESS URBAN PARK LAND AS MAY BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETSCAPE ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ABUTTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFFERS.

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

Professional Seal

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SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale AS SHOWN

FDP C-13

LEED COMPUTATIONS

PRE-DEVELOPED CONDITION

TAX MAP # 030-3-01-0006A

RUNOFF CURVE NUMBER COMPUTATION — Version 2.10
Project : GARFIELD — User: JDA — Date: 10-21-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS GARFIELD

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
		Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (lawns,parks etc.) Good condition; grass cover > 75%	-	.04(61)	.35(74)	-
Impervious Areas Paved parking lots, roofs, driveways	-	.15(98)	2.03(98)	-
Total Area (by Hydrologic Soil Group)		.19	2.38	

TOTAL DRAINAGE AREA: 2.57 Acres — WEIGHTED CURVE NUMBER: 94*

* Generated for use by GRAPHIC method

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.10
Project : GARFIELD — User: JDA — Date: 10-21-2011
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: EXISTING CONDITIONS GARFIELD

Data: Drainage Area : 2.57 * Acres
Runoff Curve Number : 94 *
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.05	0.04
Used	0.10	0.10
Runoff (in)	2.06	2.54
Unit Peak Discharge (cfs/acre/in)	11.578	11.576
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	8	10

* - Value(s) provided from TR-55 system routines

RUNOFF VOLUME EXISTING CONDITIONS

1 YR STORM: 2.57 AC X 2.06 (IN) X 1FT/12IN X 43,560 = 19,218 CU FT
2 YR STORM: 2.57 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,688 CU FT.

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE).

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST REDUCE THE EXISTING CONDITIONS VOLUME BY 25%

1-YEAR STORM: 21,084 CU FT - 19,218*75% CU FT = 6,671 CU FT

2-YEAR STORM: 25,855 CU FT - 23,688*75% CU FT = 7,883 CU FT

POST-DEVELOPED CONDITION

TAX MAP # 030-3-01-0006A

RUNOFF CURVE NUMBER COMPUTATION — Version 2.00

Project : GARFIELD FDP — User: KB — Date: _____
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
		Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (lawns,parks etc.) Good condition; grass cover > 75%	-		.164(74)	-
Impervious Areas Paved parking lots, roofs, driveways	-		2.40(98)	-
Total Area (by Hydrologic Soil Group)			2.56	

TOTAL DRAINAGE AREA: 2.564 Acres — WEIGHTED CURVE NUMBER: 96

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : GARFIELD FDP — User: KB — Date: _____
County : FAIRFAX — State: VA — Checked: ____ — Date: _____
Subtitle: PROPOSED

Data: Drainage Area : 2.57 Acres
Runoff Curve Number : 96
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.03	0.03
Used	0.10	0.10
Runoff (in)	2.26	2.75
Unit Peak Discharge (cfs/acre/in)	11.578	11.578
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	9	11

RUNOFF VOLUME PROPOSED CONDITIONS

1 YR STORM: 2.57 AC X 2.26 (IN) X 1FT/12IN X 43,560 = 21,084 CU FT
2 YR STORM: 2.57 AC X 2.75 (IN) X 1FT/12IN X 43,560 = 25,855 CU FT

REDUCTIONS TAKEN FOR BMP:

GREEN ROOF STORAGE VOLUME = 3,796 CF
TREE PIT STORAGE VOLUME = 5,445 CF
BIORETENTION STORAGE VOLUME = 5,776 CF
PERMEABLE PAVEMENT STORAGE VOLUME = 154
15,171 CF TOTAL STORAGE FROM BMP

7,883 CF - 15,171 = -7,288 CF

THEREFORE, THE LEED REQUIREMENT IS MET

PFM COMPLIANCE

Allowable Outflow Computations

Project Name: Garfield FDP
Design Date: 10/18/2012
Design Engineer: Katie Swan

Step 1 - Pre-Developed Flows
Site Area (Ac): 2.57
Tc (Min): 5.00
2-Yr C-Factor: 0.80
10-Yr C-Factor: 0.80
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx = C x Ia x A
Q2 = 0.80 x 5.45 x 2.57 = 11.21
Q10 = 0.80 x 7.27 x 2.57 = 14.95

Step 2 - Post-Developed Inflows to BMPs
Area Detained (Ac): 2.57
Tc (Min): 5.00
2-Yr C-Factor: 0.80
10-Yr C-Factor: 0.80
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx = C x Ia x A
Q2 = 0.80 x 5.45 x 2.57 = 11.21
Q10 = 0.80 x 7.27 x 2.57 = 14.95

Step 3 - Post-Developed On-site Undetained Flows
Area Undetained (Ac): 0.00
Tc (Min): 0.00
C-Factor: 0.80
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

Qx = C x Ia x A
Q2 = 0.80 x 5.45 x 0.00 = 0.00
Q10 = 0.80 x 7.27 x 0.00 = 0.00

Step 4 - Off-Site Flows in SWM
Area Detained (Ac): 0.00
Tc (Min): 0.00
C-Factor: 0.30
2-Yr Intensity (in/hr): 0.00
10-Yr Intensity (in/hr): 0.00

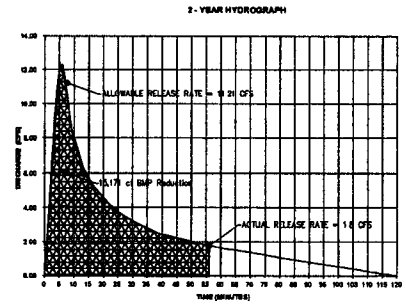
Qx = C x Ia x A
Q2 = 0.30 x 0.00 x 0.00 = 0.00
Q10 = 0.30 x 0.00 x 0.00 = 0.00

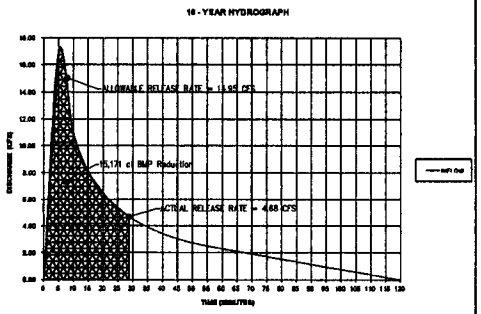
Step 5 - Allowable Release Rates
Qx allow = Qx pre + Qx off-site - Qx undet
Q2 allow = 11.21 + 0.00 - 0.00 = 11.21
Q10 allow = 14.95 + 0.00 - 0.00 = 14.95

Step 6 - Compare Actual Release Rates to Allowable Release Rates
If Qx actual <= Qx allow Design is O.K.

Q2 actual = 1.80 — Q2 Analysis: 1.80 < 11.21 — Therefore Design O.K.
Q10 actual = 4.68 — Q10 Analysis: 4.68 < 14.95 — Therefore Design O.K.

Q2 allow = 11.21
Q10 allow = 14.95





ALLOWABLE RELEASE RATE

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

PFM REQUIREMENT

BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED THEREFORE, THE PFM REQUIREMENT IS MET

OVERALL SWM SUMMARY

THE INFORMATION PRESENTED BELOW REPRESENTS THE REQUIRED TARGET PER THE TYSONS CORNER URBAN CENTER COMPREHENSIVE PLAN

LEED
2 YR STORM EX RUNOFF 2.57 AC X 2.54 (IN) X 1FT/12IN X 43,560 = 23,688 CU FT
2 YR STORM PROP RUNOFF 2.57 AC X 2.75 (IN) X 1FT/12IN X 43,560 = 25,855 CU. FT
ALLOWABLE RELEASE 25,855 - (0.75)*23,688 = 7,883 CU. FT
7,883 CU. FT. - 15,171 (BMP REDUCTION) = -7,288 (LEED IS MET)

PFM:
10 YR PEAK RELEASE RATE
Q10 ALLOWABLE RELEASE= 14.95 CFS
15,171 CF OF BMP REDUCTION PROVIDES FOR Q10 PROPOSED RELEASE OF 4.68 CFS
THEREFORE PEAK RELEASE RATE IS MET

RETAIN/REUSE.
FIRST INCH OF RAINFALL 0.76" IS CAPTURED
FIRST INCH OF RAINFALL WITH CREDIT UP TO THE LEED EVENT (3.2") . 1.57" IS CAPTURED

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	3/30/2012
FDP RESUBMISSION	10/22/2012
FDP RESUBMISSION	12/10/2012
FDP RESUBMISSION	2/4/2013

Professional Seal

WDG Project No: WA00000.00

SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale AS SHOWN

FDP C-14

GEOTECHNICAL SOILS LETTER

ECS MID-ATLANTIC, LLC

November 7, 2011

Mr Martin T Markowski
JLB Realty, LLC
8120 Woodmont Avenue
Suite 960
Bethesda, Maryland 20814

ECS Job No. 01 14244

Reference: Garfield Towers – Westpark Parcel 6A (Stone Water Management Facilities – Infiltration), McLean, Virginia

Dear Mr Markowski

ECS Mid-Atlantic, LLC (ECS) is pleased to present our subsurface observations and professional opinion as they relate to potential infiltration facilities for the above referenced project. Our findings are based upon borings previously drilled on the site by ECS and included in our Subsurface Exploration and Geotechnical Engineering Analysis Report for the proposed Garfield Towers – Westpark Parcel 6A project in McLean, Virginia. This report was submitted on October 3, 2011 under ECS Project No 01 14244. The referenced report included our recommendations for design and planning regarding support of the proposed structures as well as other general geotechnical related design issues and/or concerns as related to possible developments.

We understand that Infiltration Stormwater Management (SWM) facilities are not currently designed. If infiltration SWM facilities are included in the final design, the anticipated invert elevation would be between approximately EL 259 feet to 257 feet.

A total of ten soil borings were drilled by ECS at the project site in July 2011. The borings were spaced across the site and extended to depths between 41.5 to 64 feet below the existing ground surface due to auger refusal on competent bedrock (Approximate EL. 273 feet to 230 feet). Based upon review of the subsurface data, in general the site is consistent with the local geology of Tysons Corner with a highly variable weathered rock layer and perched groundwater table. The top of weathered rock strata ranged within the borings at approximate elevations of EL. 249 feet to 202 feet. Also typical in the area is highly variable perched groundwater, which can be anticipated at an approximate elevation ranging from EL. 260 feet to 200 feet across the site.

Based upon the current site conditions, the highly variable weathered rock and/or groundwater may be within 4 feet of the invert depth of the proposed infiltration facilities. In-situ infiltration testing may be performed; however, based upon the subsurface conditions we do not anticipate that the soil strata at the proposed depths is conducive to a positive infiltration rate due to the close proximity of dense to very dense soils and perched groundwater that may limit or not permit infiltration of water

ECS Project No. 01 14244
November 7, 2011

We have enjoyed being of service to JLB Realty, LLC on this project. If you have any questions with regard to this letter or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,

ECS MID-ATLANTIC, LLC

Tyson E. Day, P.E.
Project Engineer

Paul D. Aguiar, P.E.
Principal Engineer

Lic. No. 36180

EXTENSIVE GREEN ROOF CROSS SECTION (< 6" DEPTH)

NOT TO SCALE

Note: The Director may approve variations of this design provided the facility meets the requirements of Sec. 6-1310 et seq.

Low Plastic volcanic/lava (typ.)
Mulch or jute mesh
6" to 8" growth medium (typ.)
Filter Fabric (typ.)
Drainage layer 8" lightweight granular mix (optional: mat or plate system)
Filter Fabric (optional)
Aluminum Dam (typ.)
Gravel (optional)
Vegetation-free strip gravel, pavers (typ.)
Thermal insulation (optional)
Leak Detection System (optional)
Protection Layer (typ.)
Root Barrier (typ.)
Waterproof Membrane (typ.)
Roof Deck with vapor barrier and Roof Structure
Perforated aluminum mesh (typ.) w/ drainage fabric
Roof drain with parapet wall
Emergency overflow

PERVIOUS PAVEMENT DETAIL

Concrete Pavers
Permeable Joint Material
Open-graded Bedding Course
Open-graded Base Reservoir
Open-graded Subbase Reservoir
Underdrain (as required)
Optional Geotextile Under Subbase
Uncompacted Subgrade Soil

Figure 7.3. Typical Detail (Source: Smith, 2002)

SWM PLANTER

NOT TO SCALE

POSSIBLE STORM WATER PLANTER

PLAN VIEW

SECTION A–A

SECTION B–B

SECTION C–C

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Note:
1) The Director may approve variations of this design provided the facility meets the requirements of Sec 6-1308 et seq.
2) All pipe shall be in accordance with Section 6-1307 SC

4" dia. perf. underdrain pipe
Discharge to approved outfall 4" dia solid pipe

PLAN VIEW

Vegetation See Sec 6-1308 E
Grate and frame H-20 loading
Cleanout 4" dia pipe with screw or flange type cap
4" dia. perf underdrain
VDOT #57 stone with a min. of 8" of stone above and below the pipe See Sec. 6-1308.G and 6-1308 TC.
Open bottom (optional) See Section 6-1308 4C
Concrete box: pre-cast or cast-in-place See Section 6-1308 4F
Inlet
Outlet
VDOT #3 stone 8" width and depth
6-8" double shredded hardwood mulch
2.5' bioretention soil media 10-50% Topsoil 5-15% Organic Compost 60-75% Sand, ASTM C-33

CROSS SECTION A–A'

Ref. Sec 6-1308 et seq.	TREE BOX FILTER	PLATE NO	STD. NO
Rev. 5-97		DO-8	

VA DCR STORMWATER DESIGN SPECIFICATION NO 5 — BIORETENTION

TYPICAL BIORETENTION - LEVEL 1

Figure 9.4a Typical Detail of Bioretention Basin Level 1 Design

TYPICAL BIORETENTION LEVEL 2 WITH UNDERDRAIN

Figure 9.4b Typical Detail of Bioretention Basin Level 2 Design

BIO–RETENTION DETAIL

* REFER TO SHEET L–05 & L–05B FOR ADDITIONAL STREET TREE BIORETENTION AND ABOVE STRUCTURE TREE PLANTER DETAILS.

INTENSIVE GREEN ROOF DETAIL

NOT TO SCALE

PLANTER WALL: PRECAST CONCRETE CAP, DARK BRICK VENEER TO MATCH BUILDING, LOCATION PER ROOF LAYOUT PLAN. SEE STRUCTURAL DWGS FOR WALL CORE, REINFORCEMENT & CONNECTIONS TO SLAB

PLANTS: PERENNIALS AND SHRUBS

PEA GRAVEL ABOVE AND BELOW PIPE

SLAB DRAIN: MODEL 4 INSTALLATION PER ARCHITECT PLANS, LOCATION PER PLAN OUTFALL PER ARCH PLANS

WATERPROOFING & PROTECTION SYSTEM PER ARCH PLANS

PEDESTALS: HANOVER POLYETHYLENE PAVER SUPPORT PEDESTALS OR DIXION SCRIBLACK PEDESTALS OR EQ. AS APPROVED. INSTALL PER MFR SPECS.

PAVERS: HANOVER ARCHITECTURAL PRODUCTS PEDESTAL PAVERS, HCP1, 24" SQ. X 2" TH. PRECAST CONCRETE. PAVERS SHALL BE SET LEVEL.

VARIES 2" ±

SLOPE PER ARCH PLANS

3" SLOTTED DISTRIBUTION PVC

3" SLOTTED PVC UNDERDRAIN

STRUCTURAL CONCRETE SLAB PER STRUCTURAL/ARCH. PLANS

DRAINAGE: 3" SCH. 40 P.V.C. PIPE THROUGH WALL. 4 @ 90° O.C. HOLD BOTTOM OF PIPE TIGHT TO SLAB. COVER ENDS W/ PLASTIC DRAINAGE GRATE.

4"-18" DEPTH VARIES DEPENDING ON DRAINAGE AREA

EROSION CONTROL (WIND BLANKET OR JUTE MESH)

FILTER FABRIC (OPTIONAL)

THERMAL INSULATION (OPTIONAL)

LEAK DETECTION SYSTEM (OPTIONAL)

PROTECTION LAYER (TYP.)

ROOT BARRIER (TYP.)

WATERPROOF MEMBRANE (TYP.)

ROOF DECK WITH VAPOR BARRIER AND ROOF STRUCTURE

NOTE: CONTRACTOR TO COORDINATE WITH PAVER SUPPLIER TO PROVIDE A "DRILLED" PAVER IN THE LOCATIONS OVER THE SLAB DRAINS TO FACILITATE DRAIN LOCATION & MAINTENANCE.

INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

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Garfield Site

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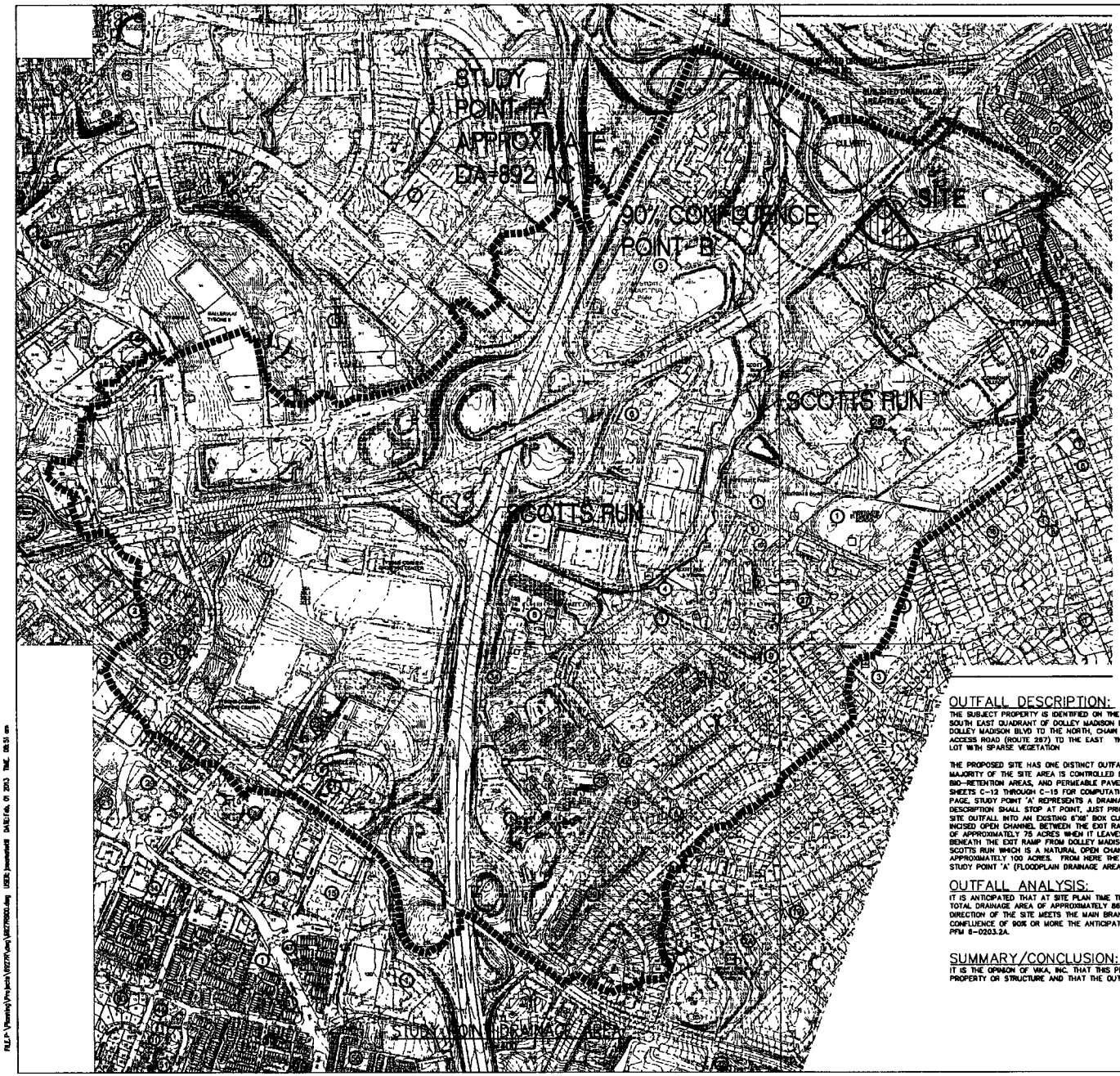
SWM/BMP COMPUTATIONS, NOTES, & DETAILS

Scale AS SHOWN

FDP C-15



OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 30-3-((1))-0008A AND IS LOCATED AT THE SOUTH EAST QUADRANT OF DOLLEY MADISON BLVD (ROUTE 123) AND ANDERSON ROAD (ROUTE 3946). THE PROPERTY IS BOUNDED BY DOLLEY MADISON BLVD TO THE NORTH, CHAIN BRIDGE ROAD TO THE SOUTH, ANDERSON ROAD TO THE WEST, AND THE DULLES AIRPORT ACCESS ROAD (ROUTE 267) TO THE EAST. THE EXISTING DEVELOPMENT ON THE SITE IS A TWO STORY OFFICE BUILDING AND PARKING LOT WITH SPARSE VEGETATION.

THE PROPOSED SITE HAS ONE DISTINCT OUTFALL THAT ULTIMATELY DISCHARGES INTO SCOTTS RUN (A NATURAL OPEN CHANNEL). THE MAJORITY OF THE SITE AREA IS CONTROLLED BY THE PROPOSED BMP FACILITIES ON-SITE (VEGETATED ROOF, TREE BOX FILTERS, BIO-RETENTION AREAS, AND PERMEABLE PAVEMENT) WHICH ARE ALL DESIGNED TO SIGNIFICANTLY REDUCE RUNOFF FROM THE SITE (SEE SHEETS C-12 THROUGH C-15 FOR COMPUTATIONS AND DETAILS). AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA OF GREATER THAN 640 AC (1 SQUARE MILE) AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT. JUST PRIOR TO SCOTTS RUN PASSING UNDER THE DULLES AIRPORT ACCESS ROAD (DAAR) THE SITE OUTFALL INTO AN EXISTING 6'x8' BOX CULVERT THAT CROSSES BENEATH DOLLEY MADISON BLVD AND DISCHARGES INTO A NATURAL INCISED OPEN CHANNEL BETWEEN THE EXIT RAMP FOR DAAR AND DOLLEY MADISON BLVD. THIS BOX CULVERT HAS A DRAINAGE ARA OF APPROXIMATELY 75 ACRES WHEN IT LEAVES THE SITE. FROM HERE IT ENTERS INTO ANOTHER EXISTING CULVERT THAT CROSSES BENEATH THE EXIT RAMP FROM DOLLEY MADISON TO DAAR. THIS EXISTING CULVERT THEN DISCHARGES INTO THE MAIN BRANCH OF SCOTTS RUN WHICH IS A NATURAL OPEN CHANNEL. AT THIS POINT THE DRAINAGE AREA FROM THE DIRECTION OF THE SITE IS APPROXIMATELY 100 ACRES. FROM HERE THE STORMWATER FLOWS FOR APPROXIMATELY 600 FEET TO THE POINT OF CONFLUENCE - STUDY POINT 'A' (FLOODPLAIN DRAINAGE AREA GREATER THAN 1 SQUARE MILE).

OUTFALL ANALYSIS:

IT IS ANTICIPATED THAT AT SITE PLAN TIME THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT 'B' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 869 ACRES. AT THIS POINT APPROXIMATELY 100 ACRES OF DRAINAGE AREA FROM THE DIRECTION OF THE SITE MEETS THE MAIN BRANCH OF SCOTTS RUN. BECAUSE 769 AC. (869 AC. - 100 AC.) REPRESENTS A CONFLUENCE OF 90% OR MORE THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'B' PER PFM 6-0203.2A.

SUMMARY/CONCLUSION:

IT IS THE OPINION OF VIKA, INC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE AND IN CONFORMANCE WITH THE PUBLIC FACILITIES MANUAL.

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Garfield Site

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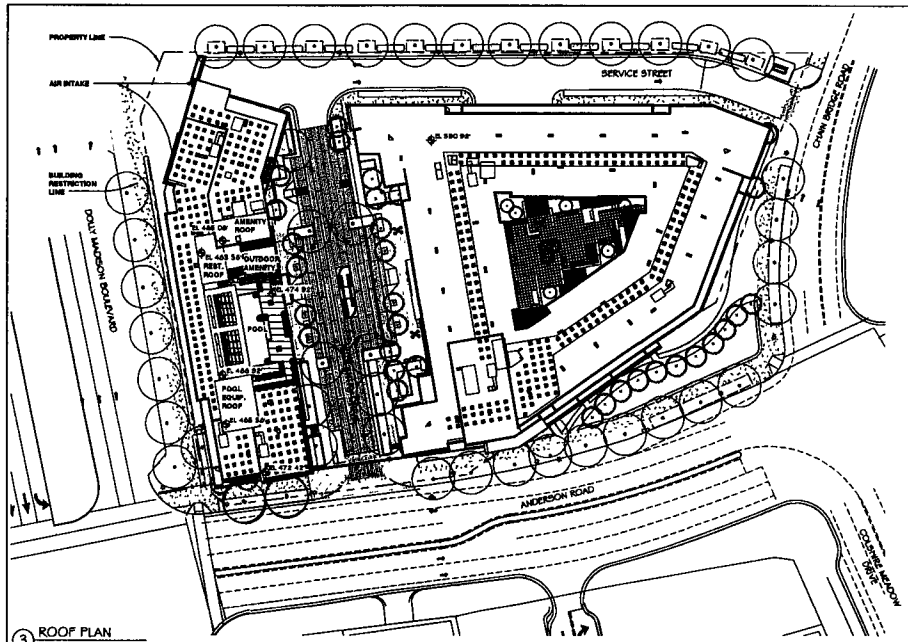
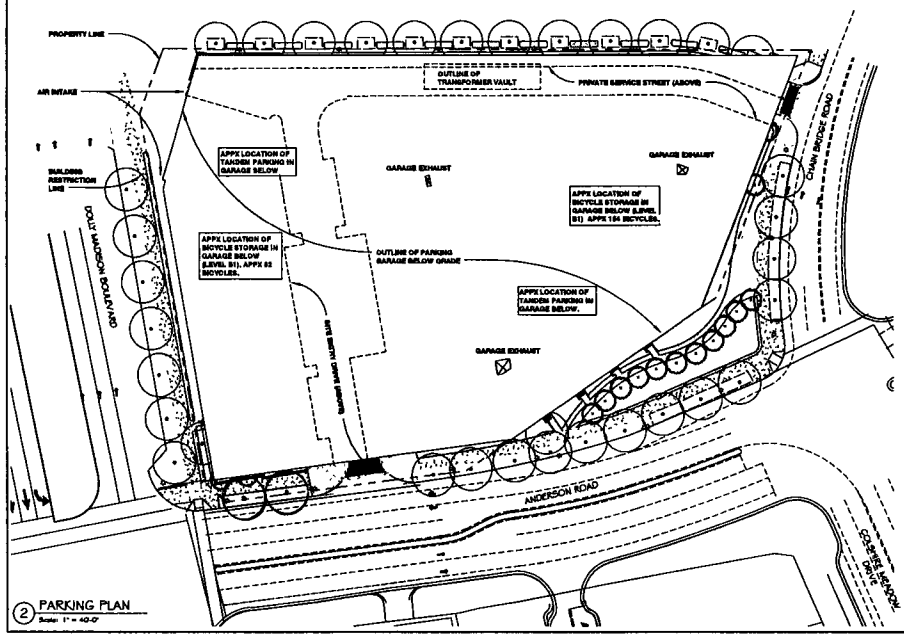
ADEQUATE OUTFALL ANALYSIS

Scale AS SHOWN

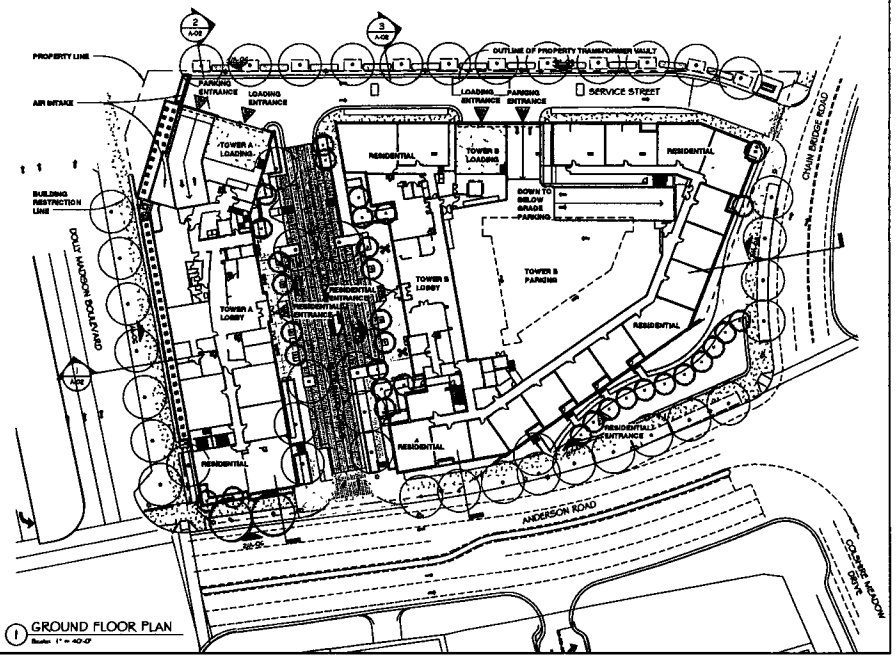
FDP C-16



3 ROOF PLAN
Scale: 1" = 40'-0"



2 PARKING PLAN
Scale: 1" = 40'-0"



1 GROUND FLOOR PLAN
Scale: 1" = 40'-0"

NOTES:

1. MAXIMUM BUILDING HEIGHTS INCLUDE PENTHOUSE AND ARCHITECTURAL FEATURES.
2. REFER TO LANDSCAPE DRAWINGS FOR THE EXTENT OF DESIGN OF ROOF AREA AND STREETSCAPE.
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.
4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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Plans

Scale: 1" = 40'-0"

A-01

NOTES:

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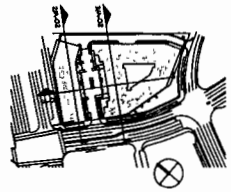
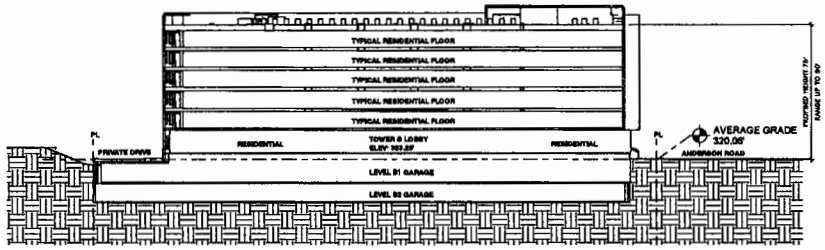
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN AND STREET DESIGN AND SECTIONS.
4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.
5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.





3 SECTION C-C
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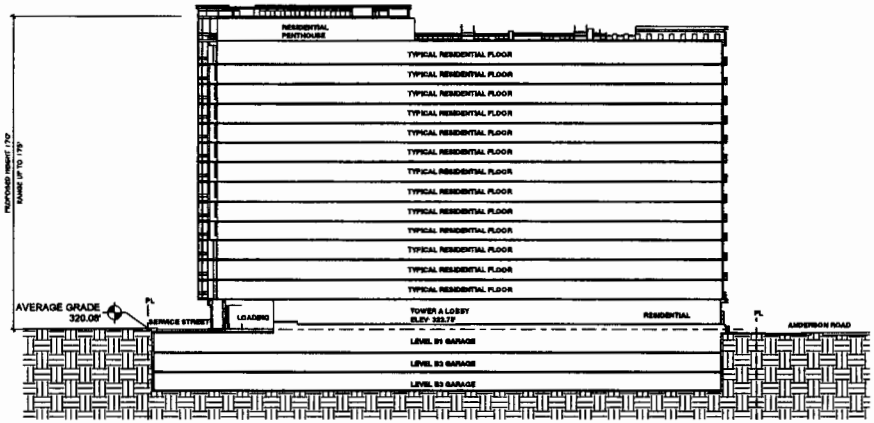

2 SECTION B-B
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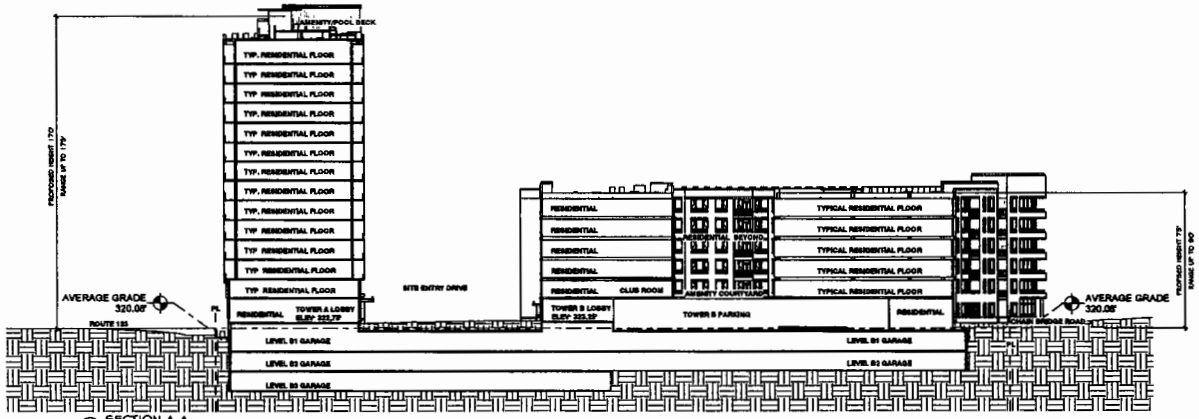

1 SECTION A-A
Scale: 1" = 50'-0"

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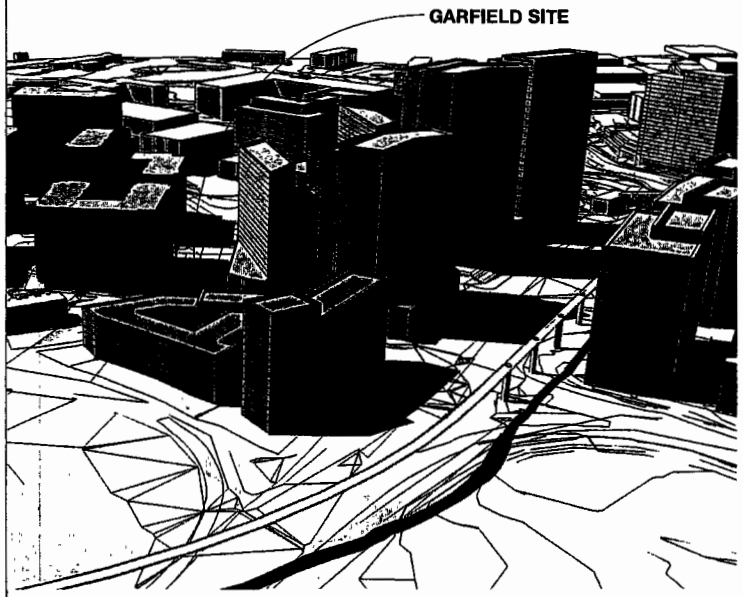
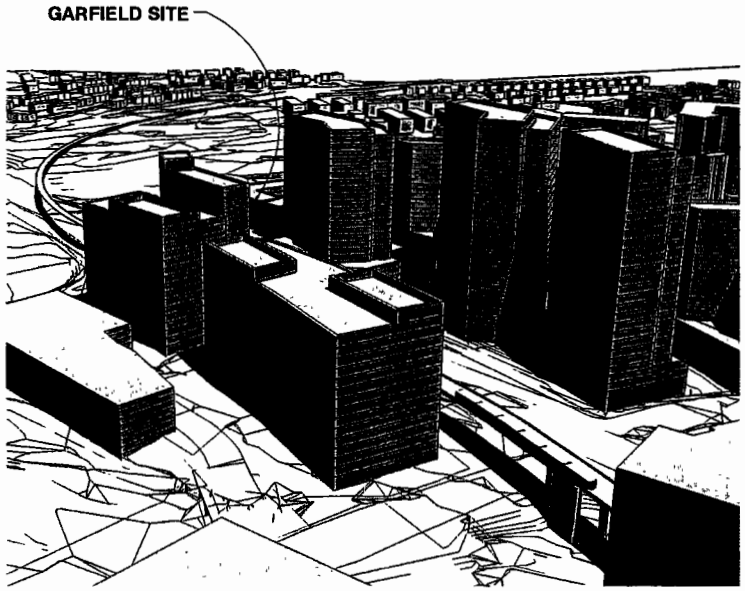
Sections

Scale 1" = 50'-0"

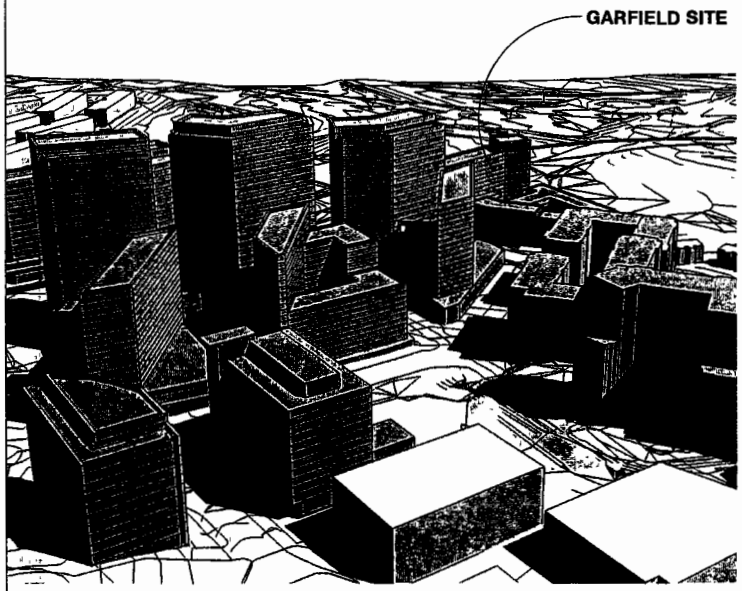
A-02



4 VIEW FROM NORTHEAST
Scale NTS



3 VIEW FROM SOUTHEAST
Scale NTS



2 VIEW FROM NORTHWEST
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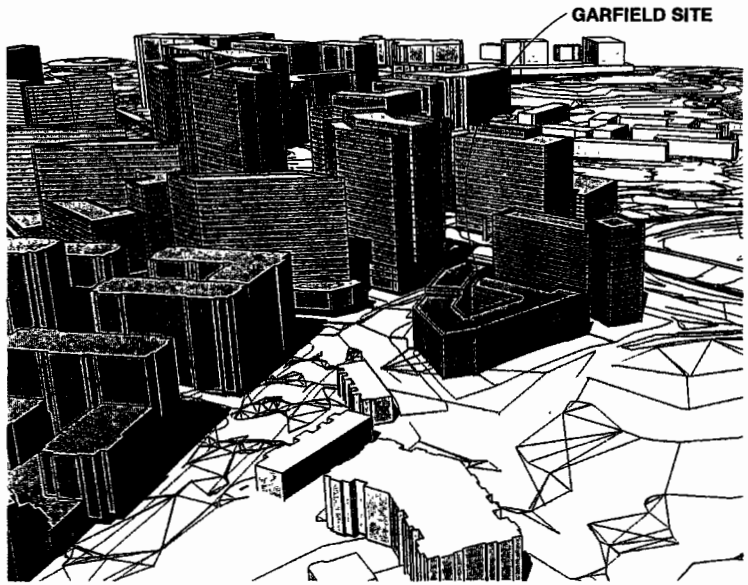
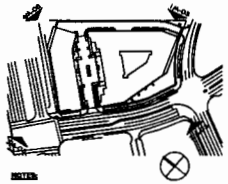


1 VIEW FROM SOUTHWEST
Scale NTS



NOTES:

1. THE BIRDS EYE VIEW MASSINGS SHOWN ARE ILLUSTRATIVE AND DO NOT REPRESENT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS PROPOSED FOR EACH BUILDING.

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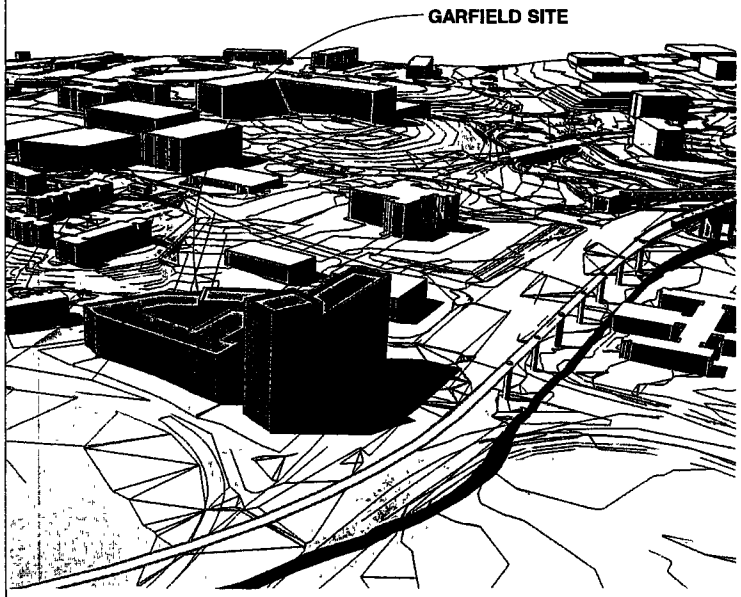
Prop. Development w/ Prop. Neighboring Properties

Scale N.T.S.

A-03



4 VIEW FROM NORTHEAST
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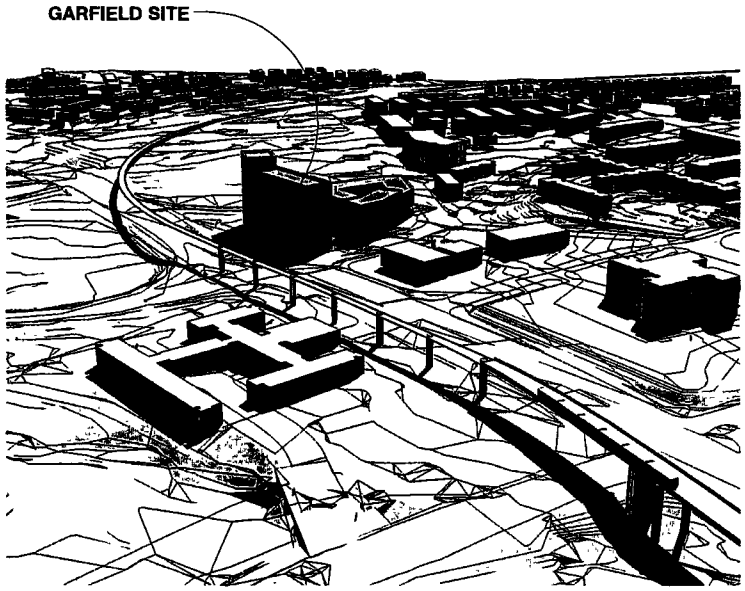

3 VIEW FROM SOUTHEAST
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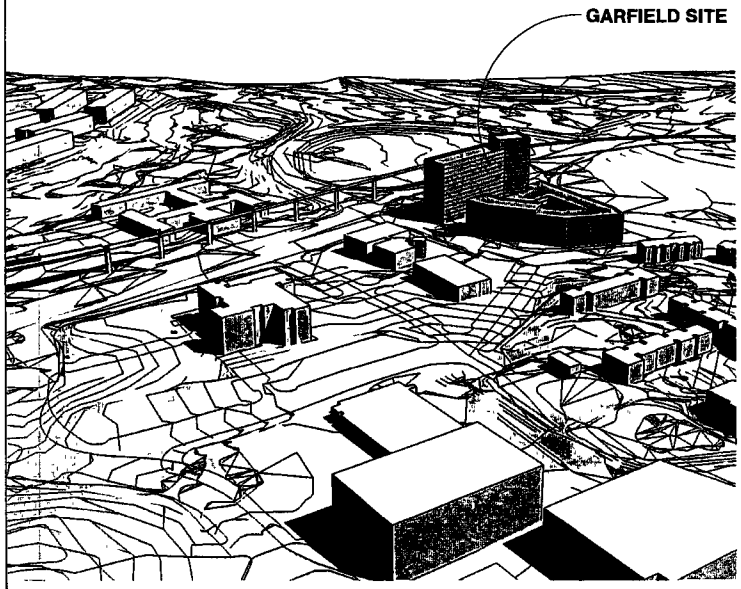

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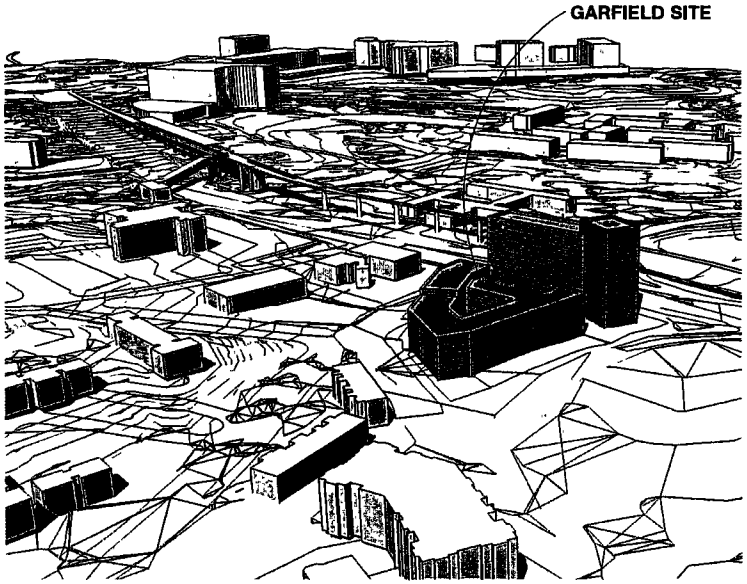

1 VIEW FROM SOUTHWEST
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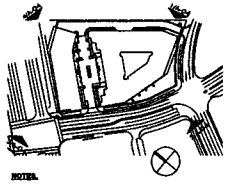

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Prop. Development w/ Exist. Neighboring Properties

Scale: N.T.S.

A-04

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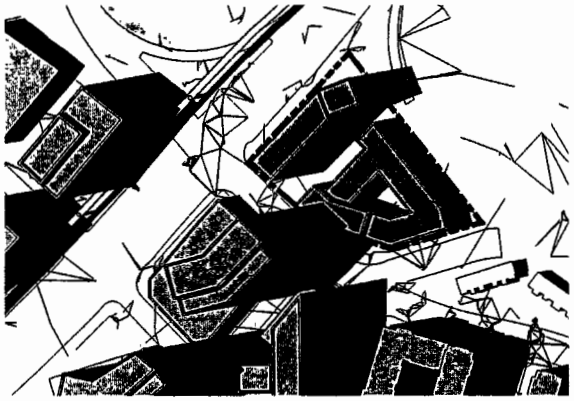
Scale: NTS



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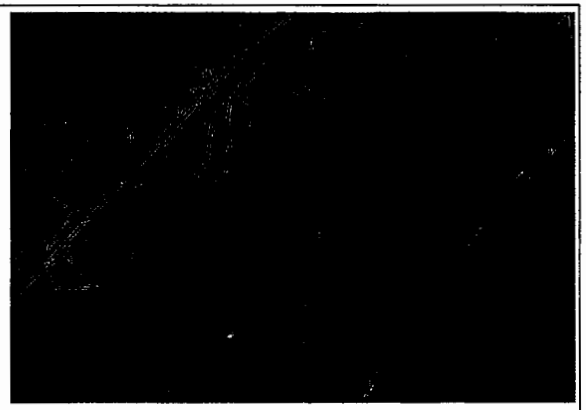

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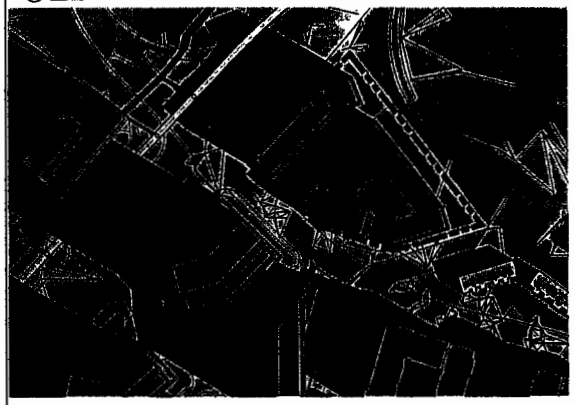

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2 JUNE 21 9:00 AM
Scale: NTS

1 DECEMBER 21 9:00 AM
Scale: NTS

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/12	1
FDP RESUBMISSION	10/22/12	2
FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/06/13	4

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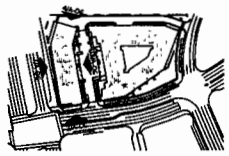
Shadow Studies

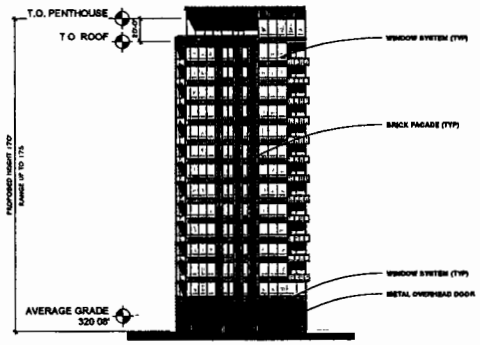
Scale: N.T.S.

A-05

NOTES:

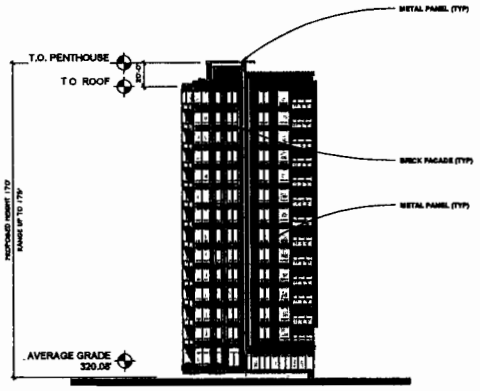
1. ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.





4 TOWER A - NORTH ELEVATION
Scale: 1" = 30'-0"

3 TOWER A - EAST ELEVATION
Scale: 1" = 30'-0"



2 TOWER A - SOUTH ELEVATION
Scale: 1" = 30'-0"

1 TOWER A - WEST ELEVATION
Scale: 1" = 30'-0"

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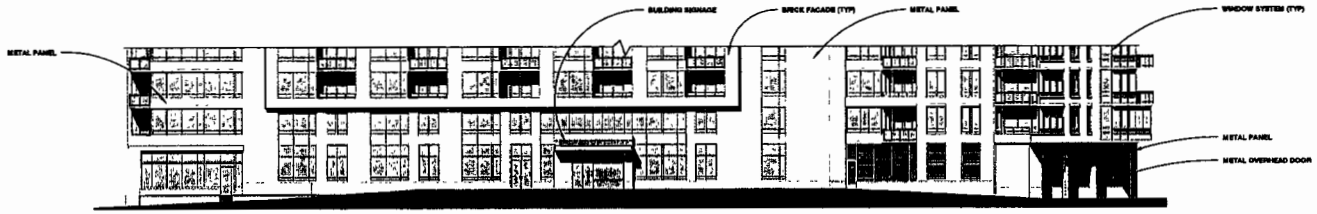
Illustrative Elevations
Tower A

Scale: 1" = 30'-0"

A-06

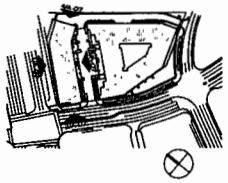
4 TOWER A - ENLARGED BASE SOUTH ELEVATION
Scale: 1/16" = 1'-0"

3 TOWER A - ENLARGED BASE NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 TOWER A - ENLARGED BASE EAST ELEVATION
Scale: 1/16" = 1'-0"

1 TOWER A - ENLARGED BASE WEST ELEVATION
Scale: 1/16" = 1'-0"



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Tyson's Corner, VA

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FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/04/13	4

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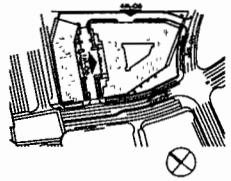
Illustrative Elevations Tower A

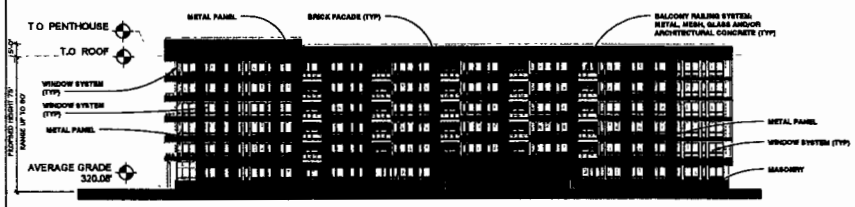
Scale 1/16" = 1'-0"

A-07

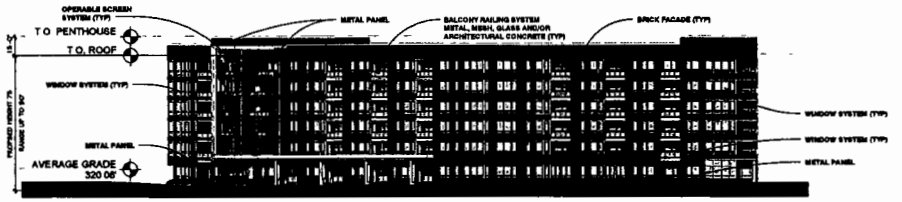
NOTES:

1. ELEVATIONS ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.

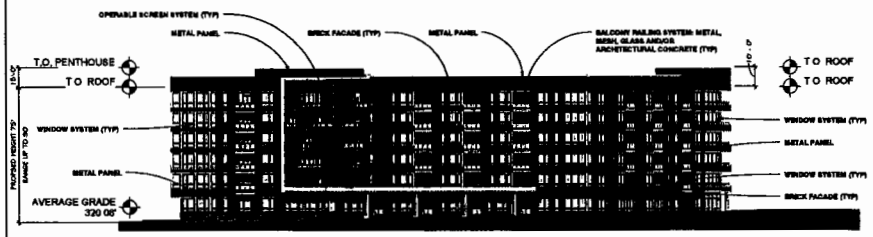




4 Tower B - North Elevation
Scale: 1" = 30'-0"



3 Tower B - Southeast Elevation
Scale: 1" = 30'-0"



2 Tower B - South Elevation
Scale: 1" = 30'-0"

1 Tower B - West Elevation
Scale: 1" = 30'-0"

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FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/04/13	4

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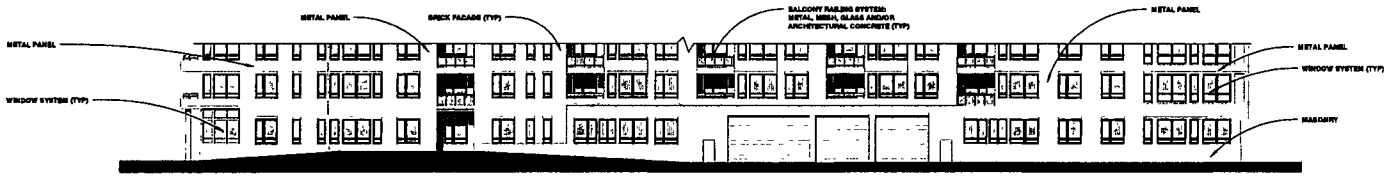
WDG Project No WA11035.01

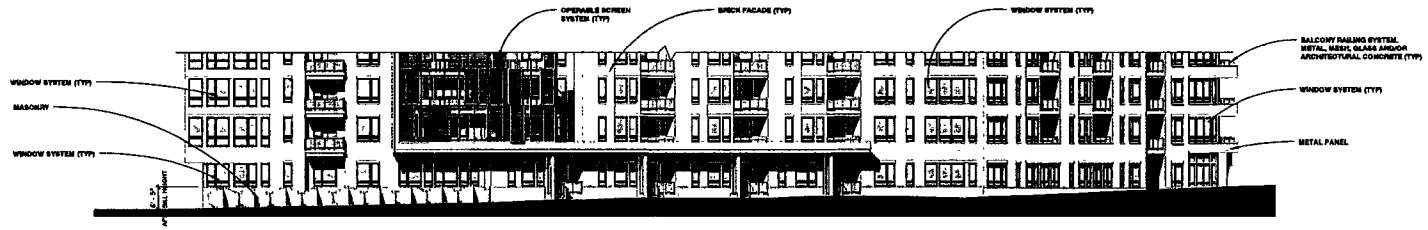
Illustrative Elevations Tower B

Scale 1" = 30'-0"

A-08

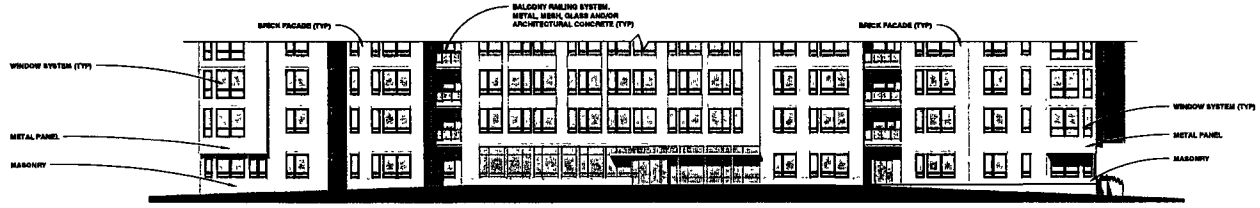


4 Tower B - North Elevation
Scale: 1/16" = 1'-0"

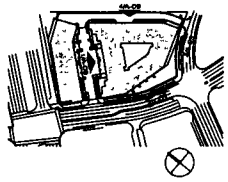


3 Tower B - South Elevation
Scale: 1/16" = 1'-0"

2 Tower B - Southeast Elevation
Scale: 1/16" = 1'-0"



1 Tower B - West Elevation
Scale: 1/16" = 1'-0"



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Tyson's Corner, VA

FDP SUBMISSION	03/20/13	1
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FDP RESUBMISSION	12/12/13	3
FDP RESUBMISSION	02/24/14	4

Professional Seal

WDG Project No: WA21035.01

Illustrative Elevations Tower B

Scale 1/16" = 1'-0"

A-09

4 VIEW FROM STATION STREET
Scale: NTS

3 VIEW NORTHEAST AT ROUTE 123
Scale: NTS

NOTES:
1. SHOWN VIEWS ARE ILLUSTRATIVE EXAMPLES AND SUBJECT TO CHANGE PER FINAL ENGINEERING AND DESIGN.
2. COLORS ARE SUBJECT TO FURTHER REFINEMENT.

2 VIEW FROM CHAIN BRIDGE ROAD
Scale: NTS

1 VIEW SOUTH AT ROUTE 123
Scale: NTS

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FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/04/13	4

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WDG Project No.
WA11035.01

Illustrative Perspective Views

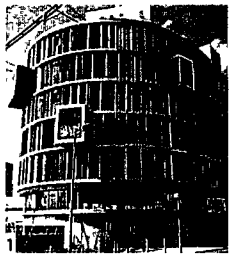
A-10

NOTES:

1 FEATURES SIMILAR IN STYLE, TYPE, CHARACTER AND FORM WILL BE PROVIDED AS SHOWN.

1 Acrylic or 2 wood louver sliding panels

2



1

1

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FDP RESUBMISSION	12/10/10	3
FDP RESUBMISSION	06/04/11	4

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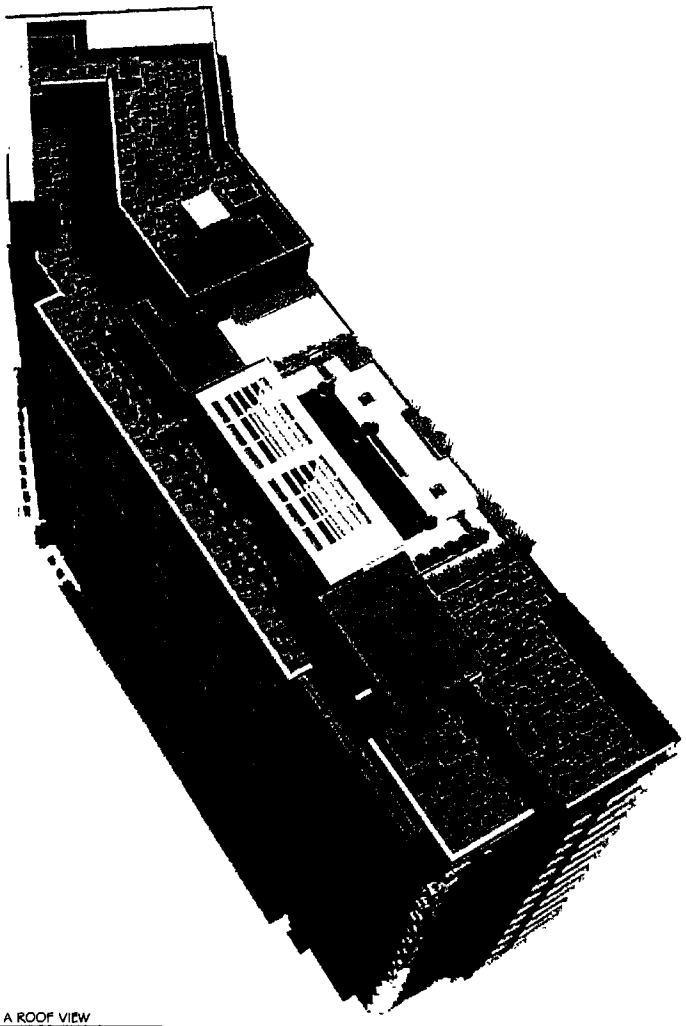
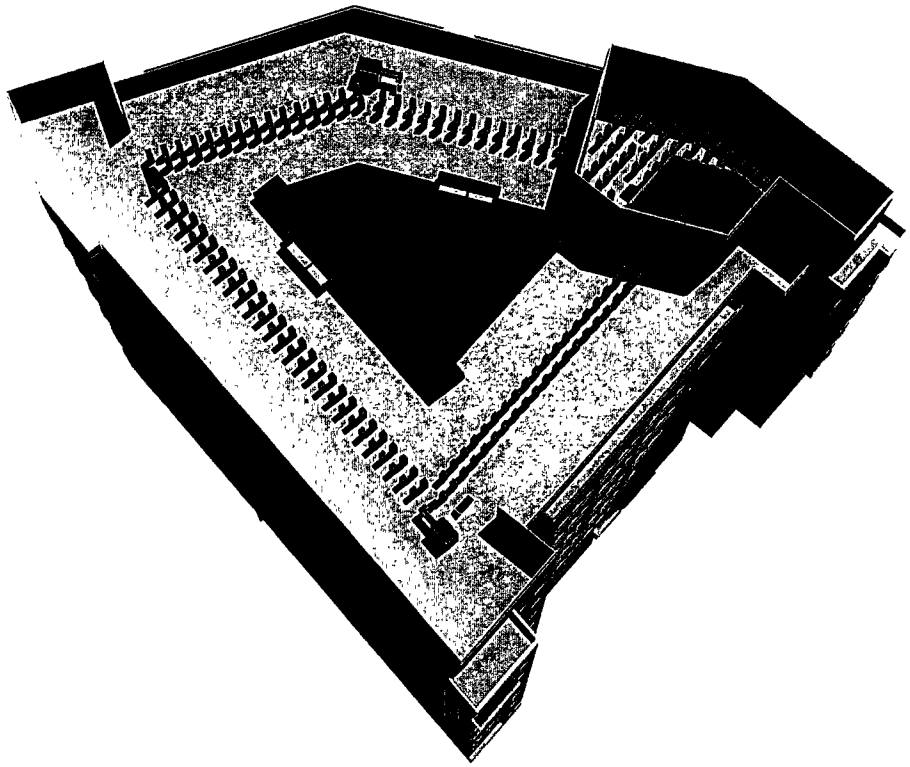
Station Street View and Precedent Images

A-11



② BUILDING A ROOF VIEW
Scale: NTS



① BUILDING B ROOF VIEW
Scale: NTS

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Illustrative Bird's Eye Views

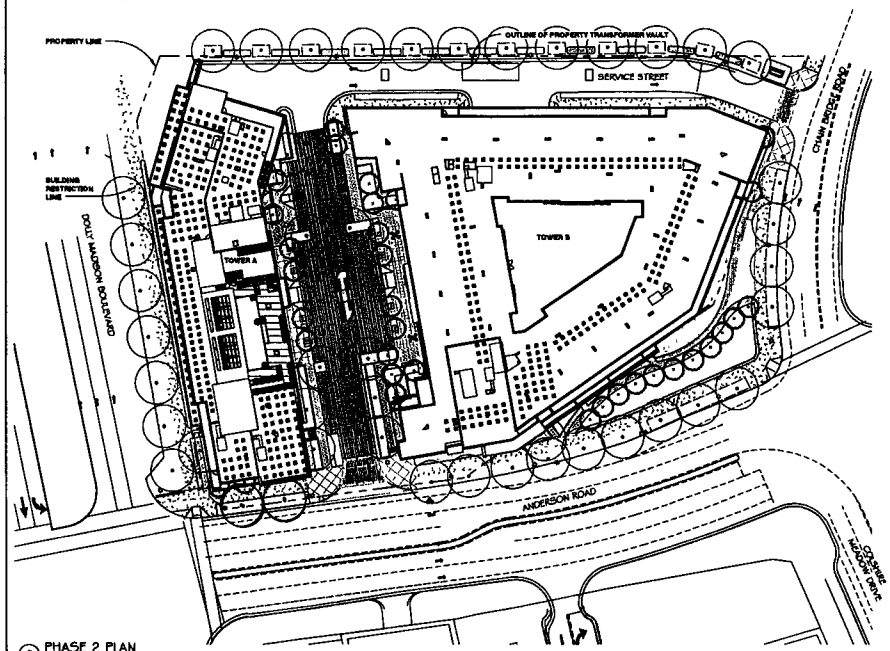
A-12

NOTES:

1 PHASING PLAN IS OPTIONAL AND SUBJECT TO FINAL ENGINEERING AND DESIGN

PHASE 2 NOTES:

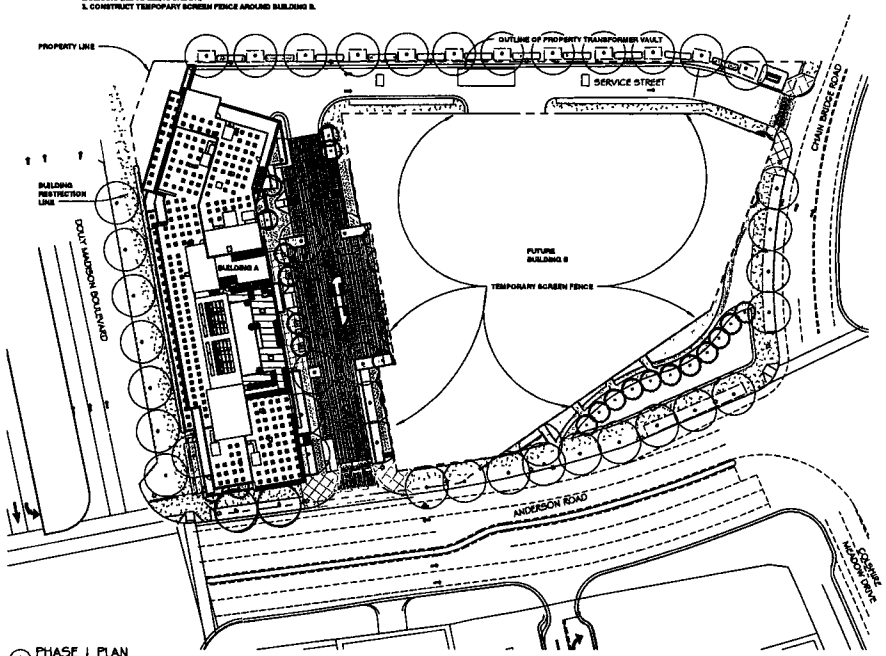
1 CONSTRUCT BUILDING B.
2. CONSTRUCT/MODIFY SITE IMPROVEMENTS FOR FULL BUILD OUT



2 PHASE 2 PLAN
Scale: 1" = 40'-0"

PHASE 1 NOTES:

1. CONSTRUCT ENTIRE BELOW GRADE PARKING STRUCTURE AND BUILDING A.
2. CONSTRUCT SITE IMPROVEMENTS, INCLUDING STREETS, SIDEWALKS AND LANDSCAPING TO LIMITS SHOWN.
3. CONSTRUCT TEMPORARY SCREEN FENCE AROUND BUILDING B.



1 PHASE 1 PLAN
Scale: 1" = 40'-0"

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FDP RESUBMISSION	12/10/12	3
FDP RESUBMISSION	02/04/13	4

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WDG Project No
WA11035 01

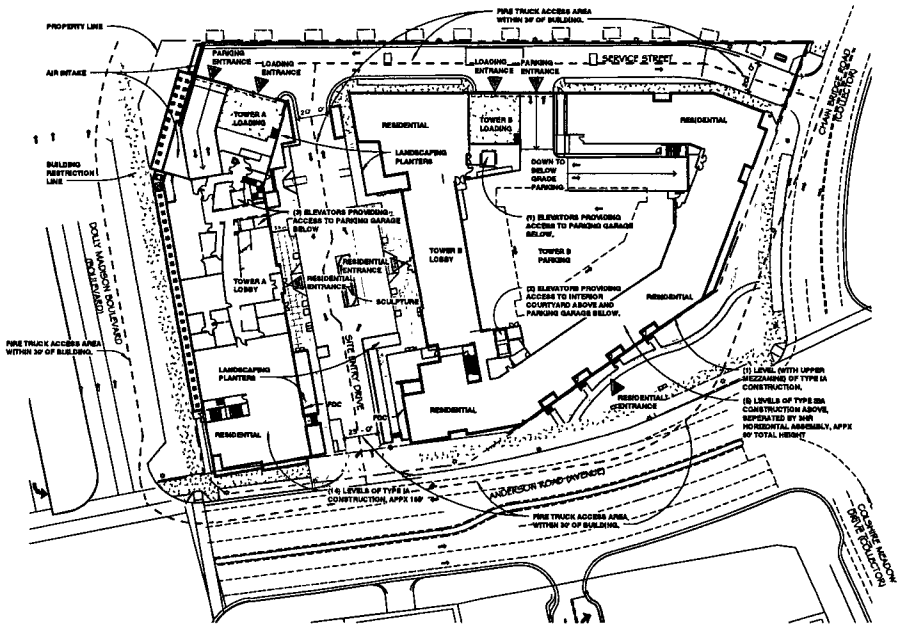
FDP Phasing Plan

Scale 1" = 40'-0"

A-13

NOTES:

1. TOWER A - BUILDING MAIN MATERIAL NON-COMBUSTIBLE, SPRINKLER TYPE 13, CLASS A ROOF
2. TOWER B - BUILDING MAIN MATERIAL NON-COMBUSTIBLE SPRINKLER TYPE 13, CLASS A ROOF
3. ALL LOADING AREAS ACCESSIBLE TO EMERGENCY VEHICLES.
4. TOWER B ACCESS TO INTERIOR COURTYARD (ABOVE) AND PARKING GARAGE (BELOW) THROUGH LOBBY AND UP ELEVATORS AND/OR ADJACENT STAIR.



1 Fire Access Exhibit Plan
Scale: 1" = 40'-0"

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Garfield Site

Tyson's Corner, VA

FDP RESUBMISSION	10/15/12	1
FDP RESUBMISSION	12/10/12	2
FDP RESUBMISSION	02/04/13	3

Professional Seal

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Fire Access Exhibit

Scale: 1" = 40'-0"

FA-1

LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENT. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND SUBJECT TO MINOR MODIFICATION AT TIME OF SITE PLAN APPROVAL.
4. STREET TREE NUMBERS AND LOCATION SUBJECT TO EXISTING UTILITY LOCATIONS.
5. ALL IMPROVEMENTS ALONG ANDERSON ROAD ARE SUBJECT TO A PERMIT OR LICENSE AGREEMENT WITH MWAA.
6. FUTURE ROAD ALIGNMENT
7. STREETSCAPE WAIVER MODIFICATION REQUESTED ON SOUTH SIDE OF DOLLEY MADISON BOULEVARD / RTE 123
8. LOCATION OF TREES TO BE COORDINATED WITH PROPOSED SIDEWALK BY FAIRFAX COUNTY DOT

DOLLEY MADISON BOULEVARD

SERVICE STREET

OLD CHAIN BRIDGE ROAD

ANDERSON ROAD

BLDG. A

BLDG. B

SCREEN WALL

BIKE RACK

SEE NOTE #4 AND NOTE #8

PROPOSED SIDEWALK LOCATION FINAL LOCATION TO BE COORDINATED WITH FAIRFAX COUNTY DOT

TREE PLANTING ON STRUCTURE

TREE PLANTING TYP. STREET TREE

ENTRY SIGN

SEE NOTE #4.

SEE NOTE #5.

ROAD TYPE

FUTURE ROADWAY ALIGNMENT

STRUCTURES

BENCH

CHAIR

TABLE

BIKE RACK

ENTRY SIGN

LITTER RECEPTACLE

LIGHT

LANDSCAPE LEGEND

CATEGORY IV

CATEGORY III

CATEGORY II

SHRUB

GROUNDCOVER

LAWN

PAVING TYPES

UNIT PAVING TYPE A

UNIT PAVING TYPE B

UNIT PAVING TYPE C

CONCRETE

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Tyson's Corner, VA

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FDP RESUBMISSION	02/04/2016

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WDG Project No: WA11025.01

Landscape Plan:Ground Level-Interim

1" = 20'-0"

L-01A

LANDSCAPE NOTES

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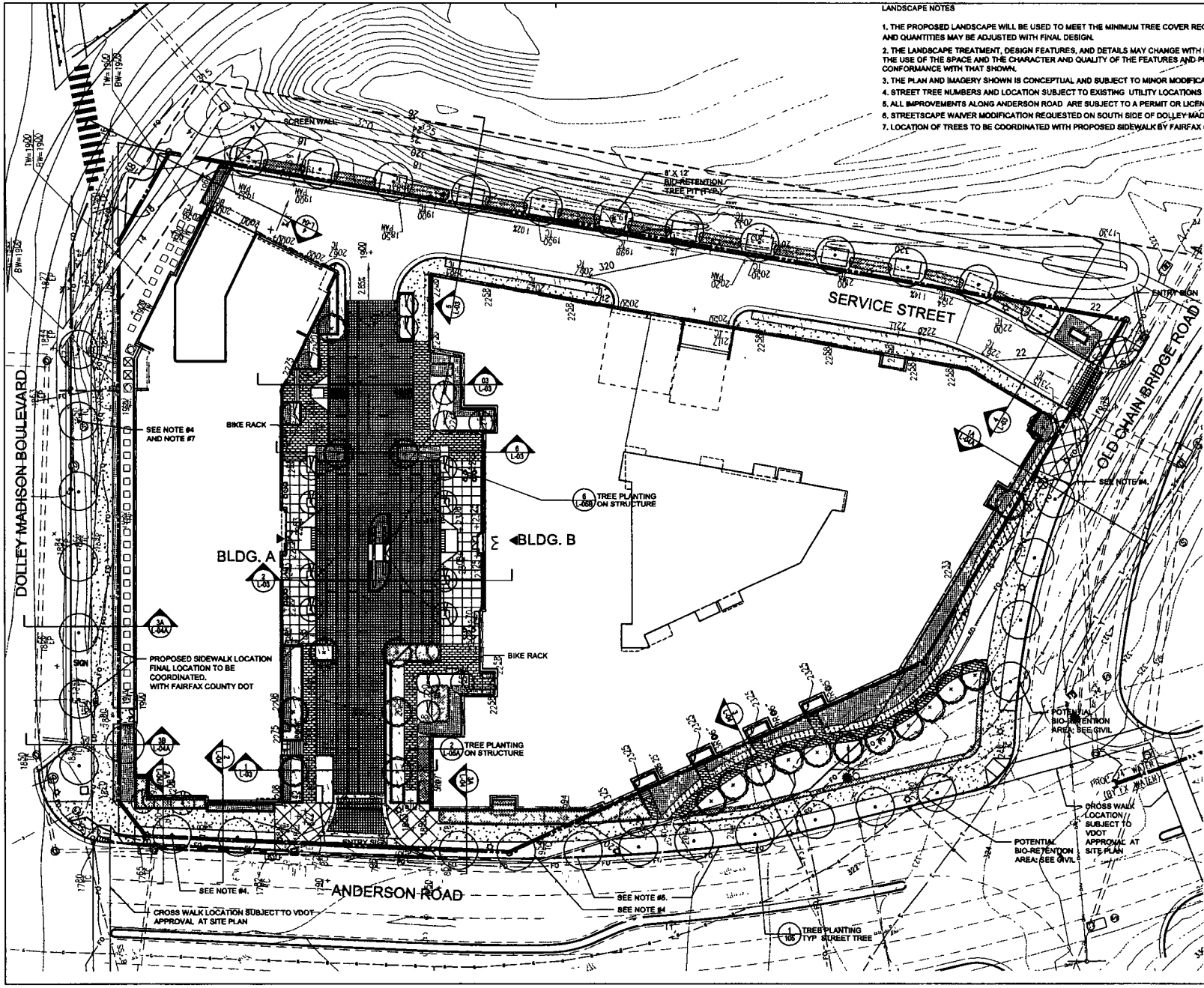

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Tyson's Corner, VA

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FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	03/04/2013

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WDG Project No.: WA11035 01

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Landscape Plan: Ground Level-Final

Scale: 1" = 20'-0"

L-01B

LANDSCAPE NOTES.

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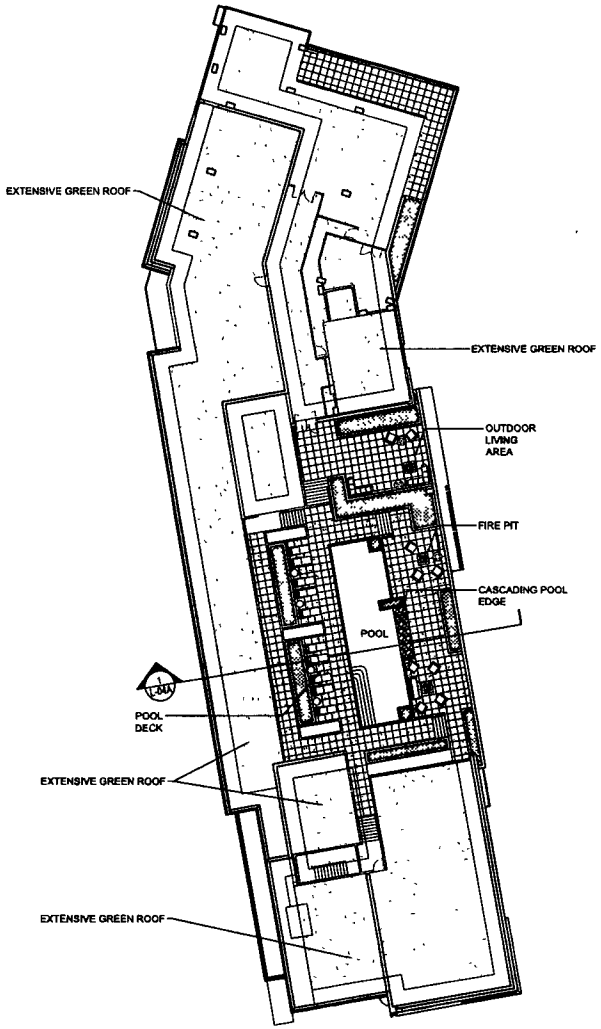

1 LANDSCAPE PLAN : BUILDING A ROOF
1"= 16' -0"

2 LANDSCAPE PLAN : BUILDING B COURTYARD
1"= 16' -0"

STRUCTURES

- POOL TABLE
- OUTDOOR SOFA
- OUTDOOR ARM CHAIR
- POOL LOUNGE CHAIR
- TABLE
- CHAIR
- STOOL
- FIRE PIT

GROUND COVER TYPES

- CATEGORY II
- SHRUB
- GROUND COVER

PAVING TYPES

- UNIT PAVING TYPE 1
- UNIT PAVING TYPE 2
- CONCRETE

0 5 10 15

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Tyson's Corner, VA

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FDP SUBMISSION	02/10/2016
FDP RESUBMISSION	03/24/2016

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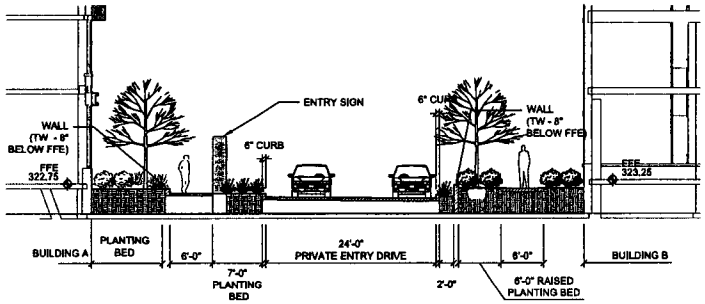
WDG Project No: WA11025.01

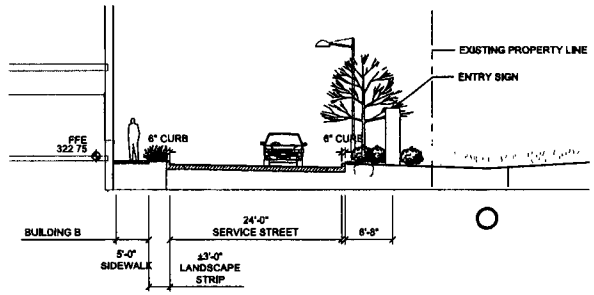
Landscape Plans: Roof & Courtyard

Scale: 1" =16'-0"

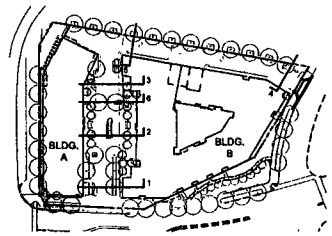
L-02

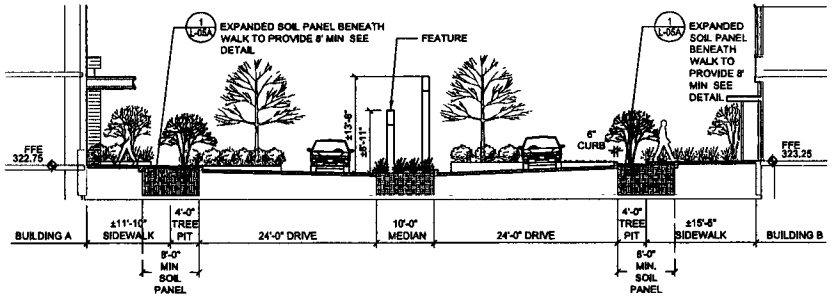


1 SECTION AT SITE ENTRY DRIVE: WEST SIDE
1"=8'-0"

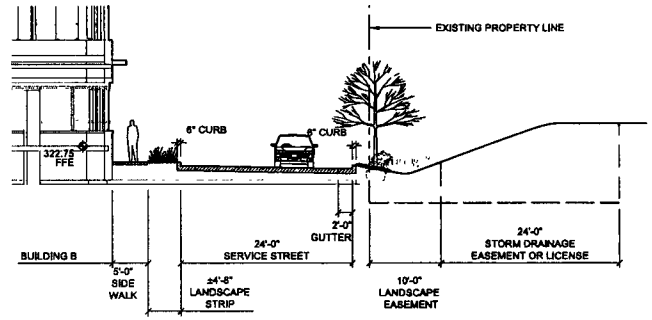


4 SECTION AT SERVICE STREET ENTRANCE
1"=8'-0"

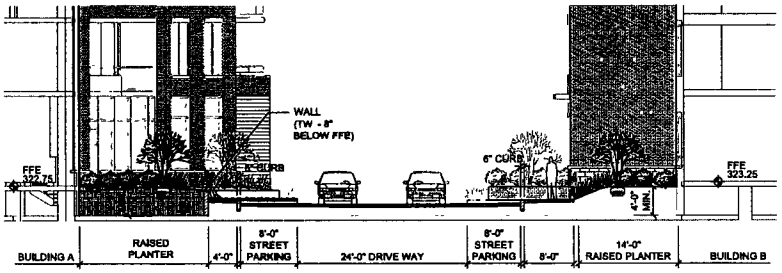




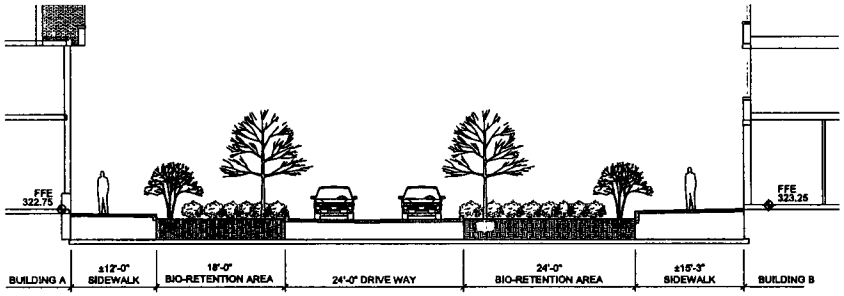
2 SECTION AT SITE ENTRY DRIVE: DROP-OFF AREA
1"=8'-0"



5 SECTION AT SERVICE STREET
1"=8'-0"



3 SECTION AT SITE ENTRY DRIVE: EAST SIDE
1"=8'-0"



6 SECTION AT SITE ENTRY DRIVE
1"=8'-0"

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Garfield Site

Tyson's Corner, VA

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FDP RESUBMISSION	02/04/2013

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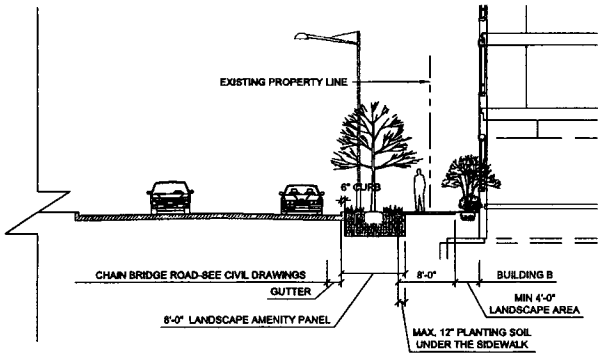
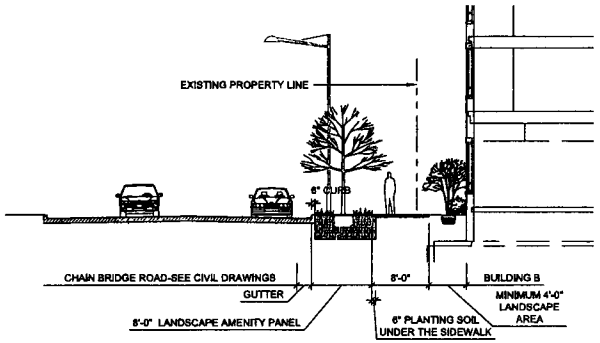
Landscape Sections and Elevations

Scale: as shown

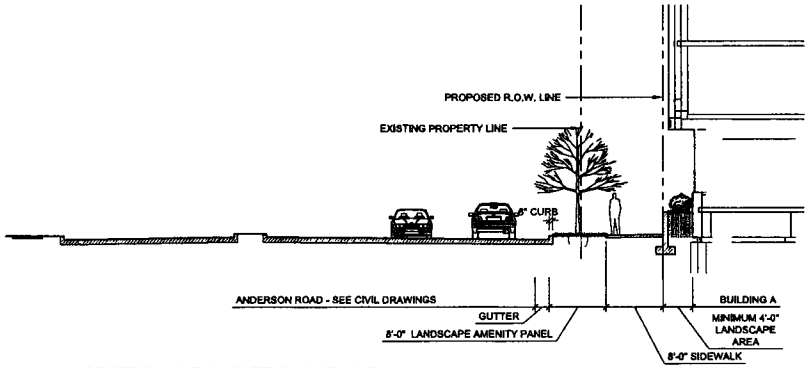
L-03



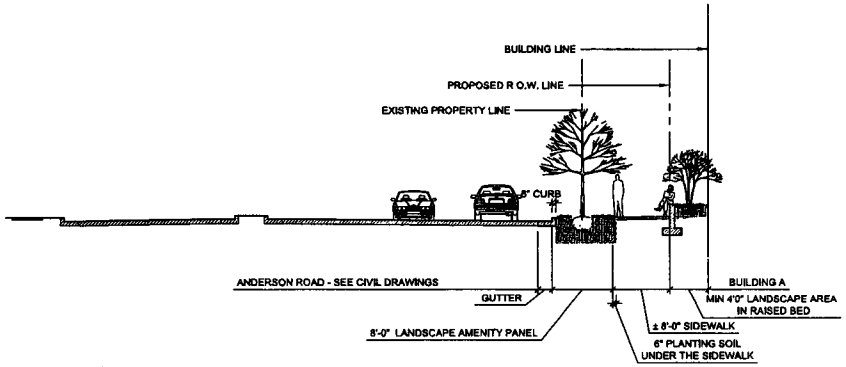
1 SECTION AT OLD CHAIN BRIDGE ROAD - INTERIM
1"= 8'-0"



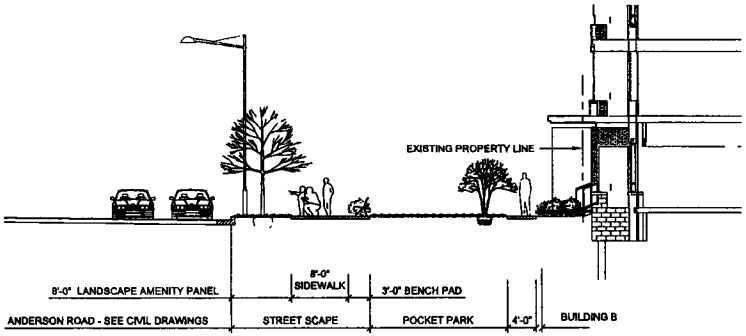
1A SECTION AT OLD CHAIN BRIDGE ROAD - FINAL
1"= 8'-0"



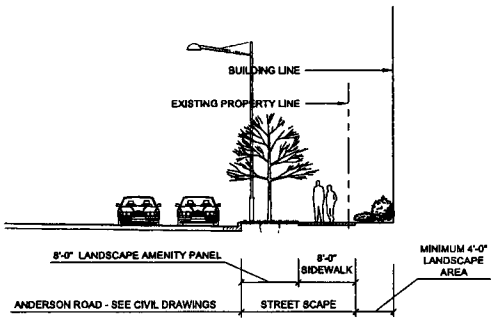
2 SECTION AT ANDERSON ROAD
1"= 8'-0"

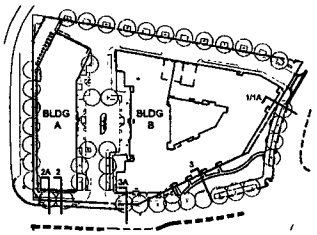


2A SECTION AT ANDERSON ROAD
1"= 8'-0"



3 SECTION AT ANDERSON ROAD AND CHAIN BRIDGE ROAD
1"= 8'-0"





3A SECTION AT ANDERSON ROAD THROUGH BUILDING - B
1"= 8'-0"

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Garfield Site

Tyson's Corner, VA

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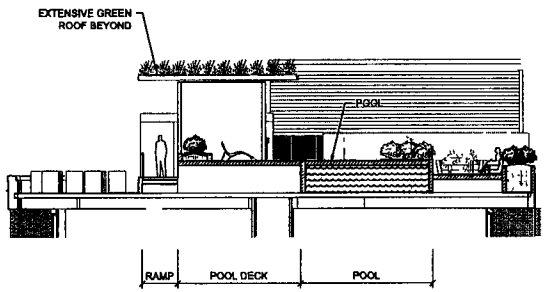
WDG Project No: WA11035 01

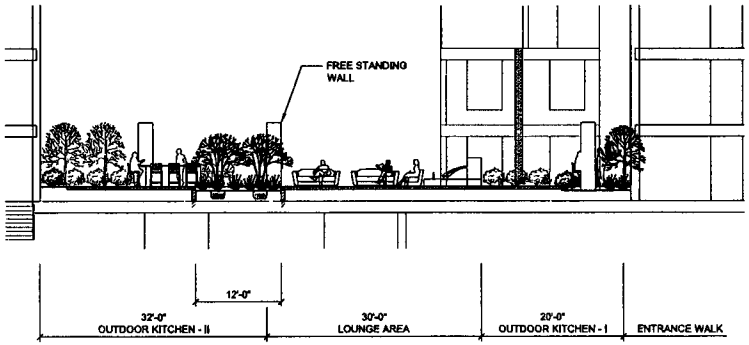
Landscape Sections and Elevations

Scale: as shown

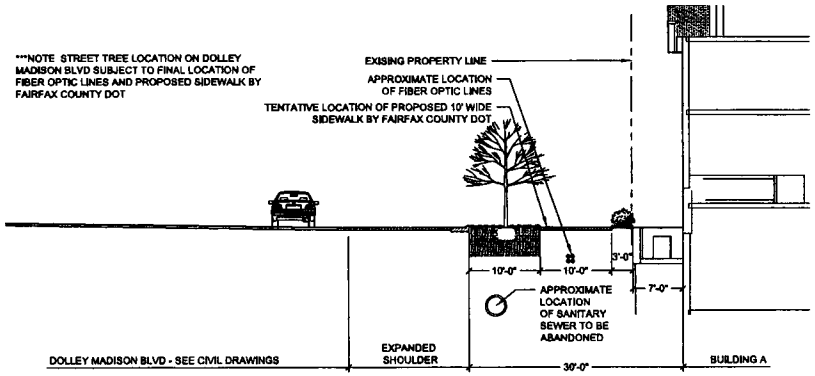
L-04



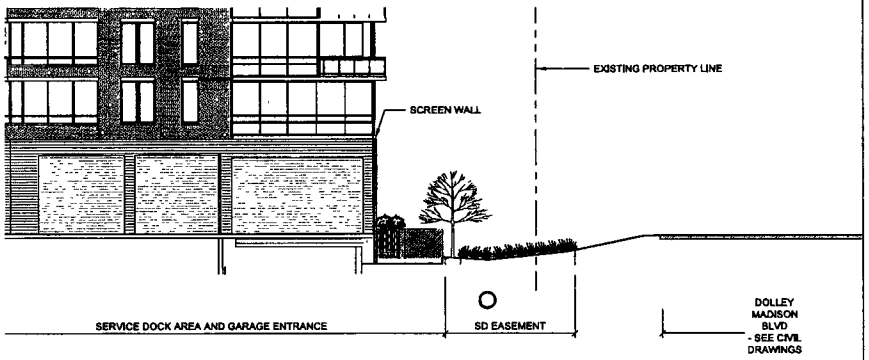
1 SECTION AT BUILDING A ROOF
1"= 8'-0"



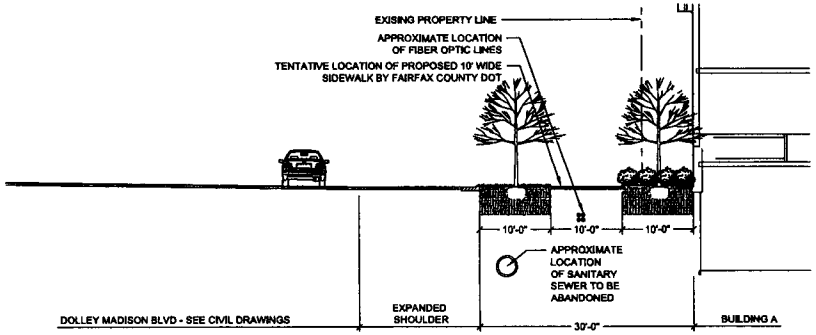
2 SECTION AT BUILDING B LEVEL 2 COURT YARD
1"= 8'-0"



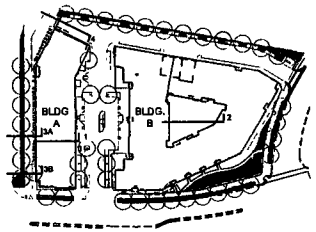
3A SECTION AT DOLLEY MADISON BLVD: NE OF BLDG A EGRESS
1"= 8'-0"



4 ELEVATION AT BUILDING A WEST FACADE
1"= 10'-0"



3B SECTION AT DOLLEY MADISON BLVD:BLDG A EGRESS
1"= 8'-0"



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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2012
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FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	02/04/2013

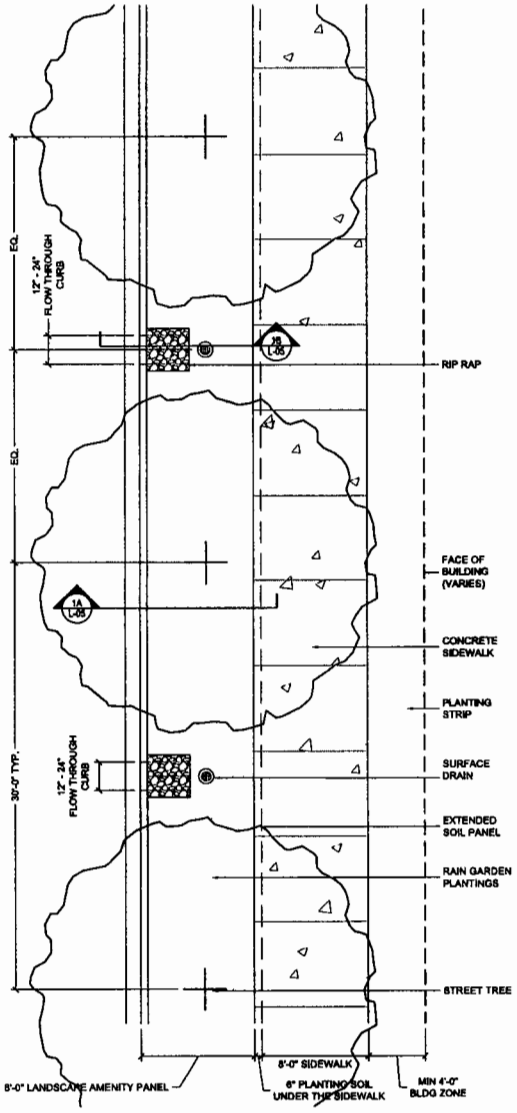
Professional Seal

WDG Project No: WA11035.01

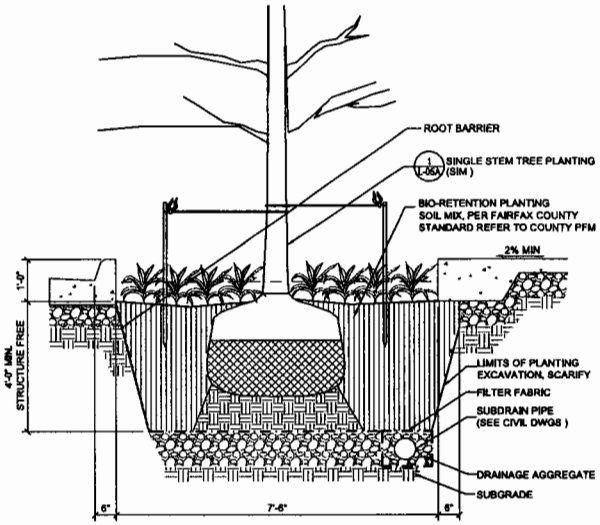
Landscape Sections and Elevations

Scale: as shown

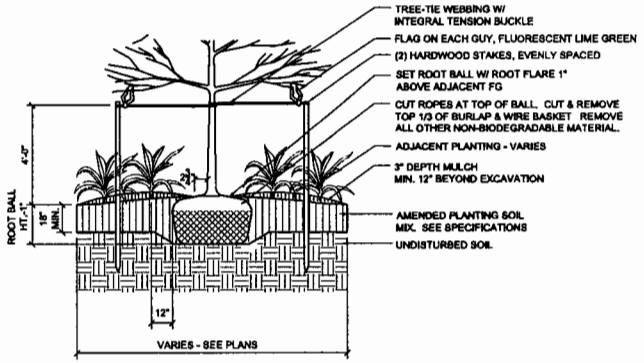
L-04A



1 TYPICAL RAIN GARDEN - PLAN
1/4"=1'-0"

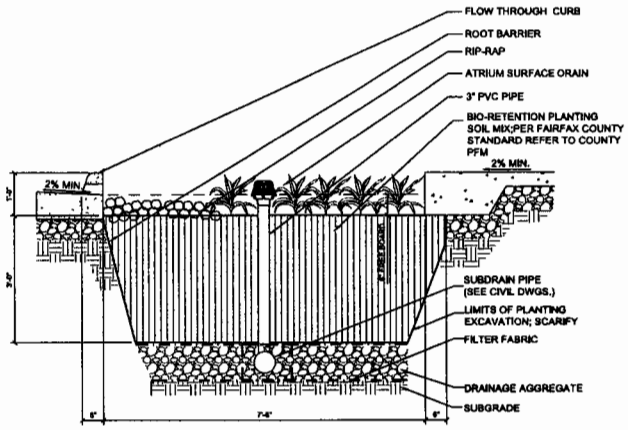


1A STREET TREE PLANTING / BIO-RETENTION
3/4"=1'-0"

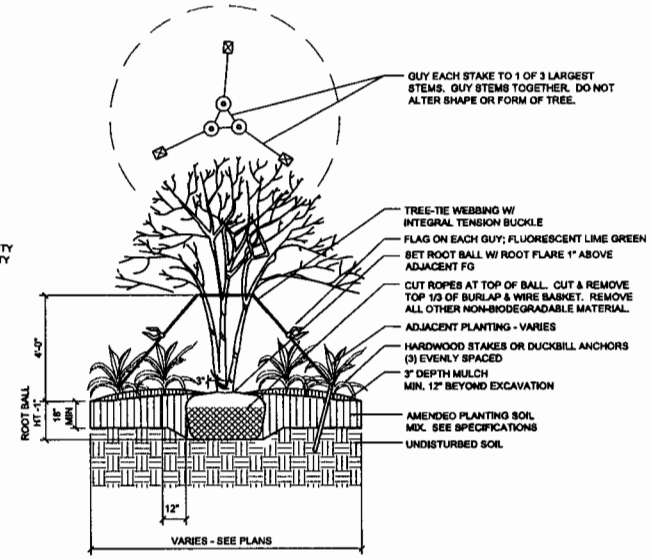


NOTES:
1. FOR TREES MORE THAN 6" CALIPER, PROVIDE CABLE GUYS PROVIDE TREE-TIE WEBBING AT CONTACT POINTS WITH TRUNK. PROVIDE (1) TURNBUCKLE PER GUY. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.

2 SINGLE STEM TREE PLANTING
1"=1'-0"



1B PLANTING STRIP / BIO-RETENTION
3/4"=1'-0"



3 SINGLE STEM TREE PLANTING
1"=1'-0"

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2012
FDP SUBMISSION	10/22/2012
FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	03/04/2013

Professional Seal

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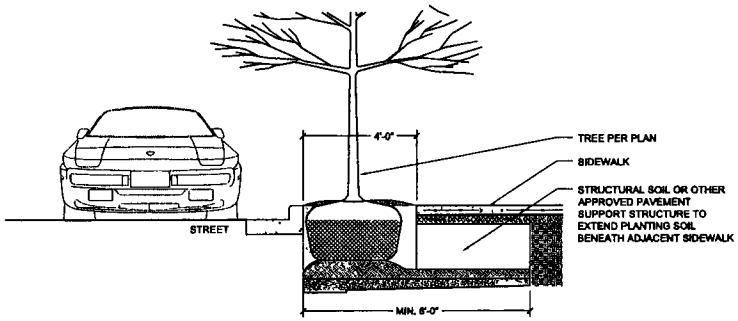
WDG Project No: WA11025.01

Landscape Details STREETSCAPE

Scale: as shown

L-05



1 LANDSCAPE SOIL PANEL AT ENTRY DRIVE

SCOTTS RUN STATION SOUTH FDP RUNNING TREE CANOPY SUMMARY CALCULATION			
LAND BAY EAST			
PARCEL	GROSS SITE AREA	10 YEAR TREE CANOPY REQUIRED	10 YEAR TREE CANOPY PROVIDED
TAYLOR	222,051	22,205	
JOHNSON I	340,582	34,058	
JOHNSON II/MITRE*	127,884	12,788	22,960
WESTGATE	79,498	7,950	
VAN BUREN	97,747	9,775	
GARFIELD	111,772	11,177	11,200
AREA ACQUIRED FROM VACATION	45,782	4,578	
LAND BAY WEST			
GRANT	145,756		
LINCOLN	156,175		
TOTAL	1,327,247	133,725	34,160

NOTE: JOHNSON II/MITRE APPLICATION SUBMITTED SEPARATELY.

Open Space Computations				
6-508 and 2-309				
Units	Residents/Unit	Residents	Required Open Space Recommended by Comprehensive Plan - SF	Required Open Space Recommended by Comprehensive Plan - Acres
425	1.75	744	48,787	1.12
Proposed Open Spaces		percent of total		
Public open space				
Private open space	at grade	75.36%	21,239	0.49
Private open space	above grade	24.64%	6,944	0.16
	Total		28,183	0.65

Landscape Computations		
13-201	Interior Parking Lot Landscape Calculations	
	No Surface Parking lots meeting zoning definition	
	Interior parking lot landscaping not required	
13-302	Peripheral Parking Lot Landscape Calculations	
	No Surface Parking lots meeting zoning definition	
	Peripheral parking lot landscaping not required	
13-301	Transitional Screening and Buffering	
	Property Zoning District	
	Adjacent Zoning Districts	
13-401	Tree Cover Calculations	
Table 13.10	10-Year Tree Canopy Calculation Worksheet	
Step		Totals
A	Tree Preservation Target and Statement	
A1	Site Table	
B	Tree Canopy Requirement	
B1	Gross Site Area (sf)	111 772
B2	Land dedicated to park road frontage	
B3	Optional Deductions (sum)	
B4	Adjusted Gross Site Area	111 772
B5	Site Zoning	
B6	Percentage of 10-year tree canopy required	10%
B7	Area of 10-year tree canopy cover	11 177
B8	Modification of 10-year tree canopy cover requested?	
B9	Plan sheet where modification is requested	

C		Tree Preservation	
	C1	Tree preservation target	
	C2	Total canopy area meeting standards of 12-0400	
	C3	C2 x 1.25	0
	C4	Total canopy provided by ulque or valuable forest or woodland communities	
	C5	C4 x 1.25	0
	C6	Total canopy area provided by Heritage Memorial, Specimen or Street Trees	
	C7	C6 x 1.5 - 3.0	
	C8	Canopy area of trees with Resource Protection Areas and 100 year floodplains	
	C9	C8 x 1.0	0
	C10	Total of C5, C6, C7 and C9	0
D		Tree Planting	
	D1	Area of canopy to be met through tree planting (B7-C10)	11 177
	D2	Area of canopy planted for air quality benefits	
	D3	D2 x 1.5	0
	D4	Area of canopy planted for energy conservation	
	D5	D4 x 1.5	0
	D6	Area of canopy planted for water quality benefits	
	D7	D6 x 1.25	0
	D8	Area of canopy planted for wildlife quality benefits	
	D9	D8 x 1.50	0
	D10	Area of canopy provided by native trees	
	D11	D10 x 1.50	0
	D12	Area of canopy provided improved cultivars and varieties	
	D13	D12 x 1.25	0
	D14	Area of canopy provided through tree seedlings (D14 x 1.00)	
	D15	Area of canopy provided through native shrubs (D15 x 1.0)	
	D16	Percentage of D14 represented by D15 (not > 33% of D14)	
	D17	Total of canopy area provided through tree planting	
	D18	Is off-site planting relief requested?	
	D19	Tree Bank or Tree Fund?	
	D20	Canopy area requested to be provided through off-site banking or tree fund	
	D21	Amount to be deposited into the Tree Preservation and Planting Fund	
E		Total of 10-Year Tree Canopy Provided	
	E1	Total of canopy area provided through tree preservation	0
	E2	Total of canopy area provided through tree planting	12200
	E3	Total of canopy area provided through off-site mechanism	0
	E4	Total of 10-year Tree Canopy Provided	12200

PLAN LIST AND TREE CANOPY CALCULATIONS FOR FINAL CONDITION

Key	Botanical Name	Common Name	Quantity	Stock Size (Height/caliper)	Stock Type	10-year tree canopy sf.	Tree canopy sub-total sf.	Subtotal	Remarks
Category II - Deciduous Trees									
Trees that can be maintained at a height of 20 feet or less and have a spread approximately equal to their height									
Interior courtyard	Prunus x incam 'Okame, Amelanchier lamia, Magnolia stellata, or comparable small ornamental tree	Prunus x incam 'Okame, Amelanchier lamia Magnolia stellata, or comparable small ornamental tree	19	2"	B&B or container	100	1900		
	Subtotal		19					1900	
Category III - Deciduous Trees									
Trees 25 to 50 feet in height at maturity with a spread equal to or greater than their height and trees over 50 feet in height at maturity with a spread less than their height									
on-site	Betula nigra, Gleditsia triacanthos inermis, Prunus yedoensis or comparable tree	river birch, thornless honeylocust, Yoshino cherry or comparable tree	11	2"	B&B	150	1650		
streetscape	Betula nigra, Gleditsia triacanthos inermis, Prunus yedoensis or comparable tree	river birch, thornless honeylocust, Yoshino cherry or comparable tree	11	2"	B&B	150	1650		
	Subtotal		22					3300	
Category IV - Deciduous Trees									
Trees 50 feet and greater in height at maturity with a spread equal to or greater than their height and trees over 75 feet in height at maturity with a spread less than their height									
on-site	Platanus acerifolia Quercus phellos Ulmus americana 'Valley Forge' or comparable shade tree	London planetree, willow oak, 'Valley Forge' American elm or comparable shade tree	4	3"	B&B	250	1000		
streetscape	Platanus acerifolia Quercus phellos, Ulmus americana 'Valley Forge' or comparable shade tree	London planetree, willow oak, 'Valley Forge' American elm or comparable shade tree	20	3"	B&B	250	5000		
	Subtotal		24					6000	
Category I - Evergreen Trees									
Trees generally less than 30 feet in height at maturity with a spread less than 15 feet									
				2"	B&B or container	50	0		
				2"	B&B or container	50	0		
	Subtotal		0					0	
Category II - Evergreen Trees									
Trees 30 to 50 feet in height at maturity with a spread of 15 to 20 feet									
				2"	B&B or container	100	0		
				2"	B&B or container	100	0		
	Subtotal		0					0	
	Total Tree Cover Provided by Planting							11200	

LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN
2. THE PLAN AND IMAGERY SHOWN IN CONCEPTUAL AND SUBJECT TO MINOR MODIFICATION AT AT TIME OF SITE PLAN APPROVAL.

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2018
FDP SUBMISSION	10/22/2018
FDP SUBMISSION	10/10/2019
FDP RESUBMISSION	02/04/2021

Professional Seal

WDG Project No: WA11029 01

Landscape Details & Caculations

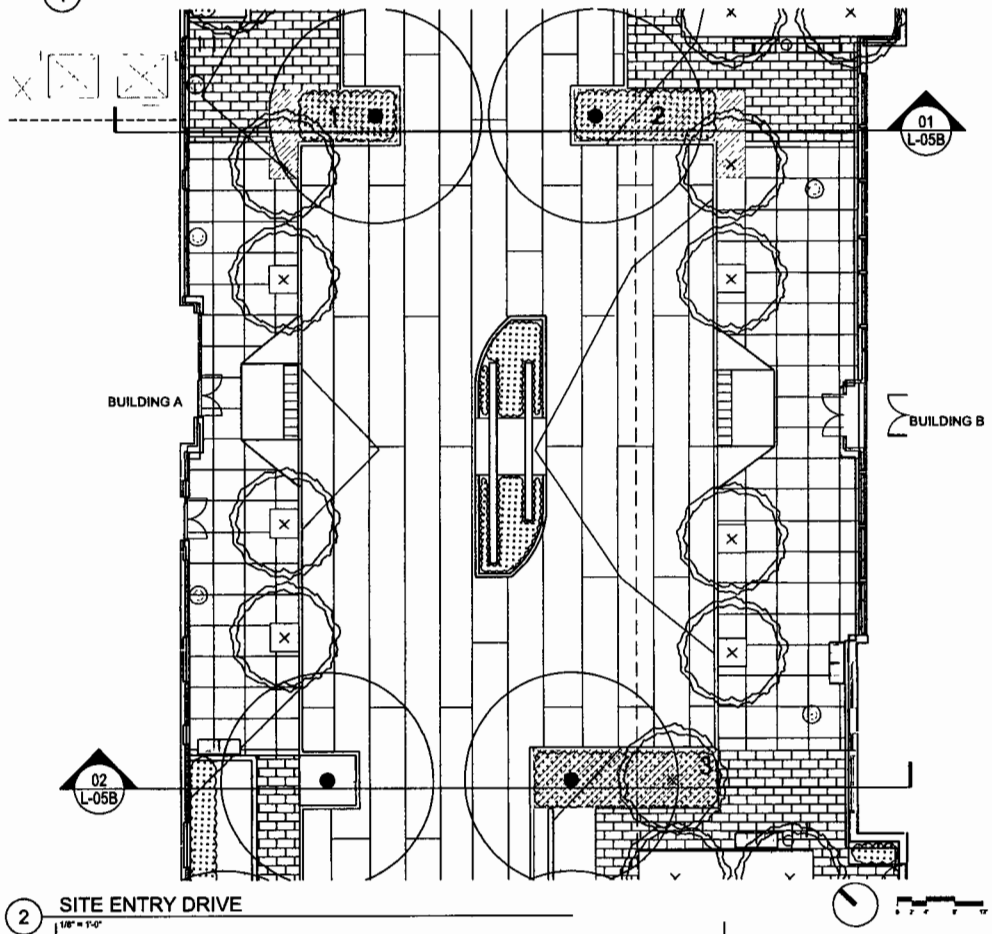
as shown

L-05A

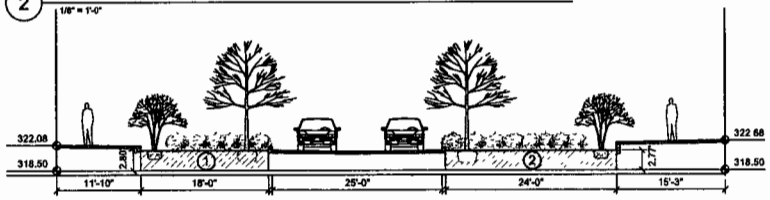
KEY	AREA (SQ FT)	DEPTH (FT)	VOLUME (CU. FT.)
1	153	2.80	428.40
2	197	2.77	545.69
11	206	3.20	659.20
TOTAL	556	-	1633.29

NOTES
1. ALL SOIL DEPTH INCLUDES 6" FREEBOARD.

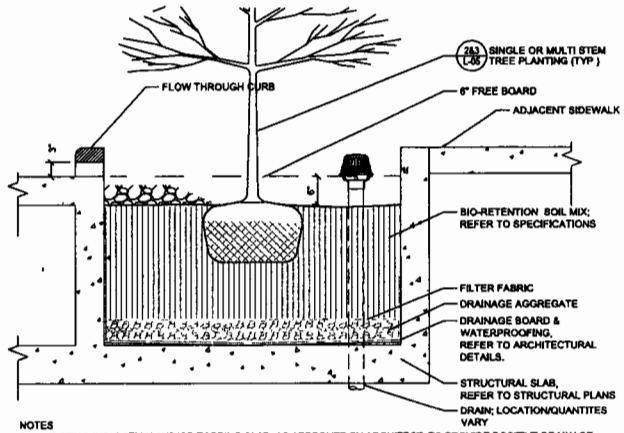
1 VOLUME CALCULATION



2 SITE ENTRY DRIVE
1/8" = 1'-0"

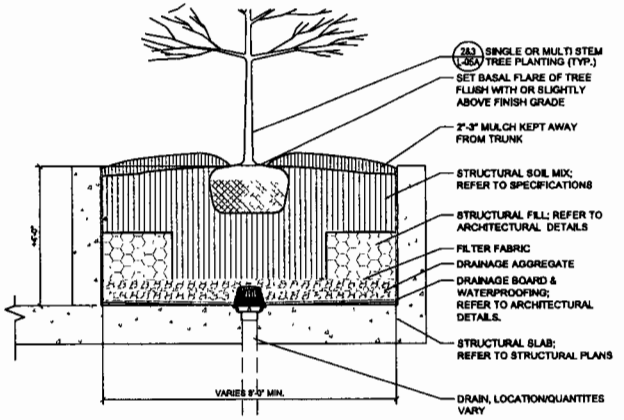


3 SECTION 1
1/8" = 1'-0"



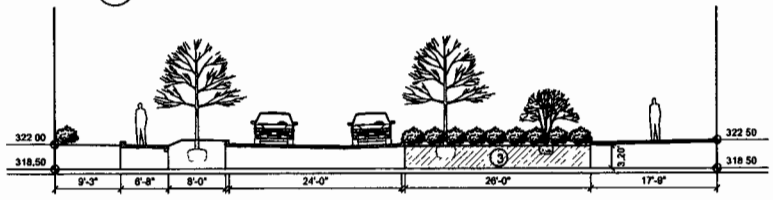
NOTES
1. INSTALL INSULATION AND/OR TOPPING SLAB, AS APPROVED BY ARCHITECT, TO PROVIDE POSITIVE DRAINAGE TO ALL PLANTING AREA DRAINS WATERPROOF PER ARCHITECTURAL DETAILS

6 PLANTING PIT / BIO RETENTION
1/8" = 1'-0"



NOTES:
1 INSTALL INSULATION AND/OR TOPPING SLAB, AS APPROVED BY ARCHITECT, TO PROVIDE POSITIVE DRAINAGE TO ALL PLANTING AREA DRAINS. WATERPROOF PER ARCHITECTURAL DETAILS

5 PLANTING PIT ON STRUCTURE
1/8" = 1'-0"



4 SECTION 5
1/8" = 1'-0"

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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2015
FDP SUBMISSION	10/12/2015
FDP SUBMISSION	12/10/2015
FDP RESUBMISSION	02/04/2011

Professional Seal

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WDG Project No: WA11035 01

Landscape Planter SWM Calculations

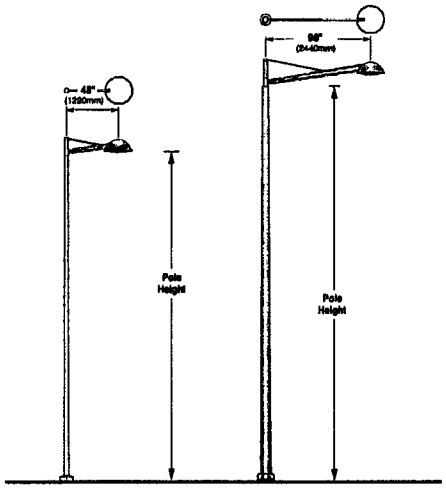
Scale: 1/8" =1'-0"

L-05B

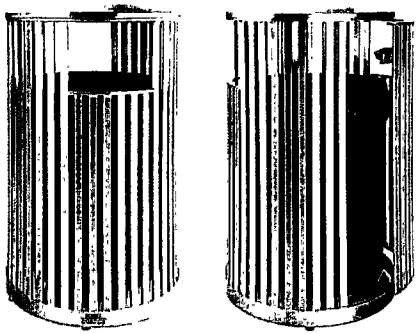
LANDSCAPE NOTES

1. EXAMPLES OF LIGHTING AND SITE FURNISHINGS ARE REPRESENTATIVE OF QUALITY AND MATERIALS. FINAL SELECTION SHALL BE MADE FROM ITEMS SHOWN OR SIMILAR PRODUCTS.

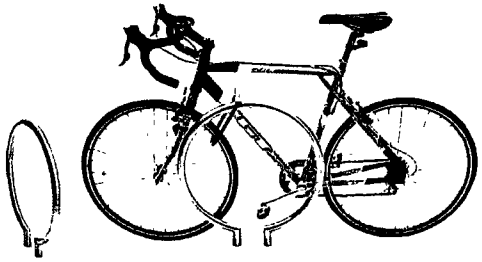
2. SELECTION OF LIGHT FIXTURES FOR LIGHTING IN RIGHT OF WAY SUBJECT TO CONFORMANCE WITH POWER COMPANY REQUIREMENTS.



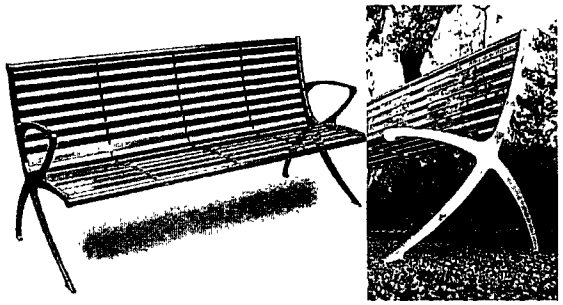
1 STREET LIGHT



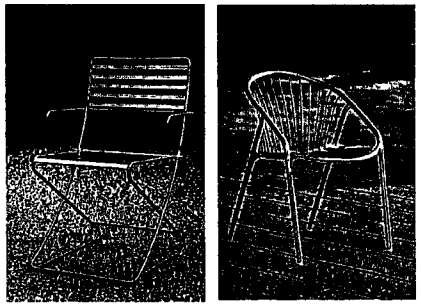
2 LITTER RECEPTACLES



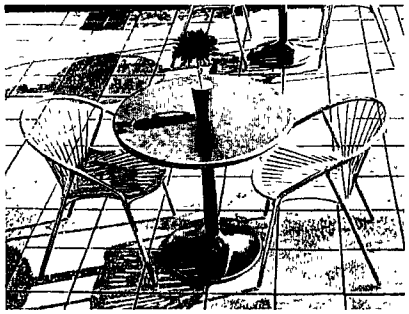
3 BIKE RACK



4 BENCH



5 CHAIR



6 TABLE

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FDP SUBMISSION	07/10/2013
FDP RESUBMISSION	02/04/2015

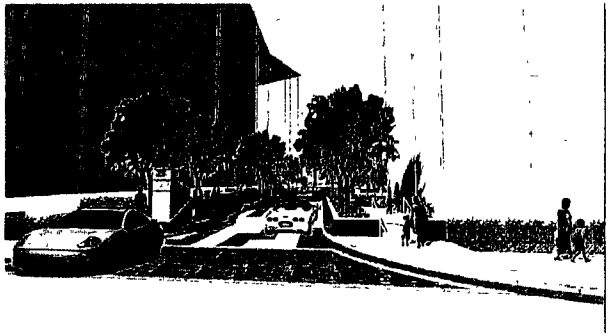
Professional Seal

WDG Project No: WA11035.01

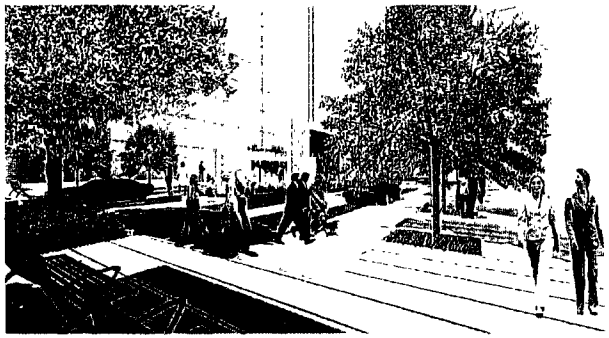
Landscape Site Furnishing

Scale: none

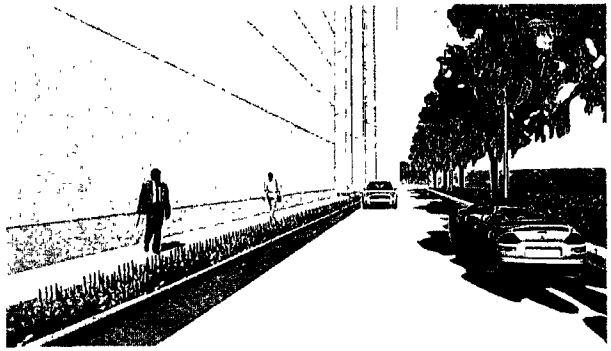
L-06



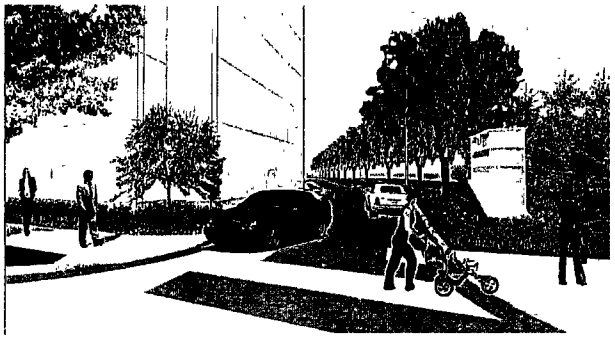
1 PRIVATE ENTRY DRIVE WAY



2 PRIVATE ENTRY DRIVE WAY: DROP-OFF AREA

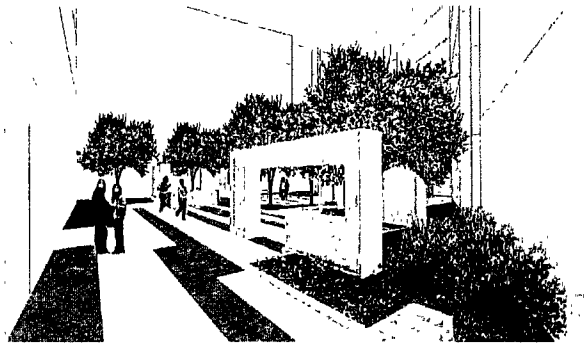


3 SERVICE STREET

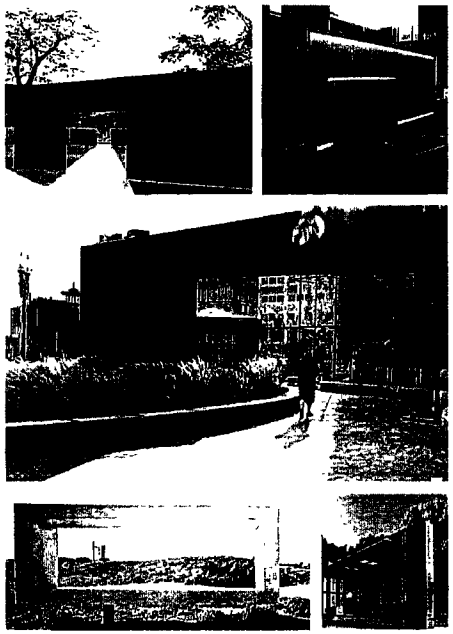


4 SERVICE STREET ENTRANCE

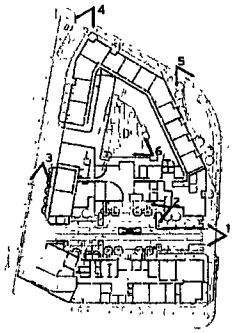
5 ANDERSON STREET AND CHAIN BRIDGE ROAD



6 COURTYARD



7 PRECEDENCE IMAGES: ENTRY FEATURE



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Garfield Site

Tyson's Corner, VA

FDP SUBMISSION	03/30/2015
FDP SUBMISSION	10/12/2015
FDP SUBMISSION	12/10/2015
FDP RESUBMISSION	02/04/2016

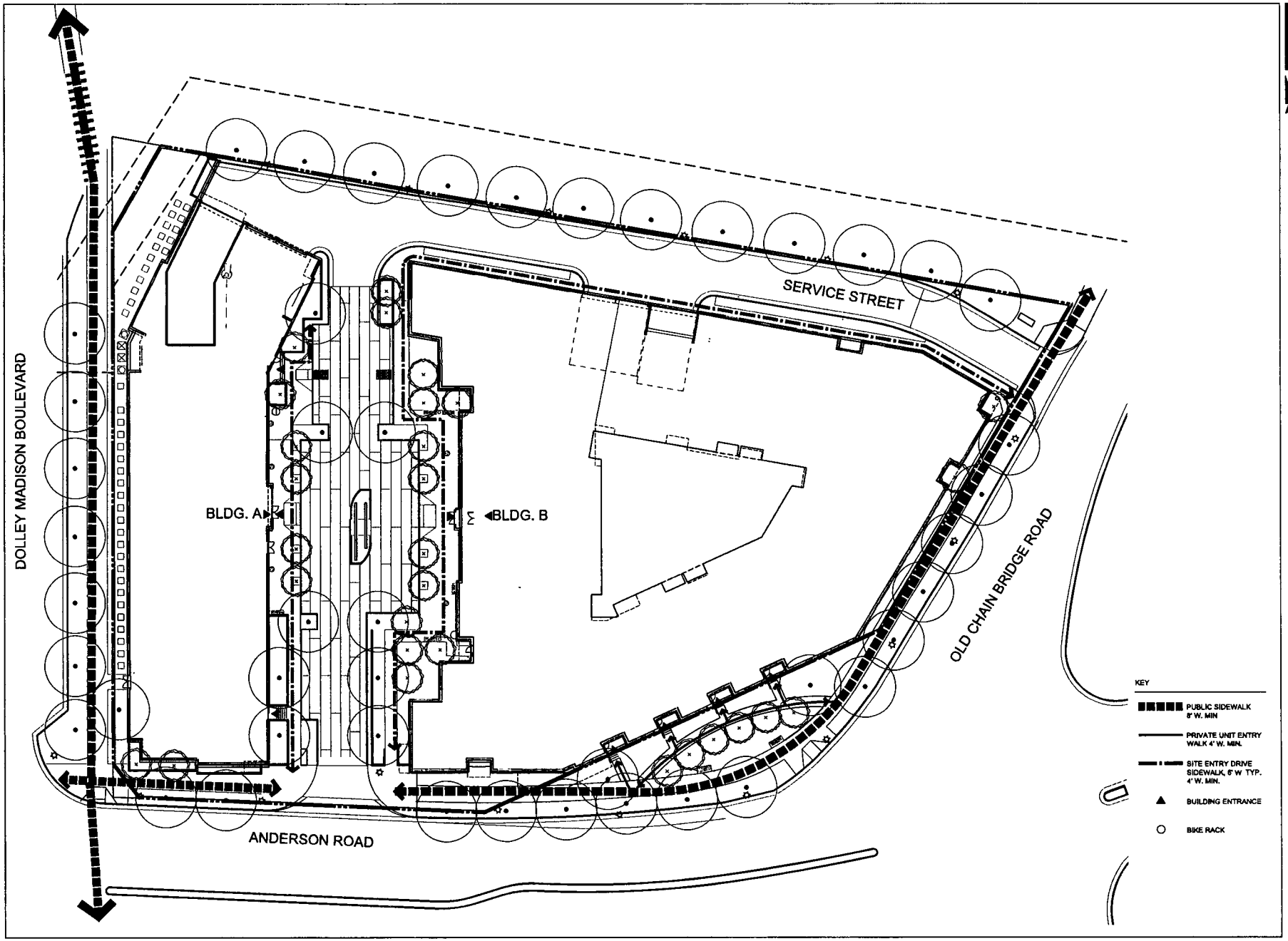
Professional Seal

WDG Project No: WA11035.01

Illustrative Views

Scale: none

L-07



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Tyson's Corner, VA

FDP SUBMISSION	03/30/2012
FDP SUBMISSION	10/22/2012
FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	03/04/2013

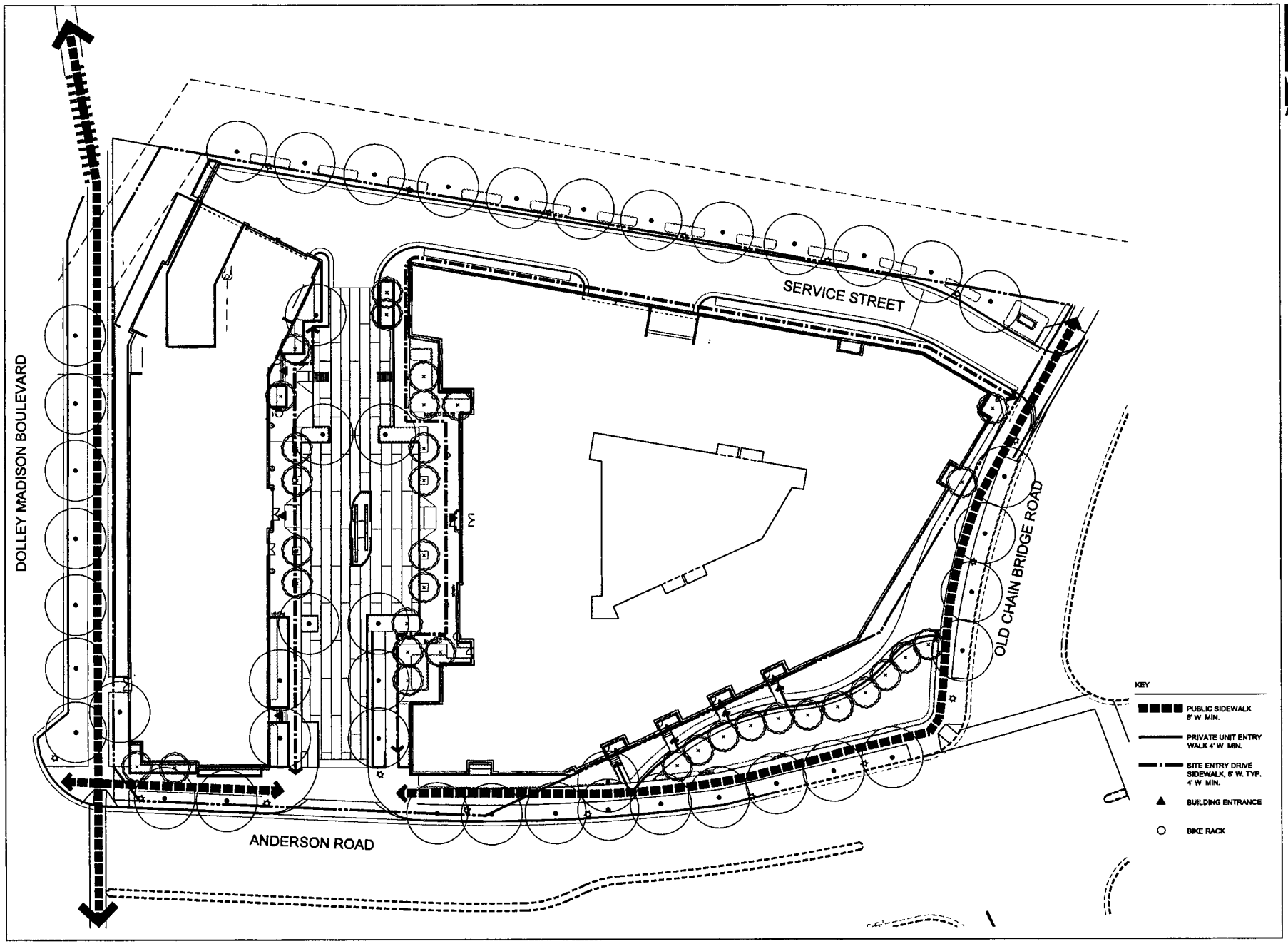
Professional Seal

WDG Project No: WA11033.01

Pedestrian Circulation Plan-Interim

Scale: 1" = 20'-0"

L-08A



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Tyson's Corner, VA

FDP SUBMISSION	03/30/2012
FDP SUBMISSION	10/22/2012
FDP SUBMISSION	12/10/2012
FDP RESUBMISSION	02/04/2013

Professional Seal

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WDG Project No: WA110325.01

PEDESTRIAN CIRCULATION PLAN: FINAL

Scale: none

L-08B

MITRE 4

FINAL DEVELOPMENT PLAN

FDP-2011-PR- 011-02

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

AUGUST 01, 2012

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	NOTES & TABULATIONS
3	EXISTING CONDITIONS / EXISTING VEGETATION MAP
4	FINAL DEVELOPMENT PLAN INITIAL/INTERIM STREET NETWORK
5	FINAL DEVELOPMENT PLAN ULTIMATE STREET NETWORK
6	LANDSCAPE PLAN
7	STREETSCAPE PLANS AND SECTIONS
8	STREETSCAPE PLANS AND SECTIONS
9	BUILDING ELEVATIONS
10	SHADOW STUDIES
11	PARKING PLAN
12	LOW IMPACT DEVELOPMENT PLAN
13	STORMWATER MANAGEMENT NARRATIVE AND CHECKLIST
14	STORMWATER MANAGEMENT
15	STORMWATER MANAGEMENT
16	STORMWATER MANAGEMENT
17	STORMWATER MANAGEMENT
18	STORMWATER MANAGEMENT
19	STORMWATER MANAGEMENT
20	STORMWATER ADEQUATE OUTFALL ANALYSIS

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COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
Cert. No 609
02-04-2013
LANDSCAPE ARCHITECT

REVISIONS
FEB 04, 2013
DEC 10 2012
OCT 19, 2012
SEPT 13, 2012

SHEET 1 OF 20
P-01-COV

GENERAL NOTES

1 THIS APPLICATION COMPRISES ONE PROPOSED OFFICE BUILDING REFERRED TO AS MITRE 4. A FINAL DEVELOPEMENT PLAN (FDP) APPROVAL IS REQUESTED FOR THE MITRE 4 BUILDING. THE SITE IS CURRENTLY UNDER CONSTRUCTION IN ACCORDANCE WITH SITE PLAN #3636-SP-003. A SPECIAL EXCEPTION FOR BUILDING HEIGHT WAS APPROVED WITH DEVELOPMENT CONDITIONS IN JUNE 2011. FOR REVIEW PURPOSES ALL PROPOSED IMPROVEMENTS SHOWN SHOULD BE CONSIDERED AS AN EXISTING CONDITION

2 THE AREA SUBJECT TO THIS FINAL DEVELOPMENT PLAN IS LOCATED ON A PORTION OF FAIRFAX COUNTY TAX ASSESSMENT MAP 30-3 ((28)) PARCEL 4C, AND IS IN THE NAME OF THE MITRE CORPORATION. AS RECORDED IN DEED BOOK 21971 PAGE 1338. THE PROPERTY CONSISTS OF 2.936 ACRES (127,882 SF)

3 THE SITE IS CURRENTLY VACANT. THE JOHNSON TWO OFFICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS WERE REMOVED FROM THE SITE IN 2011

4 THE SUBJECT PROPERTY IS LOCATED WITHIN THE COLSHIRE SUBDISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN FOR TYSONS CORNER URBAN CENTER. THE LAND USE RECOMMENDATION FOR THE SUBJECT PROPERTY IS OFFICE

5 THE COMPREHENSIVE PLAN DOES NOT INDICATE ANY TRAILS ON THE SITE. IN ACCORDANCE WITH THE DRAFT BIKE LANE PLAN, BIKE LANES ARE PLANNED FOR COLSHIRE MEADOW DRIVE, AND DARTFORD DRIVE AS SHOWN ON SHEET 5

6 FIELD SURVEY WAS PERFORMED BY PHR+A IN DECEMBER 2011. TWO (2) FOOT CONTOUR INTERVALS ARE PROVIDED

7 KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY AND WITH A WIDTH GREATER THAN TWENTY-FIVE (25) FEET ARE SHOWN ON THE PLAN

8 THE SITE IS IN THE SCOTTS RUN WATERSHED

9 TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITE EXISTS ON THIS SITE

10 TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ON SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA /DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND /OR PETROLEUM PRODUCTS STORED UNDERGROUND AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY SUCH SUBSTANCES ON SITE

11 THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION

12 NO FLOOD PLAINS, RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THE SITE

13 MECHANICAL EQUIPMENT IS LOCATED IN THE UNDERGROUND GARAGE AND PENTHOUSE, AND IS EXCLUDED FROM GROSS FLOOR AREA (GFA) AND FLOOR AREA RATIO (FAR) COMPUTATIONS. ACCESSORY STRUCTURES MAY BE PLACED ON THE ROOF OF THE PENTHOUSE IN ACCORDANCE WITH SECTION 2-506 OF THE ZONING ORDINANCE

14 PUBLIC SANITARY SEWER SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT BY AN EXTENSION FROM THE MAIN IN COLSHIRE DRIVE. PUBLIC WATER WILL BE PROVIDED BY AN EXTENSION FROM THE EXISTING MAIN IN COLSHIRE DRIVE. DETAILED DESIGN SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING

15 INGRESS AND EGRESS TO THE PROPERTY FOR THE INTERIM CONDITION (SHEET) IS VIA AN EXISTING TRAVEL WAY LOCATED TO THE NORTH OF THE SITE AS WELL AS COLSHIRE DRIVE (RTE 6471). FOR THE ULTIMATE CONDITION (SHEET 6), COLSHIRE MEADOW DRIVE WILL REPLACE THE EXISTING TRAVEL WAY AND PROVIDE ADDITIONAL ACCESS TO THE SITE

16 THE FINAL DEVELOPMENT PLAN (FDP) IS NOT AN ENGINEERING CONSTRUCTION DRAWING AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED. THE BUILDING FOOTPRINT MAY VARY TO ADDRESS FINAL ARCHITECTURAL OR ENGINEERING DESIGN AND CONSTRUCTION SO LONG AS BUILDING SETBACKS SHOWN ON THE FDP AND MAXIMUM FAR ARE MAINTAINED

PURSUANT TO SECTION 16-204(5) OF THE ZONING ORDINANCE. MINOR MODIFICATIONS TO THE BUILDING SHOWN ON THE FDP MAY BE PERMITTED SUBJECT TO FINAL APPROVAL BY THE URBAN FORESTRY BRANCH ON-SITE LANDSCAPE AND STREETSCAPE DESIGNS SHALL BE IN CONFORMANCE WITH SHEETS 6 AND 7. SITE FEATURES SUCH AS BENCHES, TRASH RECEPTACLES, WALLS, STEPS, TRELLISES, LIGHTS SIDEWALKS AND THE LIKE THAT ARE SHOWN ON THE FDP MAY BE SUBJECT TO CHANGE WITHOUT MINOR MODIFICATIONS. FURTHERMORE ADDITIONAL SITE FEATURES SUCH AS SIGNS, FLAGPOLES, AND FENCES/RAILINGS NOT SHOWN ON THE FDP MAY BE PROVIDED WITHOUT MINOR MODIFICATION

17 FINAL LOCATION OF BUILDING MOUNTED AND FREESTANDING SIGNS TO BE DETERMINED DURING SITE PLAN REVIEW. ALL SIGNAGE TO COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE

18 THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO OWNER DISCRETION. REGARDING PHASING, THE APPLICANT DOES NOT ANTICIPATE PHASING THE CONSTRUCTION OF THE BUILDING OR PARKING SHOWN ON SHEET 4

19 LIMITS OF CLEARING AND GRADING EXTEND TO AND GENERALLY COINCIDE WITH THE PROPERTY LINES WITH THE EXCEPTION OF THE PRESERVATION AREA ALONG THE NORTHEAST BOUNDARY. ROAD TIE-INS, AND UTILITY EXTENSIONS THAT MAY REQUIRE WORK OFF-SITE AS DETERMINED BY FINAL ENGINEERING AND DESIGN

20 TO ACCOMMODATE BICYCLE USERS, BIKE RACKS TO FACILITATE 64 BIKES WILL BE PROVIDED IN THE UNDERGROUND GARAGE AND ABOVE GRADE. IN ADDITION, SHOWER AND LOCKER FACILITIES WILL BE PROVIDED WITHIN THE PROPOSED BUILDING

21 THE ARCHITECTURAL DESIGN SHOWN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE ELEVATIONS AND RENDERINGS SHOWN HEREIN, AND CONSISTENT WITH EXISTING BUILDINGS ON THE MITRE CAMPUS

22 THE APPLICANT RESERVES THE RIGHT FOR A POTENTIAL CONVERSION OF UP TO 5,000 SF OF THE 340,000 SF OFFICE SPACE TO RETAIL, PERSONAL/BUSINESS SERVICES, FAST FOOD RESTAURANT, QUICK SERVICE FOOD STORE AND/OR EATING ESTABLISHMENT AS SHOWN ON THE FDP

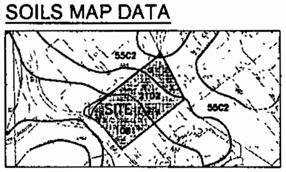
23 THE APPLICANT RESERVES THE RIGHT FOR DENSITY CREDIT FOR ALL ELIGIBLE DEDICATIONS AS SHOWN ON THIS FDP AND DETERMINED DURING FINAL ENGINEERING OR AS MAY BE REQUIRED BY FAIRFAX COUNTY OR VDOT PURSUANT TO THE PUBLIC FACILITIES MANUAL OR THE COMPREHENSIVE MASTER PLAN

WAIVERS

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE FOLLOWING

1 REAFFIRMATION OF A WAIVER FROM THE REQUIRED 6 LOADING SPACES FOR AN INDIVIDUAL BUILDING. THIS APPLICATION IS PROPOSING TO PROVIDE 2 LOADING SPACES. LOADING SPACE WAIVER HAS BEEN PREVIOUSLY APPROVED UNDER SE 2010-PR-023

SOILS MAP DATA



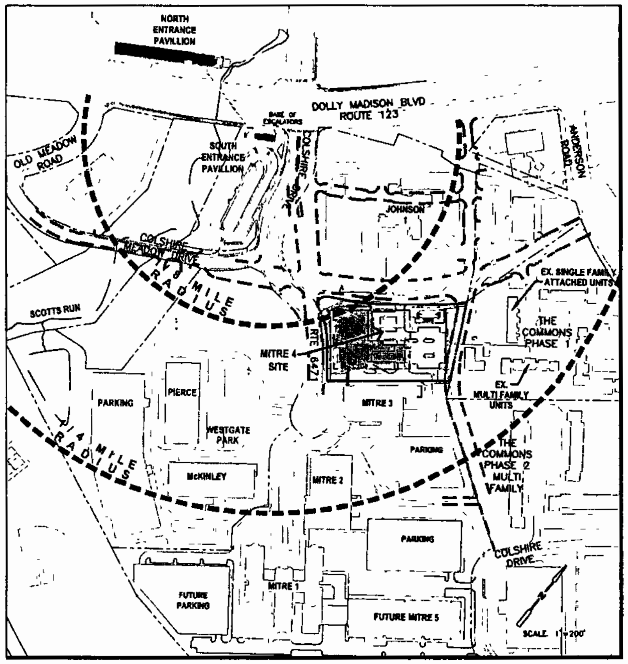
SCALE 1" = 300'

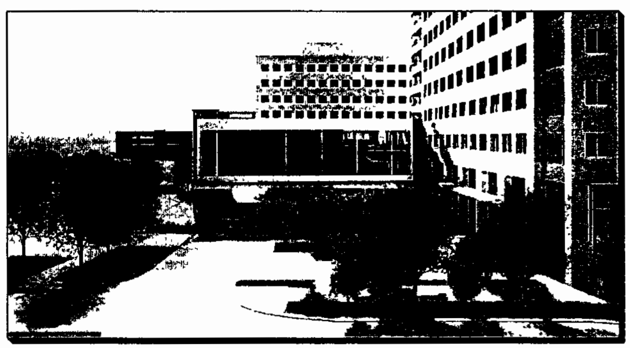
SOILS MAP SOURCE: ☒ COUNTY MAP; ☐ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
10B1	GLENVILLE SILT LOAM	FAIR-B-W	MARGINAL-W	GOOD	MODERATE	B
21D2	MANOR SILT LOAM, HILLY PHASE	GOOD	GOOD	GOOD	HIGH	C
55C2	GLENELG SILT LOAM ROLLING PHASE	GOOD	GOOD	GOOD	HIGH	C

SOILS WITH IDENTIFICATION NUMBERS 56 68 69 141 142 AND 162 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ABSESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS

VICINITY MAP





MITRE 4 COURTYARD
LOOKING SOUTH

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

SITE TABULATIONS

		REQUIRED	PROVIDED
EXISTING ZONE:		C-3/HC	
PROPOSED ZONE:		PTC	
USE:		OFFICE	
GROSS FLOOR AREA:		340,000 S.F. (1)	
LOT SIZE	AREA	NO REQUIREMENT FOR EACH USE OR BUILDING	127,882 S.F. / 2.936 AC.
	WIDTH	NO REQUIREMENT FOR EACH USE OR BUILDING	309 FT
	R.O.W. DEDICATION		9,480 S.F. ±
	AREA AFTER DEDICATION		118,402 S.F. ± / 2.718 AC. ±
FAR		2.66 (2)	2.66
BUILDING HEIGHT		SEE FOOTNOTE (3) BELOW	225 FT
YARDS	FRONT	SEE FOOTNOTE (3) BELOW	32 FT. ±
	SIDE	SEE FOOTNOTE (3) BELOW	9 FT. ±
	REAR	SEE FOOTNOTE (3) BELOW	118 FT ±
OPEN SPACE	TOTAL	SEE FOOTNOTE (3) BELOW	51,500 SF± (43 % ±)
	PASSIVE RECREATION (TEMPORARY POCKET PARK)		4,800 SF+/ (3.7 % ±)
PARKING		506 SPACES (4)	506 SPACES (4)
LOADING SPACES		5 SPACES	2 SPACES (5)

FOOTNOTES:

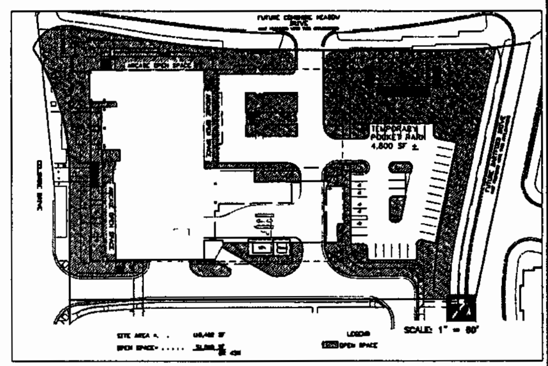
1 THE SCOTTS RUN STATION SOUTH CDP IS BEING PROCESSED WITH THIS FDP AND ALLOWS FOR A MAXIMUM OF 340,000 SF ON THIS SITE, NONE OF WHICH HAS BEEN BUILT TO DATE. FOR THE PURPOSES OF CALCULATING FAR AND PARKING, 340,000 S.F. OF GROSS FLOOR AREA EXCLUDES CELLAR SPACE, THE OVERHEAD PEDESTRIAN CORRIDOR CONNECTION WITH THE MITRE 3 BUILDING, MECHANICAL EQUIPMENT ENCLOSURES, AND THE MECHANICAL EQUIPMENT IN THE UNDERGROUND PARKING GARAGE AND PENTHOUSE. THE SMALL AMOUNT OF THE SITE THAT IS IN THE <1/8 MILE IS NOT REFLECTED AND CONSIDERED NEGLIGIBLE

2 IN ACCORDANCE WITH SCOTTS RUN STATION SOUTH CDP RZ-2011-PR-011

3 NO NUMERIC MINIMUM REQUIREMENT BUT TO BE CONSISTENT WITH THE REQUIREMENTS OF THE COMPREHENSIVE PLAN

4 PARKING PROVISIONS ARE ESTABLISHED FOR THIS PROPOSED USE IN THE PARKING PLAN, SHEET 11

5 REAFFIRMATION OF THE LOADING SPACE WAIVER REQUESTED WITH THIS APPLICATION. PREVIOUSLY APPROVED UNDER SE 2010-PR-023



OPEN SPACE PLAN

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COMMONWEALTH OF VIRGINIA
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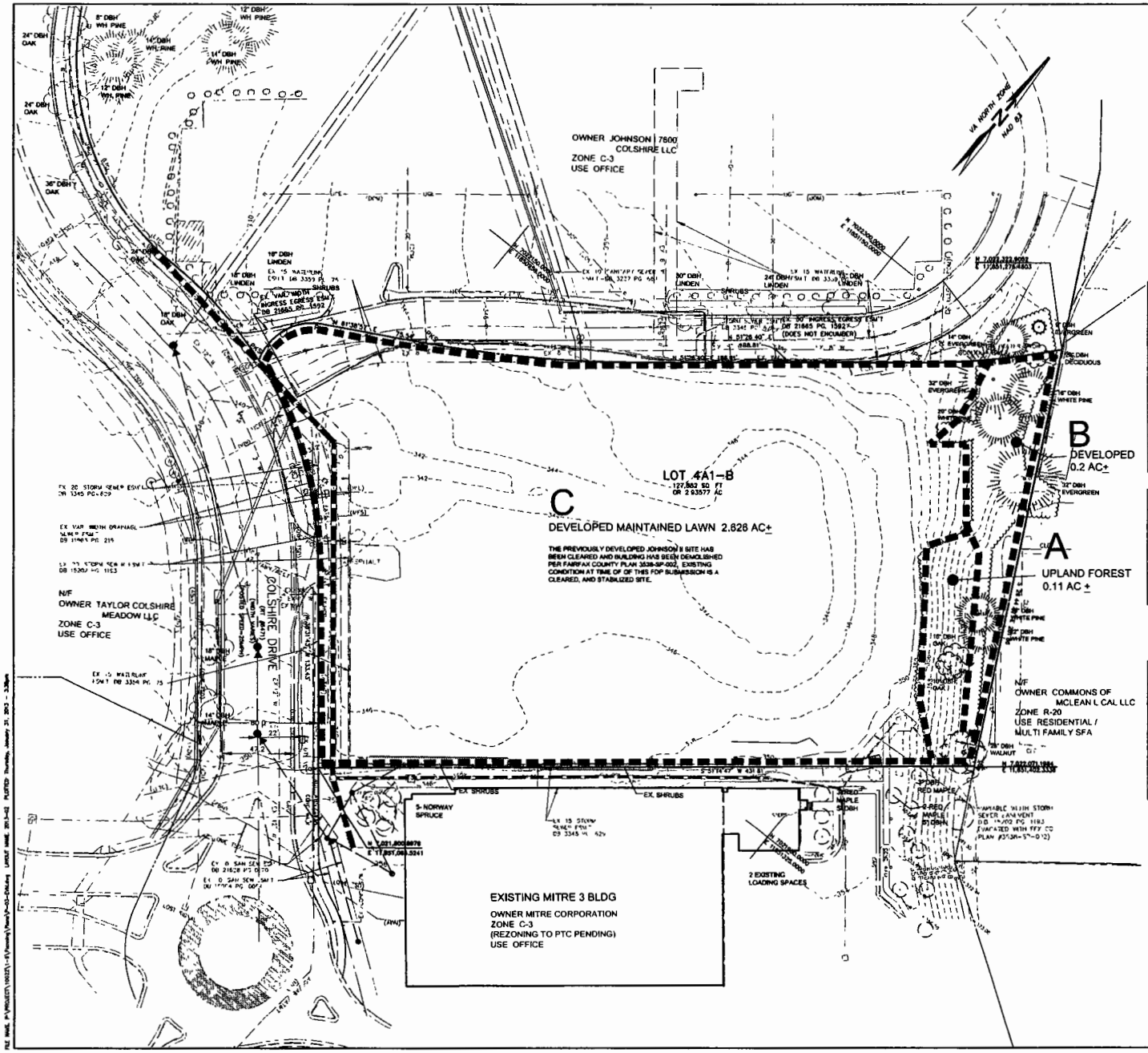
LANDSCAPE ARCHITECT

TITLE: NOTES AND TABULATIONS

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	AS SHOWN
FILE NO. 10022-1-9	CAT. NO	SHEET	2 OF 20



LEGEND:

- EXISTING TREELINE
- DECIDUOUS TREES
- EVERGREEN TREES
- EXISTING SHRUBLINE

GROSS SITE AREA 127,552 SF / 2.926 AC

EXISTING VEGETATION COVER TYPE SUMMARY TABLE MITRE 4

	COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	SUCCESSIONAL STAGES	CONDITION	TOTAL AREA
A	UPLAND FOREST	PREDOMINATELY CARYA SPP., ASH, ACER PP., PRUNUS SEROTINA AND LONDON PLANE	UNDERSTORY OF DENSE INVASIVE VINES AND LONICERA S/P SOME DOGWOOD AND PRIMARY S/P SEEDINGS. DEVELOPING	SUB-CLIMAX	GOOD / FAIR	0.11 AC±
B	DEVELOPED	LANDSCAPED SCREENING PLANTINGS NOT MAINTAINED CONSISTING PRIMARILY OF MATURE EASTERN WHITE PINE.	N/A	GOOD/ FAIR	0.20 AC±	
C	DEVELOPED MAINTAINED LAWN	THE PREVIOUSLY DEVELOPED JOHNSON II SITE HAS BEEN CLEARED AND BUILDING HAS BEEN DEMOLISHED PER FAIRFAX COUNTY PLAN 3538-SP-002. EXISTING CONDITION AT TIME OF OF THIS FDP SUBMISSION IS CLEARED, STABILIZED SITE, NO TREES OR SHRUB PLANTINGS IN HTIS AREA.	N/A	GOOD	2.626 AC±	
TOTAL COVER AREA						2.926 AC±

	COVER TYPE	ADDITIONAL COMMENTS & CONDITION DESCRIPTION.
A	UPLAND FOREST	VARIOUS AGED LINDEN AND PIN OAKS 8" TO 24" DBH MAKES UP ABOUT 89% COVER TYPE. THIS STAND IS IN GOOD CONDITION WITH NO APPARENT DISEASE SYMPTOMS
B	DEVELOPED	THE LANDSCAPE PLANTINGS ARE OVERGROWN WITH INVASIVE VINES & SHRUBS (POISON IVY, WILD GRAPE, AND LONICERA SPP.) SEVERAL WHITE PINES ARE LARGE BETWEEN 32" & 22" DBH REQUIRING SOME MINOR PRUNING AND VINE REMOVAL. VEGETATION IS IN GOOD HEALTH WITH NO APPARENT PROBLEMS.
C	DEVELOPED MAINTAINED GRASSLAND	THIS AREA HAS BEEN CLEARED AND BUILDING HAS BEEN DEMOLISHED PER FAIRFAX COUNTY PLAN 3538-SP-002. EXISTING CONDITION AT TIME OF OF THIS FDP SUBMISSION IS CLEARED STABILIZED SITE.

TREE PRESERVATION TARGET CALCULATION:

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY FROM EXISTING VEGETATION MAP	0.51 AC±
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	10.07%
PERCENTAGE OF 10 YEAR CANOPY REQUIRED FOR SITE ZONING C-3	10%
PERCENTAGE OF THE 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	1.07%
PROPOSED PERCENTAGE OF THE TREE CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.49% *
HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

* FOR TREE SAVE AREA AND 10 YEAR CANOPY CALCULATIONS SEE LANDSCAPE PLAN (SHEET 06).

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	143.78	256.00	73.84	32°10'44"	N84°37'06"W	141.89
C2	52.28	37.00	31.58	80°57'18"	N21°10'06"E	48.04
C3	132.98	746.50	66.65	10°12'18"	N56°32'49"E	132.79
C4	92.36	496.50	46.32	10°39'31"	N49°06'55"E	92.23

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TITLE: EXISTING CONDITIONS / EXISTING VEGETATION MAP

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FDP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO 10022-1-9	CAT NO.	SHEET	3 OF 20

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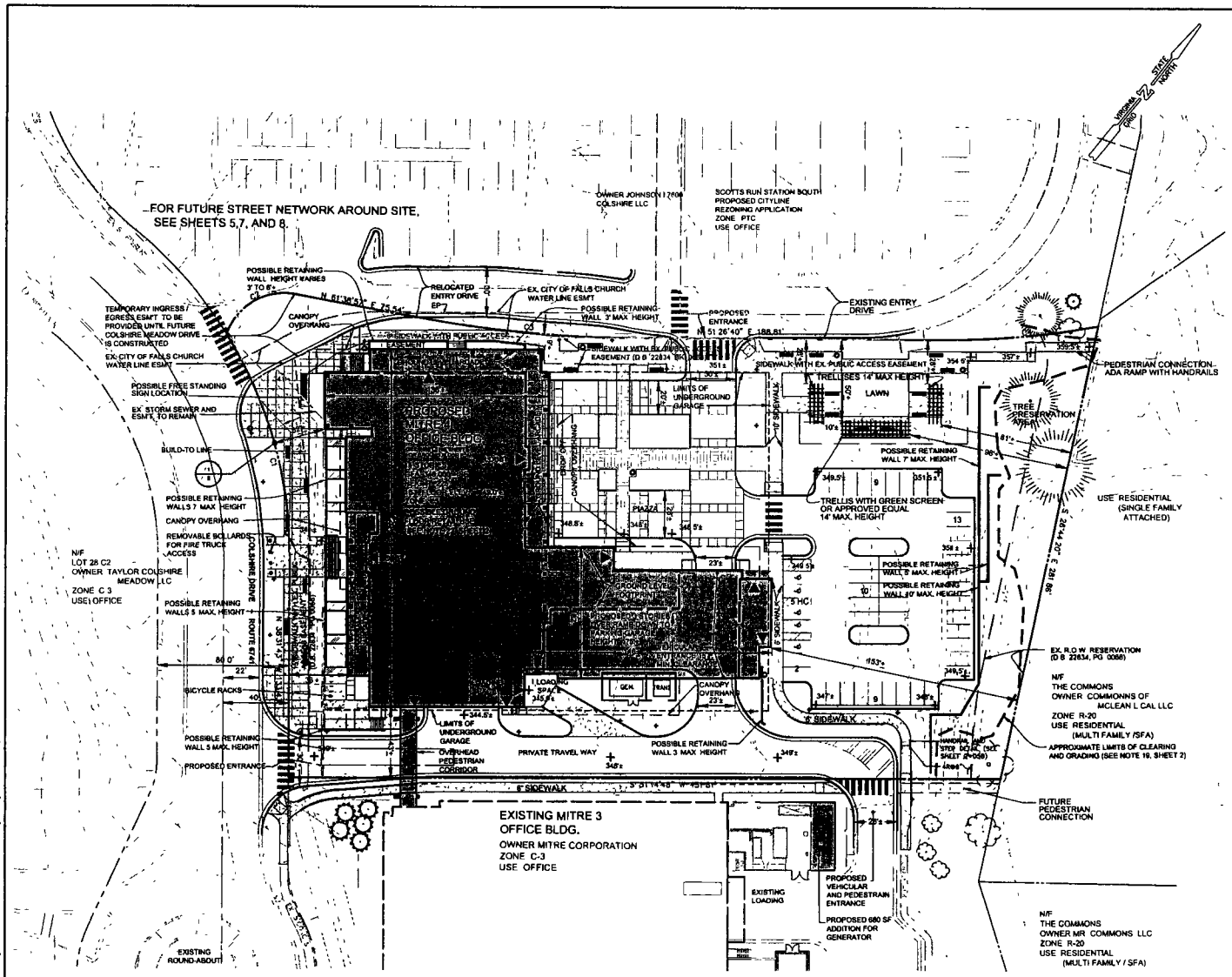
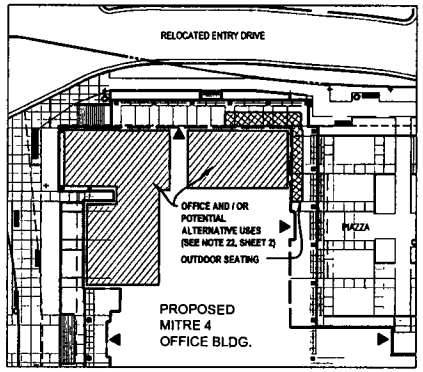
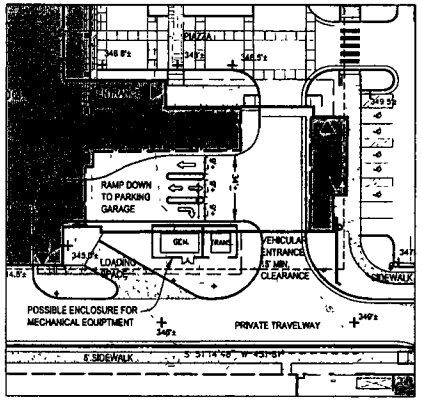
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	143.78	256.00	73.84	32°0'44"	N34°37'05"W	141.89
C2	52.28	37.00	31.58	80°9'16"	N2°1'0'00"L	48.04
C3	132.96	746.50	66.65	10°2'16"	N5°32'45"E	132.78
C4	92.36	496.50	46.32	10°39'2"	N4°06'53"E	92.23





GROUND FLOOR BUILDING PLAN
SHOWING POTENTIAL ALTERNATIVE USES

0' 15' 30'
SCALE 1"=30'



GROUND LEVEL PLAN
AT GARAGE ENTRANCE

0' 15' 30'
SCALE 1"=30'

LEGEND

- PEDESTRIAN LIGHT
- BENCH
- TRASH RECEPTACLE
- BUILDING ENTRANCE

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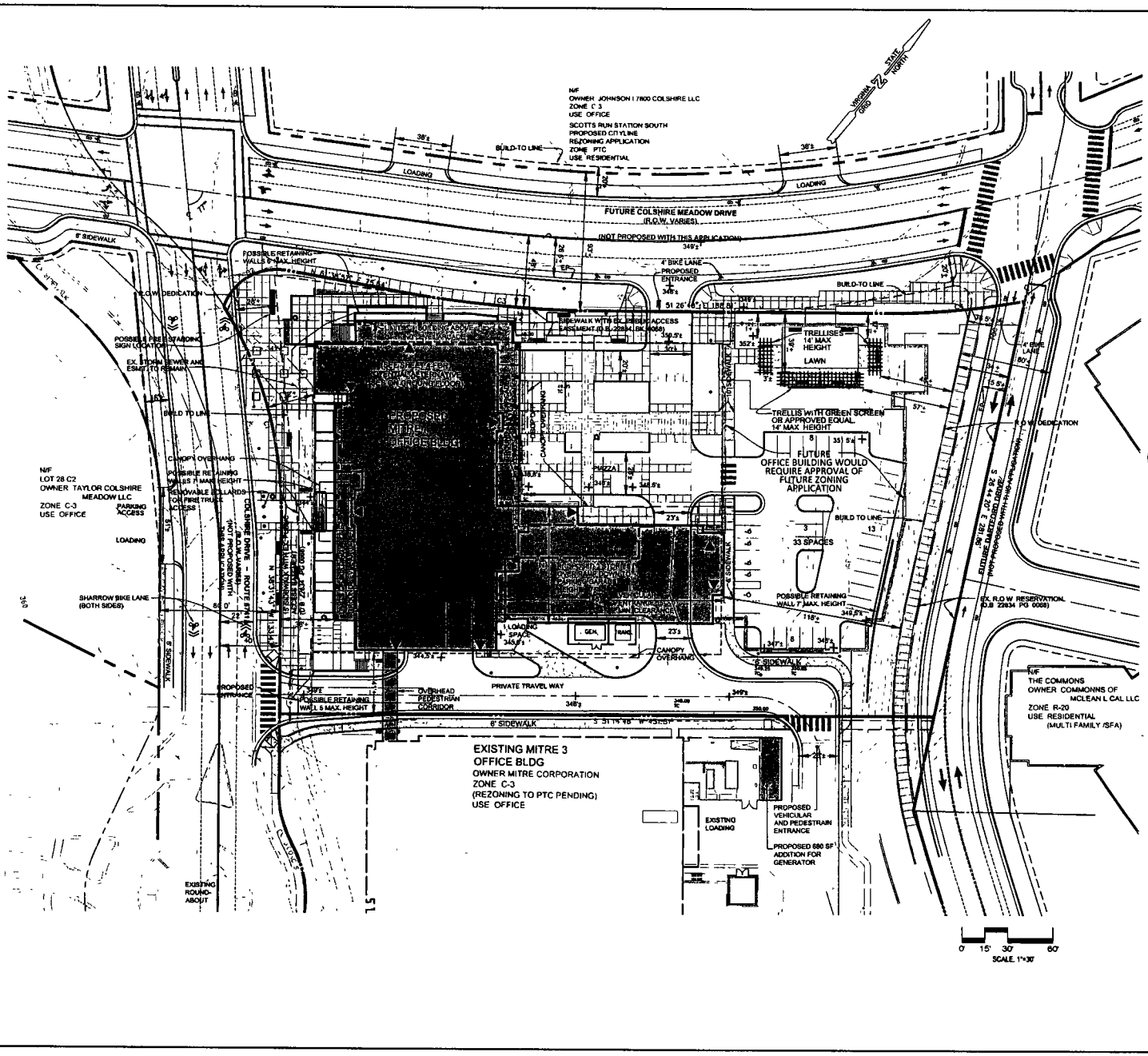
PHR+A

TITLE: FINAL DEVELOPMENT PLAN
INITIAL / INTERIM STREET NETWORK

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO. 10022-1-9	CAT NO.	SHEET	4 OF 20



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	143.78	256.00	73.84	32°10'44"	N34°37'05"W	141.89
C2	52.28	37.00	31.58	80°57'18"	N21°00'00"E	48.04
C3	132.96	746.50	66.65	10°12'18"	N56°32'49"E	132.78
C4	92.36	496.50	46.32	10°39'31"	N48°06'55"E	92.21

LEGEND

- PEDESTRIAN LIGHT
- BENCH
- TRASH REGEPTACLE
- BUILDING ENTRANCE

County of Fairfax, Virginia

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

August 4, 2011

Mr. Robert A. Manno
Patton Harris Rust & Associates
14532 Lee Road
Chantilly, VA 20151

Reference: Waiver Request to Partially Eliminate Fire Lane Signage and Yellow Curb Paint and request to utilize decorative removable bollards within a Fire Access Lane.
MITRE 4 Site Plan
Fairfax County Site Plan # 3138-SP-003-1
Tax Map #030-3-28-00-0004-A; Providence District

Dear Mr Manno:

This letter is in response to your letter request dated July 5, 2011, for a waiver to partially eliminate fire lane signage and yellow curb paint and request to utilize decorative removable bollards within a Fire Access Lane.

1) I understand that several (4) manually removable bollards are proposed within the front side Fire Access Lane at the MITRE 4 site on Colshire Drive. The bollards do not prevent fire apparatus access or positioning at this location as your request to install them is approved. The expectation is the bollards will be lowered upon the activation of any Fire Alarm or other related emergencies by the on-site security and support personnel prior to the arrival of fire units and these bollards shall be exercised monthly to ensure proper operation. I would also expect there are extra bollard keys available in the Fire Control Room.

2) The waiver request to partially eliminate fire lane signage and yellow curb paint is denied based on the fact that you did not justify have your waiver request meets the spirit and intent of the Fairfax County Fire Prevention Code regarding compliance with Section 503 Fire Apparatus Access Roads and the Fairfax County Public Facilities Manual, 9-0202.3J Fire Department Access including requirements listed in Plate 6-9.

If you have questions regarding this matter, please contact me at 703-246-4753

Proudly Protecting and Serving Our Community

Fire and Rescue Department
Fire Prevention Division
10700 Page Avenue
Fairfax, Virginia 22030
703-246-4500
www.fairfaxcounty.gov/fire

Mr. Robert A. Manno
August 4, 2011
Page 2

You have the right to appeal this decision to the Board of Building Code Appeals within 14 days from the date you receive this letter. You may arrange an appeal or obtain information on the appeals process by contacting Carla C. Bird, Secretary to the Board of Building Code Appeals, at 703-334-1780

Sincerely,

Derek A. Baker
Deputy Chief
Office of the Fire Marshal

cc: Audrey C. Clark, Director, Building Plan Review Division
File

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PHR+A

DAVID B. STEVENS
Lic. No. 609
02-04-2013
LANDSCAPE ARCHITECT

TITLE
FINAL DEVELOPMENT PLAN
ULTIMATE STREET NETWORK

PROJECT
MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO. 10022-1-9	CAT NO.	SHEET	5 OF 20

LANDSCAPE LEGEND

CANOPY TREES (CATEGORY IV 3" CAL.)
- RED MAPLE *ACER RUBRUM*
- SWEET GUM *LIQUIDAMBAR STYRACIFLUA 'CHEROKEE'*
- TULIP POPLAR *LIRODENDRON TULIPIFERA*
- SWAMP WHITE OAK *QUERCUS BICOLOR*
- SCARLET OAK *QUERCUS COCCINEA*
- PIN OAK *PALUSTRIS*
- WILLOW OAK *QUERCUS PHELLOS*
- ZELKOVA *ZELKOVA SERRATA*

INTERIOR PARKING LOT LANDSCAPING PROVIDED (CATEGORY IV 3" CAL)
- ZELKOVA *ZELKOVA SERRATA*

EVERGREEN TREES (CATEGORY I, II, AND IV)
- AMERICAN HOLLY *ILEX OPACA*
- FOSTER HOLLY *ILEX X ATTENUATA 'FOSTER'S #2'*
- AMERICAN ARBORVITAE *THUJA OCCIDENTALIS 'NIGRA'*
- MAGNOLIA GRANDIFLORA *SOUTHERN MAGNOLIA*

MEDIUM ORNAMENTAL TREES (CATEGORY III 3" CAL.)
- RIVER BIRCH *BETULA NIGRA*
- BLACK GUM *NYSSA SYLVATICA*
- AMERICAN YELLOWWOOD *CLADRASTIS LUTEA*

SMALL ORNAMENTAL TREES (CATEGORY I AND II 2" CAL.)
- JAPANESE MAPLE *ACER PALMATUM*
- DOWNY SERVICEBERRY *AMELANCHIER LAEVIS*
- EUROPEAN HORNBEAM *CARPINUS BETULUS 'FASTIGIATA'*
- REDBUD *CERCIS CANADENSIS*
- CRAPEMYRTLE *LAGERSTROEMIA X 'LIPAN'*
- SAUCER MAGNOLIA *MAGNOLIA SOULANGIANA*
- SWEETBAY MAGNOLIA *MAGNOLIA VIRGINIANA*
- SOURWOOD *OXYDENDRUM ARBOREUM*

SHRUBS
- DWARF SUMMERSWEET *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
- BLENDER DEUTZIA *DEUTZIA GRACILIS 'WARO'*
- LIMELIGHT HYDRANGEA *HYDRANGEA PANICULATA 'LIMELIGHT'*
- OAKLEAF HYDRANGEA *HYDRANGEA QUERCIFOLIA*
- VIRGINIA SWEETSPIRE *ITEA VIRGINICA 'HENRY'S GARNET'*
- HEAVENLY BAMBOO *NANDINA DOMESTICA 'MOON BAY'*
- DWARF CHERRY LAUREL *PRUNUS LAUROCERASUS 'OTTO LUYKEN'*
- SCHIP LAUREL *PRUNUS LAUROCERASUS 'SCHIPKAENSIS'*
- WHITE AZALEA *RHODODENDRON X. 'HARDY GARDENIA'*
- TIGER EYES SUMAC *RHUS TYPHINA 'TIGER EYES'*
- DRIFT ROSE *ROSA X 'CONE DRIFT' AND 'PEACH DRIFT'*
- KNOCKOUT ROSE *ROSA X 'KNOCKOUT'*
- EVERTHUM BAUTCHCHOCUS *'MANHATTAN' 'LANDHATTAN' EUONYMUS*

PERENNIALS AND GROUNDCOVERS

LAWN

THE ABOVE PLANT LIST SHOWS THE INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND PLANT MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF THE BUILDING PERMIT

- PEDESTRIAN LIGHT
- BENCH
- TRASH RECEPTACLE
- BOLLARDS
- BUILDING ENTRANCES

EXISTING TREES TO BE PRESERVED

ALTERNATE LOCATION FOR TREES IN UTILITY EASEMENT (SEE NOTE 3)

PRELIMINARY TREE COVER CALCULATIONS

Tree Canopy Requirement

D1	Monthly gross site area =	197,842 SF
D2	Subtract area dedicated to parks that damage	0 or 0 SF
D3	Subtract area of overlight use =	0.00 SF
D4	Adjusted gross site area (D1 – D2) =	197,842 SF
D5	Monthly site's zoning and/or use	PTC
D6	Percentage of 10 year tree canopy required =	10 %
D7	Area of 10-year tree canopy required (D4 x D6) =	12,788 SF
D8	Shortfall when of 10-year Tree Canopy Requirement is to be met	NO
D9	If D8 is yes, then fill plan should include shortfall area around =	N/A

Tree Preservation

F1	Tree Preservation Target Area =	1,365 SF
C2	Total canopy area requiring standard of 1/2 (D7/2) =	6,040 SF
C3	C2 x 1.25 =	1,365 SF
C4	Total canopy area provided by single or multi-family residential =	0 SF
C5	C4 x 1.5 =	0 SF
C6	Total of canopy area provided by "Heritage," "Specimen," or "Street" trees =	0 SF
C7	C6 x 1.5 or 3.0 =	0 SF
C8	Canopy area of trees within Resource Protection Areas and 100 year floodplain =	0 SF
C9	C8 x 1.5 =	0 SF
C10	Total of C3, C5, C7 and C9 =	8,250 SF

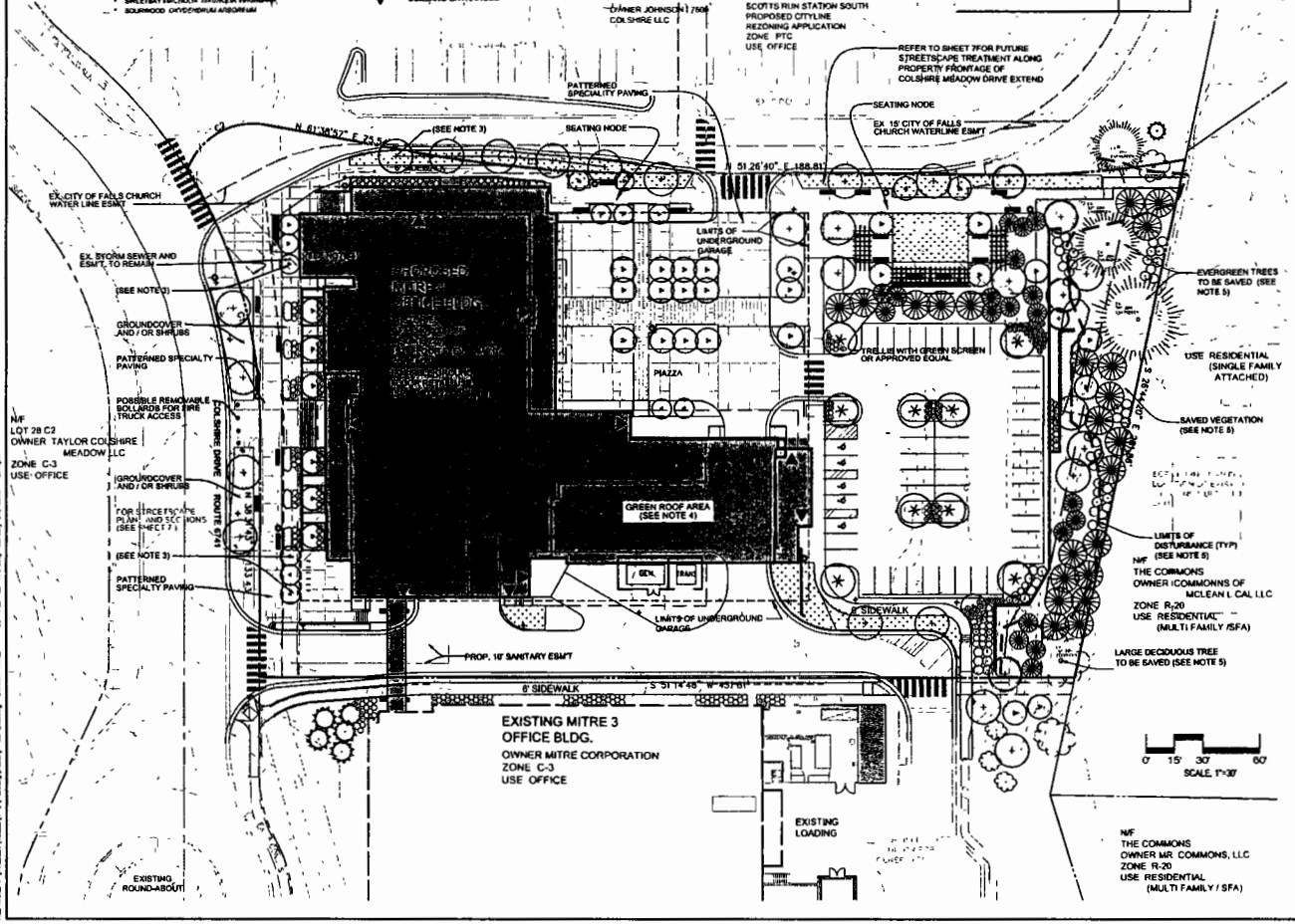
Tree Planting

D1	Area of canopy to be met through tree planting (D7-C10) =	4,538 SF
	Area of canopy planted at 1x the canopy credit	14,710 SF
D2	Area of canopy planted for air quality benefits =	0 SF
D3	x 1.5 =	0 SF
D4	Area of canopy planted for energy conservation =	0 SF
D5	x 1.5 =	0 SF
D6	Area of canopy planted for water quality benefits =	0 SF
D7	x 1.25 =	0 SF
D8	Area of canopy planted for wildlife benefits =	0 SF
D9	x 1.5 =	0 SF
D10	Area of canopy planted in native trees =	0 SF
D11	x 1.5 =	0 SF
D12	Area of canopy planted by impacted cultivars and varieties =	0 SF
D13	x 1.25 =	0 SF
D14	Area of canopy planted by program agencies / environmental groups =	0 SF
	Area of canopy provided through tree coverings =	0 SF
D15	x1.0	0 SF
	Area of canopy provided through native shrubs or woody seed pits =	0 SF
	x 1.0	0 SF
D16	Percentage of D14 represented by D12 =	0 %

D17	Total of canopy area provided through tree planting =	14,710 SF
D18	Is an offsite planting relief requested?	NO
D19	Tree Bank or Tree Fund?	NO
D20	Canopy area requested to be provided through offsite banking or tree fund	0 SF
D21	Amount to be deposited into the Tree Preservation and Planting Fund	

Total of 10-year Tree Canopy Provided

E1	Total of canopy area provided through tree preservation (C10) =	8,250 SF
E2	Total of canopy area provided through tree planting (D17) =	14,710 SF
E3	Total of canopy area provided through offsite mitigation (D20) =	0 SF
E4	Total of 10-year Tree Canopy Provided (E1+E2+E3)	22,960 SF OR (16%)



PROPOSED CREDIT PROVIDED BY PLANTING ON SITE*		(D17)	14 710 SF
11 CAT I DECIDUOUS TREES	= 1,100 SF		
18 CAT II DECIDUOUS TREES	= 2 225 SF		
15 CAT III DECIDUOUS TREES	= 2 625 SF		
18 CAT IV DECIDUOUS TREES	= 4,500 SF		
19 CAT I EVERGREEN TREES	= 760 SF		
16 CAT II EVERGREEN TREES	= 2 000 SF		
6 CAT IV EVERGREEN TREES	= 1 500 SF		

*OFF-SITE TREES AND TREES PLANTED WITHIN UTILITY EASEMENTS ARE NOT INCLUDED TREE COVER CALCULATIONS

INTERIOR PARKING LOT LANDSCAPING	
PAVED AREA WITHIN CONSTRUCTION LIMITS	32 460 SF
INTERIOR LANDSCAPING REQUIRED (5%)	1 620 SF
TOTAL SHADE TREE COVER PROVIDED 6 0% (9 CATEGORY IV DECIDUOUS TREES @ 250 SF)	2 250 SF

NOTES

1. LANDSCAPING ALONG THE NORTHERN PROPERTY LINE (SOUTH SIDE OF THE EXISTING ENTRY DRIVE BETWEEN EXISTING JOHNSON I AND PROPOSED MITRE 4) INCLUDES LARGE DECIDUOUS TREES AND SIX FOOT CONCRETE SIDEWALK
2. COLSHIRE MEADOW DRIVE EXTENSION IS NOT PROPOSED WITH THIS APPLICATION. STREETSCAPE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED FUTURE COLSHIRE MEADOW DRIVE EXTENSION ARE SHOWN ON SHEET 7 AND WILL BE PROVIDED WITH THAT PUBLIC IMPROVEMENT PLAN AT THE TIME OF APPLICATION.
3. PREMISSION HAS BEEN GRANTED BY THE CITY OF FALLS CHURCH WATER AUTHORITY AND FAIRFAX COUNTY DPWES FOR THE PROPOSED TREES SHOWN IN THE EXISTING UTILITY EASEMENTS (SEE SITE PLAN # 3636-SP-003 FOR LETTERS). IF MAINTENANCE ON THE UTILITY DAMAGES THE TREES AND IT IS REMOVED THEN THE OWNER (MITRE) IS RESPONSIBLE FOR REPLACEMENT OF TREES
4. GREEN ROOF PLANTING AREAS MAY CONSIST OF LOW PLANT MATERIAL SUCH AS SEDUMS IN ACCORDANCE WITH THE SITE'S OVERALL LID PROGRAM, SHEET 12
5. LANDSCAPE PLAN AND TREE COVER CALCULATION SHOWN REFLECTS INITIAL CONDITIONS PRIOR TO RIGHT OF WAY DEDICATION FOR MODIFICATIONS TO THE LANDSCAPE PLAN REFLECTING THE ULTIMATE STREET NETWORK, SEE SHEET 8

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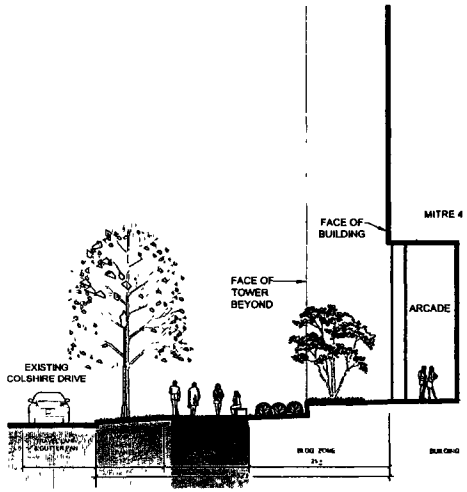
TITLE: LANDSCAPE PLAN

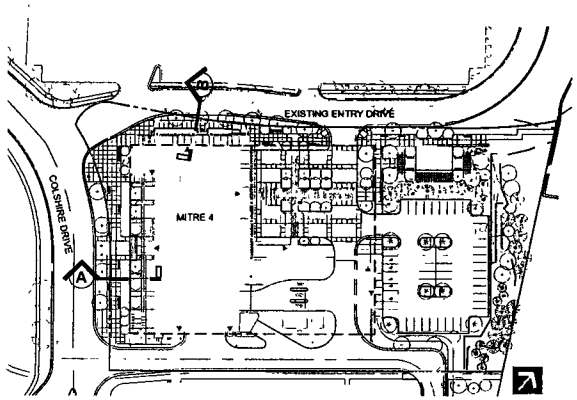
PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO. 10022-1-9	CAT NO	SHEET	6 OF 20



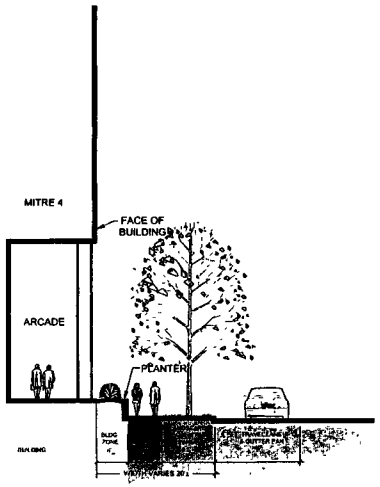
SECTION A-A

SCALE 1"=10'-0"



KEY MAP

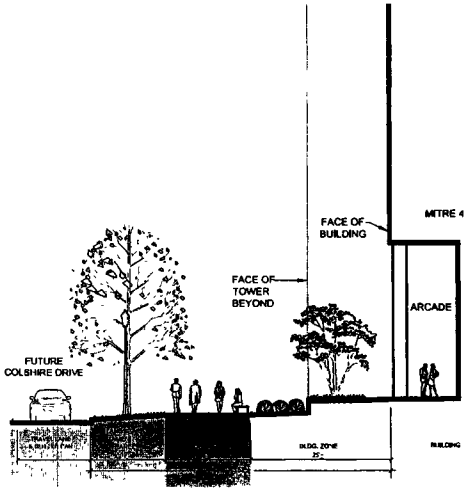
SCALE 1" = 60'-0



SECTION B-B

SCALE 1"=10'-0"

PROPOSED CONDITION



SECTION A-A

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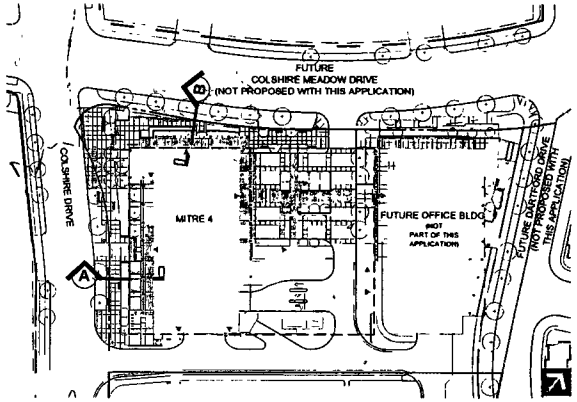
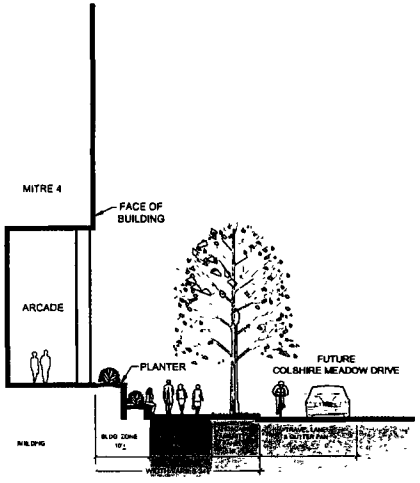


KEY MAP

SCALE 1" = 60'-0



SECTION B-B

SCALE 1"=10'-0"

FUTURE CONDITION WITH COLSHIRE MEADOW DRIVE

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

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

Patton Harris Rust & Associates, Inc.
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TITLE

STREETSCAPE PLANS AND SECTIONS

PROJECT

MITRE 4

FINAL DEVELOPMENT PLAN

FTP 2011-011-02

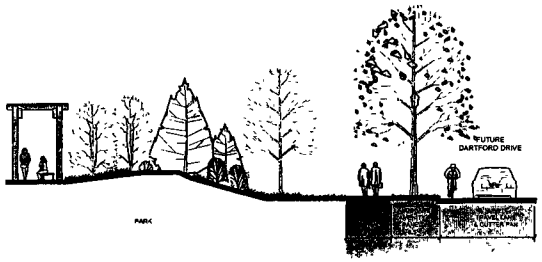
PROVIDENCE DISTRICT

FAIRFAX COUNTY VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	AS SHOWN
FILE NO. 10022-1-9	CAT. NO.	SHEET	7 OF 20

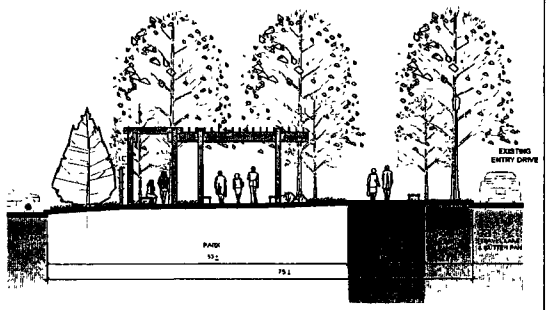
LANDSCAPE PARK LOOKING NORTH EAST

LANDSCAPE PARK ENTRY LOOKING NORTH EAST



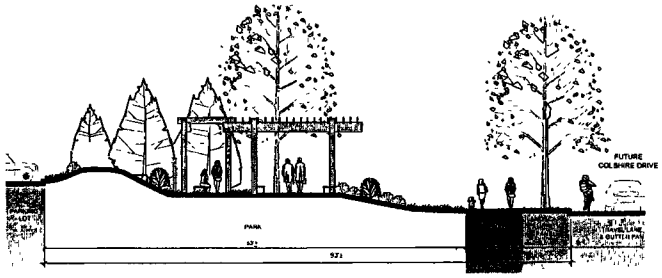
SECTION C-C

SCALE 1"=10'-0"



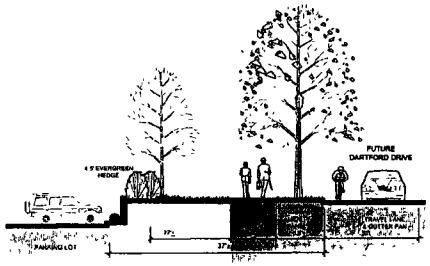
SECTION A-A

SCALE 1"=10'-0"



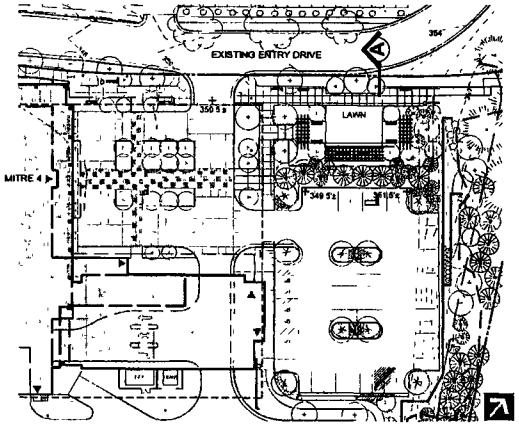
SECTION B-B

SCALE 1"=10'-0"



SECTION D-D

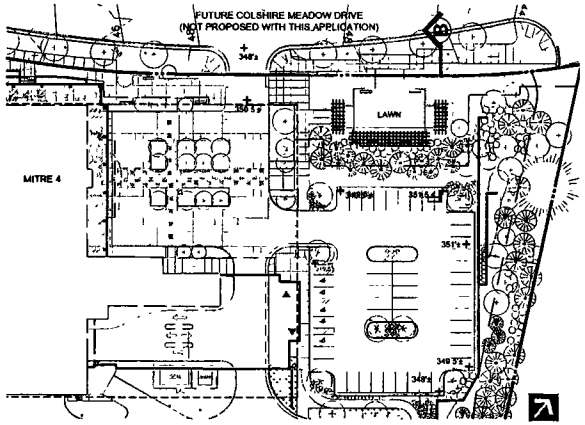
SCALE 1"=10'-0"



KEY MAP

SCALE 1" = 40'-0

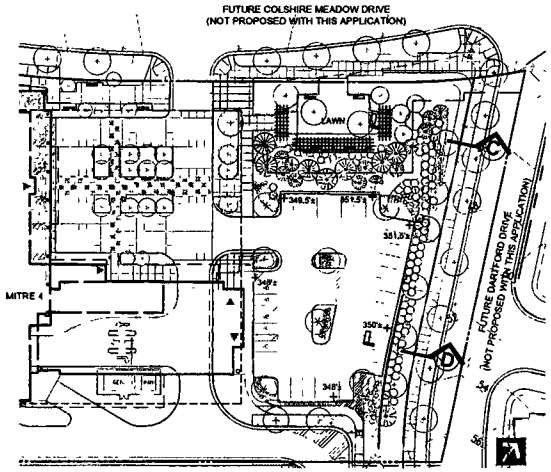
PROPOSED CONDITION



KEY MAP

SCALE 1" = 40'-0

FUTURE CONDITION WITH COLSHIRE MEADOW DRIVE



KEY MAP

SCALE 1" = 40'-0

FUTURE CONDITION WITH DARTFORD DRIVE

NOTE

THESE DRAWINGS SHOW THE INTENT CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT
FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT

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DAVID B. STRICKLER
Lic. No. 680
02-04-2013

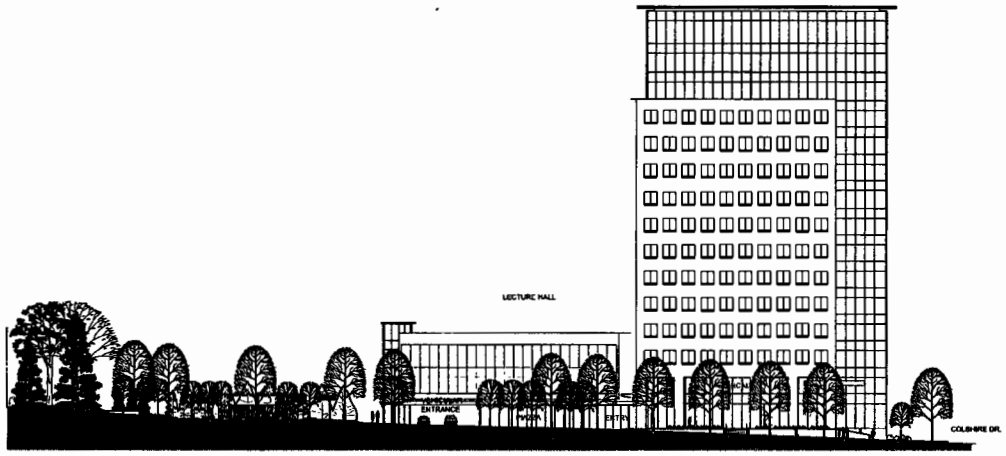
TITLE

STREETSCAPE PLANS
AND SECTIONS

PROJECT

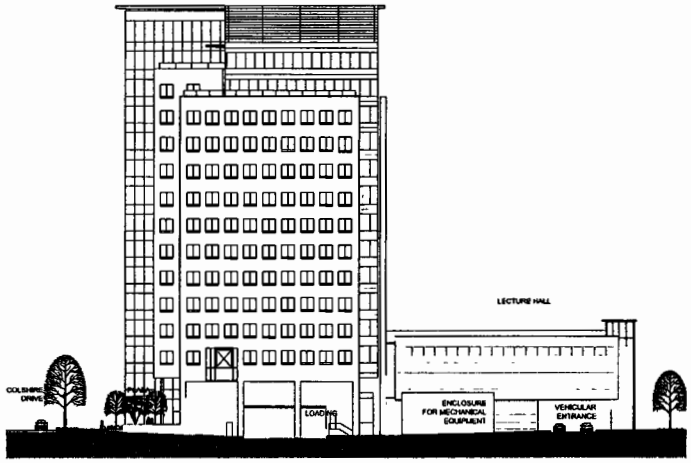
MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	AS SHOWN
FILE NO. 10022-1-9	CAT. NO.	SHEET	8 OF 20



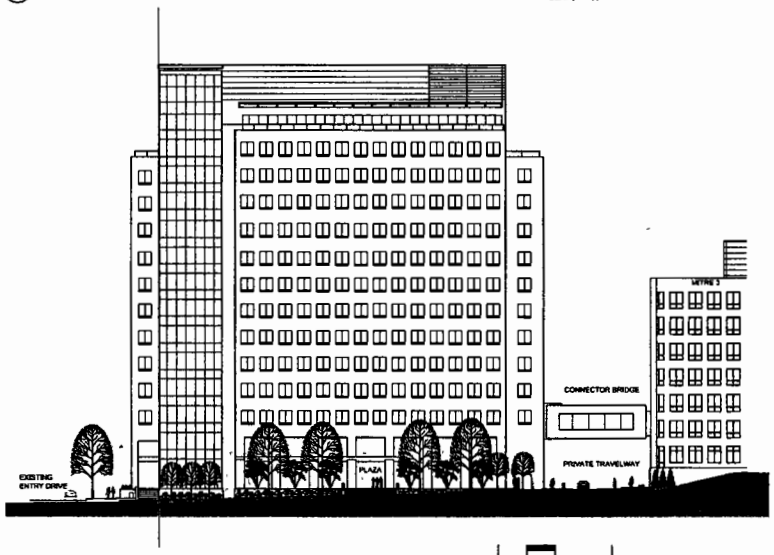
1 NORTH ELEVATION

0' 15' 30' 60'
SCALE 1"=30'-0"



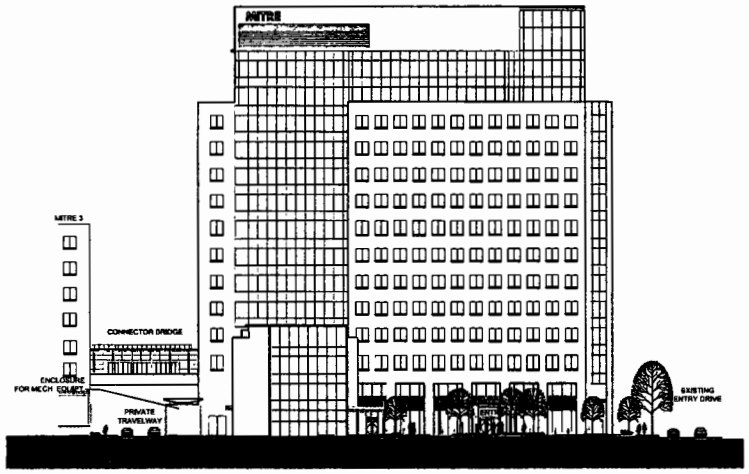
2 SOUTH ELEVATION

0' 15' 30' 60'
SCALE 1"=30'-0"



3 WEST ELEVATION

0' 15' 30' 60'
SCALE 1"=30'-0"



4 EAST ELEVATION

0' 15' 30' 60'
SCALE 1"=30'-0"

NOTE: THESE ELEVATIONS SHOW THE INTENT, CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT

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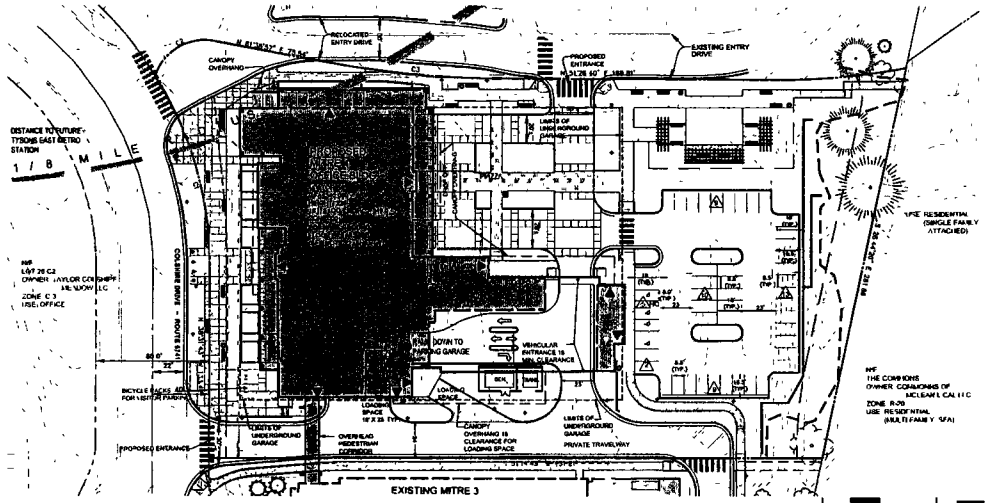
DAVID B. STRATTON
Lic. No. 000
02-04-2013

TITLE
BUILDING ELEVATIONS

PROJECT
MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

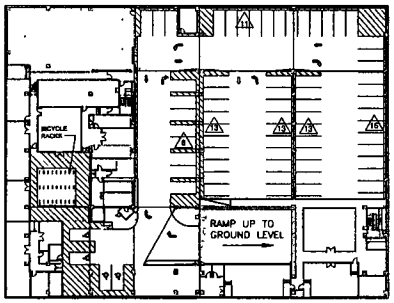
DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 30'
FILE NO. 10022-1-9	CAT. NO	SHEET	9 OF 20

DESIGN PHR+A	SURVEY PHR+A	PROJECT MITRE 4	TITLE SHADOW STUDY	Patton Harris Rust & Associates, Inc. Engineers Surveyors Planners Landscape Architects	COMMONWEALTH OF VIRGINIA DAVID B. STRICKER Lic. No. 689 02-04-2013 LANDSCAPE ARCHITECT
DRAWN PHR+A	DATE AUGUST 01, 2012	FINAL DEVELOPMENT PLAN		PHR+A 14532 Lee Road Chantilly, VA 20151-1679 T 703 449 6700 F 703 449 6714	
CHECKED PHR+A	SCALE 1" = 200'	FTP 2011-011-02			
FILE NO 10022-1-9 / CAT. NO	SHEET 10 OF 20	PROVIDENCE DISTRICT FAIRFAX COUNTY VA.			



GROUND LEVEL PARKING PLAN

SCALE 1"=40'

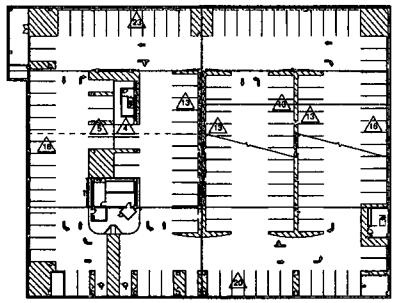


LEVEL ONE UNDERGROUND GARAGE PLAN

SCALE: 1"=40'

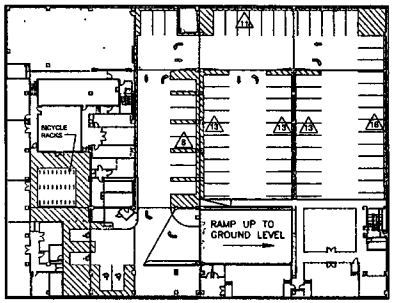
LEGEND

INDICATES NUMBER OF SPACES



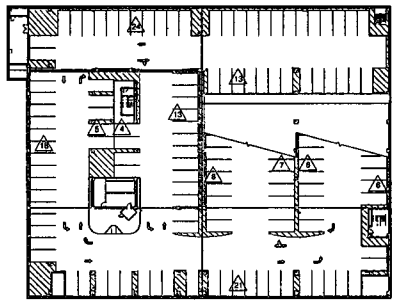
LEVEL TWO UNDERGROUND GARAGE PLAN

SCALE: 1"=40'



LEVEL THREE UNDERGROUND GARAGE PLAN

SCALE: 1"=40'



LEVEL FOUR UNDERGROUND GARAGE PLAN

SCALE 1"=40'

NOTE THESE PARKING PLANS SHOW THE INTENT CHARACTER AND QUALITY OF THE PROPOSED DEVELOPMENT FINAL DESIGN AND MATERIALS WILL BE DETERMINED PRIOR TO ISSUANCE OF BUILDING PERMIT

MITRE 4 PARKING PLAN NARRATIVE

THE PURPOSE OF THIS PARKING PLAN IS TO PROVIDE INFORMATION REQUIRED FOR THE PROPOSED MITRE 4 BUILDING BY THE FAIRFAX COUNTY ZONING ORDINANCE THE BUILDING LIES ADJACENT TO THE EXISTING MITRE CAMPUS ON COLSHIRE DRIVE

1. THE PARKING PLAN IDENTIFIES THE NUMBER AND LOCATION OF PARKING AND LOADING SPACES FOR THE MITRE 4 BUILDING, ALONG WITH THE INGRESS AND EGRESS POINTS FROM COLSHIRE DRIVE
2. 506 PARKING SPACES ARE PROPOSED FOR THE MITRE 4 BUILDING WHICH EQUATES TO A PARKING RATIO OF 1 49 SPACES PER 1 000 SQUARE FEET OF DEVELOPMENT WITH DARTFORD DRIVE CONSTRUCTION, 15 SURFACE PARKING SPACES WILL BE LOST, RESULTING IN 491 TOTAL SPACES, OR 1 44 SPACES PER 1,000 SF OF DEVELOPMENT (SEE SHEET 7 FOR THIS SCENARIO) THIS FALLS WITHIN THE RANGE OF WHAT IS CURRENTLY APPROVED FOR THE SITE AND THE APPLICABLE MAXIMUM PARKING RATE SPECIFIED FOR THE PTC DISTRICT THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER OF PARKING SPACES PROVIDED UPWARDS OR DOWNWARDS BY 15 SPACES (THAT IS LESS THAN THREE (3) PERCENT) DEPENDING ON FINAL ENGINEERING COLUMN SPACING, SIZE AND CAPACITY OF MECHANICAL EQUIPMENT AND OTHER SIMILAR REASONS
3. A WAIVER IS REQUESTED WITH THE FINAL DEVELOPMENT PLAN FROM THE REQUIRED FIVE (5) LOADING SPACES FOR AN INDIVIDUAL BUILDING TO THE PROPOSED TWO (2) LOADING SPACES WHICH ARE ADEQUATE TO SERVE THE PROPOSED MITRE 4 OFFICE USE
4. THERE ARE NUMEROUS ALTERNATIVE MODES OF TRANSPORTATION OPTIONS IN THE VICINITY OF THE MITRE 4 BUILDING IT IS WITHIN THE 1 4 MILE RADIUS WALKING DISTANCE FROM TO THE TYSONS EAST METRORAIL STATION. ESTIMATED TO BE COMPLETED IN 2013 AND PRIOR TO THE COMPLETION OF MITRE 4 BUILDING ENCOURAGEMENT OF NON SOV USE NON-PEAK HOUR TRIPS AND NON-AUTOMOBILE MODES WILL RESULT IN A REDUCTION IN THE NUMBER OF VECHICLE TRIPS GENERATED BY THE PROPOSED BUILDING 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 ACCORDING TO THE MAY 2008 FAIRFAX COUNTY BICYCLE MAP BOTH ANDERSON ROAD AND MAGARITY ROAD ARE "PREFERRED ROADS" FOR BICYCLE ROUTES
5. MITRE CURRENTLY HAS IN PLACE A SUCCESSFUL TDM PROGRAM FOR THE COLSHIRE DRIVE CAMPUS 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 CAFE FITNESS CENTER, ATM MACHINE ETC). THE MITRE TDM PROGRAM HAS SEEN RECOGNIZED BY FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION TO BE CONSIDERED AS ONE OF THE "BEST WORKPLACES FOR COMMUTERS" THE MITRE 4 BUILDING WILL FORM AN EXTENSION TO THE MITRE CAMPUS AND WILL BENEFIT FROM THE TDM PROGRAMS PROVIDED

MITRE 4 PARKING TABULATION

BUILDING	GROSS FLOOR AREA			REQUIRED MAXIMUM (1)					
	WITHIN 1/8 - 1/4 MILE OF METRO	WITHIN 1/4 - 1/2 MILE OF METRO	TOTAL	PARKING RATIO (PER 1,000 SF)	SPACES	GARAGE	SURFACE	TOTAL	PARKING RATIO (PER 1,000 SF)
MITRE 4 OFFICE(2)	340,000 SF	0 SF	340,000 SF	2.0	680	456	49 (3)	506 (3)	1.49 (3)

FOOTNOTE

(1) REQUIRED MAXIMUM PARKING IN ACCORDANCE WITH SECTION 6-509.

(2) THE APPLICANT RESERVES THE RIGHT FOR A POTENTIAL CONVERSION OF UP TO 5,000 SF OF THE 340,000 SF OFFICE SPACE TO RETAIL, PERSONAL/BUSINESS SERVICES, FAST FOOD RESTAURANT, QUICK SERVICE FOOD STORE AND/OR EATING ESTABLISHMENT AS SHOWN ON THE PDP. PER ZONING ORDINANCE ARTICLE 6, SECTION 509 1. A. (3), UP TO 5,000 SF LOCATED ON THE GROUND LEVEL FOR THESE AFORREMENTIED USES SHALL NOT BE INCLUDED IN THE REQUIRED PARKING CALCULATIONS.

(3) WITH DARTFORD DRIVE CONSTRUCTION, 15 SURFACE PARKING SPACES WILL BE LOST, RESULTING IN 491 TOTAL SPACES, OR 1.44 SPACES PER 1,000 SF OF DEVELOPMENT (SEE SHEET 7 FOR THIS SCENARIO).

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DAVID B. STRICKLER Lic. No. 008 02-04-2013

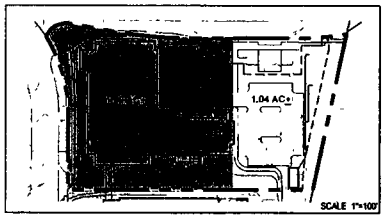
TITLE: PARKING PLAN

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	1" = 40'
FILE NO 10022-1-9	CAT NO	SHEET	11 OF 20

MITRE 4

LOW IMPACT DEVELOPMENT (LID) PLAN NARRATIVE



PROPOSED LID PLAN BOUNDARY

PURPOSE/OVERVIEW.

IN ACCORDANCE WITH THE ENVIRONMENTAL STEWARDSHIP GUIDELINES WITHIN THE COUNTY'S COMPREHENSIVE MASTER PLAN FOR THE TYSONS CORNER URBAN CENTER THE PROPOSED LOW IMPACT DEVELOPMENT (LID) PLAN FOR THE MITRE 4 APPLICATION REDUCES STORMWATER RUNOFF VOLUME BY METHODS THAT ARE MOST APPROPRIATE FOR THIS SITE IT SHOULD BE NOTED THAT THE COUNTY'S STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS ENFORCED BY THE PUBLIC FACILITIES MANUAL ARE SATISFIED BY THE EXISTING WET POND CONSTRUCTED BEHIND THE EXISTING MCKINLEY BUILDING EAST OF THE SITE (REFER TO SHEETS 13-19). PRIOR TO REDEVELOPMENT THE RUNOFF FROM THE SITE CONVEYS DIRECTLY INTO SCOTT RUN WITHOUT CONTROL THE REDEVELOPMENT OF THIS SITE CAPTURES THE FIRST INCH OF RAIN WATER FROM THE BUILDING ROOF AND PORTIONS OF THE SITE AND REUSES IT FOR THE BUILDING S COOLING TOWER AND THROUGH THE USE OF PLANTER BEDS AND EVAPOTRANSPORATION THROUGH PLANTS

LID PLAN AREA

THE PROPOSED MITRE 4 OFFICE BUILDING IS THE FIRST PHASE OF DEVELOPMENT FOR THIS SITE AT THIS TIME A SECOND OFFICE BUILDING IS PLANNED IN THE EASTERN PORTION OF THIS SITE WHICH WILL REQUIRE A SEPARATE REZONING APPLICATION FOR THE SITE THE MITRE 4 PORTION OF THE SITE IS APPROXIMATELY 82 500 S F (1 89 ACRES). AS SHOWN ON THE PLANS FOUND ON THIS SHEET COMPUTATIONS PROVIDED FOR THE MITRE 4 LID PLAN BELOW REFLECT THIS FIRST PHASE AREA OF THE SITE ONLY

FOR THE PROPOSED INTERIM POCKET PARK AND SURFACE PARKING LOT IMPROVEMENTS THAT ARE WITHIN THE FUTURE PHASE (OUTSIDE THE LID PLAN BOUNDARIES). PERVIOUS PAVERS ARE PROPOSED TO PROVIDE AN INTERIM LID SOLUTION FOR THESE IMPROVEMENTS EVEN THOUGH THE SOILS DO NOT APPEAR TO HAVE GOOD INFILTRATION RATES SOME STORM WATER BENEFIT WILL OCCUR THROUGH THE PERVIOUS PAVERS AND BASE AGGREGATE THAT WARRANTS THEIR USE

PROPOSED PROGRAM

THE SITE'S FIRST INCH OF RAINFALL IS CAPTURED BY THE BUILDING S ROOF AND THE PLANTING BEDS RAIN WATER FROM THE BUILDING ROOF IS CAPTURED, FILTERED AND CONVEYED TO AN UNDERGROUND STORAGE FACILITY (CISTERN(S)) TO COMPENSATE FOR SITE AREAS THAT ARE NOT CAPTURED (GENERALLY THESE ARE THE STREETSCAPES AND THE LOADING/SERVICE DRIVE LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE). THE ROOF RAIN WATER STORAGE HAS BEEN OVERSIZED FOR EXTRA CAPACITY

ROOF RAIN WATER CAPTURE AND WATER HARVESTING. THE ROOF AREAS CAN CAPTURE APPROXIMATELY 0 87 AC (38,100 S F) OF THE SITE THIS RESULTS IN APPROXIMATELY 3 182 C F OF WATER FOR THE FIRST INCH OF RAINFALL (38 100 S F * 0 083 FT). APPROXIMATELY 0 61 AC (29,498 S F) OF THE SITE CAN NOT BE CAPTURED OR USED FOR WATER HARVESTING APPROXIMATELY 78% OF THIS AREA IS IMPERVIOUS, RESULTING IN APPROXIMATELY 1,722 C F FOR THE FIRST INCH OF RAINFALL (29 498 S F * 0 78 * 0 083 FT). THE TOTAL STORAGE PROVIDED FOR WATER HARVESTING INCLUDES BOTH VOLUMES APPROXIMATELY 4 884 C F (3,162 C F + 1 722 C F).

THE PROPOSED BUILDING'S COOLING TOWER REQUIRES MAKE-UP WATER FOR ITS CONDENSERS THE DEMANDS FOR MAKE-UP WATER ARE YEAR ROUND DUE TO THE AIR CONDITIONING REQUIREMENTS FOR THE LABS SERVER ROOMS AND OTHER MISSION CRITICAL SPACES THAT NEED TO BE CONDITIONED 24 HOURS A DAY 7 DAYS A WEEK 365 DAYS A YEAR IN ADDITION COMFORT COOLING FOR OFFICE SPACES CONFERENCE ROOMS AND THE LIKE IS REQUIRED YEAR ROUND BUT IN HIGHER DEMAND IN THE HOTTER MONTHS WHEN AVAILABLE CAPTURED RAIN WATER WILL BE USED FOR THE COOLING TOWER'S MAKE-UP WATER.

WE REVIEWED THE MONTHS OF THE YEAR THAT RESULT IN THE LOWEST MAKE-UP WATER REUSE DEMANDS AND THE MOST RAIN FALL AS RECORDED FROM DULLES AIRPORT (SLIGHTLY HIGHER THAN REAGAN NATIONAL AIRPORT) JANUARY HAS THE LOWEST COOLING TOWER DEMAND WHICH IS APPROXIMATELY 2 073 C F PER DAY IF THE ENTIRE STORAGE FACILITY IS FULL (4 884 C F), IT WOULD TAKE APPROXIMATELY 2 4 DAYS TO EMPTY THE TANK THUS MAKING ROOM FOR A NEW STORM EVENT (4 884 C F /2 861 C F PER DAY). MAY HAS THE HIGHEST PRECIPITATION AND COOLING TOWER DEMAND APPROXIMATELY 2 861 C F PER DAY RESULTING IN ROUGHLY A 1 7 DAY CYCLE TO EMPTY THE STORAGE (4,884 C F /2,861 C F PER DAY.)

PLANTERS AND PLANTING WELLS CAPTURE RAIN WATER FOR VOLUME REDUCTION THROUGHOUT THE SITE BUT ARE QUANTIFIED IN TWO LOCATIONS

1 TREE WELLS IN THE **PIAZZA AREA**, AND

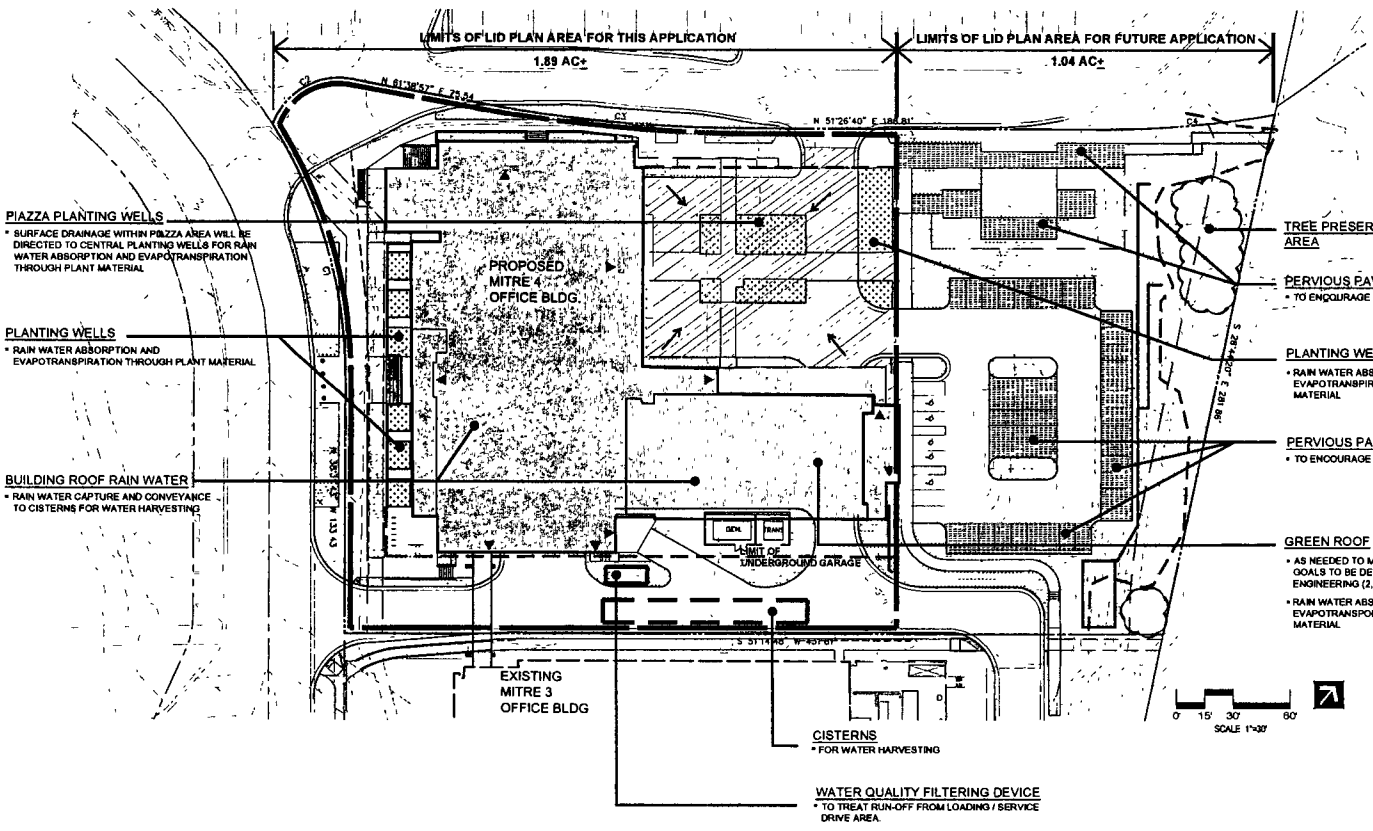
2 TREE WELL PLANTERS ADJACENT TO THE BUILDING S ARCADE THAT FRONTS **COLSHIRE DRIVE**

PIAZZA AREA. SURFACE DRAINAGE FROM THE PIAZZA AREA IS DESIGNED TO BE DIRECTED TO THE CENTRAL TREE WELLS THE FIRST INCH OF RAINFALL FOR THIS AREA IS APPROXIMATELY 1 372 C F (16 553 SF+/- * 0 083 FT). THE PROPOSED PLANTING MEDIUM (SOIL) HAS 40% VOIDS WHEN SATURATED AFTER A RAINFALL ONE HALF OF THE VOIDS OR APPROXIMATELY 20% OF THE TOTAL SOIL VOLUME TYPICALLY RETAINS WATER THE WATER IS LOST THROUGH PLANT EVAPOTRANSPORATION AND SURFACE EVAPORATION. TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 6 600 C F OF PLANTING MEDIUM IS REQUIRED BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THE PIAZZA PLANTING WELLS THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED ADDITIONAL PLANTING WELLS ARE LOCATED AROUND THE PERIPHERY OF THE PIAZZA AREA. THESE PLANTERS DO NOT HAVE CONTRIBUTING DRAINAGE AREAS OTHER THAN THE RAIN FALLING ON THEM. CONSEQUENTLY THEY WILL ADEQUATELY STORE AND LOSE THEIR FIRST ONE INCH OF RAINFALL.

COLSHIRE DRIVE PLANTERS SIX PLANTING WELLS ARE PROPOSED ADJACENT TO THE BUILDING'S ARCADE FACING COLSHIRE DRIVE THE AREA DRAINING TO THESE PLANTERS IS APPROXIMATELY 1 380 S F THE FIRST INCH RESULTS IN APPROXIMATELY 115 C F OF RAINFALL. TO CAPTURE THE FIRST INCH OF RAIN FALL, APPROXIMATELY 575 C F OF PLANTING MEDIUM IS REQUIRED BASED ON THE PRELIMINARY ARCHITECTURAL DESIGN OF THESE PLANTING WELLS THIS VOLUME OF PLANTING MEDIUM CAN BE ACCOMMODATED

ADDITIONAL PLANTERS ARE PROPOSED THROUGHOUT THE PROJECT FOR THE PURPOSES OF THIS LID PROGRAM, THE BENEFITS OF THESE ADDITIONAL PLANTERS ARE NOT QUANTIFIED AT THIS TIME

LEED CREDIT 6.1 AND 6.2 COMPLIANCE. THE STORMWATER VOLUME REDUCTION FROM THE CAPTURE AND REUSE OF THE FIRST INCH OF RAIN FALL IS SUFFICIENT TO MEET THE LEED CREDIT 6 1 STORMWATER DESIGN-QUANTITY CONTROL CRITERIA AND LEED CREDIT 6 2 STORMWATER DESIGN -WATER QUALITY CRITERIA. HOWEVER IN ORDER TO INCREASE THE SITES WATER QUALITY MEASURES AN ADDITIONAL WATER QUALITY FILTERING DEVISE IS PROPOSED TO TREAT THE RUN-OFF FROM THE LOADING DOCK/SERVICE DRIVE AREA.



NOTES

1 THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY MAXIMIZE THE POTENTIAL TO ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN

2 THIS SHEET SHALL BE USED AS SUPPLEMENTAL PURPOSES ONLY TO THE FINAL STORM WATER MANAGEMENT DESIGN PROPOSED WITH THE FINAL SITE PLAN

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TITLE: LOW IMPACT DEVELOPMENT PLAN

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-0211-02
PROVIDENCE DISTRICT
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DRAWN	PHR+A	DATE	AUGUST 01, 2012
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FILE NO. 10022-1-9	CAT. NO	SHEET	12 OF 20

FILE NAME: P:\PROJECTS\10022\1-9\Planning\Final\9-12 LIDLong LAYOUT NAME: 2012-02 PLOTTED: Thursday January 24, 2013 - 3:57pm

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT (DETENTION) REQUIREMENTS FOR THE SUBJECT SITE ARE CURRENTLY SATISFIED VIA AN EXSITING OFFSITE POND WHICH IS LOCATED APPROXIMATELY 850 FEET SOUTH OF THE SUBJECT SITE THE POND WAS DESIGNED AND CONSTRUCTED PER FAIRFAX COUNTY PLAN #1702-SP-006-2, APPROVED 4/23/1999 COMPLETED 5/21/2003, AND IS ENTITLED "MCKINLEY BUILDING SITE SWM FACILITY AT WESTGATE" THE SUBJECT SITE IS LOCATED WITHIN THE AREA ACCOUNTED FOR BY THE OVERALL DRAINAGE PLAN FOR THE MCKINLEY SWM FACILITY (SEE SHEET 17, INCLUDED WITH THIS SUBMISSION FOR INFORMATION ONLY). IDENTIFIED AS "SITE 3" IN "SUB AREA A" OF THE RUNOFF COMPUTATIONS, THE PLAN ASSUMES THE SUBJECT SITE TO BE DEVELOPED, AND RUNOFF FROM THE SITE IS UNCONTROLLED ALTHOUGH THE RUNOFF FROM THE SUBJECT SITE DOES NOT DIRECTLY OUTFALL INTO THE SWM FACILITY, THE RUNOFF FLOWS GENERATED BY THE SITE ARE INCLUDED IN THE ALLOWABLE DISCHARGE COMPUTATIONS FOR THE POND SCS HYDROLOGY WAS UTILIZED IN THE DESIGN COMPUTATIONS FOR THE POND WITH THE ENTIRE JOHNSON II SITE BEING ANALYZED AS AN URBAN DISTRICT - COMMERCIAL AND BUSINESS AT 85% AVERAGE IMPERVIOUSNESS WITH BOTH TYPE B AND C SOILS THEREFORE, AS LONG AS THE AVERAGE IMPERVIOUSNESS OF THE JOHNSON II SITE REMAINS BELOW 85% IMPERVIOUSNESS THE EXISTING MCKINLEY SWM POND SATISFIES THE SWM DETENTION REQUIREMENTS FOR THE SUBJECT SITE AS THE PERVIOUS AREA ANALYSIS ON SHEET 19 DEMONSTRATES, THE PROPOSED IMPERVIOUS AREA IS 79% WHICH IS LESS THAN 85% ADDITIONAL PLAN SHEETS FROM COUNTY PLAN #1702-SP-006-2 HAVE BEEN INCLUDED WITH THIS SUBMISSION TO PROVIDE ADDITIONAL INFORMATION ON THE DESIGN OF THE MCKINLEY SWM FACILITY SEE SHEETS 14-19

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (WATER QUALITY) REQUIREMENTS FOR THE SUBJECT SITE ARE CURRENTLY SATISFIED VIA AN EXISTING OFFSITE POND WHICH IS LOCATED APPROXIMATELY 850 FEET SOUTH OF THE SUBJECT SITE THE POND WAS DESIGNED AND CONSTRUCTED PER FAIRFAX COUNTY PLAN #1702-SP-006-2, APPROVED 4/23/1999 COMPLETED 5/21/2003 AND IS ENTITLED "MCKINLEY BUILDING SITE SWM FACILITY AT WESTGATE"

ALTHOUGH RUNOFF FROM THE SITE DOES NOT DIRECTLY OUTFALL INTO THE SWM FACILITY THIS SITE CONDITION IS UTILIZED IN THE BMP CALCULATIONS SHOWING THE OVERALL DRAINAGE AREA IS IN CONFORMANCE WITH FAIRFAX COUNTY AND CHESAPEAKE BAY PRESERVATION AREA REQUIREMENTS THE MCKINLEY SWM FACILITY IS A WET POND (PROVIDING FOUR TIMES THE VOLUME OF RUNOFF FROM THE MEAN STORM) WITH DRY EXTENDED STORAGE PROVIDED ABOVE THE PERMANENT POOL ELEVATION THIS DESIGN ALLOWED FOR THE UTILIZATION OF A 50% PHOSPHOROUS REMOVAL EFFICIENCY RATE IN THE DESIGN COMPUTATIONS SINCE THIS SITE IS UNCONTROLLED, BMP IS PROVIDED VIA "CREDIT" OBTAINED BY THE TREATMENT OF THOSE AREAS WHICH DO DRAIN TO THE POND AT A HIGHER PHOSPHOROUS REMOVAL RATE THAN REQUIRED THE SUBJECT SITE IS LOCATED WITHIN THE AREA COVERED BY THE OVERALL DRAINAGE PLAN FOR THE MCKINLEY SWM FACILITY (SEE SHEET 18 INCLUDED WITH THIS SUBMISSION FOR INFORMATION ONLY). IDENTIFIED AS SUB AREA B" (FUTURE JOHNSON I AND II) OF THE BMP COMPUTATIONS THE PLAN ASSUMES THE SITE IS TO BE REDEVELOPED, AND RUNOFF FROM THE SITE IS UNCONTROLLED THE JOHNSON II SITE IS ASSUMED TO HAVE AN EXISTING C-VALUE OF 0 71 WITH A REDEVELOPED C VALUE OF 0 80 AND A REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY OF 20 129%

THE BMP REQUIREMENT COMPUTATIONS FOR THE JOHNSON I AND JOHNSON II SITES SHOWN ON SHEET 19 ARE BASED ON THE PFM'S (IN EFFECT IN 1999) REDEVELOPMENT EQUATION WHICH USED C(PRE) AND C(POST). THE TOTAL REQUIRED PHOSPHOROUS REMOVAL UNDER THAT METHODOLOGY IS SHOWN TO BE 27 17%. THE CURRENT REDEVELOPMENT FORMULA (PFM SECTION 6-401 2B) UTILIZES I(PRE) AND I(POST), WHERE "I" IS THE PERCENT IMPERVIOUS AS OPPOSED TO C-FACTOR THE REDEVELOPMENT COMPUTATIONS HAVE BEEN REVISED (SEE SHEET 19) TO REFLECT THE USE OF "I" INSTEAD OF "C" FOR THE JOHNSON I AND JOHNSON II SITES AN IMPERVIOUS AREA ANALYSIS WAS PERFORMED THE EXHIBITS ON SHEET 19 SHOW THAT THE EXISTING IMPERVIOUS PERCENTAGE FOR JOHNSON I AND II IS 55% THE PROPOSED IMPERVIOUS PERCENTAGE FOR THE JOHNSON I AND II SITES IS BASED UPON THE FUTURE PROPOSED REDEVELOPMENT ON THE JOHNSON II (SUBJECT) SITE AND IS 68% IMPERVIOUS USING I(PRE) OF 55% AND I(POST) OF 68% DECREASES THE REQUIRED PHOSPHOROUS REMOVAL PERCENTAGE FOR THE JOHNSON I AND II SITES FROM 8 50% TO 4 04% THIS CHANGES THE TOTAL REQUIRED PHOSPHOROUS REMOVAL PERCENTAGE FROM 27 17% TO 25 08% SINCE THE ACTUAL PHOSPHOROUS REMOVAL PERCENTAGE PROVIDED BY THE MCKINLEY POND IS 27 43% (+25 08%), THE SITE WILL BE IN CONFORMANCE WITH THE MCKINLEY SWM FACILITY DESIGN AND ADEQUATE WATER QUALITY CONTROL REQUIREMENTS SET FORTH BY FAIRFAX COUNTY

IT IS THE OPINION OF PHR+A THAT BMP REQUIREMENTS HAVE BEEN SATISFIED AND ARE IN COMPLIANCE WITH THE COUNTY REGULATIONS AND PROFFER CONDITIONS ADDITIONAL PLAN SHEETS FROM THE #1702-SP-006-2 HAVE BEEN INCLUDED WITH THIS SUBMISSION TO PROVIDE ADDITIONAL INFORMATION ON THE DESIGN OF THE MCKINLEY SWM FACILITY SEE SHEETS 14-20

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

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED NOTE WAIVERS WILL BE ACTED UPON SEPARATELY FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS

SPECIAL PERMITS (9-011 2J & 2L)	SPECIAL EXCEPTIONS (9-011 2J & 2L)
CLUSTER SUBDIVISION (9-615 1D & 1N)	COMMERCIAL REVITALIZATION DISTRICTS (9-622 2A (12)&(14))
DEVELOPMENT PLANS PRC DISTRICT (16-302 2 & 4L)	PRC PLAN (16-303 1E & 1O)
FDP P DISTRICTS (EXCEPT PRC) 816-502 1F & 1O)	AMENDMENTS (18-202 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 TO ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS ACCESS ROADS, SITE OUTFALLS ENERGY DISSIPATION DEVICES AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 15
- [x] 3 PROVIDE

FACILITY NAME/ TYPE & NO	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
(E G , DRY POND A INFLT TRENCH, UNDERGROUND VAULT ETC)						
EX WET POND (SEE SHEETS 14-18 FOR DESIGN INFO)						
TOTALS						

- [x] 4 ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 20
  POND INLET AND OUTLET PIPE SYSTEMS ARE SHOWN ON SHEET 15
- [x] 5 MAINTENANCE ACCESSES (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE SHOWN ON SHEET 15
  TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS GRAVEL (ASPHALT, GEOBLOCK, GRAVEL, ETC)
- [x] 6 LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET N/A
- [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 13
- [x] 8 A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEET 20
- [x] 9 A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS INCLUDING KNOWN CHANGES TO CONTRIBUTING DRAINAGE AREAS (I E DRAINAGE DIVERSIONS), OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON SHEET 19
- [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 3
- [ ] 11 A SUBMISSION WAIVER IS REQUESTED FOR N/A
- [ ] 12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE N/A

REVISED 2-21-2006

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DAVID R. STRICKLER
LIC. NO. 669
02-04-2013

TITLE: STORMWATER MANAGEMENT NARRATIVE AND CHECKLIST

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	N/A
FILE NO. 10022-1-9	CAT NO.	SHEET	13 OF 20

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FOR INFORMATION ONLY!

NOTES/CONDITIONS

CURBING/SIDEWALKS SUPERVISION REQUIRED PRIOR TO PLAN APPROVAL

VICINITY MAP

SCALE: 1" = 2000'

SOILS MAP

ENGINEER'S/SURVEYOR'S CERTIFICATE

DESIGNATED PLANS EXAMINER'S CERTIFICATE

PLAN TYPE

BASE FEE

SUBDIVISION PLANS (SD)

SITE PLANS (SP)

PUBLIC IMPROVE (PI)

SUBTOTAL

COUNTY USE ONLY

FIRE MARSHAL NOTES

N/A

SOLID WASTE STATEMENT

N/A

RECYCLING SYSTEM PLAN STATEMENT

N/A

SITE DATA/ADMIN (SD PLANS)

N/A

N/A

CERTIFICATE OF NO CHANGE

SITE VARIANCES (SP PLANS)

ZONING DATA/VARIANCES

SHEET INDEX

1. COVER SHEET
2. SITE PLAN FOR S.W.M. FACILITY
3. ACCESS ROAD AND GRADING PLAN
4–6. STORM WATER DETENTION COMPUTATIONS
7,7A,7B. STORM WATER DETENTION COMPS., PROFILES AND DETAILS
8. B.M.P. CALCULATIONS (AND STORM NARRATIVE
9–12. DRAINAGE DIVIDES
13–14. EROSION – SEDIMENTATION CONTROLS PHASE I & II
15–16. EROSION – SEDIMENTATION CONTROL COMPUTATIONS
16&16A. GEOTECHNICAL REQUIREMENTS
16B,16C,16D. PROFFERS
16E,16F. EXISTING STORM SEWER OUTFALL IMPROVEMENTS AND COMPS.

COMPUTATIONS FOR PARKING PHASING LOT LANDSCAPING

N/A

N/A

S.E. APPLICATION THIS SHEET IS FOR INFORMATION PURPOSES

DAVID H. STEGLER
Cert. No. 025
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PHRA SHEET #14

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PROJECT NAME: McKINLEY BUILDING SITE S.W.M. FACILITY AT WEST*GATE

1702-SP-05-2

Bowman CONSULTING

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STORMWATER MANAGEMENT
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

DESIGN | DRAWN | CHKD

SCALE: N.T.S.

JOB No.

DATE: JULY 30, 2010

FILE No.

K-10A DWG

SHEET 11 OF 17

TITLE: STORMWATER MANAGEMENT

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

DESIGN	PHR+A	SURVEY	PHR+A	PROJECT
DRAWN	PHR+A	DATE	AUGUST 01, 2012	
CHECKED	PHR+A	SCALE	N/A	
FILE NO. 10022-1-9	CAT NO.	SHEET	14 OF 20	

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FAIRFAX COUNTY
VIRGINIA

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

MATCH LINE

SCOTT'S RUN

DETENTION POND LOCATION

FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-20
USE: SCOTT'S RUN PARK

DELINEATION OF FLOOD AREA
SCOTT RUN

FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-1
USE: WESTGATE PARK

SEE SHEET 3 OF 16

S.E. APPLICATION THIS SHEET IS FOR INFORMATION PURPOSES

McKINLEY BUILDING S.W.M. FACILITY
SITE PLAN - STORM WATER DETENTION POND
'AS BUILT'

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PHRA SHEET #15

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Bowman CONSULTING

STORMWATER MANAGEMENT
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
02/04/13	Resubmitted

DESIGN | DRAWN | CHKD
SCALE 1" = N.T.S.
JOB No.
DATE JULY 30, 2010
FILE No. P-165 SWM
SHEET 12 OF 17

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TITLE
STORMWATER MANAGEMENT

PROJECT
MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	N/A
FILE NO. 10022-1-9	CAT NO	SHEET	15 OF 20

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FOR INFORMATION ONLY!

BMP Facility Design Calculations

Plan Name: McKinley Site B.M.P. Facility — Date: February 11, 2011
Plan Number: 1722-09-05 — Engineer: Sam Bickford

I. Water Quality Requirements

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Calculations

Subarea Designation and Description	"C"	Acres
1. Johnson III (Acres)	0.29	1.74
2. McKinley Plaza & Frank Taylor (Acres)	0.72	10.40
3. Southern Plaza Site (Acres)	0.72	4.32
4. Roland (Existing) (Acres)	0.40	4.00
5. Park (Existing) (Acres)	0.35	3.35
6. McKinley Site (Acres)	0.40	2.00
7. Roland (Acres)	0.35	4.20
8. Frank Taylor Site (Acres)	0.72	3.60
9. Johnson I, II (Acres)	0.40	3.60

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

(A) Area of Site = (1) 35.20 Acres

(B) Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
1. Johnson III (Acres)	0.29	1.74	0.50
2. McKinley Plaza & Frank Taylor (Acres)	0.72	10.40	7.49
3. Shopping (Acres)	0.72	4.32	3.11
4. McKinley Site (Acres)	0.40	2.00	0.80
5. Taylor (Acres)	0.40	4.00	1.60
6. Johnson I, II (Acres)	0.40	10.40	4.16
		(3) Total =	17.66

(C) Weighted average "C" factor = (4)/(3) = 0.50

Part 3: Calculate the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal BE (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
2.	wet	50	10.40/35.20	0.72/0.50	0.43
4.	wet	75.50	2.00/35.20	0.40/0.50	0.23
5.	wet	50	4.00/35.20	0.40/0.50	0.23
6.	wet	50	4.20/35.20	0.35/0.50	0.21
7.	wet	50	3.60/35.20	0.72/0.50	0.51
				(6) Total =	1.61 %

Part 4: Catchment Compliance with Phosphorus Removal Requirements

(A) Subarea Requirement (for new development) — (B) 65% Removal Requirement Area (See Below)

- Water Supply Overlay District (Occoquan 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 Guidelines)

Redevelopment calc for:
1. Johnson III
"C" pre=0.29 "C" post=0.29
Redevelopment=[1-0.5(C'C' pre/C'C' post)]x100=45%
(See Johnson I, pre-development map, sheet 9A of 20)
2. Johnson I & II (Future)
C' pre=0.71 "C" post=0.40
Redevelopment=[1-0.5(C'C' pre/C'C' post)]x100=0.12%

"BMP" Requirement Calc.

Site Area	BE	Clearly	Area Ratio	BE
2. McKinley Plaza, Taylor	40%	x 0.720/0.72	x 10.40/35.20	= 12.26%
1. Johnson III	15%	x 0.290/0.72	x 1.74/35.20	= 1.85%
3. Home	10%	x 0.720/0.72	x 4.32/35.20	= 1.23%
4. McKinley	40%	x 0.400/0.72	x 2.00/35.20	= 2.22%
7. Taylor	40%	x 0.400/0.72	x 3.60/35.20	= 2.05%
6. Johnson I, II	20.12%	x 0.400/0.72	x 10.40/35.20	= 6.85%
				Total = 22.57%

(D) If line 3(6) - 22.57% (Line 4(c)) = 22.57 then Phosphorus removal requirement is satisfied.

V. Storage

Part 2: Calculate The Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation (1) (NOW CHECK)	"C" (2)	Acres (3)	Product (4)
1. McKinley, Home & Taylor	0.72	18.00	12.96
2. Roland (NOW CHECK)	0.40	4.00	1.60
3. Home	0.72	4.32	3.11
4. Park	0.35	3.35	1.17
5. Park	0.35	3.35	1.17
(B)		(3) Total =	35.20
(C) Weighted average "C" factor		(4)/(3) =	0.50

Part 3: Determine the Storage Needed for Each Proposed BMP Facility

(A) Detention/Retention Dry Pond
Chart 22-40 value (Appendix 1-5) for BMP storage per acre
[0.0175 ac*C'] = [0.72] ac [35.20 ac Subarea] = (A) 17.28 CUBIC AC.
Design 1 (10 hour detention)
1.5ac-ft/AC.Ac. 1.5ac-ft/AC.Ac. 17.28 = 25.92 ac-ft

(B) Wet Pond
Volume of runoff per acre from mean storm.
[1.61 ac*C'] = 1.61 x 1.5ac-ft/AC = (B) 2.41 ac-ft

Design 1 (1.5 x Volume of runoff from mean storm event in wet storage with extended detention above the permanent pool)
Wet Storage
2.5 x 2.41 = 6.02 x 1.5ac-ft/AC = ac-ft
Extended Detention
1.5ac-ft/AC = x 1.5ac-ft/AC = ac-ft

- Design 2 (1.0 x Volume of runoff from mean storm)
4.0 x 2.41 = 9.64 x 1.5ac-ft/AC = 17.28 = 14.46 ac-ft

(C) Infiltration Basin
- Design 1 (0.50 inch per impervious area)
0.50 x 24.00 in/ft (% Imp.) x 1.5ac-ft/AC = ac-ft
- Design 2 (0.5 inches per impervious area)
1.5x24.00 in/ft (% Imp.) x 1.5ac-ft/AC = ac-ft
- Design 3 (Open 2-3 acre site)
(1.0/12) x 43,560 ft "C" x 1.5ac-ft/AC = ac-ft

* Wet storage available per as built (see file sheet for storage calc.) = 41,304 cf
** Dry storage of 44,156 cf is also provided @ elevation 318.44 ft (see as built chart on this sheet)

VI. Outlet Characteristics

Part 1: Determine The Required Orifice Size for Each Proposed Detention Facility

(A) BMP storage requirement (S) from Part 6. (S) 46,156 cf**

(B) Maximum Head (H) at the required BMP storage from the elevation storage curve for the facility. (H) 2.24

(C) Peak outflow rate (Qp) at the predevelopment level for a detention time of 10 hrs. Qp = [0.5 x 2.500 x 43]
0.5(0.0174) x 1.5ac-ft/AC = 0.326 = (C) 0.33

(D) Required orifice area (A) (A = Qp/(0.6 x (64.4 x 2H)^0.5))
1.5ac-ft (A) 0.33 / (0.6 x (64.4 x 1.5ac-ft) 2.24)^0.5 = (A) 0.0525 ac
For an 18" CPP, 0.6 flow provided (Area 0.1 CS)

(E) Diameter of a circular orifice.
2.0 x (1.5ac-ft) 0.0525 / 3.14159)^0.5 = (E) 0.5000
= 2.0" Pipe required use 18.0" dia. orifice

NOTE:
ALL NUMBERS IN PART 9 ARE FROM AS-BUILT DATA BELOW !

AS BUILT VOLUMES
McKINLEY SWM/BMP FACILITY

	ELEV.	AREA	Δ AREA	DEPTH	VOLUME	Total (of) VOLUME
WET	310.0	1,775	0	0	0	0
	312.0	12,711	7,244	2'	14,488	14,488
	314.0	16,079	14,394	2'	28,788	43,276
	316.0	18,238	17,157	2'	34,314	77,590
	316.2	18,500	18,369	0.2'	3,674	81,264

AS BUILT ELEVATION OF 316.24 WILL YIELD 81,264 CF OF WET STORAGE.

	ELEV.	AREA	Δ AREA	DEPTH	VOLUME	Total (of) VOLUME
DRY	316.2	18,500	0	0	0	0
	318.0	21,740	20,120	1.8'	36,234	36,234
	320.0	23,525	22,632	2'	45,264	81,498
	322.0	25,430	24,480	2'	48,960	129,570
	324.0	28,146	26,788	2'	53,576	183,454

AS BUILT ELEVATION OF 318.44 WILL YIELD 46,190 CF OF DRY EXTENDED STORAGE.

Commonwealth of Virginia — David H. Stickler, Cert. No. 609, Landscape Architect, 02-04-2013

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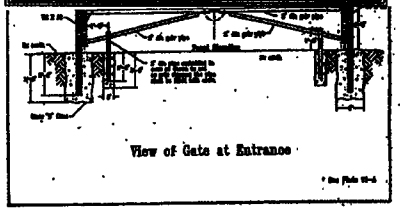
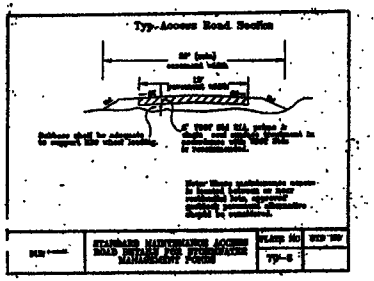


View of Gate at Entrance



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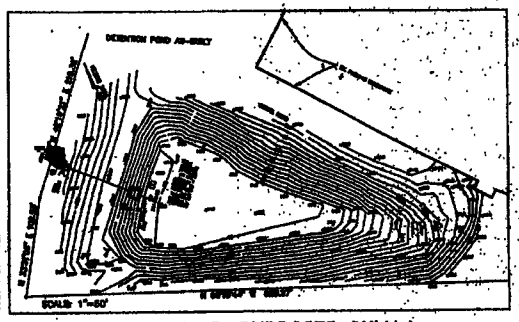

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McKINLEY SITE B.M.P. FACILITY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
BMP FACILITY DESIGN CALCULATIONS/DRAINAGE NARRATIVE

STORMWATER MANAGEMENT
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

SE 10-PR-020
COUNTY PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
02/04/13	RESUBMISSION
10/02/12	RESUBMISSION
12/12/10	RESUBMISSION
06/28/11	RESUBMISSION
04/28/11	RESUBMISSION
4/28/11	Resubmission

DESIGN	DRAWN	CHKD
N.T.S.		

JOB No.
DATE: JULY 30, 2010
FILE No.
P-10C SWM
SHEET 13 OF 17

SCALE: AS SHOWN
DATE: 10-02-01
REVISIONS

SHEET 8 OF 16
FILE No. PF-1605

TITLE: STORMWATER MANAGEMENT

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A	PROJECT
DRAWN	PHR+A	DATE	AUGUST 01, 2012	
CHECKED	PHR+A	SCALE	N/A	SHEET 16 OF 20
FILE NO. 10022-1-9	CAT NO.			

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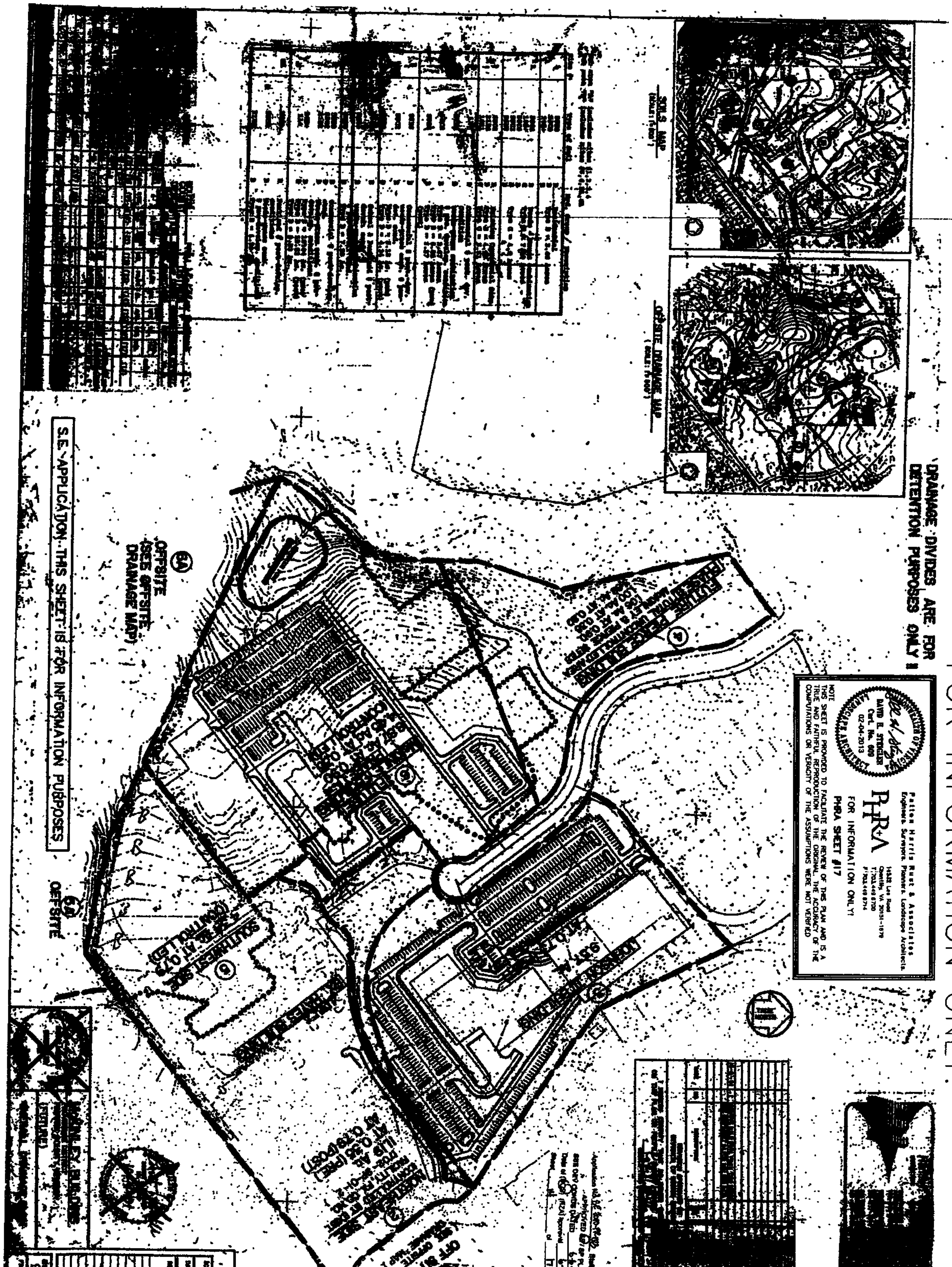

STORMWATER MANAGEMENT

MITRE 4

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

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Bowman CONSULTING

DESIGN PHR+A	SURVEY PHR+A	PROJECT	TITLE	
DRAWN PHR+A	DATE AUGUST 01, 2012	MITRE 4 FINAL DEVELOPMENT PLAN FTP 2011-011-02 PROVIDENCE DISTRICT FAIRFAX COUNTY VA	STORMWATER MANAGEMENT	Patton Harris Rust & Associates, Inc. Engineers Surveyors Planners Landscape Architects PHR+A 14532 Lee Road Chantilly, VA 20151-1679 T 703 449 6700 F 703 449 6714
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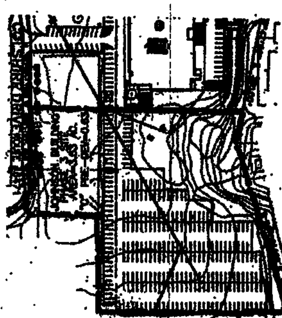
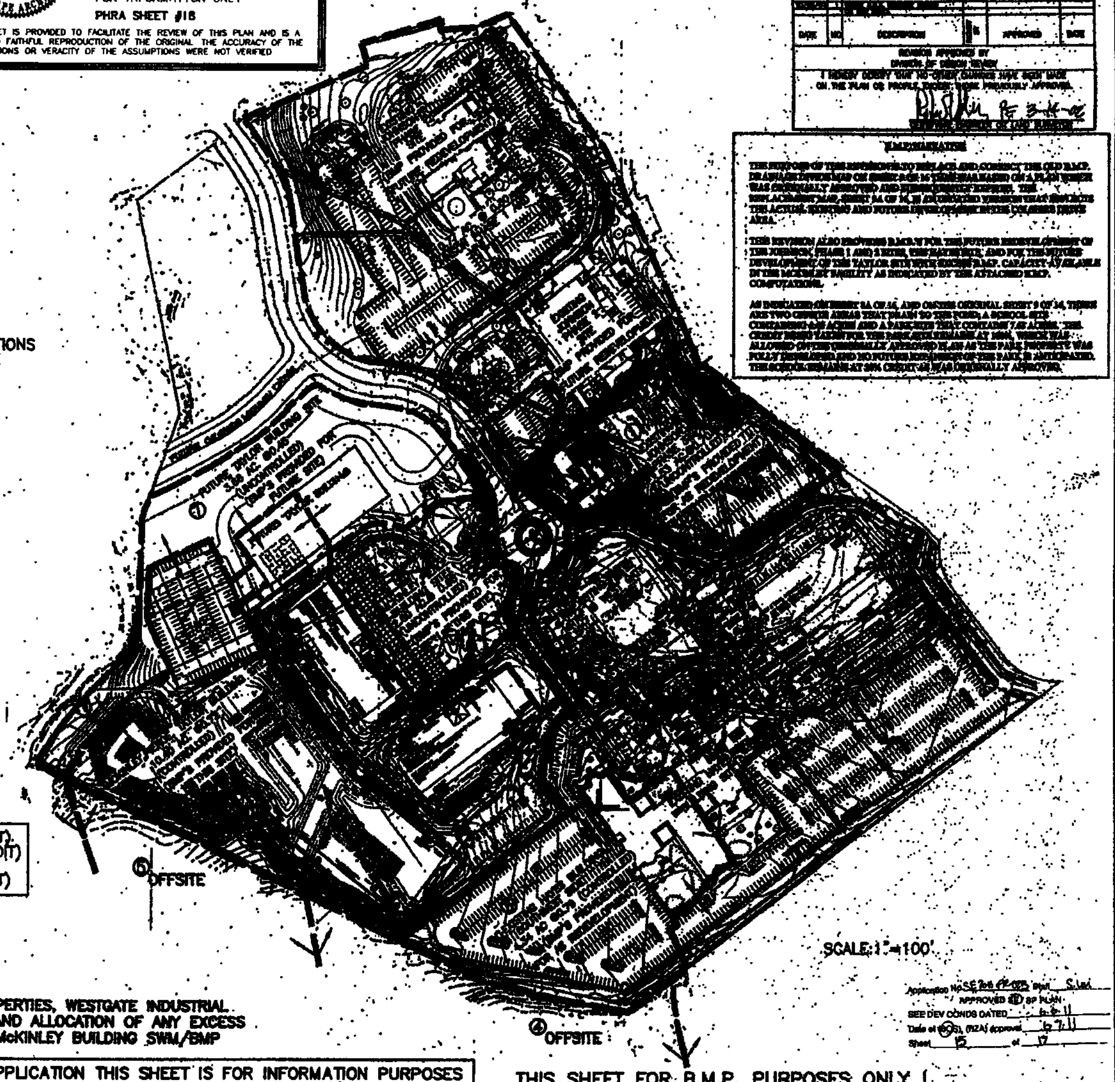


MAP SHOWING PRE-DEVELOPMENT CONDITIONS OF JOHNSON BUILDING PHASE 3 SITE
SCALE:1"=100'

OFFSITE DRAINAGE DIVIDE MAP
SCALE:1"=500'

AREA ④ - 2.87 AC.(PARK) @ 0.35 (100% CREDIT) 4.42 AC.(SCHOOL) @0.40 (20% CREDIT)	
AREA ⑤ - 4.76 AC.(PARK) @ 0.35 (100% CREDIT)	



NOTE: THE OWNERS WEST*GROUP INC., OF THESE PROPERTIES, WESTGATE INDUSTRIAL PARK, RESERVES THE RIGHT FOR FUTURE USE AND ALLOCATION OF ANY EXCESS B.M.P.'S AND STORM WATER DETENTION IN THE McKINLEY BUILDING SWM/BMP FACILITY.(FX.CO.#1702-SP-05).

S.E. APPLICATION THIS SHEET IS FOR INFORMATION PURPOSES

THIS SHEET FOR B.M.P. PURPOSES ONLY !

APPROVED SP PLAN
SEE DEV CONDS DATED 6-8-11
Date of (BOS) (BZA) approval 6-7-11
Sheet 15 of 17

Huntley, Nyce & Associates, Ltd.

McKINLEY SITE B.M.P. FACILITY
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
OVERALL B.M.P. DRAINAGE DIVIDE MAP

9A of 16

Bowman CONSULTING

STORMWATER MANAGEMENT
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE: JULY 30, 2010
SHEET 15 OF 17

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TITLE: STORMWATER MANAGEMENT

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA.

DESIGN	DRAWN	CHECKED	FILE NO.
PHR+A	PHR+A	PHR+A	10022-1-9

SURVEY	DATE	SCALE	SHEET
PHR+A	AUGUST 01, 2012	N/A	18 OF 20

FOR INFORMATION ONLY!

COMMONWEALTH OF VIRGINIA
DAVID B. STRICKLER
Cert. No. 699
02-04-2013
LANDSCAPE ARCHITECT

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PHRA SHEET #19

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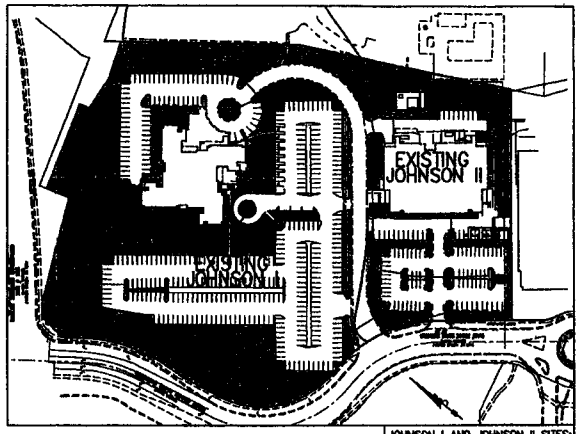


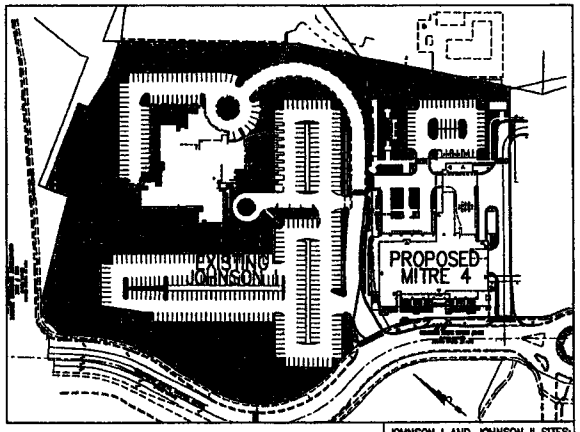
1/17 EXISTING PERVIOUS AREA EXHIBIT

SCALE: 1"=400'

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

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

= PERVIOUS AREA



2/17 PROPOSED PERVIOUS AREA EXHIBIT

SCALE: 1"=400'

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

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

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

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal RE (%) (3)	Area Basis (4)	"C" Factor Basis (5)	Product (6)
2.	wet	20	X 10.4513/30 X 0.72/0.72 =		14.72
4.	wet	20.30	X 4.0251/30 X 0.68/0.72 =		5.72
5.	wet	20	X 4.9451/30 X 0.68/0.72 =		4.96
6.	wet	20	X 4.7626/30 X 0.68/0.72 =		4.78
7.	wet	20	X 2.0283/30 X 0.68/0.72 =		1.98
			(6) Total=		21.65 %

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (for new development) (6) 50% Target Redevelopment Area (See Below)

- Water Supply Overlay District (Occoquan 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 Compu. Below)

Redevelopment calc. for:
1. Johnson III
"C" pre=0.63 "C" post=0.70
Redevelopment=[1-0.63x"C" pre/"C" post]x100=49%
(See Johnson I pre development map, sheet 9A of 16)
2. Johnson I & II (Future)
"C" pre=0.71 "C" post=0.80
Redevelopment=[1-0.8x"C" pre/"C" post]x100=40.125%

"BMP" Requirement Calc

Site Area	RE		C Basis		Area Basis	RE
1. McKinley, Pierce Taylor	49%	x	0.70 / 0.72	x	10.40 / 30.50	= 11.78%
2. Johnson III	20.12%	x	0.70 / 0.72	x	3.88 / 30.50	= 2.63%
3. Wayne	20.00%	x	0.70 / 0.72	x	4.91 / 30.50	= 1.88%
4. McKinley	40.00%	x	0.68 / 0.72	x	3.68 / 30.50	= 3.78%
5. Taylor	40.00%	x	0.68 / 0.72	x	4.48 / 30.50	= 3.88%
6. Johnson I, II	14.00%	x	0.68 / 0.72	x	20.77 / 30.50	= 4.04%
					Total	= 21.57%
Phosphorus Removal Requirement=	21.65%					
Phosphorus Removal Provided =	21.57%					

Therefore, the phosphorus removal requirement has been satisfied.

= BMP AREAS REDUCED 4 ACRES TAKE FROM THAT SHOWN ON THE MCKINLEY POND BMP CALCS.

3/17 PORTION OF BMP COMPUTATIONS FROM SHEET 12

NOTE: THE ABOVE BMP COMPUTATIONS ARE TAKEN FROM SHEET 12 OF THE PLAN SET (SHEET 9 OF 16 FROM THE MCKINLEY POND PLAN #7715-SP-002-2), AND ARE SHOWN ON THIS SHEET AS REFERENCE ONLY. THE COMPUTATIONS ARE BASED UPON THE PFM'S (IN EFFECT IN 1999) REDEVELOPMENT FORMULA WHICH UTILIZES C(PRE) AND C(POST). SEE BELOW FOR REVISED BMP COMPUTATIONS BASED UPON THE CURRENT PFM REDEVELOPMENT FORMULA WHICH UTILIZES C(PRE) AND C(POST).

Redevelopment Calculation for:
Johnson III
C(PRE) = .63 BMP WITH WAIVER REDUCED 4 ACRES TAKEN FROM THAT SHOWN ON THE MCKINLEY POND BMP CALCS.
C(POST) = .70 USING 10 ACRES PERVIOUS, 20% C's OF COMMERCIAL & 0% C's OF COMMERCIAL & 0% C's OF OPEN SPACE
Redevelopment = [1 - 0.8*C(PRE)/C(POST)] * 100
Redevelopment = 36.12%

Johnson I & II (Future)
C(PRE) = .71 BMP WITH WAIVER REDUCED 4 ACRES TAKEN FROM THAT SHOWN ON THE MCKINLEY POND BMP CALCS.
C(POST) = .80 USING 10 ACRES PERVIOUS, 20% C's OF COMMERCIAL & 0% C's OF OPEN SPACE
Redevelopment = [1 - 0.8*C(PRE)/C(POST)] * 100
Redevelopment = 14.00%

"BMP" Requirement Calc

Site Area	RE		C Basis		Area Basis	RE
1. McKinley, Pierce Taylor	49.00%	x	0.70 / 0.72	x	10.40 / 30.50	= 11.78%
2. Johnson III	36.12%	x	0.70 / 0.72	x	3.88 / 30.50	= 2.63%
3. Wayne	20.00%	x	0.70 / 0.72	x	4.91 / 30.50	= 1.88%
4. McKinley	40.00%	x	0.68 / 0.72	x	3.68 / 30.50	= 3.78%
5. Taylor	40.00%	x	0.68 / 0.72	x	4.48 / 30.50	= 3.88%
6. Johnson I, II	14.00%	x	0.68 / 0.72	x	20.77 / 30.50	= 4.04%
					Total	= 21.57%
Phosphorus Removal Requirement=	21.65%					
Phosphorus Removal Provided =	21.57%					

Therefore, the phosphorus removal requirement has been satisfied.

= BMP AREAS REDUCED 4 ACRES TAKE FROM THAT SHOWN ON THE MCKINLEY POND BMP CALCS.

4/17 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 SUCCESSFUL VIA THE MCKINLEY POND, WHEN UTILIZING THE PFM'S CURRENT REDEVELOPMENT FORMULA FROM SECTION 6-0120.

Application No. SE 2010-PR-025 Staff S. Lee

APPROVED (P) / SP PLAN

SITE DEV COND DATED 6-6-11

Date of BOS (BZA) approval 6-7-11

Sheet 17 of 17

Bowman CONSULTING
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STORMWATER MANAGEMENT
MITRE 4
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

SE 10-PR-025
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
DAVID B. STRICKLER
Cert. No. 699
02-04-2013
LANDSCAPE ARCHITECT

PLAN STATUS	
08/06/10	FOR INFORMATION
10/08/10	FOR INFORMATION
10/18/10	FOR INFORMATION
03/15/11	FOR INFORMATION
04/01/11	FOR INFORMATION
4/26/11	For Approval

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE: H: N.T.S. V:		
JOB No.		
DATE: JULY 30, 2010		
FILE No. P-100 SWM		
SHEET 17 OF 17		

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TITLE
STORMWATER MANAGEMENT

PROJECT
MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	N/A
FILE NO 10022-1-9	CAT NO	SHEET	19 OF 20

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FILE NAME: P:\PROJECT\10022\1-9\Planning\Plans\P-19 SWM.dwg LAYOUT NAME: 2012-12 PLOTTED: Thursday, January 31, 2013 - 4:11pm

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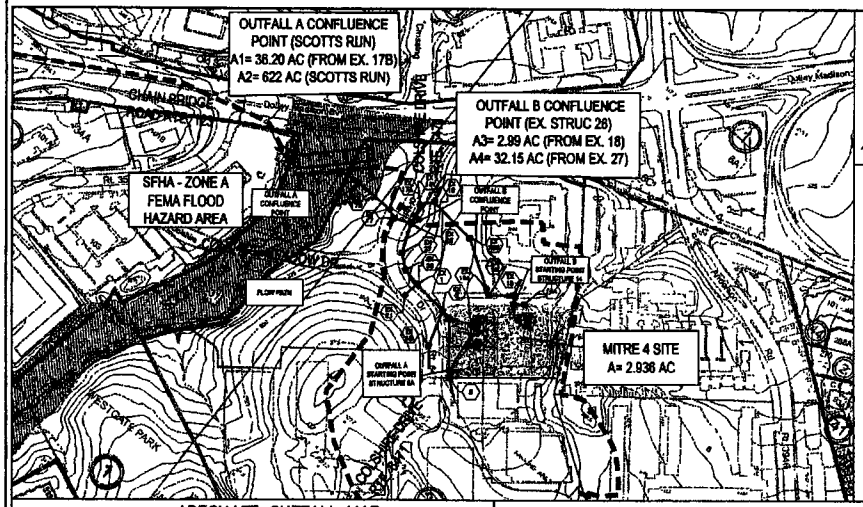
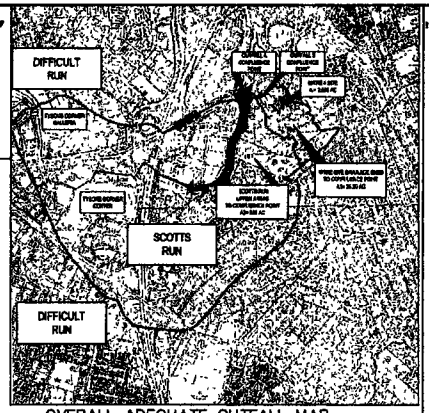


ADEQUATE OUTFALL MAP
(SCALE: 1"=200')



OVERALL ADEQUATE OUTFALL MAP
(SCALE: 1"=500')

1992 3.18

TABLE 3.18-37

PERMISSIBLE VELOCITIES FOR EARTH LININGS

Soil Types	Permissible Velocities (ft./sec.)
Fine Sand (noncolloidal)	2.5
Sandy Loam (noncolloidal)	2.5
Silt Loam (noncolloidal)	3.0
Ordinary Firm Loam	3.5
Fine Gravel	5.0
Stiff Clay (very colloidal)	5.0
Graded, Loam to Cobbles (noncolloidal)	5.0
Graded, Silt to Cobbles (colloidal)	5.5
Alluvial Silts (noncolloidal)	5.5
Alluvial Silts (colloidal)	5.0
Coarse Gravel (noncolloidal)	6.0
Cobbles and Shingles	5.5
Shales and Hard Pans	6.0

Source: Soil and Water Conservation Engineering, Schwab, et.al. and American Society of Civil Engineers

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ADEQUATE OUTFALL NARRATIVE:

MITRE 4 PROJECT IS PROPOSED TO BE CONSTRUCTED ON THE EXISTING PAD SITE OF THE JOHNSON II BUILDING PREVIOUSLY-DISCLOSED UNDER APPROVED FAIRFAX SITE PLAN # 2035-SP-002. IT CONSISTS OF A 14-STORY OFFICE BUILDING, A 4-LEVEL UNDERGROUND PARKING STRUCTURE, A PIAZZA, A POCKET PARK SEATING AREA, A NETWORK OF PEDESTRIAN WALKS, 45 SPACES SURFACE PARKING LOT TO THE NORTHEAST, LANDSCAPING, AND UTILITIES. THE MITRE 4 SITE AREA IS 2.936 ACRES, AND THE PROPOSED WORK REQUIRE THE DISTURBANCE OF APPROXIMATELY 2 ACRES UNDER THIS SITE PLAN.

THE SITE GENERALLY SLOPES FROM THE NORTHEAST TO THE SOUTHWEST, AND IT IS BORDERED TO THE NORTH BY JOHNSON I (A 20L-STORY OFFICE BUILDING), WHICH HAS A PARKING LOT DRAINING FROM EAST TO WEST TO COLISEUM DRIVE.

TO THE SOUTH IS THE MITRE 3 BUILDING, WHICH SLOPES FROM EAST TO WEST TO THE NORTH IS (PRIVATE ROAD) THAT LEADS TO JOHNSON I, TO THE NORTHEAST IS THE COMMONS, A RESIDENTIAL DEVELOPMENT TO THE SOUTHWEST IS COLISEUM DRIVE (RTE. 8411) AND AN EXISTING ROUNDABOUT.

THE FOLLOWING ANALYSIS OF DOWNSTREAM DRAINAGE SYSTEM IS DONE IN ACCORDANCE WITH PFM SECTION 6-0203. THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE THAT APPLIES FOR THIS SITE PLAN IS AS FOLLOWS:

6-0203.2A TO A POINT THAT IS AT LEAST 100 FT DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50% OF THE SIZE OF THE FIRST DRAINAGE AT THE POINT OF CONFLUENCE.

THE STARTING POINT FOR THE SITE IS WHERE THE PROPOSED DRAINAGE SYSTEM MEETS THE EXISTING DRAINAGE SYSTEM. MITRE 4 SITE OUTFALLS AT TWO DIFFERENT LOCATIONS:

1. OUTFALL A
2. OUTFALL B

OUTFALL A

OUTFALL A STARTING POINT IS PROPOSED JUNCTION BOX 8A, AND THE CONFLUENCE POINT IS WHERE DRAINAGE AREA (A1 = 36.20 AC) FROM OUTFALL (EX. 17B) MEETS DRAINAGE AREA (A2 = 622 AC) FROM UPPER SCOTTS RUN (SEE MAP ON THIS SHEET). IN ADDITION, THE CONFLUENCE POINT IS LOCATED IN FEMA FLOOD HAZARD AREA DESIGNATED AS (SFHA - ZONE A).

APPLYING PFM 6-203.2A, THE EXTENT OF THE OUTFALL ANALYSIS IS TAKEN TO 150' DOWNSTREAM OF THE POINT OF CONFLUENCE (SEE SHEET C-19B FOR STORM SEWER COMPUTATIONS AND THIS SHEET FOR MAP AND CROSS-SECTIONS A-A THROUGH C-C). THE TOTAL DRAINAGE AREA CONTRIBUTING TO THE POINT OF CONFLUENCE IS 658.20 AC (80% IMPERVIOUS ESTIMATED BASED ON CURRENT USES, CURRENT ZONING AND COMPREHENSIVE PLAN, AND AVAILABLE RECORDS). OUTFALL A DRAINAGE SYSTEM CONTRIBUTES ONLY 5.5 %, WHILE UPPER SCOTTS RUN AREAS THAT START AT THE MOST HYDRAULICALLY REMOTE POINT (1.20 MILES FROM CONFLUENCE POINT) CONTRIBUTE 94.5 %.

BASED ON FIELD VISIT OBSERVATIONS, THE CHANNEL AT THE POINT OF CONFLUENCE IS CONSIDERED GRADED SILT WITH COBBLES (WITH n = 0.050 (SEE PHOTOS). THE GENERAL TYPE OF SOIL IN THE CHANNEL, BASED ON COUNTY SOILS MAP CONSISTS OF COCORNA (90.7) AND LOAMY ALLUVIUM ERODED FROM SCHIST, GRANITE AND GNEISS, AND HAS LOW EROSION POTENTIAL (SEE SCHEMATIC AND PHOTOS). ACCORDING TO TABLE 3.18-B, PERMISSIBLE VELOCITIES FOR EARTH LININGS IN CHAPTER 5 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION), THE PERMISSIBLE VELOCITY IS 5.5 FPS.

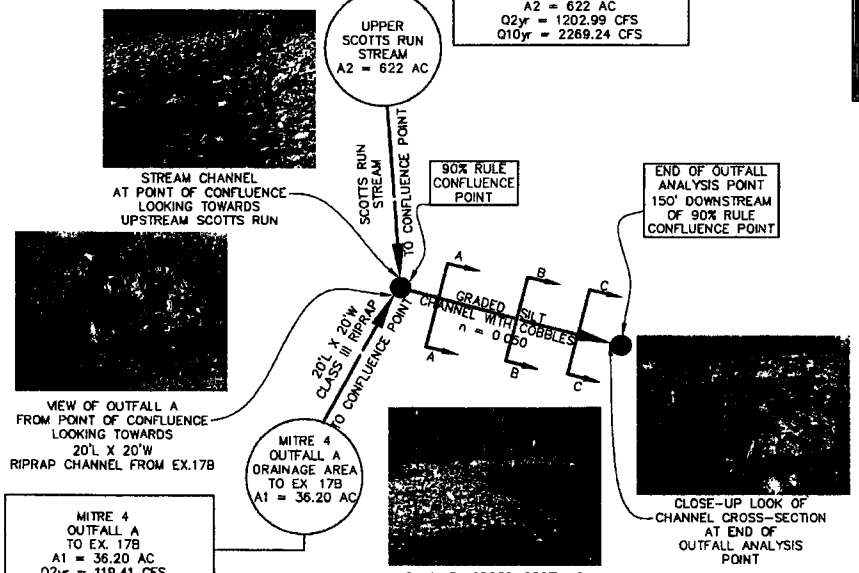
CROSS-SECTIONS A-A THROUGH C-C ARE IRREGULAR SECTIONS BASED ON FIELD SURVEY SHOWN ON THIS SHEET, AND THE 2 YR VELOCITIES ARE WITHIN THE TOLERANCE (+ 0.5 FPS) ALLOWED BY THE OBSERVED LINING OF THE CHANNEL (SEE PHOTOS). THE CROSS-SECTIONS PROFILES SHOW THAT THE 10 YR WATER SURFACE ELEVATION (10 YR WSE) DOES NOT OVERTOP THE BEDS AND BANKS OF THE CHANNEL (SEE THIS SHEET).

OUTFALL B

OUTFALL B STARTING POINT IS STRUCTURE 14 (PROPOSED MANHOLE TOP FORMERLY AN EXISTING INLET) LOCATED ON PRIVATE ACCESS ROAD, AND THE CONFLUENCE POINT FOR THIS OUTFALL IS INLET 28 LOCATED ON COLISEUM DRIVE (SEE MAP ON THIS SHEET). THE DRAINAGE AREA CONTRIBUTING TO PROPOSED INLET 14A (B = 99 AC WHICH OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM UNDER JOHNSON I PROPERTY. THE TOTAL DRAINAGE AREA CONTRIBUTING TO STRUCTURE 28 (B A3 = 2.99 AC 16.6% THE AREA CONTRIBUTING FROM THE UPSTREAM EXISTING DRAINAGE SYSTEM ALONG COLISEUM DRIVE FROM STRUCTURE 27 (B A4 = 32.15 AC. THIS JUSTIFIES STRUCTURE 28 AS OUTFALL B CONFLUENCE POINT. THE ENDING POINT OF THIS OUTFALL ANALYSIS IS TAKEN 150' TO EXISTING DRAINAGE STRUCTURE EX 17B (SEE SHEET C-19B FOR STORM SEWER COMPUTATIONS).

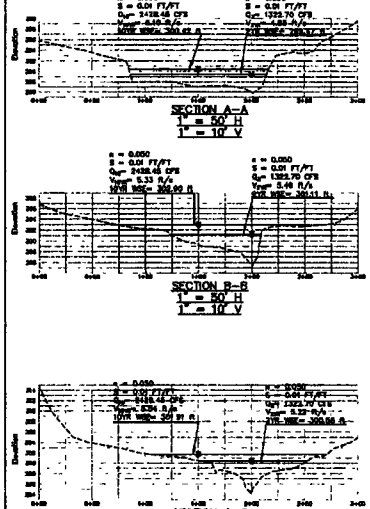
THE MITRE 4 PROJECT LID PLAN COMPLIES WITH THE ENVIRONMENTAL STEWARDSHIP GUIDELINES WITHIN THE COUNTY'S COMPREHENSIVE MASTER PLAN FOR THE TYSONS CORNER URBAN CENTER. THE RE-USE OF STORM DRAINAGE FROM BUILDING ROOF FOR BUILDING COOLING WATER MAKE-UP VIA AN UNDERGROUND CISTERN (SEE SHEETS C-21B - C-22C) ACHIEVES THE 35% REDUCTION OF THE 2 YR FLOW AND VOLUME. THIS CONSTITUTES AN EXEMPLARY SETTLEMENT THAT REDUCES THE STRAIN ON SCOTTS RUN STREAM FROM CONVENTIONAL DEVELOPMENT.

GIVEN THE ABOVE JUSTIFICATIONS, IT IS THE SITE ENGINEER'S OPINION THAT ADEQUATE OUTFALL EXISTS FOR THE PROPOSED FLOWS LEAVING THIS SITE, AND THAT NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTY WILL RESULT FROM THE IMPROVEMENTS TO THIS SITE.



ADEQUATE OUTFALL SCHEMATIC DIAGRAM

STREAM CROSS-SECTIONS



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COMMONWEALTH OF VIRGINIA
DAVID H. STRIGLER
Cert. No. 609
02-04-2013
LANDSCAPE ARCHITECT

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TITLE: ADEQUATE OUTFALL ANALYSIS

PROJECT: MITRE 4
LAND BAY B-3
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	NOV 2011
CHECKED	PHR+A	SCALE	AS SHOWN
FILE NO. 10022-1-9	CAT. NO.	SHEET	C-21A

TITLE: STORMWATER ADEQUATE OUTFALL ANALYSIS

PROJECT: MITRE 4
FINAL DEVELOPMENT PLAN
FTP 2011-011-02
PROVIDENCE DISTRICT
FAIRFAX COUNTY VA.

DESIGN	PHR+A	SURVEY	PHR+A
DRAWN	PHR+A	DATE	AUGUST 01, 2012
CHECKED	PHR+A	SCALE	N/A
FILE NO. 10022-1-9	CAT. NO.	SHEET	20 OF 20

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

TYSONS CORNER URBAN CENTER BACKGROUND

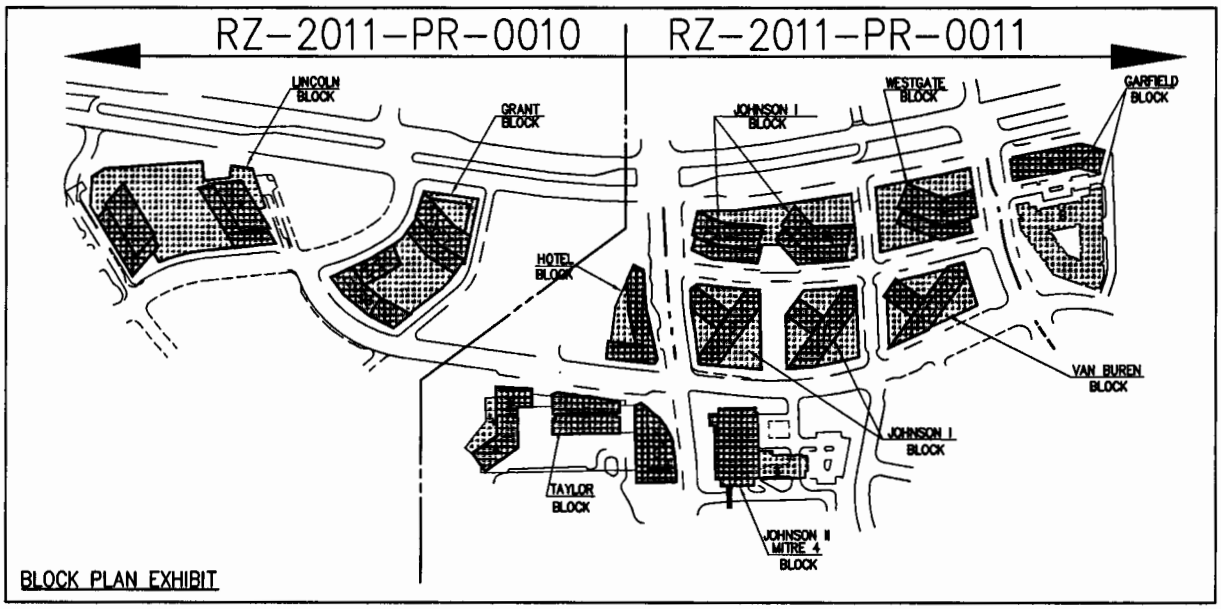
As a key employment and business center in Fairfax County, Tysons Corner has been the subject of several planning efforts over the past few decades. The most recent effort resulted in a Comprehensive Plan amendment which was approved by the Board of Supervisors (BOS) in June 2010. The effort was largely prompted by the opportunities presented by the expansion of Metrorail's Silver Line, with four new Metro stations in Tysons Corner. Following the adoption of the final Environmental Impact Statement (EIS) for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons Corner based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses. Both amendments were eventually adopted.

The Plan is designed to take advantage of the four new Metro stations, and to set a framework for the transformation of Tysons into a transit-oriented, walkable, green urban center. The Plan envisions that Tysons will be Fairfax County's "downtown," and include up to 100,000 residents and 200,000 jobs by 2050, creating a 24-hour urban center where people live, work and play, with growth focused around the stations.

A companion zoning ordinance amendment established a new zoning district for Fairfax County, the Planned Tysons Corner Urban (PTC) District. This new district encourages intense levels of development around the Tysons Metro stations. The PTC District requirements are closely tied to the Comprehensive Plan to ensure that new developments capitalize on the opportunities presented by the four new Metrorail stations and implement the new vision for Tysons.

DESCRIPTION OF THE APPLICATIONS

Scotts Run Station South proposes a mixed-use, transit-oriented development located adjacent to the easternmost Metrorail stop in Tysons (known as the McLean Station) to replace the current development which consists of the West*Gate office park governed by the rezoning RZ 92-P-001. The new development plan, should it be approved, will replace a large portion of the office park with mixed-use development, including residential, hotel, office and commercial uses. It should be noted that the proposed development plan retains the naming convention of the West*Gate office park, organizing the project around seven blocks which are mostly named after previous United States Presidents. The applicant has also proposed a new hotel block created from land which is currently owned by the County as part of the transit center but would be swapped between the two bodies as part of a realignment and straightening of Colshire Drive. The straightening of Colshire Drive will be discussed at length in this report.



Overview of Scotts Run Station South

As noted above, several rezoning actions are required to effectuate this application package. One PCA application (PCA 92-P-001-9) removes the areas of the rezoning applications from a previously approved proffered zoning application, RZ 92-P-001. The other PCA application (PCA 92-P-001-10) is proposed to amend the proffers to permit public uses (proposed to be a fire station and athletic field) on property that is to remain zoned C-3. The design and character of this project is shown in the two distinct rezoning applications which, while integrated, are separated by Scotts Run Park. Two rezoning and two final development plan (FDP) applications are proposed for the new development. RZ 2011-PR-010 represents the western land bay and consists of four buildings in the Grant and Lincoln blocks, shown above. RZ 2011-PR-011 represents the eastern land bay and consists of the bulk of the square footage of the development with 13 buildings in the Taylor, the two Johnsons (I and II), the Westgate, the Van Buren, and the Garfield blocks, as well as the one new block to be carved from the existing transit station area, known as the hotel block. Finally, the applicant has submitted to Final Development Plans (FDPs) which cover two land bays in RZ 2011-PR-011. FDP 2011-PR-011 is a residential proposal on the Garfield block, and FDP 2011-PR-011-02 is a predominantly office proposal on the Johnson II block (MITRE).

The project presents a grid of streets which will serve the development and the surrounding area and will eventually connect throughout the Tysons East Subdistrict. It also provides a network of parks and plaza spaces, as well as the first new fire station for Tysons Corner. The range of uses and intensities as proposed under the rezoning and FDP applications is shown in the following chart.

Gross Floor Area in Square Feet *as tabulated in CDPs*					
Case	Office	Retail/Service*	Hotel	Residential	Maximum GFA (FAR)
RZ 2011-PR 010	max. 1,114,510	27,280	0	430,036	1,571,826 SF (3.53)
RZ 2011-PR-011	max. 2,623,700	116,240	218,200	max. 2,167,094	5,125,234 (4.57)
FDP 2011-PR-011	0	6,000	0	430,000	436,000 (6.33)
FDP 2011-PR-011-02	0	0	0	475,694	475,694 (4.26)

*The applicant seeks to reserve the right to increase retail / service uses up to 5% by concurrently reducing the office square footage

The submitted Conceptual Development Plans (CDP) identifies a primary use for each building (office, residential or hotel). Most buildings allow for "retail and service" as additional uses (generally located on the ground floor). The proffers for the cases define "retail and service uses" as any use that is permitted in the PTC District (subject to the use restrictions of Sect. 6-505 of the Zoning Ordinance, design limits and parking considerations) and state that specific uses will be designated at the time of FDP approval. In addition, most blocks include park and plaza areas ranging from passive pocket parks to active programmed spaces. The overall development also addresses other elements of the adopted Comprehensive Plan text for the Tysons Corner Urban Center such as streetscapes, stormwater management, parks, green building, athletic fields and public facilities (in this instance, a new fire station). The existing uses (primarily office) on the site will be replaced as new development proceeds.

The overall grid for this area has been extensively negotiated with staff through the zoning process as well as through the Consolidated Traffic Impact Analysis (CTIA) undertaken by the Fairfax County Department of Transportation (FCDOT).

Overview of PCA 92-P-001-09 and PCA 92-P-001-10

PCA 92-P-001-09 is a partial proffered condition amendment (PCA) which covers the 29.42 acres of the subject rezoning applications. This request seeks to remove this land (6.93 acres for RZ 2010-PR-010 and 22.49 acres for RZ 2011-PR-011) from RZ 92-P-001. The PCA Plat demonstrates that with the removal of 29.42 acres, the remaining properties are still in conformance with the proffer requirements of the original, governing application. Staff notes that the acreage of RZ 2011-PR-011 is actually higher than the areas to be removed from the PCA due to right-of-way (ROW) which is included in the rezoning which was not part of RZ 92-P-001.

PCA 92-P-001-10 is also a partial PCA which seeks to amend the governing proffers to allow public use in a C-3 zone. This partial PCA is being sought for a 4.22 acre parcel, Tax Map Parcels 29-4 ((6)) 96A, C, also known as the Taft site, to allow a public use under the RZ 92-P-001 proffers. The site is proposed to accommodate an athletic field and fire station recommended by the Comprehensive Plan to support the two Scotts Run Station South rezonings (and as discussed later in this report, Scotts Run Station North), as well as the entire Tysons area.

Overview of RZ 2011-PR-010

RZ 2011-PR-010 is filed on a total of 6.9 acres, consisting of parcels along both sides of Old Meadow Road from Route 123 to Colshire Meadow Road {excluding Tax Map 29-4 ((6)) 101B, or the GEICO site]. The properties are currently developed with office buildings and surface parking lots.

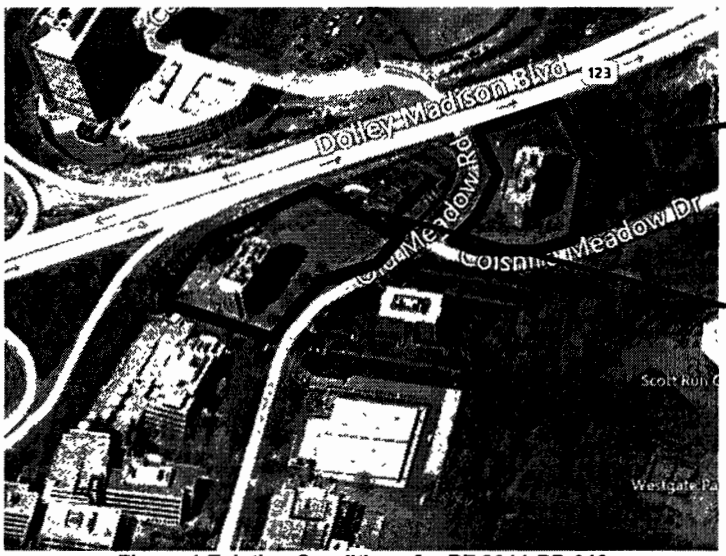


Figure 1 Existing Conditions for RZ 2011-PR-010

The property is fairly flat although the grade does fall along the eastern boundary adjacent to the Scotts Run Stream valley. The CDP proposes four buildings, including three office buildings and one residential building. The proposed residential building would be located along Colshire Meadow Drive. The buildings are high rise with13 to 31 floor towers on top of podium structures, which will accommodate parking. Parking podiums will be no more than six stories on the Grant Block and no more than four stories tall on the Lincoln Block as depicted on the CDP.

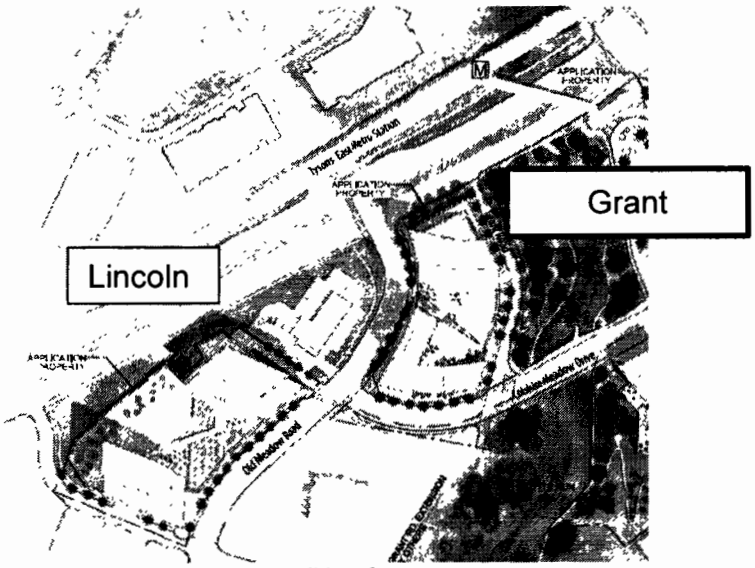


Figure 2 Proposed Conditions for RZ 2011-PR-010

All buildings are designed to include some amount of retail or other uses (including lobby or residential services) to achieve activation on the ground floor. However, there is no commitment to a minimum level of retail. Based on the land area used for the calculation of density (including 3.3 acres of land previously dedicated to the County) the proposed maximum floor area ratio (FAR) within this application is 3.53. The applicant proposes private amenity space for the use of the building occupants on top of the parking podiums in both blocks.

A reduced copy of the proposed CDP for RZ 2011-PR-010 is included in the front of this report. The applicant's draft proffers for this application are included as Appendix 1. The applicant's affidavit is including in Appendix 4 and the applicant's statements regarding this application are included in Appendix 5.

Overview of RZ 2011-PR-011

RZ 2011-PR-011 is filed on 23.54 acres to the east of Scotts Run Stream Valley Park along Route 123 near the intersection of Colshire Drive and the transit station, which includes a Kiss and Ride associated with the McLean Metro Station. With varying topography including a significant hill on the Johnson I block, some of the sites within the property are undeveloped, but the majority of the site is currently developed with office buildings, some of which are occupied, while others are vacant.

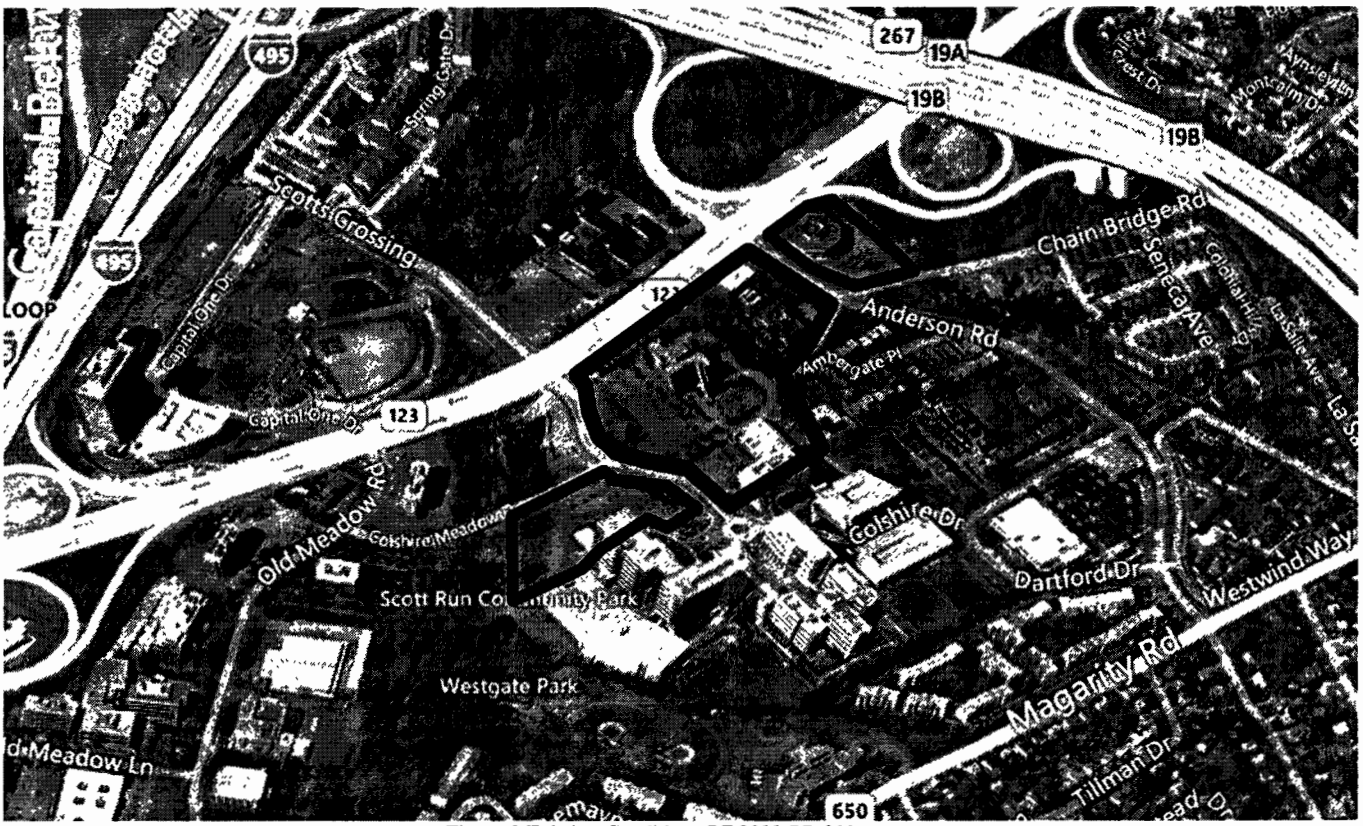


Figure 3 Existing Conditions RZ 2011-PR-011

The CDP proposes thirteen new buildings, including six new office buildings (oriented either toward Route 123 or Colshire Meadow Drive), six residential buildings, and one hotel building. As in the western land bay, the buildings are predominantly high rise, with varying heights and will, for the most part, use extensive podiums to accommodate parking structures. The parking podiums are depicted on the Roof Plan sheet of the plans and will range from 3 to 5 stories in height. The eastern land bay is organized around a system of new streets (including Station Street, Colshire Meadow Extended, and Dartford Extended) and existing streets such as Colshire Drive and Anderson Road. RZ 2011-PR-011 also features public park spaces such as Andrew Way and Gatehouse Park. While the application area itself does not include Scotts Run Stream Valley Park, the applicant is also proposing to undertake a partial stream restoration (generally from just south of the Colshire Meadow Drive bridge to Route 123) with further amenities in the stream valley such as trails, art and seating areas. The applicant also proposes stairs and ramps into the stream valley park to increase pedestrian connectivity to and across the park.

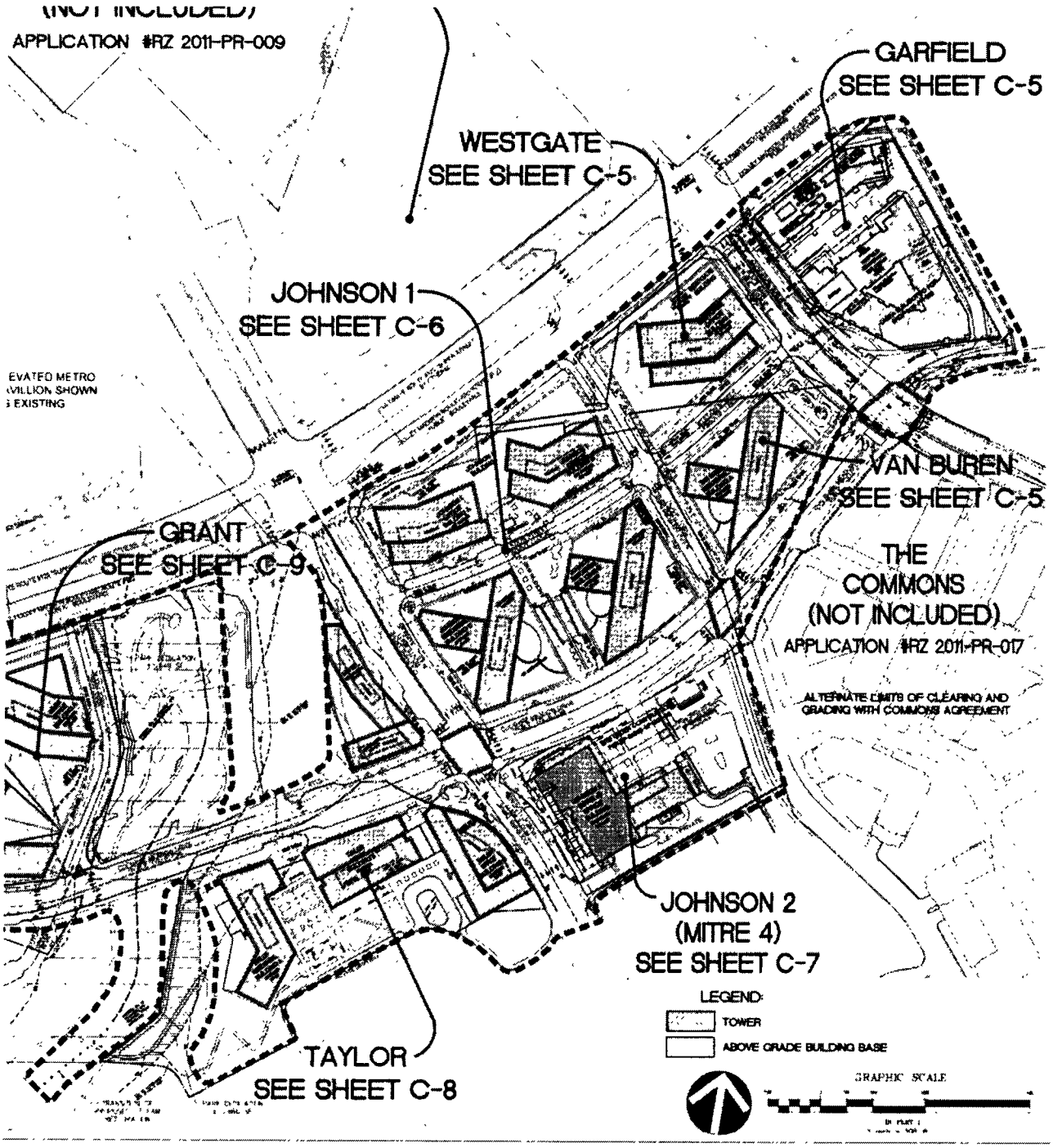


Figure 4 Proposed Conditions for RZ 2011-PR-011

Overview of FDP 2011-PR-011

The first FDP submitted for this application depicts two new residential buildings (Garfield A and B) with 420-440 dwelling units, located between Chain Bridge Road and Anderson

Road. The site is currently developed with a 1960's era unoccupied office building which will be razed if the residential buildings are approved and constructed. The buildings (one high-rise and one mid-rise) are to be separated by a private drive aisle which connects to Anderson Road at one end and Old Chain Bridge Road at the other. Private open space facilities will be located at the podium and roof levels.

A reduced copy of the proposed FDP for FDP 2011-PR-011 is included in the front of this report. The affidavit for this application is contained in Appendix 4 and the applicant's statements regarding this application are included in Appendix 5.

Overview of FDP 2011-PR-011-02

The applicant has also submitted FDP 2011-PR-011-02 which depicts a 225 foot tall, 340,000 SF office building on 2.94 acres associated with the MITRE office park. As discussed below in the background section of this report, the office building was previously approved under a Special Exception for height before it was included in this PTC rezoning application. At the time of the SE approval, it was expected that the parcel would be included in a pending adjacent rezoning application filed by the MITRE Corporation (RZ 2010-PR-023) since its FAR at 2.66 is above the 1.0 allowed in a C-3 zone and would be non-conforming without the remaining West*Gate land bay (where the Johnson I building is located). However, because that application is indefinitely deferred, the parcel has been instead included in RZ 2011-PR 011. FDP 2011-PR-011-02 depicts the office, parking and temporary park as approved under SE 2010-PR-034. In addition, the applicant has requested the ability to convert 5,000 SF of the office SF to retail, personal/business services, fast food restaurant, quick service food store and/or eating establishment.

A reduced copy of the proposed FDP is included in the front of this report. Staff's draft conditions for this FDP are included as Appendix 2. The affidavit for this application is contained in Appendix 4 and the applicant's statements regarding this application are included in Appendix 5.

LOCATION AND CHARACTER

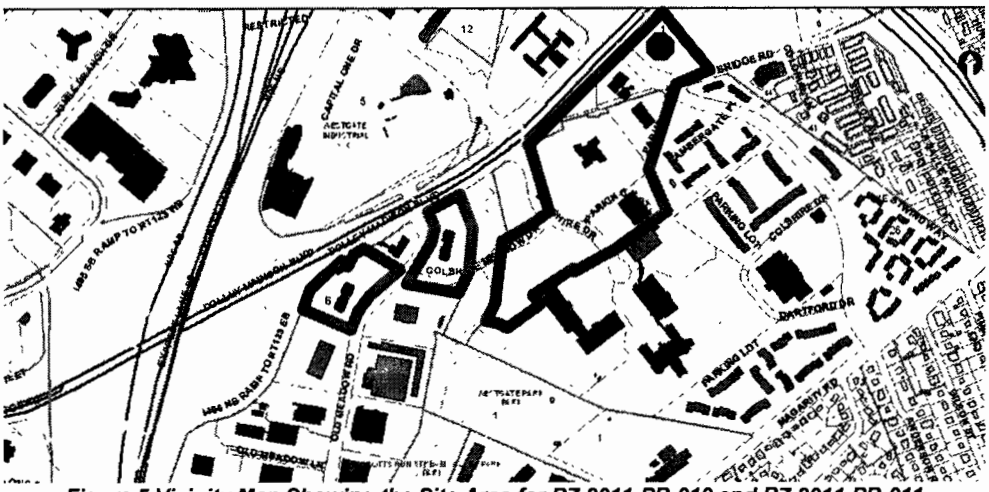


Figure 5 Vicinity Map Showing the Site Area for RZ 2011-PR-010 and RZ 2011-PR-011

RZ 2011-PR 010 and RZ 2011-PR-011

As depicted above, the properties associated with these rezoning applications lie south of Route 123, along the intersections of Anderson Road, Colshire Drive and Old Meadow Road with Route 123. In addition, the development straddles the Scotts Run Stream Valley.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North (*across Route 123)*	Office (Capital One and West*Gate office park)	PTC and C-3	Transit Station Mixed Use
East	Right of way (Ramp to Dulles Airport Road)	ROW	Right of Way
South	Office (West*gate Office Park and MITRE with PTC application pending)	C-3	Residential Mixed Use, Office
Southeast (*subject site of FDP 2011-PR-011*)	Residential (the Commons, PTC application pending)	R-20	Residential Mixed Use
West	Right of Way (Ramp from Beltway)	ROW	Right of Way

BACKGROUND

As mentioned above, the land area associated with this application is currently governed by a rezoning, RZ 92-P-001. Specifically, 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. This rezoned area (known as West*Gate) consisted of most of the parcels within Sub-unit R-2 of the Tysons Corner Urban Center in the Comprehensive Plan. Certain parcels along Old Meadow Road, which are located within Sub-unit R-2, were not included in the rezoning application.

There have been eight Proffered Condition Amendment applications (up to PCA 92-P-001-8) since the original rezoning which increased and lowered the approved densities, provided environmental benefits, and provided various dedications to the county for things such as the kiss and ride (located in the southwest quadrant of Route 123 and Colshire Drive), Scotts Run Park, and Metro needs. On October 20, 2008, the BOS approved PCA 92-P-001-05, removing 19.61 acres in Tax Map Parcels 30-3 ((28)) 0003 A1 and 0004 A3 (also known as the MITRE campus) from the proffered obligations associated with West*Gate. On the same date, the BOS approved RZ 2008-PR-011, which established separate plans and proffers for the MITRE campus. On September 25, 2012, the BOS approved PCA 92-P-001-08 which permitted the removal of Tax Map Parcel 29-4 ((5)) A2 (24.77 acres) from the West*Gate office park in conjunction with Capital One's rezoning approval to the PTC district to permit a mixed use development on the north side of Route 123.

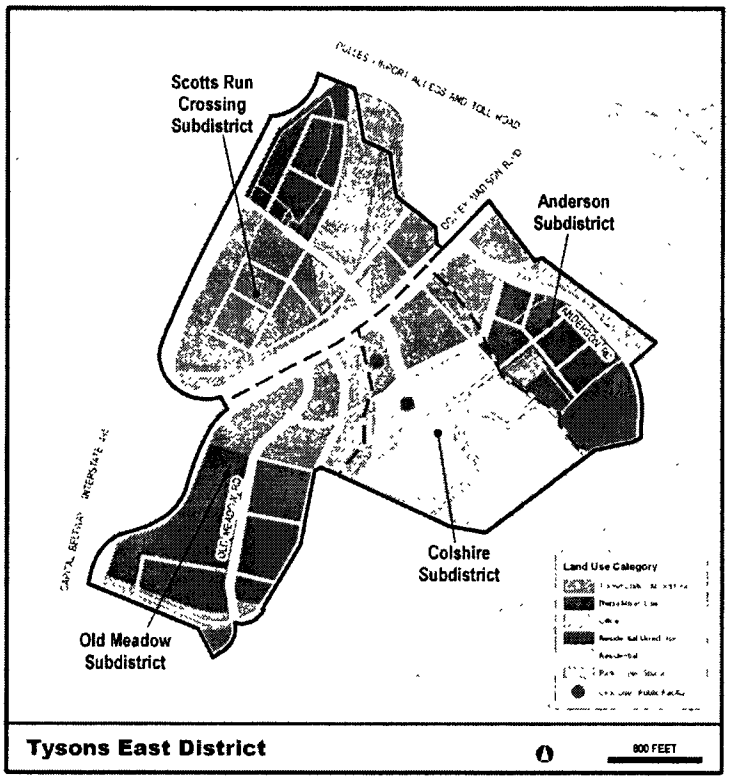
The current PCA governing the site specifically notes that the overall density for the site cannot exceed .65 Floor Area Ratio (FAR), although individual land bays may have up to a 1.0 FAR.

PCA 92-P-001-07/SE 2010-PR-034

On June 7, 2010 the Board of Supervisors approved PCA 92-P-001-07 and SE 2010-PR-034 which permitted the transfer of density from one block (Taylor) to another block (Johnson II) and permit a height increase to allow a 225 foot tall, 340,000 SF office tower on the Johnson II block. Both blocks are now included in RZ 2011-PR-011. As mentioned above, this receiving parcel's FAR of 2.66 would be far in excess of the C-3 allowable FAR of 1.0 if disconnected from its West*Gate parent zoning.

The records for the above noted zoning cases are on file with the Department of Planning and Zoning (DPZ).

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)



Plan Area:

Area II

Planning District:

Tysons Corner Urban Center

Tysons Corner Urban Center District:

Tysons East (Anderson, Colshire and Old Meadow Sub-districts)

The land use concept for the Tysons West District is shown in this map, which may also be found in the Comprehensive Plan: The Tysons East District Comprehensive Plan Map shows the application properties to be planned for Transit Station Mixed Use, Residential Mixed Use, Office with nearby Park / Open Space.

On pages 125 – 128 of the Tysons Corner Urban Center of the 2011 edition of the Area II Plan, under the heading, "North Subdistrict," the Plan states:

> **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** *See Appendix 6 for Base Plan Text*
>
> *(The subject applications are filed under the redevelopment option.)*
>
> **Redevelopment Option**
>
> Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use

area with an increased intensity and diversity of land use including more office and the addition of hotel, residential, support retail, and public and institutional uses. Because a key feature in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.
-
    - Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

    - In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

- When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets.

o In the Scotts Run Crossing Subdistrict, two circulation improvements are planned -- a new ramp from the DAAR and the extension of Scotts Run Road over the Beltway. The location and configuration of Scotts Run Road may be adjusted at the time of development approval so as to preserve and make use of the existing right-of-way. Redevelopment along these alignments should provide right-of-way or otherwise accommodate these improvements, and should make appropriate contributions toward their construction costs.

o In the Colshire Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road, the location and configuration of which may be adjusted at the time of development approval. Redevelopment along this alignment should provide the necessary right-of-way.

• For both subdistricts, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are provided consistent with guidance in the Areawide Urban Design and Transportation Recommendations.

• Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

• When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated in the Areawide Land Use Recommendations.

• Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

• In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.

• Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations.

o The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and through this design approach height may increase up
to 130 feet. The areas closest to the Metro station building heights may be allowed up to 400 feet.

o The Scotts Run Crossing Subdistrict is separated from suburban neighborhoods by the extensive right-of-way of the DAAR and Route 123. It is positioned along the Capital Beltway, and has an average grade 25 to 35 feet below the Beltway, the planned extension of Scotts Run Road over the Beltway, and the elevated Metro station. As a result, this subdistrict's building heights are between 175 and 400 feet. Building heights should be highest closest to the Metro station or along the Capital Beltway.

• A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

OLD MEADOW AND ANDERSON SUBDISTRICTS

The Old Meadow Subdistrict is comprised of about 50 acres and is bounded by Route 123 on the north, the Capital Beltway on the west, Scotts Run on the east and the East Side District on the south. The Anderson Subdistrict is comprised of about 30 acres and is bounded by Route 123 on the north, DAAR on the east, the Colshire Subdistrict on the west and the East Side District on the south.

Base Plan *See Appendix 6 for Base Plan Text*

(The subject applications are filed under the redevelopment option.)

Redevelopment Option

Both subdistricts are envisioned to redevelop into urban residential neighborhoods. One or more lively neighborhood shopping streets will provide local-serving goods

and services such as groceries, bookstores, music stores, art studios, and restaurants. Each subdistrict should provide a diversity of housing choices on calm tree-lined streets, some of which have views terminating in open spaces and parks. Farther from the Tysons East station, the housing density should step down gradually to provide a transition to the planned residential development in the East Side District.

To achieve this vision, development proposals should address the Areawide Recommendations, conform to the Land Use Concept Map, and provide for the following:

• The vision for these subdistricts is to redevelop into urban residential neighborhoods with the highest intensity oriented to the Metro station. Also, the portions of each subdistrict closest to the Metro station should have more diversity in land uses, which may include hotel, office and support retail uses in addition to high intensity residential use. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

• Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

o In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

o When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

• Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict and how it will connect to the abutting districts/subdistricts through the provision of the grid of streets.

In the Old Meadow Subdistrict, one circulation improvement is a new street

adjacent to Scotts Run. This new road should be located to avoid impacting significant natural and cultural resources on park land. New park land should be established between the new street and the stream valley to further buffer and protect the floodplain. Redevelopment along this and other planned street alignments should provide right-of-way and contribute toward street construction.

o In the Anderson Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road. Redevelopment along this planned alignment should provide right-of-way and contribute toward street construction.

• For both subdistricts, other connecting local streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Urban Design and Transportation recommendations.

• Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

o Since Scotts Run is a key feature abutting the Old Meadow Subdistrict, redevelopment proposals should be designed in a manner that ensures this open space will become a more accessible resource-based active urban park. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

o In the Anderson Subdistrict, there are several opportunities to provide notable open space amenities. Redevelopment proposals should be designed in a manner to provide these open space amenities and/or contribute to improvements to open space elsewhere within the District or the abutting East Side District. A four acre recreation-focused urban park should be provided between Anderson Road and the Hunting Ridge neighborhood to serve the recreation and leisure needs of future residents and workers. Facilities should include one or two athletic fields as well as consideration of providing relatively small-footprint facilities such as sport courts, playground features, skate parks or splash pads.

• When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, and provide for affordable/workforce housing as indicated under the Land Use guidelines. However, if the portion of the McLean Commons within the Anderson Subdistrict is to redevelop, the development proposal should have as an

objective increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems (See Objective 11 in the Land Use section of the Policy Plan). Selected elements of the 1960s sections of The Commons garden apartments (Tax Map 30-3((28))5 and 6) should be considered for preservation, incorporation into new development, and evaluation for inclusion in the Inventory of Historic Sites. The county's Heritage Resource Management Plan recognizes this resource type and provides for its registration and protection. The preserved areas should show both the architecture and the contextual spatial design of the period.

• Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

• Building heights in these subdistricts range from 75 feet to 400 feet, depending upon location as described below, and conceptually shown on the building height map in the Urban Design chapter.

o The lowest building heights in the Old Meadow Subdistrict are adjacent to the Regency and Encore multifamily buildings in the abutting East Side District, where the maximum building height is 105 feet to provide a compatible transition in scale and mass and to retain the viewshed of these buildings. Building heights increase with distance from the southern end of this subdistrict (abutting a portion of the East Side District), with the areas closest to the Metro station having building heights up to 400 feet.

o The lowest building heights in the Anderson Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Abutting the Hunting Ridge neighborhood, the maximum height is 75 feet. Abutting the remainder of the East Side District, the maximum height is 105 feet, with height increasing with distance from the East Side District. The areas closest to the Metro station have building heights up to 400 feet.

• A potential circulator alignment extends through the Old Meadow Subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its

construction cost. See the Intensity section of the Areawide Land Use Recommendations.

DESCRIPTION OF THE DEVELOPMENT PLANS

RZ 2011-PR-010, 011

Conceptual Development Plan (Reduction at front of staff report)

Title:	Scotts Run Station South
Prepared By:	VIKA, Inc.; SmithGroupJJR, Inc
Original and Revision Dates:	May 10, 2010 revised through February 4, 2013

Overview

The applicant filed two rezoning applications for the redevelopment of the southern portion of West*Gate office park because the properties to be redeveloped are not contiguous. The existing Scotts Run Stream Valley park separates RZ 2011-PR-010 from RZ 2011-PR-011. However, these two cases propose a unified development and as such, the applicant has filed one CDP. This CDP is divided into three sections: Civil (C/S) Sheets (51 sheets); Architectural (A) Sheets (32 sheets); and Landscape (L) Sheets (27 sheets). There are also several supplemental sheets (S) at the end of the CDP which provide context and supplemental information that is not proffered in this rezoning.

The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, density credit and conveyances, stormwater management plans, RPA narratives and computations, street layouts and sections (for interim and ultimate conditions including along Route 123), and building/site layouts. The Architectural Sheets include ground floor, roof, and underground parking plans, sections through the proposed buildings, elevations of the proposed buildings, rendered views, phasing diagrams, shadow and building massing studies and illustrative views of the development. The Landscape Sheets include the overall landscape plans, streetscape sections and illustrations, park plans and illustrations, planting details, and pedestrian and bicycle circulation and hierarchy plans. The plan also contains supplemental sheets which show fire access, proposed waivers to the Tysons Corner Design Standards and functional infrastructure drawings, but are provided for illustrative purposes only.

As seen in the following graphic, taken from sheet C-4 of the CDP, the development plan shows 17 buildings, a road grid system including existing roads supplemented by new or extended streets, three public parks which are either at grade on both or one side (i.e. private with public access easements), numerous private above grade amenity spaces for

occupants of the building and added amenities in the existing public Scotts Run Stream Valley Park.

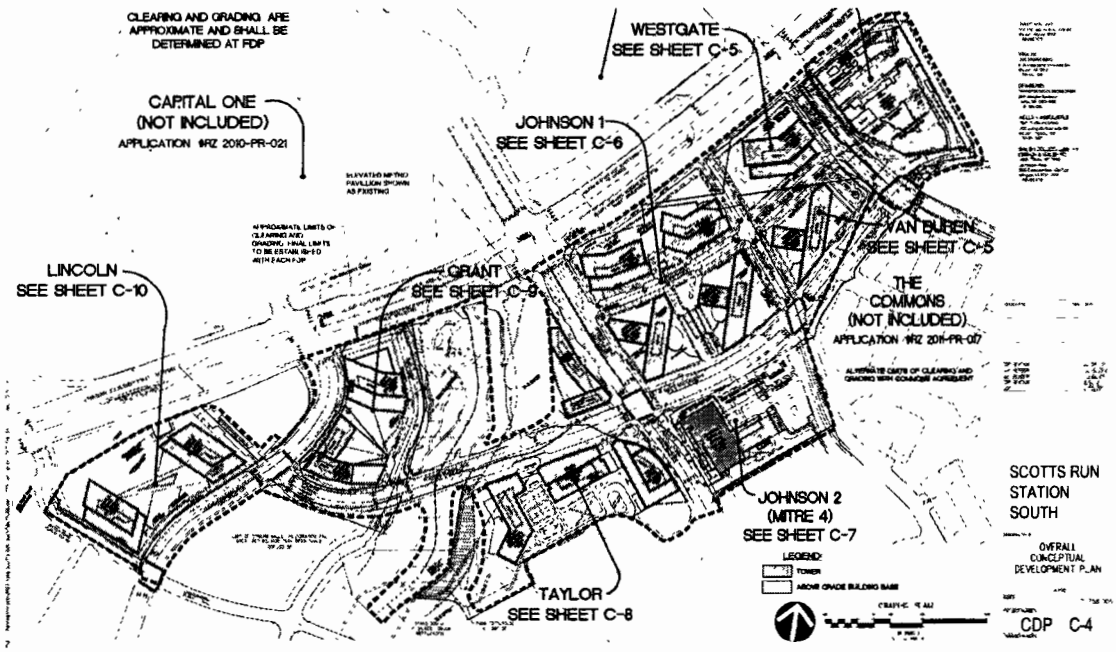


Figure 6 Basic Layout of Scotts Run Station South

Proposed Road Network and Access to the Future Buildings

The applications propose several new streets to supplement existing roadways adjacent to the site. The main east-west street will be Colshire Meadow Drive, which will connect Old Meadow Road on the west end of the site to Anderson Road on the east side. Another east-west street will be Station Place, which will connect between Colshire Drive and Anderson Road. The existing roads are shown on the graphic above and consist of: Old Meadow Road which connects to Route 123 on the western end of the site; Colshire Drive which connects to Route 123 near the middle of the site (and, in the future, will span the Beltway); Anderson Road which connects to Route 123 at the eastern end of the site; and a portion of Colshire Meadow Road which currently connects Colshire Drive to Old Meadow Road. These streets will remain and be expanded as necessary to support the development, including addition of two lanes on the existing Colshire Meadow Drive Bridge over Scotts Run (currently, this bridge accommodates two lanes).

The plans and proffers also include a commitment to realign Colshire Drive from its current curved alignment as it approaches Route 123 to a straight alignment for the grid of streets in that area. In order to realign the road, right of way adjacent to Kiss and Ride will be abandoned and the County will exchange it for land closer to the applicant's property, which is referred to as the Johnson I block on the CDP.

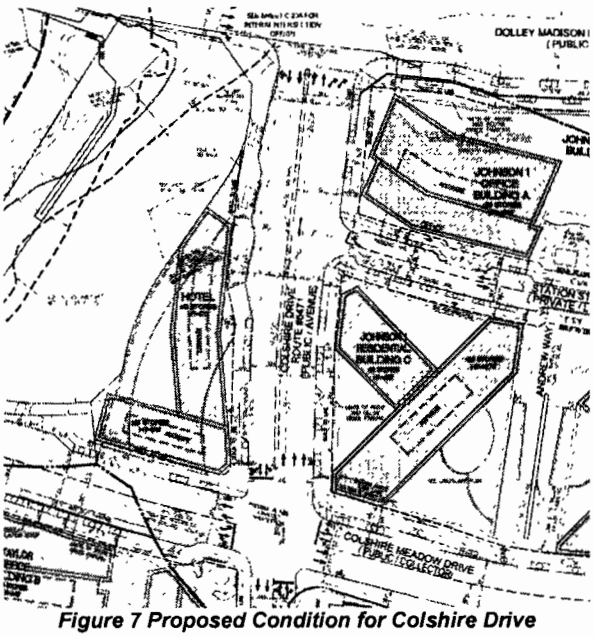


Figure 7 Proposed Condition for Colshire Drive

The proffers include commitments to accommodate a proposed transit circulator route and stop on Colshire Meadow Drive and to improve street frontages along the property lines in accordance with the *Tysons Corner Urban Street Design Standards* unless a specific modification has been requested.

Buildings

As noted, seventeen buildings are proposed, as shown in the preceding graphics and described further in the chart below. The maximum proposed Floor Area Ratio (FAR) for the site is 4.27.

Building Tabulations (East and West Land Bays)					
	Commercial GFA (sf)	Retail / Service GFA (sf)	Residential GFA (sf)	Number of Multi-family Units	Building Height (feet)
Garfield A*	0	0	251,747	222	170
Garfield B*	0	0	223,947	203	75
Westgate A	405,000	9,720	0	0	222
Van Buren A	0	7,560	466,000	424	208**
Johnson 1A	544,800	78,880 (in Johnson I Block)	0	0	363
Johnson 1B	635,000	--	0	0	397
Johnson 1C	0	--	450,000	409	276

Johnson 1D	0	--	450,000	409	271
Johnson 2A* (MITRE)	340,000	<5,000	0	0	225
Taylor A	0	15,080 (in Taylor Block)	325,400	250	166
Taylor B	443,700	--	0	0	246
Taylor C	255,200	--	0	0	189
Hotel	218,200	5,000	0	360	180
Grant A	501,907	10,000 (in Grant Block)	0	0	350
Grant B		--	430,036	391	265
Lincoln A	0362,603	17,280 (in Lincoln Block)	0	0	225
Lincoln B	250,000	--	0	--	196
Total (RZ 2011-PR-010)	1,114,510	27,280	430,036	391	--
Total (RZ 2011-PR-011)	Office:2,623,700 Hotel:218,200	116,240	2,167,094	1,917	--
Total (Both Cases)	Office: 3,738,210 Hotel: 218,200	143,520	2,597,130	2,308 (excludes Hotel Rooms)	--

*Buildings are in FDPs
**Height could be higher with penthouse if penthouse is not exclusively mechanical equipment or contains occupiable space

The buildings here, in many cases, are proposed to be constructed with parking garage podiums of up to eight stories. It is noteworthy that the three buildings currently submitted for Final Development Plan approval do not incorporate any podiums in their design. For those buildings which are of a podium design, each incorporate ground level lobby, building faces, or retail/service into much of the ground plane. Some exceptions are frontages along Old Meadow Road in the Grant Block, Colshire Drive in the Taylor Block and Route 123 in the Johnson and Westgate Blocks. Therefore, depending on the final design, these garage podiums could either be lined with active uses or an architectural treatment to enliven the façade. The proffers and plans include commitments to provide treatment for exposed parking structures, as depicted below. These illustrations show the character of some of proposed treatment (along Route 123). The proffers commit to further refine podium treatment at the time of Final Development Plan review; however, any podium treatment will be in general character with the quality shown in the illustrations.

Figure 8 Garage treatment precedents for Route 123

Phasing

The applicant intends to develop this project in response to market demand and therefore has not committed to any particular order for the development of the buildings. Instead, the applicant has committed to address the timing of needed infrastructure. Therefore, the CDP includes phasing exhibits which demonstrate the how each building could be developed if the surrounding properties have not yet redeveloped (i.e., what improvements are needed to serve that building) (see Sheets A-6.01 – A-6.08). The draft proffers further detail which road, park space and public facilities will be provided with each building. Since approval of an FDP for the entire zoning case is not sought at this time, the proffers state that at the time of FDP approval the phasing of improvements (in particular, access points) may be adjusted, within limits, to mitigate impacts identified at that time.

Existing Building and Uses and Interim Uses

The draft proffers allow existing uses within existing buildings to be continued until those buildings are demolished even if the existing uses would not be allowed by-right in the PTC District. Even so, staff cannot find that any such uses exist at this time. The proffers also allow (as does the Zoning Ordinance) the establishment of new uses within a building, provided that: such new uses are uses allowed in the PTC District; no substantive changes

are made to the building; and the use restrictions included in the Zoning Ordinance are met.

Streetscapes

While final streetscape design will be provided with FDPs, the CDP does provide for typical streetscape sections in keeping with the Comprehensive Plan recommendations. However, there are some locations in which these Plan recommendations cannot be achieved. As such, the applicant requests modification (which will be discussed at greater length later in this report) to the streetscape standards in the following locations:

1. West side of Grant Road adjacent to Scotts Run Stream Valley Park
2. South side of Colshire Meadow Drive at the proposed vehicle bus drop off in front of the Taylor Block
3. West side of Colshire Drive at the proposed hotel drop off area and at the proposed bus bays
4. South side of Route 123 along Garfield Frontage
5. Intersection of Colshire and Colshire Meadow at Urban Park on Taylor Site

Parks and Open Space

The CDP shows five new at-grade public parks (identified as the Van Buren Gateway Park, Andrew Way, Corner Plaza, Taylor Neighborhood Park and Taylor Naturalized Park) and improvements of the existing Scotts Run Stream Valley Park, a park already owned by the Fairfax County Park Authority. These improvements would include partial stream restoration and addition of amenities. All of the residential buildings would have additional private open spaces provided on the tops of the parking podiums and/or on the tops of the residential towers. The Van Buren Gateway Park along Anderson Road is an approximately 12,000 SF park with playground. Andrew Way, a pedestrian plaza connecting Station Street and Colshire Drive, is an approximately 28,538 SF civic space which includes hardscapes, ornamental landscaping and amenities like a splash pad or water feature. Corner Plaza is an approximately 9,000 SF hardscaped plaza at the corner of Colshire Meadow Drive and Colshire Drive. The Taylor area can be categorized as two distinct parks. The Taylor Neighborhood Park is approximately one acre with recreational facilities. The Taylor Naturalized Park is the 1.5 acres connecting to Scotts Run and Scotts Run stream valley park.

FDP 2011-PR-011

Final Development Plan (Reduction at front of staff report)

Title:	Scotts Run Station South Garfield Site
Prepared By:	VIKA, Inc.; WDG Architecture, PLLC; and, LSG Landscape Architecture.

Original and Revision Dates: March 30, 2012 as revised through February 4, 2013

Overview

The FDP is divided into three sections: Civil (C) Sheets (18 sheets), Architectural (A) Sheets (14 sheets) and Landscape (L) Sheets (13 sheets). The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, context exhibits, stormwater management plans, street layouts and sections. The Architectural Sheets address the new Garfield buildings which are proposed to be constructed, and include: ground floor; roof and phasing plans; underground parking sections; sections through the building; elevations of the entire buildings and close up elevations of the ground floors; illustrative views of the building; and shadow studies. The Landscape Sheets include landscape plans for the entire FDP area (including the various reuse options on the D1 site), and the private open space areas in the courtyards or on the upper levels of the building. Also included are streetscape sections and illustrations of the buildings and streetscapes and planting details.

The FDP depicts two residential buildings. The building closest to Route 123 (Building A) is proposed at a height of 190 feet, with a roof deck and amenity space within the rooftop penthouse. The building closest to the intersection of Anderson Road and Colshire Meadow Road (Building B) is shorter than Building A, with a proposed height of 75 feet. The FDP provides a range so that the overall height could be increased to 195 or 90 feet respectively. Neither building is proposed to be built on a podium; parking would be provided underground. The FDP includes a private driveway which connects Anderson Road and Old Chain Bridge Road through the site.

The FDP depicts streetscapes along the frontages which, for the most part, meet the Tysons Corner Urban Street Standards. The exception is along Route 123 where a

Figure 9 Rendering of view of Garfield Building B from Station Street

modified streetscape is proposed where the sidewalk transitions towards McLean under the ramp onto the Dulles Airport Access Road. The FDP does not propose public park space on their property, although private amenity spaces are provided in each building. In addition, the application proposes architectural treatments of its façade where the building will be seen at the terminus of Station Street.

The application also proposes an option of allowing some of the residences in the smaller building exterior entrances which would provide direct access to the street. Under this option, the units would have front doors that open onto a proposed park space on the corner of Anderson and Old Chain Bridge Roads. However, because this corner is owned by the Metropolitan Washington Airports Authority (MWAA), permission would be required to implement that option. The applicant continues to work to secure appropriate permissions. If no permission is granted, these units would access the main corridors of the building from the inside of the building. The applicant is also seeking a license agreement with MWAA to landscape this corner property.

The FDP also shows an existing major sanitary sewer line transversing the site from Old Chain Bridge Road to Route 123. The applicant has been working with MWAA to realign the sanitary sewer into ROW associated with the on ramp to the Dulles Airport Access Road (located to the immediate east of the site). However, if permission cannot be granted, the applicant proposes to place the sewer line under the streets near the site.

Streetscapes & Landscaping

The residential lobby of both buildings would face onto a private driveway, which is perpendicular to Anderson Road. The FDP depicts a streetscape along Anderson Road and Old Chain Bridge Road consistent with the Boulevard streetscape type recommendations of the Tysons Plan, including a landscape amenity panel, a clear sidewalk area and a building zone. Along Route 123, the streetscape does not meet the Tysons Plan due to fire access concerns. For that reason, the applicant has requested a modification to provide a 30 foot wide streetscape, with street trees spaced 40 feet on center. The plan would require a total streetscape width of 33', including a staggered double row of trees. (The Urban Design Guidelines call for trees to be 40-50 feet on center.)

Building Design & Uses

As noted, these buildings will be entirely residential and will not include retail at the ground level. Rather, the ground level will be activated by lobby and services related to management of the buildings. In addition, as noted earlier, the applicant is seeking to have first floor residential units with front doors along the corner of Anderson Road and Old Chain Bridge Road.

The parking for these buildings is entirely underground with at least two levels of underground parking underneath the entire site, with some areas of three levels of underground parking.

FDP 2011-PR-011-02

Conceptual Development Plan (Reduction at front of staff report)

Title:	MITRE 4
Prepared By:	Patton Harris Rust & Associates, Steven Kahle Architects and Jordan Honeyman Landscape Architecture, LLC.
Original and Revision Dates:	September 13, 2012 revised through February 4, 2013

Overview

The FDP contains 20 sheets and consists of sheets showing notes and tabulations, existing conditions and vegetation plans, landscape plans, street and streetscape plans, stormwater management plans, street layouts and sections (for interim and ultimate conditions), building layouts, shadow studies, and parking plans.

As shown on Sheet 2, most of the proposed building is located within a 1/4 mile of the McLean Metro station. The site is flat and has been recently razed for construction of this building (which was approved by SE 2010-PR-034 and site plan, as noted above). The site is bounded by Colshire Drive to the west, the future Colshire Meadow Drive to the north and the future Dartford Drive to the east.

The FDP shows one building (with a future second building possible if the applicant seeks to a PCA/FDPA) and associated underground parking with a small surface parking lot for visitors. The building is shown as a 340,000 SF office tower with conference center. The maximum FAR for the site is 2.66. The proposed building sits adjacent to the existing Colshire Drive and the new Colshire Meadow Drive which is to be constructed as shown on the phasing plans. The most significant use change since approval of the SE is the applicant's desire to possibly convert up to 5,000 SF of office space to ground floor retail along Colshire Meadow Drive. The FDP also depicts an interim public park space along the Colshire Meadow Drive frontage which will reduce street visibility of the surface parking lot. This park would be removed (along with the surface parking lot) at such time as a second building is constructed on the site.

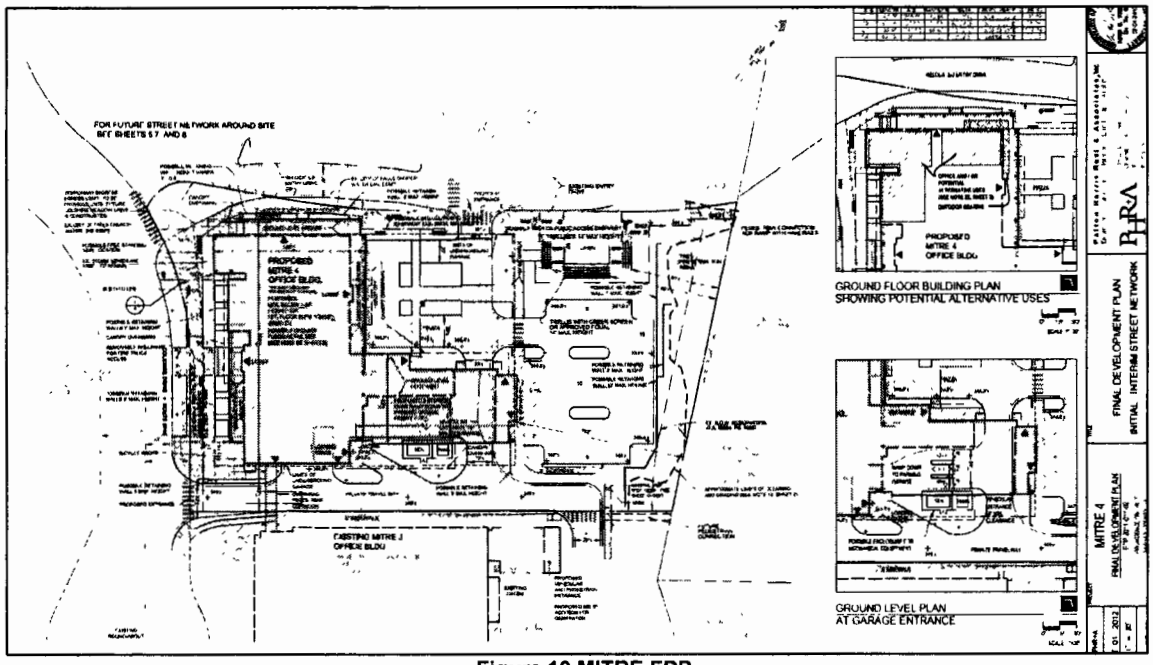


Figure 10 MITRE FDP

Proposed Road Network

While the entrance to this site will ultimately be accessed from the future Colshire Meadow Drive extension, the building's site can now be accessed through a private driveway located off of Colshire Drive. The phasing of all of the public streets is provided in the CDP and the extension of Colshire Meadow would occur with development of the buildings opposite MITRE on Colshire Meadow Drive.

Phasing

The applicant intends to develop this project in response to the expected tenant's (MITRE) budget and employee need, but staff notes that the site plan has already been approved for the first building as depicted on the FDP. Staff also notes that on Sheet 5 of the FDP, the applicant has shadowed in a possible future building to be located in the area of the surface parking lot and interim park space. The applicant has sited this building such that the necessary extension to Dartford Drive can still occur with appropriate streetscapes. Staff notes that this additional building will need the appropriate zoning approval in the future.

Streetscapes

Along Colshire Drive, the applicant proposes a streetscape with a landscape amenity panel, sidewalk, and building zone featuring additional landscaping. In this interim condition, the streetscape is proposed at approximately 20 feet wide. When the extension of Colshire Meadow Drive between Colshire Drive and Anderson Road is constructed, the Colshire Drive streetscape is proposed to be 34 feet wide. Along the future extension of Dartford Drive,

adjacent to the proposed parking lot (and possible future building) the streetscape includes space for sidewalk and landscape amenity panel (with a building zone being proposed when a building is proposed here) of approximately 16.5 feet. A building zone is not depicted (as there is no building currently proposed) although it does appear that there will be sufficient room to accommodate a building zone in the future.

Parks and Open Space

As previously approved, the applicant proposes an approximately 4,800 SF interim pocket park space along the frontage of their site. There is also a plaza in front of the building which will serve as a vehicle drop-off area, although a sidewalk and tree plantings are also proposed.

ANALYSIS

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons West District of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers those issues and recommendations that are contained in the Residential Development Criteria and the Transit Oriented Development Guidelines, to avoid redundancy this staff report will not separately address the Residential Development Criteria and the Transit Oriented Development Guidelines.

Land Use

The subject applications are generally designated as Transit Station Mixed Use and Office on the Comprehensive Plan's Conceptual Land Use Map. The area of Scotts Run Stream Valley is shown as open space, but that area is not included in this application area. As stated previously, there are two zoning cases in this neighborhood (since the land areas are not contiguous, i.e. the park separates the land areas), but the applicant has designed the neighborhood as a whole in one CDP.

Because the two separate zoning cases (010 and 011) are part of the larger whole, staff has evaluated the land use mix for in the context of the applicant's two Scotts Run Station South cases. Staff also will evaluate the land use mix for a companion case, RZ 2011-PR-009 (also known as Scotts Run Station North), as part of the whole. That case is now indefinitely deferred. The Plan defines these land use categories as follows:

"**Transit Station Mixed Use**: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities."

"**Office:** These areas are planned almost exclusively for office uses. Supporting retail and service uses, such as hotels and restaurants, are also encouraged in these areas. Educational and institutional uses are encouraged, as well."

The Plan further recommends the following for projects that are split between two or more land use categories:

"These categories indicate a general proportion of uses; however, the appropriate mix will be evaluated on a case-by-case basis during the development review process. Projects that span multiple land use categories may be granted flexibility in the location of uses as long as the overall land use mix is consistent with the proportions recommended for the entire project area."

The subject application proposes the following land use mix for Land Bays East and West:

Land Use	Gross Floor Area (square footage)	Percentage of Land Use	Land Use FAR (based on total site area including density credits)
Office	3,738,210	55%	2.38
Residential	2,597,130 (2,308 DUs maximum)	40%	1.66
Hotel	218,200 (360 rooms maximum)	3%	0.14
Retail	143,520	2%	0.09
Totals [1]	**6,697,060**	**100%**	**4.27**

[1] The public facility use is not included in the calculations.

The proposed land use mix is based on a maximum build out of the subject property as shown on the CDP and is generally in conformance with the Comprehensive Plan. Applying the recommended office percentages at 65% for Transit Station Mixed Use and 100% for Office results in a blended percentage of 73% for office use recommended for the application property. The applicant's proposal of 55% for office is less than the recommended percentage, but office use is still the predominant use proposed for the site.

Staff does have some concern over the flexibility requested with regard to land use. Specifically, on the one hand, the applicant has not committed to a minimum amount of retail, but on the other hand, the applicant has requested the ability to convert up to 5 percent of the development from office to retail use. In order to ensure a balanced mix of land uses, staff has recommended that the applicant commit that any retail to office conversion be limited to uses that have no adverse impact on traffic, parking or design. Staff has also asked the applicant to commit to a minimum retail threshold. The proffers do limit the conversion in terms of form, parking and traffic impacts. The applicant has also committed to incorporate retail uses within the first floor along Station Street in order to activate the streetscape.

Overall, the land use mix proposed for the subject applications is in general conformance with the Comprehensive Plan. However, as noted, staff will be closely monitoring the progression of FDP proposals in this area to ensure that a balanced land use is achieved.

Existing Buildings and Services

Because many properties in Tysons are developed with existing businesses and leases, it is expected that the existing uses will remain, and perhaps even turn over, until such time as the full redevelopment of the site is realized. It does not appear that any of the existing uses on this site would be prohibited within the PTC district. The proffers allow new uses to occupy space in existing buildings provided that no substantive changes are made to the existing buildings or sites and that the new uses are permitted in the PTC District. This proffer is consistent with the provisions of Par. 8 of Sect. 6-505 of the Zoning Ordinance, which contains the use limitations for the PTC District.

Intensity

A majority of the subject property is located within 1/4 mile of the McLean Metro station and is not subject to a maximum intensity. Approximately 205,601 square feet or 4.72 acres of the application property in both RZ 2011-PR-010 (Land Bays West) and 011 (Land Bay East) are located outside the ¼ mile radius. The Comprehensive Plan recommends that TOD District areas located more than ¼ mile from the Metro station be developed at an FAR of 2.0 with higher intensities permissible with affordable and workforce housing bonuses and public facility contributions. While the area located outside the ¼ mile ring in RZ 2011-PR-011 exceeds 2.0 FAR, the combined FAR for the ¼ - ½ mile area in both applications is 2.0 FAR.

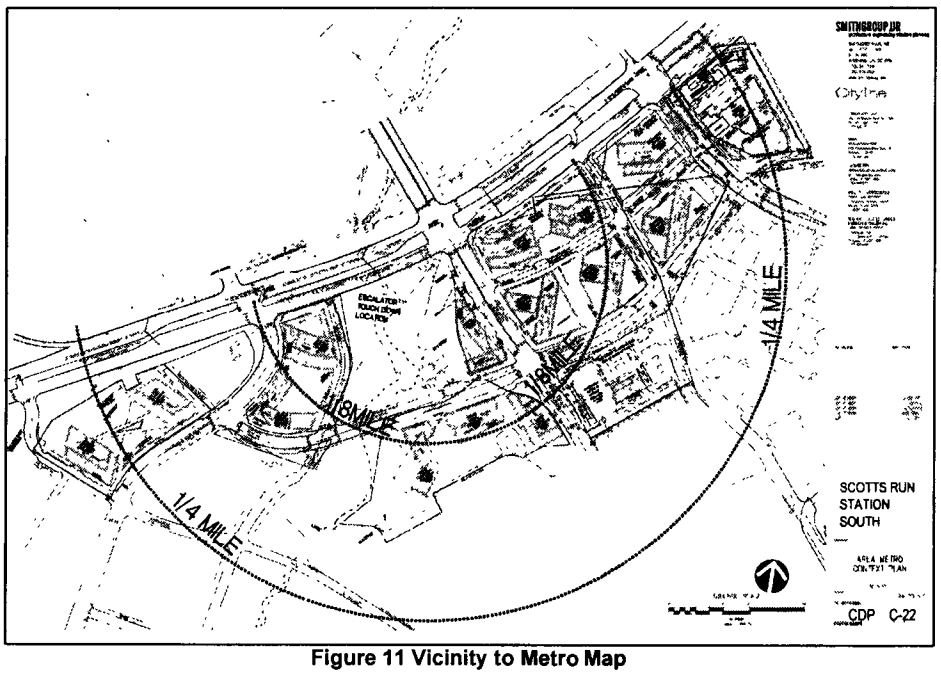


Figure 11 Vicinity to Metro Map

The Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons. The public facility (fire

station) associated with the subject applications will be located off-site, and its floor area is not being applied toward the proposed intensity.

Staff finds that the intensity proposed for the subject applications is in conformance with the Comprehensive Plan.

Interim Development Level (IDL)

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

Category	**CDP/GDP Office GFA (sq. ft)**	**FDP/GDP Office GFA (sq. ft.)**
Existing Development[1]	26,789,000	26,789,000
Approved, Unbuilt Development [2]	11,055,290	5,953,988
RZ 2011-PR-010 and 011 [3]	2,958,311	- 61,217
Total Office GFA	**40,802,601**	**32,681,771**

[1] *Report to Board of Supervisors on Tysons Corner*, October 2012
[2] Includes applications approved prior to creation of PTC district and approved PTC applications
[3] Net increase/decrease when accounting for existing office development to be razed and previously approved development to be built (i.e. MITRE 4)

On October 16, 2012, the Board of Supervisors directed staff to "incorporate with the next Tysons-wide plan amendment consideration of a change to the current Interim Development Level (IDL) of 45 million square feet of office use and the criteria for evaluating any such change to the IDL."

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the IDL for office uses in the Comprehensive Plan.

Phasing Development to Major Transportation Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities. Regarding transportation, the Plan states the following:

> "Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:

- A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;
- A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or
- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy:

> "Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed."

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

In order to achieve the Comprehensive Plan recommendations for phasing development to transportation improvements, the applicant has proffered to make contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are generally in conformance with the Comprehensive Plan and will be subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions. However, staff notes that the applicant has requested credit for the re-construction of the Colshire Meadow Bridge which will need to be widened to accommodate four lanes of traffic. Credit is being requested for the amount in excess of the applicant's pro-rata share. According to the applicant's cost estimate, the total credit towards the Tysons Grid Fund would be approximately $1,162,695.50 or $527,472, depending on whether the existing bridge needs to be replaced or simply widened. In general, staff is supportive of credit being requested by the applicant, but staff has requested that the applicant provide a definite credit amount in the proffer and agree to allow the cost estimate to be reviewed in the future when more final engineering work has been completed. In addition, staff has requested that the applicant provide traffic counts to determine and verify their pro rata share. Finally, the applicant has placed conditions on construction of the bridge related to obtaining permissions and easements for construction. The Fairfax County Park Authority (FCPA) is the property owner who is

likely to provide these types of permissions. Because FCPA and has a history of providing these types of waivers consistently, staff believes that this condition could be removed.

Staff notes further that the applicant has submitted a proffer, as in all cases approved for the Tysons Corner Urban Center, discussing participation in the Phase I Dulles Rail Transportation Tax District. Because residential condominiums are excluded from this tax district, applicants have typically agreed to pay Fairfax County a sum equal to the then-present value of Phase I District taxes in the event that a property is converted from a use that is taxable to condominiums that are not taxable. The applicant has revised the proffers so that this requirement only applies to multi-family apartments that are converted to condos, not to commercial properties that are redeveloped as residential condos. Staff will need to review these changes with the County Attorney to determine if the commitment is appropriate given how the Tax District has been created.

Affordable and Workforce Housing

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be found at:

http://www.fairfaxcounty.gov/tysons/housing/download/tysons_wdu_policy.pdf

The applicant is committing to provide 20% affordable units based on the total number of units provided. These could be provided onsite, as in the Garfield FDP, or offsite for other residential buildings if such opportunity becomes available in the future. The Plan also recommends that rezoning applicants contribute $3.00 (one-time) or $0.25 (annually) per non-residential square foot toward affordable housing opportunities in Tysons because, as stated in the Plan, "[t]he provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons." The Plan further notes that "[n]ew office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

In both cases, the applicant is proffering to a non-residential contribution (excluding ground level retail and public facilities) toward affordable housing in Tysons. The proffers include two options, either to contribute $3.00 per non-residential square foot, or to contribute $0.25 per office or hotel square foot annually for 16 years. Under the proposed proffer, it is up to the applicant to decide which option will be pursued for each building with this decision to be made at the time the first Non-RUP for each building is issued.

Staff finds the subject applications in conformance with the Comprehensive Plan guidance on affordable and workforce housing.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject applications recommends that:

> "Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.
>
> - In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.
>
> - When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station."

The Comprehensive Plan sets five specific objectives for consolidations. These objectives are described below and an analysis of the proposal's conformance with each is also provided:

"In all cases, consolidations or coordinated development plans should meet the following objectives:

- Commitment to a functioning grid of streets both on-site and off-site;
    - Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.

- If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map."

The subject application meets the first objective by providing a functioning street grid, including the straightening of Colshire Drive, and working with County staff and other landowners in the Tysons East district through the Consolidated Traffic Impact Analysis (CTIA) process.

- "Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;"

The subject application meets the second objective by providing public and private parks on-site, as well as through a proposal to improve a portion of Scotts Run from Route 123 to the Taylor site. An athletic field is also proposed off-site. The quality of these parks and other park-related Plan objectives will be evaluated by Park Authority and Environmental Review staff.

- "Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;"

The subject application meets the third objective by providing a 13,000 square foot, free standing fire station and parking spaces on Parcel 96A (off-site). This proposal is discussed further in the Public Facilities section of this report.

- "Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and"

The subject application meets the fourth objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this report.

- "Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan."

While not included in the CDP, the applicant has provided staff with exhibits showing potential building massing for the GEICO site [Tax Map 29-4 ((6)) 101B] and the Metro Kiss-and-Ride site [Tax Map 30-3 ((28)) B3]. These exhibits demonstrate that the subject application would not preclude the future redevelopment of these adjacent properties.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development both in terms of the acreage assembled (more than 20 acres) and in terms of allowing for a future coordinated development plan.

Interim Conditions

The Plan contemplates that the actual redevelopment of zoning approvals in Tysons will occur over time in reaction to market conditions. Because the multiple parcels included in any particular zoning case might have different uses, tenants or lease arrangements, it is likely that even within a single zoning case, not all buildings will be built at the same time. While these situations are expected, they do create a challenge for site design.

Many buildings in the blocks here are designed around a conjoined parking podium. As such, completion of only one of the buildings may leave an entrance, a parking garage, or an upper level park amenity incomplete or exposed until the second building is finished. In addition to building design, the vehicular and pedestrian networks, which are shown as a complete unit in the CDP, may be only partially completed with a particular phase, leaving missing links until build-out. To address these concerns, the applicant has proffered that, with FDP approval, all interim design conditions will be acknowledged and addressed. Staff agrees that the appropriate time to identify and address these interim conditions is with the FDP, at which time the applicant will be better able to address and accommodate changes in the area that might occur between the time the CDP is approved, and the later date when FDP approval is sought. In addition to the building design features for interim phases (such as screening a temporarily open garage), the FDPs will also include a demonstration of how pedestrian access will be provided in a safe, convenient and pleasant manner to the Metro station and surrounding facilities. Staff has also suggested that the FDPs also explore options to provide any possible interim green or park space. Unfortunately, the applicant has declined to incorporate these suggestions into the proffers.

Public Facilities (Comprehensive Plan Recommendations)

The Comprehensive Plan recommends that a new fire station be provided in the Tysons East Subdistrict. Further guidance with the Comprehensive Plan notes that this fire station may be needed by 2020 to serve the new development expected in Tysons Corner. The applicant proposes to dedicate land, specifically Tax Map Parcels 29-4 ((6)) 96A, C (also known as the Taft Site), in the West*Gate office park for a fire station and athletic field. The applicant proposes to construct and deliver the fire station no later than December 31, 2020. In the draft proffers, the applicant has agreed to construct the station in conformance with the current technical specifications provided by the County and as coordinated with the County as reviewing agency of the plans. The primary goals of this negotiation have been to assure that the County will get a modern and functional fire station under any scenario and that the County be assured that there would be a way to enforce this obligation on future landowners in terms of construction or obtaining the land. To that end, the applicant has structured their proffers that the primary responsibility falls on the parcels associated with RZ 2011-PR-010 (Grant and Lincoln Blocks) but that the properties in RZ 2011-PR-011 and the deferred companion case RZ 2011-PR-009 contribute to an escrow that either the private or public could use if necessary. Under that

scenario, staff is confident that the applicant's contribution would cover a fire station even if the County needed to construct the station. Negotiations are ongoing at this time.

As further elaborated in the discussion of the athletic field analysis for this rezoning, staff and the applicant expect the co-located athletic field to be provided no later than 36 months after the fire station is delivered. Although the applicant has included a site layout showing both the fire station and field within the CDP, the site is constrained and, as such, it is very likely that the field will need to be situated closer to the fire station than currently depicted on the CDP in order to accommodate a future expansion of the field. Therefore, the applicant has been asked to provide further layout alternatives layout in the CDP showing a more likely layout. Both the Fairfax County Park Authority and the Fire and Rescue Department will be required to coordinate their needs and use creativity and flexibility to accommodate both necessary uses on the site.

Staff finds that the applicant has met the public facilities recommendations of the Comprehensive Plan for these applications and notes that if the proffer commitments are carried forward as described above for the deferred RZ 2011-PR-009, the provision of the fire station could be used to satisfy that application's public facility recommendations as well. The evaluation of that case cannot occur, however, until it has been prepared for public hearing as well.

Street Grid and Design

The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross sections for various street types. The subject applications show a grid layout for the blocks surrounding Route 123, Colshire Drive, Colshire Meadow Road, Anderson and Old Meadow Roads. The subject applications propose to construct the on-site portion of this grid, and limited off-site portions to provide a full street section (specifically the expanded bridge along Colshire Meadow Drive to cross Scotts Run Stream).

Route 123 and the Super Boulevard

To address expected deficiencies in the Route 123 corridor, the Tysons East Consolidated Traffic Impact Analysis (CTIA) process led to a recommendation for a "Super Boulevard" on Route 123. The Super Boulevard is a concept that modifies the intersections of Old Meadow Road and Colshire Drive along Route 123 to restrict left turn movements in favor of signal-assisted U-turns in order to provide adequate progression of through traffic and access to side streets. An illustration of this concept follows:

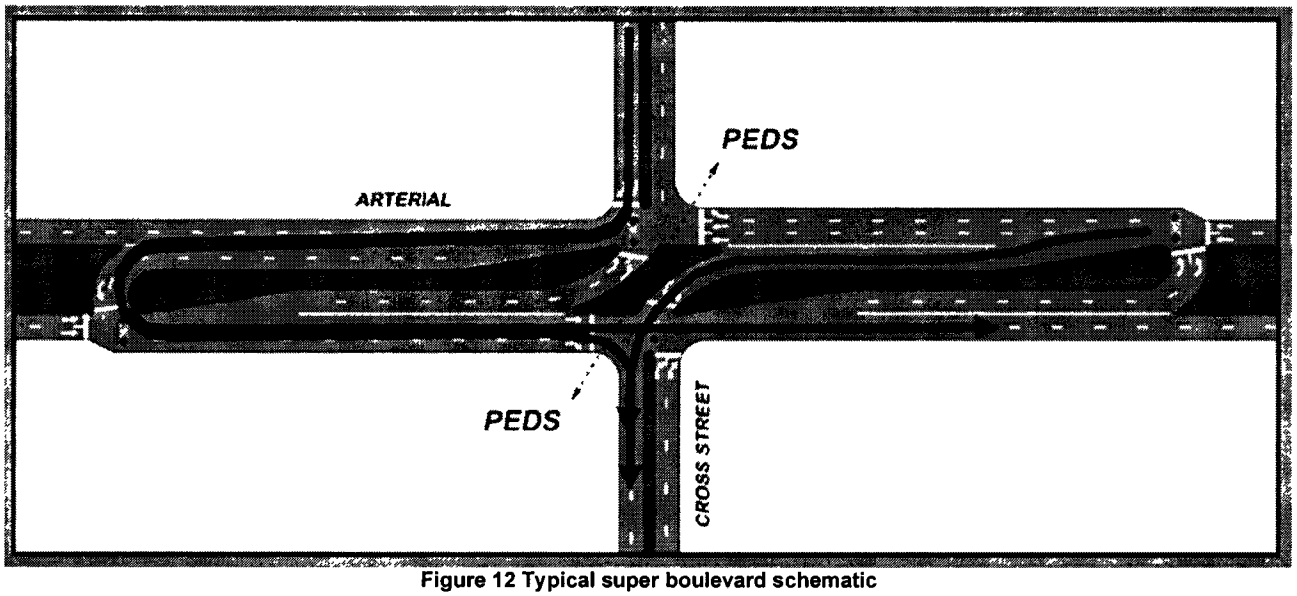


Figure 12 Typical super boulevard schematic

To offset traffic congestion created from this development with its impact to the Level Of Service and to implement this concept, the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT), recommended that the applicant address design and construction of the Super Boulevard as part of their application. To that end, the applicant has committed to provide 30% design plans within two years following rezoning approval as well as a pro-rata monetary contribution towards the Super Boulevard's future construction. The applicant has agreed to pursue construction of improvements associated with the Super Boulevard, not to exceed $950,989, pending approval by FCDOT and VDOT. If these improvements are not feasible or approved, at that time then the applicant should simply contribute funds. The applicant has elected to contribute $800,989 (which roughly equates to $0.126 per square foot) to these improvements. It should be noted that the applicant must obtain a waiver from VDOT to permit its requested level of development given the current LOS. The applicant has filed for this waiver, which staff is willing to support this waiver because of the commitments described above.

Colshire Drive

During review of this application, staff expressed considerable concern about the existing condition and geometry of Colshire Drive. Today, this street is curvilinear as it approaches Route 123. The three-way intersection with the existing portion of Colshire Meadow Drive is basically functional today. However, when Colshire Meadow is extended to the east (to connect with Anderson Road) and the intersection becomes four-way, the geometry becomes more problematic both for vehicles making turning movements and for pedestrians crossing intersections wider than typical for local streets which may have blind spots for drivers. As such, the applicant was asked to undertake a significant improvement of straightening that portion of Colshire Drive. In order to facilitate this improvement, the applicant has submitted a right of way abandonment application and provided an

agreement that exchanges the land area from the existing road with new land from the applicant's property to be dedicated for the new road alignment for Colshire Drive. In addition to dedication, the applicant envisions constructing the new road alignment and using the new parcel created from the existing Colshire Drive to construct a hotel.

Discussion on the agreement for abandonment and land conveyance is ongoing. During these discussions, staff had expressed concern about the timing of road construction and the period of time Colshire Drive would operate as a private street. Consequently, the applicant and staff agreed that the abandonment and conveyance of land for the road straightening will occur immediately following approval (should that occur) of the subject rezonings, but staff suggested that it should not be recorded until such time as a FDP is approved for either the hotel or Johnson C site. Staff has recently received a revision of this agreement from Cityline and hopes to resolve the agreement prior to the public hearings. The agreement now states that the abandonment would be recorded at the time of FDP submittal for the hotel or Johnson C. Staff is concerned that recording the abandonment at the time of FDP submittal will not provide enough assurance that a new road will be provided in a timely manner (i.e. the existing roadway will be abandoned and no longer in the state system, but the FDP could languish with no definite timetable for approval and ultimate completion of the new road section). Staff would like the applicant to be further along in the planning and approval process before the abandonment would be recorded.

Phasing

In such a large application, questions of phasing internal transportation improvements are often difficult because improvements may be necessary in links not immediately adjacent to the applicant's next construction site, but are nonetheless pivotal for providing links in an overall network which is affected by the proposed development. On the whole, the applicant proposes to phase the construction of the roads in this application as shown on the A6 Sheet series within the CDP. Where only frontage improvements are needed, these improvements will be done as the buildings are individually constructed. Where new streets are proposed, these streets will also be built along the frontages as the buildings are constructed, unless greater access is needed to support access to the building. An example is Grant Road, which could be partially constructed if Building B is constructed first, but would be completed fully if Building A were to be built first.

Staff has identified several issues related to the applicant's proposed schedule for improvements. The applicant has also modified their CDP to show an interim section for Colshire Meadow Drive along the Van Buren block frontage. Staff believes that this interim section should only be pursued if the Van Buren site is not developed. The ultimate section for Colshire Meadow at this location should be completed with the Van Buren site. Furthermore, the interim section shown is narrower than the width of the existing driveway, particularly at the approach to Anderson Road and is unlikely to provide adequate capacity in that link. If the applicant commits to maintaining the existing curb and gutter, the capacity would be adequate. Lastly, the applicant's CDP mentions a development

agreement with the Commons, who is seeking to redevelop the abutting Commons Apartments site pursuant to RZ/FDP 2011-PR-017, to construct the new eastern portion of Colshire Meadow Drive. This agreement has not been reviewed by staff to determine its adequacy. Since both properties are covered by requests for rezonings, staff feels this agreement should be provided to staff for review prior to Board approval.

On-street Parking

While the streets, overall, have been designed to comply with the *Transportation Design Standards for Tysons Corner Urban Center*, as adopted by the County and VDOT, the applicant has asked for several waivers to the streetscape and on-street parking in certain areas. Staff has provided recommendations on each of those modifications and waivers under separate cover. While staff can support many of the requests, there are several areas of on-street parking that should either be shown today or at the very least not precluded in the future. Specifically, parking on Colshire Meadow Drive should be provided in locations that are not impaired by sight distance conflicts. For that reason, staff recommends that the applicant provide on-street parking on the south side of Colshire Meadow Drive between Colshire Drive and South Dartford Drive. Likewise, parking should also be added on Colshire Drive south of Colshire Meadow Drive. Staff encourages the applicant to revise the CDP and FDP to show on-street parking as requested by staff.

The proposed street grid for the overall project is in general conformance with the guidance in the Comprehensive Plan

Pedestrian and Bicycle Facilities

The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. The applications accommodate the pedestrian primarily in the streetscape network, which will be further discussed below.

As noted in the street configuration discussion above, the proposed "collector" and "avenue" roads will provide for on-road bike lanes in their ultimate configurations. Local roads are expected to accommodate bike traffic without the need for separate lanes because of their lower speeds. The proffers further commit to provide for resident and visitor bike parking at the time of FDP approval. Finally, the FDPs include bike parking for occupants in the garage as well as exterior bike parking for visitors. Any further refinements can be provided at the time of site plan review. Staff believes these commitments meet the Comprehensive Plan recommendations for the provision of pedestrian and bicycle facilities.

Transportation Demand Management (TDM)

In discussing the needed transportation improvements in Tysons Corner, the Comprehensive Plan begins with transit. The Plan focuses not only on the new Metrorail line, but also on bus and circulator service, accommodation of bike users and the creation

of safe and attractive pedestrian linkages. In order to encourage use of all the transportation modes, the Plan recommends the implementation of TDM programs Tysons-wide. Specifically, the Plan defines TDM as "a variety of strategies aimed at reducing the demand on the transportation system, particularly to reducing single occupant vehicles during peak periods, and expanding the choices available to residents, employees, shoppers and visitors." The Plan notes that TDM is critical to its implementation and that "traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities."

The applicant has agreed to a TDM approach, which is consistent with that approved in other recent PTC rezonings, and is proffering the following commitments:

- The applicant is committing to meet the Plan goals during all phases of development of the site in conformance with a new approach to TDM. The specific vehicle reduction goals are as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million SF of GFA	30%
65 million SF of GFA	35%
84 million SF of GFA	40%
90 million SF of GFA	43%
96 million SF of GFA	45%
105 million SF of GFA	48%
113 million SF of GFA	50%

- The applicant is committing to monitor its TDM program with annual traffic counts and surveys every three years. This commitment is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.

- The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program to address changes necessary during the life of the project.

- The applicant has committed to provide seed fund to help establish a Tysonswide Transportation Management Association (TMA), which would coordinate TDM approaches throughout Tysons.

Staff believes that the applicant has provided a robust TDM package that will allow the program goals to track closely with local and Tysons-overall development. This TDM

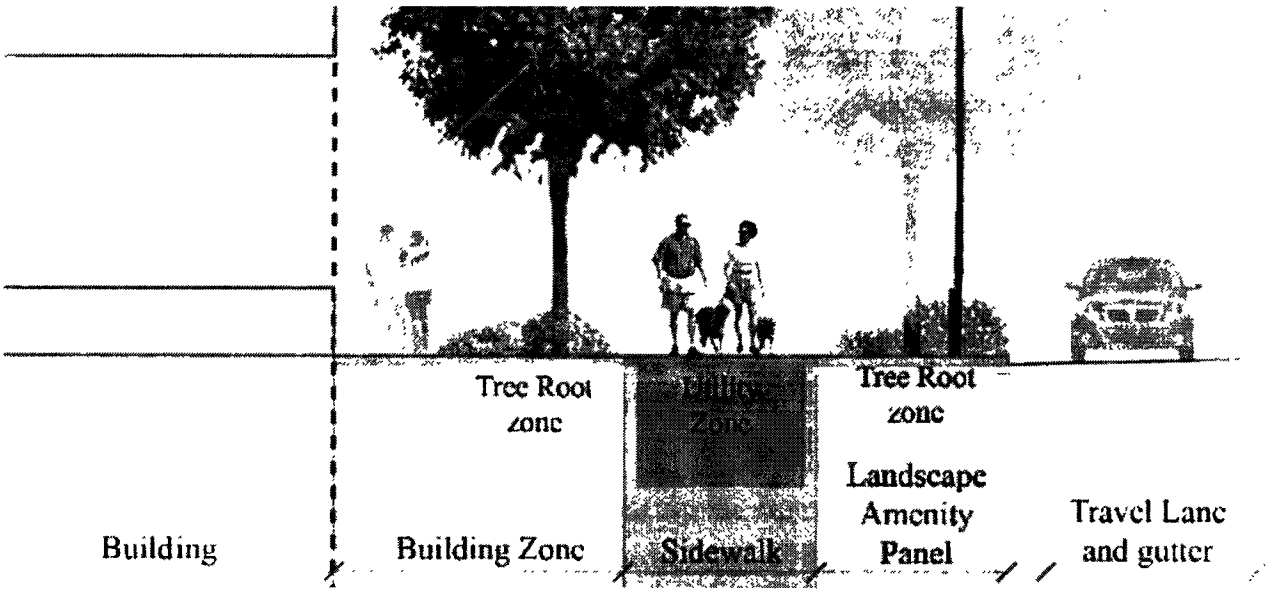
program will also provide the flexibility to make adjustments if other portions of the development are not proceeding as expected today. Staff believes the program will strongly encourage significant traffic reduction measures, addressing the recommendations of the Comprehensive Plan.

Parking

Rather than requiring a minimum amount of parking, the PTC district regulations establish parking maximums as an effective approach for reducing automobile use. These maximums are seen as a critical component of an effective TDM program as a shortage of readily available parking has a bearing on mode choice. The amount of parking provided with the proposed development will conform to the parking provisions of PTC district. Additionally, the applicant has committed to exclude reserved parking spaces from residential unit sales/leases ("unbundle" the parking and the unit). This "unbundling" will allow available parking spaces to be used more efficiently, and will create an incentive for residents to reduce car ownership.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. The Plan defines three streetscape zones: the landscape amenity panel, the sidewalk, and the building zone. These zones are shown in the following illustration. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.



Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to ensure that the entire transportation system is in the public realm. To further that goal and to promote unification

of the public transportation network, staff recommends that the sidewalk be included within the public right-of-way. As has been noted many times, safe pedestrian movement is vital to a thriving downtown. The applicant has agreed in both applications to proffer that the public right-of-way be extended to the sidewalk and landscape amenity panel and dedicate the appropriate land area accordingly. However, the proffers currently state that streetscape dedications are subject to a reservation held by the Applicant to allow for future utility installation construction access or for similar needs. Dedications should be provided without any such stipulations.

All of the proposed streetscapes meet the dimensional standards set forth in the Plan and the Urban Design Guidelines with the following exceptions:

- *Grant Street along Stream Valley Park.* Since there is no building in this area, the applicant requests approval to omit the building zone. The applicant has shown that the sidewalks and streetscape standards for a local street have been met otherwise. Staff supports this modification.

- *Colshire Meadow Drive at Taylor Residential Building.* At the Taylor Residential Building, the applicant requests to reduce the width of the streetscape, specifically to remove the landscape amenity panel in the area near the residential drop off. Based on discussions with the applicant, it is unclear whether this modification is still required. Although staff recognizes that, in certain areas, such as drop off areas and porte-cocheres, modifications to the streetscape may be necessary; however, the width of the streetscape should not be reduced. Given the uncertainty associated with this request, the applicant should proffer to coordinate and refine the design at FDP with a goal of providing the full width of the streetscape in the area. Such coordination will be expected during the FDP stage for these buildings.

- *Garfield Block along Route 123.* The applicant has been asked to provide transitional streetscaping along this block where the County currently plants to install a 10 foot-wide asphalt trail as part of a Tysons Metro Station Access Management Study (TMSAMS) project. The applicant has provided an alternative streetscape design to that recommended by the Plan along boulevards, but design negotiations are ongoing with County staff. Nevertheless, staff believes that a modification to the streetscape standards could be approved as it is not expected the width would be reduced. Therefore, pending conclusion of staff and the applicant's negotiations, this issue is resolved.

- *Hotel site.* The applicant has submitted a formal request to reduce the streetscape, (i.e. the landscape amenity panel), along the hotel frontage along Colshire Drive with a sidewalk width of 8 feet. This sidewalk is expected to be a busy place for pedestrians adjacent to the Metro landing and surrounded by four bus bays, and as planned today, a hotel drop off, and as such, is not an area that staff would find conducive to reduction in streetscape or sidewalk width. Therefore, staff cannot support a modification at this time. However, the proffers indicate a willingness to

coordinate design efforts on this area at the time of FDP and staff notes that this could mean that the building frontage is moved or redesigned to adequately serve the needs of all users of the area. The proffer specifically says "at FDP submission for the Hotel block, further details of the street frontage, including drop-off area, short term curbside parking, bus bays, bus shelters, and general pedestrian access/circulation shall be provided to ensure coordinated design. Modifications to the streetscape, including width, for the Hotel Block may result in a modification of the proposed building and its location, as well as the design and location of the bus bays on Colshire Drive, at FDP". Staff feels that an innovative design solution may be easier to determine once more definite designs are available for the hotel building and that this proffer would allow a modification to be sought at FDP.

The applicant has indicated in the latest CDP that there are possibly other areas where streetscape modifications may be requested. Staff expects this applicant, as in all cases in Tysons Corner, to meet the streetscape standards in the Comprehensive Plan and Urban Design Guidelines. Any further modification would need to be submitted at the time of FDP and is not deemed approved by the CDP except in the cases discussed above.

In addition to the dimensions and conceptual design of the streetscape areas, the applicant has proffered to provide a streetscape furnishings and materials plan with each FDP. These details have been provided with the FDPs and are generally acceptable.

In the context of the overall goals of the Comprehensive Plan, the streetscape designs proposed in the subject applications are in general conformance with the Plan.

Building and Site Design

The Comprehensive Plan guidance for building and site design includes elements such as: build-to lines; bulk and massing; and step-backs. The subject applications generally adhere to these design recommendations. The proposed buildings have been sited along build-to lines to create a consistent street wall. The applicant proposes a pedestrian hierarchy to define those areas of the development where pedestrian activity will be focused. Basically, primary pedestrian zones are where pedestrian activity is expected to be focused. As such, those areas should be designed to accommodate more pedestrians and provide for more interaction between the building and the sidewalk (cafes, storefronts, etc.) The proffers commit to appropriate design articulation and fenestration commitments for each zone within the hierarchy (however, as noted earlier, staff has concerns about the streetscape width along the hotel's Colshire Drive frontage). The applicant also proposes to separate the height of any ground floor dwelling units from the sidewalk level to afford these units privacy.

Staff believes that the building and site design features proposed in the subject applications are in general conformance with the Comprehensive Plan.

The CDP include illustrative drawings to show the general character of the buildings and the sites, which is appropriate for this stage of the development process as additional design details will be provided with each FDP. The FDP for both the Garfield site (FDP 2011-PR-011) and the MITRE site (FDP 2011-PR-011-02) includes significantly more detailed plans, showing (illustrative) interior layouts of ground floor, parking levels and roof as well as detailed drawings of the building exterior (all four sides) including building materials. Although FDP 2011-PR-011 includes notes which state the drawings are illustrative, it further notes that the drawings are subject to change "provided that features similar in style, type, character and form be provided as shown." Staff notes that flexibility could be helpful to the design but that future designs are expected to be in substantial conformance with the style, type, character and form depicted in the drawings. Further, with regard to FDP 2011-PR-011-02, as noted above, the plans submitted have been approved in a site plan. Therefore, while the FDP is not an engineering document, any future site plan submission must be in substantial conformance with the FDP.

While the site design is generally in conformance with the guidance of the Comprehensive Plan and provides activated streets, build to lines, streetscapes and amenities, staff has asked the applicant to proffer certain standards and/or to commit to refine the design at the time of FDP. One specific design concern has been how the exposed parking would interact with street frontages and in particular, along the Route 123 façade. Streetscape is proposed, but in this case, the applicant has proffered that at and above the street levels, exposed parking garages will be screened by use of architecture, extension of the building face, landscaping or even (if approved) appropriate signage. While the proffer sets the expectation that screening will occur, refining details on that screening will be provided at FDP.

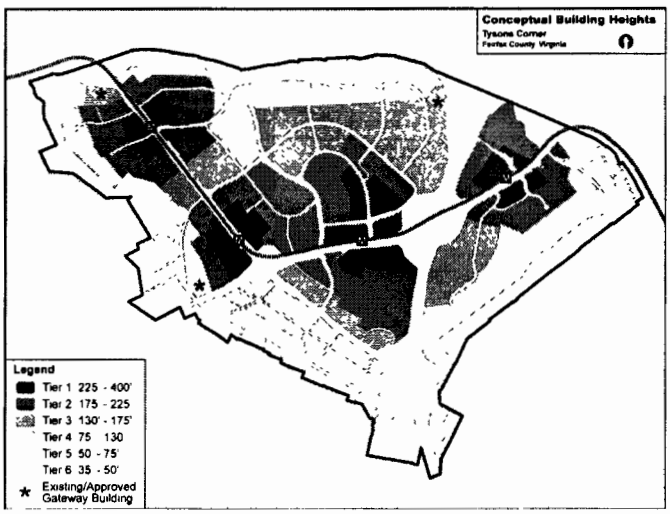
Staff finds generally that the site design is in conformance with the standards expected in Tysons Corner. However, there are several locations which will require further refinement at FDP.

First, the area near the circulator stop on Colshire Meadow Road will require additional design efforts on the placement of bus shelters, trees and other elements at the time of FDP. The applicant has agreed to provide further design at FDP in the proffers. In addition, a dedicated circulator lane has been included on Colshire Meadow Road, which is in conformance with the current plans for a circulator system. However, the CDP shows a lane of 10 feet for the circulator while at least 11 feet would be required. The applicant should show the 11 foot wide lane at this time, but should note that whatever is shown on the CDP, this issue will be revisited at the FDP for this site. In addition, the streetscape in this area will need to address area for a bike lane in that area, requiring further ROW for bike services.

Staff is also concerned about the lack of commitment to retail uses at the corner of Grant Road and Route 123. Given the prominence of this corner, staff believe that the applicant should commit to provide retail uses in this area in order to activate that corner, rather than using solely design elements.

The block that has presented the most conceptual problem is the hotel block adjacent to the kiss and ride. Staff has no issue with the hotel use or the development of the site to its full potential. In fact, staff finds that the block seems a good location for a hotel within short distance to the Metro stairs and the hotel will also serve as a vista at the terminus of Station Street. However, to utilize that site for a hotel requires coordination with the surrounding transit station use. Specifically, the applicant must relocate four bus bays that will support the Metro station when it opens. Under the CDP, three bus bays would be located along Colshire Drive with one bay along Colshire Meadow Drive. The proposed hotel drop off is along Colshire Drive and within 70 feet of the last bus bay. As discussed above, the applicant has further requested a streetscape width waiver in the area around the drop off. Staff is concerned that the proposed streetscape is not nearly wide enough to accommodate the movement of pedestrians through the site as well as passengers queuing for buses. Furthermore, staff also believes that there will be conflicts between buses loading and unloading and cars seeking to use the drop off area. To try to resolve these significant design issues, the applicant has proffered that "at FDP submission for the Hotel Block, further details of the street frontage, including drop-off area, short term curbside parking, bus bays, bus shelters, and general pedestrian access/circulation shall be provided to ensure coordinated design. Modifications to the streetscape, including width, for the Hotel Block may result in a modification of the proposed building and its location, as well as the design and location of the bus bays on Colshire Drive, at FDP." Staff finds this issue resolved in that further design efforts will be undertaken at FDP.

Building Height



The application properties fall within two building height intensity zones as depicted on the height map. For the most part, the buildings proposed in these applications meet the Comprehensive Plan guidance for heights.

Staff however notes that two of the buildings exceed the Plan recommended height limit.

Taylor Building B

This office building is sited on the southside of Colshire Meadow Road, opposite the transit station, and is located within Tier 2 of the Plan's Conceptual Building Height Map where the maximum height is 225 feet. However, given the building's proximity to the station (almost entirely within 1/8 mile of the Metro landing) and its ability to provide a frame to the development's southern side, staff has generally found the request to extend the maximum height from 225 feet to 246 feet generally acceptable. In support of this request, the applicant has also indicated that the

architecture would be designed to take advantage of this height. Generally, however, staff finds that the quality and character of the building such that the 19 foot increase could be supported. However, staff suggests that the applicant include precedential images from buildings they intend to reference, instead of the glass building shown on the CDP in order to establish a range of types of buildings which might be considered. In addition, the applicant is encouraged to provide more details on the unique design of this building at FDP. Therefore, the issue is resolved and staff will review again at FDP.

Van Buren Building A

Van Buren Building A is shown as a residential building along Anderson Road, within a ¼ mile of the Metro, but in an area where heights will be expected to begin decreasing to a maximum of 225 feet. The building height is shown at 208 feet, but a 30-foot tall penthouse is proposed on top of that height. Sect. 2-506 of the Zoning Ordinance excludes mechanical penthouses areas from the height limitations. However, because this is a residential building, staff finds that it is likely that this area will be amenitized to support rooftop activities and spaces for the residents (which would then require the penthouses to be included within the height limitations). Without any justification for an increase in height, should the penthouses be included within the height calculations and exceed 208 feet in height, the applicant may need to lower the height of this building at FDP.

In addition to establishing maximum building heights for each building, the applicant is proposing maximum heights for each parking podium, ranging from 60 to 80 feet. As discussed previously, the applicant has proffered to screen the garage where visible from the street. The applicant has also proffered to reduce the podium heights if the overall height of the structures is reduced at FDP. This last commitment addresses the Plan recommendation that above-grade parking be minimized in favor of underground parking.

Staff believes that building heights proposed in the subject applications are in general conformance with the Comprehensive Plan.

Tree Canopy and Plantings

The Comprehensive Plan recommends increased tree planting in Tysons, and recognizes that much of this new planting will be accomplished through the provision of street trees. While the application meets the tree preservation targets, because the Public Facilities Manual (PFM) does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, a PFM modification of the 10-year tree canopy requirements will be requested for this application. The two zoning cases generally provide the majority of their trees as street trees, with additional trees provided in above-grade terraces and parks. In this application, the applicant has demonstrated that the Plan's recommended 10% tree coverage goal for a redevelopment would be achieved in these applications, so long as the street trees (in the public rights-of-way) and the trees in easements were counted. Staff believes a modification in favor of that shown on the CDPs is appropriate because of the commitment

to provide uncompacted soil volumes, and to maintain, irrigate, and replace trees damaged by utility repair.

The applicant has provided a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown on the plan and, in the worst case scenario, working with UFMD prior to deletion of any tree shown on the plan.

To ensure that the tree coverage goals proposed in the current applications will be met, with each FDP, the applicant has proffered to: (1) update the tree canopy calculations to reflect any changes in site or building design; (2) submit a labeled utility plan overlaid on the planting plan; and (3) submit a drawing that demonstrates that the locations of all proposed trees are viable considering vehicular sight line distance requirements. Staff agrees with this approach and finds the landscaping and tree canopy in conformance with the Comprehensive Plan.

Resource Protection Areas (RPA)/Environmental Quality Corridors (EQC)

There are several challenges and opportunities presented by the fact that these cases straddle Scotts Run Stream Valley. As will be discussed later in the urban parks anaylsis of this report, the stream valley park is a valuable resource which the applicant hopes to use to provide the entire development its identity. However, the Comprehensive Plan also notes that stream health, restoration and protection is a valuable part of environmental stewardship in Tysons Corner.

To address the health of the stream, the applicant has proposed to purchase stream restoration plans for Scotts Run and partially implement the plans. The plans, previously prepared by Wetlands Studies and Solution Incorporated (WSSI), show a full stream restoration from Old Meadow Road to Route 123. The applicant proposes to restore the stream from Route 123 to a point near the Taylor block, roughly 600 feet south of the Colshire Meadow Drive bridge crossing of the stream. While staff would prefer that the entire stream reach be restored at one time, the applicant has shown that the restoration can take place in two phases. Staff strongly recommends that the applicant agree to incorporate this phased approach into the stream restoration plans prior to providing them to the County.

There are three RPA areas which impact the subject site. The first location is along the west side of the stream near the Grant block. The second location is along the southern boundary of the Taft site, which will be the site of the proposed fire station and athletic field. Currently, the RPA at the Grant block is disturbed with an asphalt parking lot. The applicant has shown that there will be no further encroachment or increase in impervious area along that RPA frontage. In addition, that area is shown as a future public road, which would be exempt from the provisions of the Chesapeake Bay Protection Ordinance.

The applicant will be required to provide a water quality impact assessment at the time of site plan. In addition, the RPA continues south of this area along Scotts Run Stream near the Taylor block, south of the Colshire Meadow Bridge. The applicant has shown this area to be dedicated to the Fairfax County Park Authority to extend the natural buffer in that area. This area is also an EQC (as discussed below) and revegetation has been proposed.

With regard to the Taft site, staff's research turned up a previously approved plan of development, which indicates that the RPA at the Taft site was previously disturbed at some point in the late 1960's during construction of the office building on that site. The concrete lined channel was installed during the office building's construction. That stream conveys flow from Tysons Corner Center under the Beltway and through the area and becomes the main line of Scotts Run. While the stream buffer was previously disturbed up to the very banks of the stream, the applicant will remain outside of the minor floodplain on the parcel. The applicant will also provide stormwater facilities with the fire station (no stormwater management will be provided with the athletic field).

In addition to the RPAs, the proposed development along the Taylor block also impacts the EQC along Scotts Run. As the graphic below shows, the applicant seeks approval of some encroachment into portions of the EQC in order to accommodate an expanded road crossing and new development. The applicant has noted that under SE 98-P-050, encroachment into this EQC had been previously approved. The extent of the encroachment proposed under this application is much more limited in scope. Nevertheless, staff would note that because this is a new application, the encroachment proposed under the prior approval cannot be carried forward with this application. The primary area of the proposed encroachment in the area of the Taylor property is the result of an expanded road crossing and a building which is located immediately adjacent to this crossing. The applicant has provided an area of EQC restoration nearby to offset the impact of this encroachment. The applicant has also demonstrated that there will be a net water quality benefit due to the proposed restoration of portions of Scotts Run Stream. With these restoration commitments, staff believes that the applicant has justified the proposed EQC encroachment as shown on the CDP.

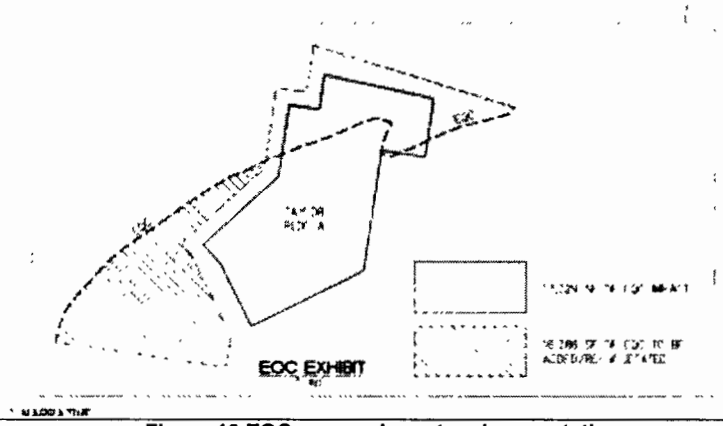


Figure 13 EQC encroachment and revegetation

Given the foregoing, staff finds that the applicant's treatment of the EQC and RPA associated with Scotts Run is appropriate and conforms to the recommendations of the Comprehensive Plan.

Water Quality

The applicant has pursued a variety of measures to address stormwater management in a manner which satisfies both the requirements of the Public Facilities Manual (PFM) and the Comprehensive Plan's water quality goals for the Tysons Corner Urban Center. In both applications, the applicant has demonstrated how the application would satisfy the PFM standards for water quantity and quality control. These measures may include, but are not limited to, retention and reuse of runoff from the proposed development, low impact development (LID) measures in the form of porous pavement and green roof areas, street tree planting areas designed as filter boxes, and detention (through the use underground stormwater vaults where runoff may be released gradually to protect stream channels that receive the runoff).

Under the CDP and proffers, the applicant has committed to retain/reuse the first inch of rainfall to the extent practicable and has shown a possible scenario as to how that goal could be attained. At the time of FDP, the applicant will refine the work done at CDP and will include a specific goal. The applicant will then meet this goal at site plan although alternate measures may be still be used (for example a bio-retention tree pit may be enlarged to compensate for a smaller green roof). Staff believes that this approach will allow for continued refinement of the stormwater management commitment while removing the subjective measurement of a goal from the site plan process.

The CDP indicates that 98% of the first inch of runoff will be retained on-site for the entire CDP area. The applicant has also committed to achieve the stormwater management design credit for LEED. If the applicant captures portions of the runoff from the existing right of way adjacent to the properties (that is, right of way that would not be treated normally), then the CDP indicates that the retention of runoff over the entire site will be increased by 0.15 of an inch

At staff's request, the applicant has proffered to make specific commitments at the time of FDP approval and to ensure that when the site plan is filed the goal set at FDP will be met Staff notes that current proffer language calculates the one inch commitment such that the goal "may be met on an individual building basis or based upon the total area of the Application Property," which would possibly allow for certain FDP applications to be approved with less than one inch retained on the specific site. Staff is working with the applicant to maximize treatment of potential offsite areas adjacent to the site (also identified by the applicant as possible areas for treatement), where individual FDP computations fall short of one inch treatment. These commitments are especially important in two blocks—the current Garfield residential block and the hotel block. The Garfield site

retains only .76 of the first inch and hotel site retains only .80 inch. The applicant has indicated a willingness to capture offsite ROW stormwater in verbal discussions, but staff will expect this commitment to be reflected on a revised FDP note on the Garfield FDP. Staff and the applicant will also work through the FDP and site plan processes to assess proposed measures and assure adequate detention of runoff volume to protect stream channels, including where it is not practicable to retain one inch on specific FDP sites.

"Green" Buildings

The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED certification or its equivalent. The applicant has committed to pursue at least LEED certification for residential buildings and to pursue at least LEED Silver certification for non-residential buildings. The applicant has provided a set of green building commitments which are largely in conformance with Plan guidance for compliance with these standards. However, staff continues to work with the applicant to address a handful of items which are largely editorial in nature.

Energy/Resource Conservation

The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices which will reduce the use of energy and water resources. The proposed proffers for both applications include the following commitments:

- To construct each parking garage with at least one electric vehicle recharging station that will serve at least two parking spaces and the infrastructure (such as conduit) to facilitate additional future stations;
- To provide an assessment of the potential for shared energy systems for site plans with more than one building;
- To provide utility sleeves through the foundations of the buildings to allow for future shared energy or similar systems; and
- To provide master electric, gas, and water usage data, to the extent that such exists, to the County for each building and the entire property.

In addition to providing a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars on each block, the applicant has committed to provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office and residential parking garages within each block. With these commitments, staff finds that the recommendations related to energy conservation have been met with this application.

Noise Impacts

In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas, 50 dBA for office environments, and 45 dBA for residences, schools, theaters, hotels, and other noise sensitive uses. A portion of the proposed development includes multi-family residential in close proximity to Route 123 and the rail right-of-way. As such, staff requested that the applicant provide a noise study which measured the current and future noise levels impacting the site.

With regard to exterior noise levels, based on the location and topography of the proposed public park spaces, staff believes that mitigation will not be necessary to meet the 65 dBA standard for such areas. However, the noise study prepared for the Garfield site depicts transportation noise levels for year 2030 which will be up to 75 dBA DNL for some balconies on Building A. The applicant has committed to notify potential tenants or purchasers of individual residential units with balconies, either in the lease of sales contract, that exterior noise levels may exceed 65 dBA.

With regard to interior noise levels, the applicant has proffered to provide a site-specific noise study at the time of building plan in support of achieving the recommended Plan noise attenuation level of no more than 45 dBA for interior areas within any new residential or hotel building. The noise proffer notes that specific noise attenuation measures will be determined based upon the findings of a building shell study subject to the review and approval of DPZ at the time of building plan submission. This approach is generally acceptable for the proposed residential and hotel structures. This study indicates that all other areas of the proposed residential buildings will have predicted noise levels below 75 dBA DNL, which falls within the range of typical noise mitigation measures to achieve an interior noise level of 45 dBA. It is likely that additional transportation noise studies will be required for other portions of the proposed development as final development plans for other residential and hotel development are submitted for consideration. Finally, the applicant has also committed to achieve the recommended Plan noise attenuation level of no more than 50dBA for interior areas within office buildings.

Urban Parkland Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. The Plan recognizes that while on-site parkland is an integral part of urban design, additional open spaces and parkland might be provided off-site to address some of the needs of the future residents and employees, especially as related to active recreation facilities. To that end, in the

Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, the Plan states the following:

> "The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied."

Applying this urban parkland standard to the overall proposed development in Scotts Run Station South, and assuming ultimate build out of development at the mid-range of options, the overall proposal generates a need for approximately 7.3 acres of new urban parkland. The applicant is providing approximately 3.6 acres of new urban parkland onsite. The 3.6 acres will be provided in five onsite parks including a playground, civic space, corner plaza, new naturalized park area and a recreational area.

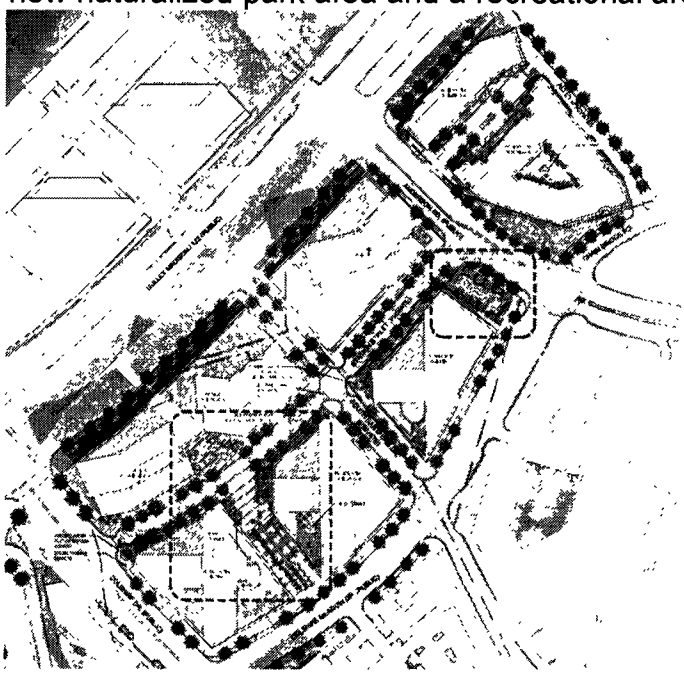


Figure 14 Andrew Way and Playground

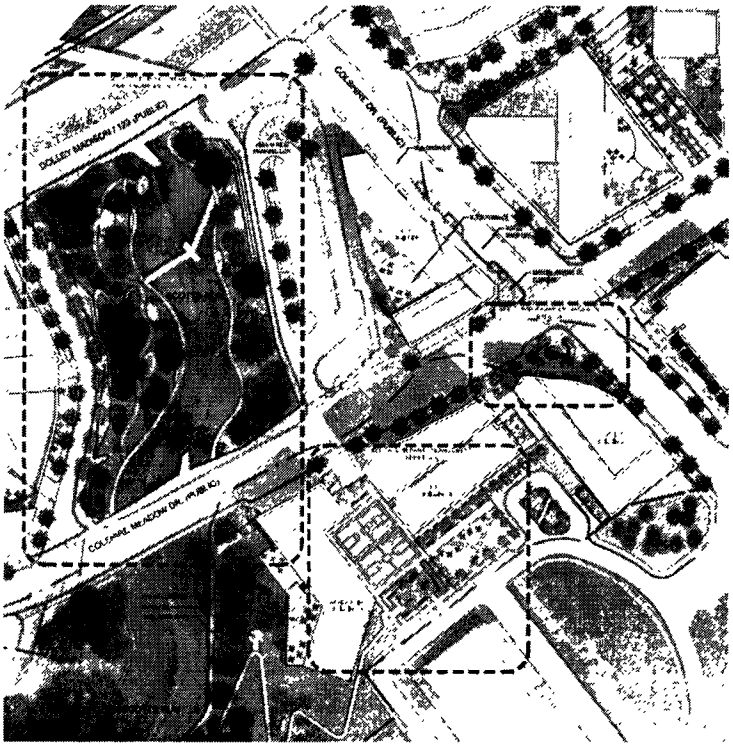


Figure 15 Corner Plaza, Taylor and Scotts Run Stream Valley

To offset this deficiency in the amount of on-site parks, the applicant proposes to make improvements to the existing Scotts Run Stream Valley Park adjacent to the Grant and Taylor blocks. The improvements to the stream valley park include partial restoration (as discussed above in the RPA section of the staff report) and a series of paths, bridge, public art, boardwalks, reflection points and stairway or ramp access into the park. Staff finds the onsite urban parks provided in this application coupled with the restoration and amenities within the stream valley satisfy the recommendations of the Comprehensive Plan. In addition, the applicant should commit to enter into a maintenance agreement with the Park Authority.

Athletic Field Needs

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the need of new residents, workers, and visitors. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

> "...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field

> use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields... In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons."

The Plan suggests that "creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards...[which] may include indoor and rooftop facilities." The Plan also indicates a preference for recreational facilities to be provided onsite or in an area that serves the new development. The Plan text specifically lays out a hierarchy of approaches:

> "Provision of park land and facilities on-site is preferred. If on-site dedication and facility provision are not possible, an equivalent off-site dedication and facility construction within the same district should be sought as a substitution. Where it is not possible to locate facilities within the district, locations that serve Tysons may be substituted. As a last alternative, as for smaller sites, an equivalent monetary contribution to fund local public parks within Tysons may be substituted."

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development (including for the currently deferred RZ 2011-PR-009, also known as Scotts Run Station North) generates a need for 1.41 athletic fields. The applicant has indicated their intent to transfer athletic field credit (equivalent to one full-size field) from the Hanover parcel (associated with the approved RZ 2011-PR-023 Arbor Row rezoning application) to this application. To mitigate the remaining field needs for this application, the applicant proposes a field on the Taft site adjacent to the proposed fire station. While the field is not a full-sized field, it will be placed in such a manner as to allow it to be easily expanded to a full-size field (as shown in the illustration below) in the future. Given the amount of uncertainties related to neighboring rezonings and street grid network completion, the exact layout of the field and the fire station have not yet been determined. However, staff is confident that a design for both uses can be accommodated in the future. The applicant proposes to build and deliver the fire station no later than December 31, 2020 with the field to be provided within three years after that.

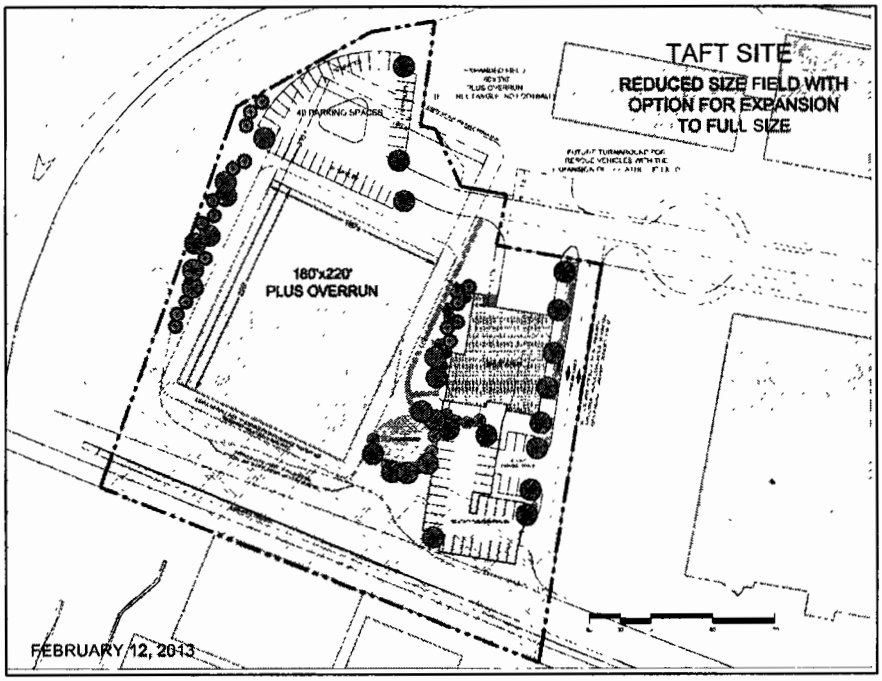


Figure 16 Possible Site Layout for Taft Site to incorporate expandable field and fire station

Staff finds that the proposed expandable field on the Taft site will satisfy the Plan's athletic field recommendations for these cases as well as RZ 2011-PR-009. However, it should be noted that staff has based these calculations on the assumption that 1,500,000 SF of development within RZ 2011-PR-009, which is currently indefinitely deferred. Should that development level for RZ 2011-PR-009 increase, the applicant will need to address that additional athletic field need with this future case.

Other Recreational Facility Needs

Beyond athletic fields, in the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, the Plan states the following:

> "The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors."

Using adopted recreational facility service level standards found in the Parks and Recreation element of the Policy Plan, the small-footprint publicly accessible recreational

facilities needed to address the planned growth for this project area include 2.68 sport courts and 1.44 playgrounds. The CDP shows two basketball courts and a playground in the new publicly-accessible urban recreation park to be provided on the Taylor block and a multi-age playground in the publicly-accessible Gateway Park to be provided on the Van Buren block. In addition, the planned water feature in the Andrew Way central civic space may include a splash pad play feature. As such, staff believes the applicant has adequately satisfied the Plan expectations for active recreation facilities.

Fairfax County Public Schools

The proposed development would be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. Longfellow Middle and McLean High Schools are projected to be over capacity in 2017. The total number of students generated by applications together is projected to be as follows:

	Total
Elementary	45
Middle	14
High	24
Total	84

For both applications, the applicant has proffered a contribution of $9,378 per student, based on the number of students expected to be generated by utilizing the County's current formula, using the current ratios of 0.087 students per high rise dwelling unit. If development at the maximum level occurs, this would equate to a contribution of $778,374.

Sanitary Sewer

As development in the Tysons Corner Urban Center is expected to increase dramatically based on the new Comprehensive Plan recommendations, the applicant should be aware that off-site trunk sewer upgrades might be necessary in the future, which would be handled by a pro-rata share contribution. For on-site sewer needs, the applicant has submitted a limited sanitary sewer capacity analysis prepared by VIKA, Virginia LLC on August 15, 2012. This plan has been reviewed by DPWES and any final determinations on changes will be implemented in total at site plan.

In addition, on FDP 2011-PR-011, the applicant notes that there is a major sanitary sewer line and easement cutting through the existing Garfield site under the parking lot and part of the existing office building today. Ideally, the applicant proposes to move the line to the east into MWAA right of way. The applicant indicates that negotiations are ongoing for that move. If permission cannot be obtained, the applicant has shown, on the Functional Infrastructure Plan included in the FDP, that the line could be moved to be located under the streets in this area. If the sanitary sewer line and its easement cannot be moved, the

applicant will not be allowed to place a new structure within this major utility easement. Should the applicant be unable to redesign the site for this utility relocation without remaining in substantial conformance with the approved plans, then the applicant must seek approval of an amendment to show the new layout.

Fire and Rescue

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #401, Mclean. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department. As noted previously, this application includes a proffered commitment to provide a new fire station, which will improve service in this area.

The CDP and FDPs have been reviewed by the Fire Marshal and design review continues. The applicant has proffered that at site plan, should changes be requested in response to subsequent issues raised by the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access), then these changes can occur provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ), Fairfax County Department of Transportation (FCDOT), Urban Forestry Management Division (UFMD) of DPWES and the Office of Community Revitalization (OCR) and in substantial conformance with the intent of the CDP, FDP and these proffers.

Fairfax Water

The subject properties have been historically served by the Falls Church City Public Utility for water. However, Fairfax Water can adequately serve this site and would be expected to do so in the future. Specifically, there is an existing 24 inch water main in Magarity Road which is close enough to serve this development. The applicant has shown a 24 inch transmission line on their plans to serve the proposed development. Therefore, it appears that adequate domestic water service is available from Fairfax Water.

Please note that the memos provided in Appendix 17 cover the rezoning and FDP applications.

Telecommunications

While no specific telecommunications facilities are proposed with these applications, the applicant has proffered to retain the right to place telecommunications equipment on the roofs, so long as such installations meet the applicable Zoning Ordinance regulations and are screened or set back so as not to be visible from the surrounding streets. To address concerns about future "dead spaces" at ground level where wireless reception is impeded by a proliferation of tall buildings, the applicant has proffered that in addition to rooftop installations, equipment may be architecturally integrated onto the facades of the buildings to ensure on-street and/or open space wireless coverage.

ZONING ORDINANCE PROVISIONS (Appendix 18)

The purpose and intent of the Planned Tysons Corner District is to implement the mix of uses, densities, and intensities under the redevelopment option set forth in the adopted Comprehensive Plan for the Tysons Corner Urban Center. These provisions require the applicant to demonstrate that the development furthers the vision of the Tysons Corner Urban Center as outlined in eight objectives that reflect the standards of the Areawide Recommendations contained in the Plan text (which were discussed in detail above).

As noted, these cases will contain a mix of residential, office, hotel and other non-residential uses (such as ground floor retail) identified as "retail/service". The proffers retain the right to provide any non-residential use permitted in the PTC District in that square footage allocated to "retail/service" subject to: (1) the layout being in substantial conformance with the CDP; (2) the use meeting all of the use restrictions found in the Zoning Ordinance; and (3) the use being shown on an approved FDP.

The Zoning Ordinance provides requirements relating to parking, building height and bulk regulations, open space and intensity. All of these requirements reflect the recommendations of the Comprehensive Plan and have been discussed previously in the Plan analysis. It is staff's opinion, as expressed in this analysis, that the applications meet these standards.

Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. These general and design standards include the same elements that are included in the Areawide Recommendations which are addressed above.

Overlay District Requirements

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

The Highway Corridor Overlay District puts additional restrictions on certain automobile oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts. All of these uses are permitted by the PTC District when shown on an approved FDP which are subject to the PTC District Use Limitations (as discussed above). Furthermore, staff believes that the appropriate time to evaluate these uses against the restrictions of the HC Overlay District is when an FDP (or FDPA) is submitted requesting such a use.

Waivers and Modifications Requested (for both applications unless otherwise noted)

- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans

On-street bike lanes are provided on all collectors and avenues, and sidewalks are provided along all streets as part of the streetscape in keeping with the urban recommendations of the Comprehensive Plan. Therefore, staff can support the requested modification.

- Waiver to allow the use of underground stormwater management and best management practices in a residential development

As discussed in the stormwater analysis, staff is supportive of underground stormwater management in the higher density developments expected in Tysons Corner. Waiver request #6835-WPFM-005-1 (found in Appendix 11) has been reviewed by staff and recommended for approval, with the imposition of conditions found in the waiver report and including specifications for the design of the facilities, requirements for maintenance agreements and financial commitments to ensure funds are available for appropriate maintenance and any necessary reconstruction.

- Modification of Sect. 7-0802.2 of the PFM to allow for the projection of structural columns into parking stall (no more than 4% of the stall area)

While each garage will be designed to meet the geometric requirements of the Zoning Ordinance and PFM, experience has shown that is likely to be a small amount of intrusion into parking stalls. Because parking is to be limited (and maximums are applied) with the proposed buildings, the applicant has not designed the parking garages above code, and therefore requests this modification to allow full use of all potential parking areas in the garage.

- Modification of Sect. 7-0800 of the PFM to allow the use of tandem parking spaces with valet service to be counted as required parking (as permitted by the PTC District regulations)

The Comprehensive Plan recommendations and PTC District regulations envision the use of tandem parking spaces and valet parking as an efficiency measure and as an encouragement for shared parking. The applicant requests the right to provide such spaces in conjunction with any non-residential uses when valet parking is provided. The applicant has proffered that "tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management." With this proffer, staff supports this modification.

- Modification of Sect. 12-0702 1B (2) to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans and as proffered

The minimum planter opening area is intended to enhance the survivability of street trees. In these applications, the applicant has utilized planting details in conformance with the Urban Design Guidelines, including the use of structural soils and the provision of adequate soil volumes. These guidelines account for smaller planter openings to allow for additional pedestrian accommodation. Therefore, staff is supportive of the requested waiver.

- Waiver of Par. 2 of Sect. 2-506 of the Zoning Ordinance to allow a parapet wall, cornice or similar projection to extend more than three feet above the roof.

The applicant has requested this waiver to provide an opportunity to architecturally screen mechanical penthouse equipment and to provide for potential architectural elements above the main roof line. Additionally, active recreational uses on roofs may require fencing, screening, and barriers exceeding three feet in height. Because the applicant has indicated that such elements would be shown on an FDP; staff believes this commitment to show such elements should be included in the proffers. With this proffer, staff could support this waiver request.

- Waiver of maximum fence height from seven to fourteen feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas as indicated on the FDP.

If active recreational uses are provided on roofs or adjacent to roads, they may require fencing, screening, or barriers exceeding seven feet (up to 14 feet). This waiver staff could support this waiver request if shown on an FDP.

- Modification of requirement of a minimum distance of forty feet of a loading space in proximity to drive aisles, to that as demonstrated on a CDP or FDP

The applicant has requested this waiver for existing and proposed loading entrances within the application area. These existing entrances may be modified as part of the overall roadway/ streetscape improvement proposal. Within residential buildings, the proposed loading entrances are combined with the garage entrances in keeping with the Tysons Street Standards and Comprehensive Plan Urban Guidelines. Were the applicant to proffer that any such features would be shown on an approved FDP, staff could support this waiver request.

- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.

This waiver is requested for Station Street. Staff's desire is that all the streets needed to convey traffic district-wide (as identified in the Comprehensive Plan and subsequent analyses). With the exception of Station Street, all proposed roads within the development are to be public streets. However, the applicant has added Station Street to their development (a road not contemplated in the grid of streets) to allow for shorter blocks and reduce the massing of the buildings near Route 123. These design objectives are key to achieving the vision of the Tysons Corner as described in the Comprehensive Plan. Therefore, staff supports the requested waiver.

- Modification of interior parking lot landscape requirements for interim surface lots on private streets to that shown on the CDP and FDP.

If existing parking lots are proposed to remain as interim uses as part of an FDP, staff will work with an applicant to provide improvements to the lot to the extent feasible. If this occurs it will be shown on the approved FDP. At FDP, the applicant will be expected to provide interim streetscaping and thus can support modification.

- Waiver of zoning ordinance requiring a final development plan as a prerequisite to a site plan for public improvement plans associated with public streets.

In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities when sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. In this case, the applicant is requesting such a waiver for public improvement plans associated with all public streets. As staff would find the advancement of public streets a benefit to the street grid and development of Tysons as a whole, staff supports the requested waiver for the described situations.

- Waiver of a service drive on Route 123.

The new design for Route 123, as shown in the Comprehensive Plan, does not include a service drive. Therefore staff can support this waiver request.

- Waiver of Par. 3 of Sect. 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered

The applications provide for an interconnected grid of streets, and demonstrate how the grid may be extended in the future as surrounding properties develop. The proffers commit to many of these streets being public, and to the street itself being dedicated at the time of site plan approval. The applicant has further proffered to provide public access easements along the private streets. With these commitments, adequate access is provided to connect these developments to the surrounding properties as they redevelop.

Therefore, staff believes that a waiver of additional interparcel connections is appropriate in this instance.

- Modification to allow trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements as depicted on CDP and FDP.

The applications provide details and specifications, with proffers, on how these trees will be planted and maintained and will be further refined with specifications to be reviewed at the time of FDP submittal. As such, staff can support this modification.

- Waiver to allow establishment of parking control, signs and parking meters along private streets within the development

In Tysons Corner, street parking will be an important part of providing parking for uses, and meeting street design standards. It such case, the owners of the private streets may wish to regulate the use of these parking spaces to serve their needs. Staff can support this waiver.

- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered;
- Modification of Zoning Ordinance and PFM for required tree preservation target and ten percent canopy coverage on individual lots/land bays, to allow for tree preservation and canopy to be calculated as shown on the overall CDP area.

As noted earlier in this report, off-site trees (such as street trees in public rights-of-way) and trees in easements do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, the applicant has proffered to maintain these trees, and replace them should they be damaged or removed (as might happen during utility repairs). Were these street trees and trees in easements counted per the PFM, the 10 year canopy would be met. Because of the applicant's commitment to maintain and replace these trees, staff supports the requested modification. In addition, given the intensity of development envisioned by the Comprehensive Plan and this CDP, some sites within the entire development may not meet the 10 year tree canopy requirements. However, given the consolidation of properties presented for this application, staff supports the waiver as the tree canopy requirements will be met on the overall development with a combination of street trees and tree preservation.

- Waiver of Zoning Ordinance Section 16-403 requiring a final development plan as a prerequisite to a site plan in the PTC District for public improvement plans associated with public streets and park spaces.

In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities when

sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. In this case, the applicant is requesting such a waiver for public improvement plans associated with all public streets and for public park spaces. While the applicant may elect to submit FDPs for these situations, staff supports the requested waiver as a way to encourage infrastructure and park space development as soon as possible.

Other Requested Waivers and Modifications

The remaining requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The overall Scotts Run Station South development proposal has been extensively reviewed since adoption of the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject applications have approached the design process in a thoughtful and consistent way such that the building, site, landscape, streetscape, park design and environmental enhancements fit well with what was envisioned in the Comprehensive Plan and embodied in the applications.

In general, this application includes well thought-out buildings that frame a safe pleasant, and convenient pedestrian realm. As evidenced by the proffers and discussion in this report, staff expects each building to undergo more design review and rigorous testing against this CDP and the Comprehensive Plan as the buildings are submitted for FDP approval. The proposed grid of streets accommodates both on-site needs and serves the greater Tysons area by providing additional links in the transportation network. The applicant's commitments to the construction of public streets will provide useful connections in this subdistrict. The projects incorporate a streetscape design which, on the whole, conforms to the recommendations of the Comprehensive Plan and can accommodate a future Tysons circulator system. Staff believes the project includes flexibly designed ground floor spaces which can be adapted to a number of uses with activated ground floors tied to an appropriate pedestrian hierarchy. In addition, both applications provide a cohesive strategy for public park amenities that will enhance the neighborhoods' character, and staff believes, define the entire neighborhood. Finally, the applicant is providing an athletic field which can be enlarged in the future and a major public facility in the form of the first new fire station in Tysons Corner.

While, on the whole, these applications conform to the recommendations of the Comprehensive Plan and good design principles, there are a few areas that remain outstanding. From a land use perspective, it would be useful to obtain a clearer commitment of where the retail would be as a defined matter, and provide a quantifiable

way to measure how well the FDPs are maintaining the land use mix shown on the CDP. In addition, transportation concerns around requested Tysons Road Fund Credit and contribution or construction of the Super Boulevard remain outstanding. The applicant should further continue to negotiate with the County for the proper provision of the fire station such that County can be assured this needed facility will be provided as deemed appropriate by County agencies. Finally, the applicant should also agree to treat offsite stormwater on right of ways which will otherwise never be treated as much as possible to promote stream health.

Outstanding issues notwithstanding, staff believes that these applications describe a complete neighborhood and an excellent example of transit oriented development. The development has addressed the many recommendations of the Comprehensive Plan, including transportation, affordable housing, water quality, parks and open space and public facilities. Staff therefore 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 Draft Proffers and Proposed Development Conditions contained in Appendices 1-3 of this Staff Report.

Recommendations

Staff recommends approval of PCA 92-P-001-09.

Staff recommends approval of RZ 2011-PR-010, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of RZ 2011-PR-011, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-011, subject to the Board's approval of RZ 2011-PR-011.

Staff recommends approval of FDP 2011-PR-011-2, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2011-PR-011.

Staff recommends approval of PCA 92-P-001-10, subject to the execution of proffers consistent with those contained in Appendix 3.

Staff recommends approval of the following modifications and waivers for both RZ 2011-PR-010 and RZ 2011-PR-11:

- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans and as proffered;

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6835-WPFM-005-1;
- Modification of Sect. 7-0802.2 of the PFM to allow for the projection of structural columns into parking stall (no more than 4% of the stall area);
- Modification of PFM and /or Zoning Ordinance to allow tandem/valet parking spaces, controlled by building Management, and that such spaces may count toward required parking;
- Modification of Sect. 12-0702 1B (2) to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans and as proffered;
- Modification of Zoning Ordinance and PFM for required tree preservation target and ten percent canopy coverage on individual lots/land bays, to allow for tree preservation to be calculated on the overall CDP development area;
- Waiver/modification of Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as may be indicated on the FDP to screen mechanical equipment.
- Waiver of the maximum fence height from seven feet to fourteen feet around accessory uses / structures located within the rear yard for those areas of fencing associated with any proposed sports courts and urban plaza areas as indicated on the CDP or as may be indicated on an FDP. Location and material of fence to be established at FDPAs allowed within Zoning Ordinance Section 10-104.3.E Applicant requests a.
- Modification of Par. 4 of Sect. 11-202 of the Zoning Ordinance requiring minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the CDP and when shown on an approved FDP.
- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length (Station Street) as shown on the CDP.
- Modification of interior parking lot landscape requirements for interim surface lots on private streets to that shown on the CDP and FDP.

- Waiver of Sect. 16-403 of the Zoning Ordinance requiring a final development plan as a prerequisite to a site plan in the PTC District to permit public improvement plans associated with public streets;
- Waiver of a service drive on Route 123;
- Waiver of Par. 4 of Sect. 17-201 of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers;

- Waiver of Par. 3 of Sect. 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered;
- Modification of Section 12-0515.6B of the Public Facilities Manual (PFM) to allow for trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements;
- Modification of Par. 7 of Sect. 17-201 of the Zoning Ordinance to permit the applicant to establish parking control, signs, and parking meters along private streets within and adjacent to the development; and
- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.

APPENDICES

1. Draft Proffer Statement: RZ 2011-PR-010, RZ 2011-PR-011
2. Proposed Development Conditions: FDP 2011-PR-011-02
3. Draft Proffer Statement: PCA 92-P-001-10
4. Affidavits
5. Applicant's Statements of Justification
6. Plan Citations and Land Use Analysis
7. Transportation Analyses
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13. Urban Forest Management Branch Analyses
14. Schools Analyses
15. Sanitary Sewer Analyses
16. Fire and Rescue Analyses
17. Fairfax Water Analyses
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APPENDIX 1

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CITYLINE PARTNERS LLC
RZ 2011-PR-010 and RZ 2011-PR-011

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DRAFT
PROFFERS
CITYLINE PARTNERS LLC
RZ 2011-PR-010 and RZ 2011-PR-011

March 4, 2013

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 (hereinafter referred to as the "Zoning Ordinance"), Cityline Partners LLC, as agent for and on behalf of the owners themselves, and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in RZ 2011-PR-010 filed on property identified as Fairfax County tax map 29-4 ((6)) 101A and 102 (Land Bay West), and RZ 2011-PR-011 filed on property identified as Fairfax County tax map 30-3 ((1)) 6A, 6B, 6C and 6D, and 30-3 ((28)) A, C1, 4B and 4C (Land Bay East), and portions of right-of-way to be acquired, vacated and/or abandoned (collectively hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves a rezoning of the Application Property from the C-3 and HC Districts to the PTC and HC Districts. Whenever herein a proffer establishes an obligation that applies to development and/or redevelopment of a particular building site, then the term Applicant shall mean the owner undertaking such development and/or redevelopment. Upon approval of the rezonings, these proffers shall replace and supersede all previous proffers and development conditions approved on the Application Property. In the event the rezonings are denied by the Board, these proffers and conditions shall immediately be null and void and the previous approved proffers and development conditions shall remain in full force and effect.

PROFFERS APPLICABLE TO RZ 2011-PR-010 AND RZ 2011-PR-011

GENERAL

1. Conceptual Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Application Property shall be developed in substantial conformance with the Scotts Run Station South Conceptual Development Plan (CDP), prepared by VIKA, Inc. and SmithGroup, Inc. dated May 10, 2011 and revised through February 4, 2013, exclusive of those sheets identified as "S" sheets, and as further modified by these proffers.

2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the uses, grid of streets, general location of the points of access, general location of the buildings, minimum and maximum building heights, general quality and character of the streetscape along the public and private streets within and abutting the Application Property and as otherwise specified in these proffers, the build-to lines, the overall maximum gross floor area (GFA) for the Application Property, the minimum amount and general location of the publicly-accessible open space, and other elements as may be specifically identified herein. The Applicant has the option to request a Final Development Plan (FDP) for elements other than the CDP elements for all or a portion of the CDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

3. Development of Land Bays. Land Bay West is comprised of two (2) Blocks referred to as Lincoln and Grant as further described on Sheet C-2B of the CDP. Land Bay East is comprised of seven (7) Blocks referred to as Garfield, Van Buren, Westgate, Johnson, Taylor, Hotel and MITRE as further described on Sheet C-2B of the CDP. Each Block consists of one or more Building Sites as shown on the CDP. Development of each Block and/or Building Site within each Block may proceed in any order, individually or combined, provided that such Block and/or Building Site is developed in accordance with the phasing as described in these proffers and as depicted on the CDP. The MITRE Block shall be excluded from the building count, when a proffer obligation is tied to a specified building in the development sequence (such as the second building to be constructed on the Application Property).

4. Minor Modifications. Minor modifications to the CDP may be permitted as determined by the Zoning Administrator, including the flexibility to modify the layout shown on the CDP for each Block and/or Building Site pursuant to Section 16-403(4) of the Zoning Ordinance provided such changes are in substantial conformance with the CDP as determined by the Zoning Administrator and do not affect the proffered elements of the CDP as specified herein. Building envelopes and the number of units, rooms, floors and square footage within and among buildings may be adjusted as set forth on the CDP and in these proffers, as long as (i) the maximum building setbacks from the property lines and build-to lines as shown on the CDP are maintained; (ii) the minimum and maximum building heights comply with those shown on the CDP; (iii) the minimum and maximum gross floor area per Building Site as shown on the CDP is maintained and (iv) the redevelopment otherwise is in substantial conformance with the CDP and the proffers. However, reductions in building height shall be permitted as a result of a reduction in the amount of parking provided and subsequent reduction in the height of a parking podium. The maximum height of parking podiums shall be eighty (80) feet.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, one or more of the Blocks or Building Sites, or any portion of any Block or Building Site, may be the subject of a separate Proffered Condition Amendment ("PCA"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Special Exception ("SE"), Special Exception Amendment ("SEA"), Special Permit ("SP"), Special Permit Amendment ("SPA"), variance and/or other similar land use applications, without joinder and/or consent of the owners of the other portions of the Application Property, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for such other portions of the Application Property. Previously approved proffered conditions or development conditions applicable to the portion(s) of the Application Property, which are not the subject of such an application, shall otherwise remain in full force and effect as to any portion(s) of the Application Property.

6. Limitation of Proffer Obligations. Notwithstanding the approval of the rezoning applications, the property identified among the Fairfax County 2012 tax map records as 30-3 ((28)) 4C ("Parcel 4C"), and shown on the CDP as the MITRE Block (Building 4) shall be developed in accordance with those development conditions previously approved

by the Board of Supervisors (the "Board") in conjunction with SE 2010-PR-023 and incorporated into final development plan conditions associated with FDP 2011-PR-011-2 and site plan 3538-SP-003 as approved by the Department of Public Works and Environmental Services ("DPWES"). Upon approval of the rezonings, Parcel 4C shall be subject only to the obligations of proffers 1., 2., 3., 4., 5., 6. 7 and 8. herein, and development conditions associated with FDP 2011-PR-011-2.

PROPOSED DEVELOPMENT

7. Uses. The maximum GFA permitted on the Application Property is 6,697,060 square feet. The CDP includes two (2) land bays identified on the CDP as Land Bay East (RZ 2011-PR-011), which has a maximum GFA of 5,125,234 square feet and Land Bay West (RZ 2011-PR-010), which has a maximum GFA of 1,571,826 square feet as shown in the tabulations on the CDP. The primary uses on the Application Property shall be office, hotel and/or residential on each Building Site. Retail as identified in the development tabulations on the CDP may include any non-residential use permitted in the PTC District, exclusive of office, or other high trip generating uses, as limited by Section 6-505 "use limitations," or uses accessory to the primary use. Such retail uses may be provided at the Applicant's sole discretion within the proposed building(s) as shown on the FDP submitted for each Building Site and shall include uses that create activated first floor store fronts. First floor retail will be incorporated along Station Street to activate the streetscape. Such retail uses may include, but not be limited to, ATMs, business service and supply service establishments, quick service food stores, fast food restaurants, community uses, health clubs and similar commercial recreation uses, personal service establishments, retail sales establishments, financial institutions, and eating establishments and similar retail uses. Said uses shall not include stand alone or drive-through uses. The size, general location and type of retail uses shall be reviewed and approved on the FDP. The Applicant reserves the right to construct more retail on the Application Property than shown on the CDP without the requirement of a CDPA, or PCA, so long as (i) the square footage for office use is proportionately reduced at the time of FDP submission, (ii) the maximum GFA on the Application Property is not exceeded, (iii) the amount of retail on the Application Property does not exceed five percent (5%) of the maximum GFA, and (iv) no retail sales establishment-large as defined by the Zoning Ordinance (over 80,000 GFA) is permitted within any one building.

8. Intensity/Density Credit. With the exception of land area dedicated for improvements to Colshire Drive and 1,448 gross square feet that shall be conveyed to VDOT adjacent to Route 123, as shown on the CDP, all intensity/density attributable to land area dedicated from Land Bay East (RZ 2011-PR-011) as designated on the CDP and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers, or as may be required at FDP or site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to that portion of the Application Property designated on the CDP as Land Bay East. All intensity/density attributable to land area dedicated from Land Bay West (RZ 2011-PR-010) as designated on the CDP and/or conveyed at no cost to the Board or other public entity pursuant to these proffers, or as may be required at FDP or site plan, shall be subject to the provisions of Paragraph

4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to that portion of the Application Property designated on the CDP as Land Bay West.

9. Final Development Plans. All Building Sites may be developed independently. Final Development Plans (FDPs) approved for individual Building Sites on the Application Property shall establish the minimum and maximum GFA for each building within the limits established by these proffers and the CDP. The specific GFA for each Building Site shall be established at FDP and may be further refined at site plan. If the GFA approved with the FDP is less than the maximum shown on the CDP, or if the GFA approved with the site plan is less than the maximum shown on the FDP, the excess GFA may be utilized in another Building Site(s) only within Land Bay East if such Building Site(s) is located in Land Bay East or Land Bay West if such Building Site(s) is located in Land Bay West, provided (i) the excess GFA can be accommodated within the maximum floor area and maximum height for the building utilizing the excess GFA as shown on the CDP, and subject to approval of the applicable FDP(s) for the building(s) utilizing the excess GFA and (ii) the maximum GFA on the Application Property is not exceeded. In addition, the following information shall be provided with each FDP or FDPA not filed concurrently with the rezoning applications.

A. Tabulations. A tabulation indicating the development status of all property subject to RZ 2011-PR-010 (Land Bay West) and RZ 2011-PR-011 (Land Bay East) shall be provided with each subsequent FDP and site plan submitted for the Application Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP, FDP and site plans as may be applicable. The tabulation shall be updated with each subsequent FDP and site plan approved for the Application Property and shall be broken out into GFA calculations for Land Bay West and Land Bay East. Correction of inadvertent or mathematical errors in the tabulations represented on the CDP, FDPs and site plans shall be permitted within the discretion of the Zoning Administrator without the necessity of a PCA or CDPA.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations for combined Land Bay West and Land Bay East shall be provided with each FDP and site plan submitted for the Application Property and shall be updated with each subsequent FDPA and site plan approved for the Application Property.

C. Supplemental Transportation Information. The following information to supplement the requirements of the Zoning Ordinance: (i) a copy of the previous TDM Annual Report, if available, to determine progress toward attaining TDM goals and any planned modifications to the TDM program; (ii) vehicular sight distance lines at all intersections adjacent to the area subject to such FDP, FDPA or site plan based on existing posted and design speeds as well as future design speeds, as recommended in the approved "Transportation Design Standards for Tysons Corner Urban Center," dated September 13, 2011 (the "Transportation Design Standards"), as amended by the Board; and (iii) a comparison of the trip generation based on ITE's 8th Edition, Trip Generation, associated with the FDP, FDPA or site plan uses for the building site compared to those uses reflected for

that building site in the Transportation Impact Analysis prepared by Wells & Associates ("TIA") dated May 23, 2011 as revised through November 30, 2012.

D. Utilities. Proposed location of existing and proposed utilities to serve the area of the FDP, or FDPA, overlaid with the landscape plan, including the location of any utility vaults and maintenance points to stormwater management facilities.

E. Adjustment of GFA. A summary of adjustments to GFA that may only occur within the limits of each Land Bay (specifically GFA cannot be transferred between the land areas associated with RZ 2011-PR-010 (Land Bay West) and RZ 2011-PR-011 Land Bay East).

F. Proposed Uses. A list of proposed uses as set forth in Proffer 7 and identified on the CDP and demonstration of how such uses meet Section 6-505 "Use Limitations" of the PTC District.

G. Architectural Elements. Architectural elements and build-to lines as provided in Proffer 18 and Proffer 20, respectively. In addition, architectural design elevations shall be presented for the building proposed to be constructed with each FDP for the purpose of illustrating the general character of building massing, scale, façade, articulation, general building envelope and fenestration treatment, materiality and material quality of the proposed FDP development. Other details of building design (such as, but not limited to, specific material or color selections, fenestration details) are subject to change within the site plan and building plans for each Building Site.

H. Build-to Lines. Proposed Build-to Lines, including any proposed modification to the Build-to Lines and/or the expanded streetscape areas to include outdoor dining areas.

I. Streetscape. Graphic depiction of, and any adjustments to, the activated streetscape elements, including fencing, as provided in Proffer 21 and refinement of, and adjustments to, streetscape elements.

J. Building Heights. A tabulation of building heights.

K. Garage/Loading/Service Area Treatments. Proposed parking garage/loading/service area façade treatments as provided in Proffer 22.

L. Landscaping. Detailed landscape plans, with alternative planting width details, as may be necessary, as provided in Proffers 31 and 32.

M. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 41.

N. Phasing/Interim Conditions. Identification of specific, detailed, proposed phased improvements/interim conditions in accordance with those generally set forth on

the phasing-related exhibits provided on Sheets A6.01 through A6.08 of the CDP (collectively, the "Phasing Sheets").

O. Parks and Recreation. On-site parks and active recreation facilities, and depiction of special amenity features as provided in Proffer 43.

P. Provisions for Bicycles. Bicycle parking, storage and bicycle lane dimensions as provided in Proffers 75 and 76.

Q. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 77 and a narrative and/or tabulation discussing/depicting how the parking recommendations outlined in the Comprehensive Plan are being achieved on the Application Property.

R. Stormwater Management. Identification of specific stormwater management facilities as provided in Proffer 94, including a tabulation indicating the combined Lay Bay East and Land Bay West required and provided volume reduction computation for each Building Site.

S. Bus Shelters. Details on the four (4) proposed bus shelter locations and designs associated with the McLean Metrorail Station in conjunction with the realignment of Colshire Drive will be provided. Three (3) shelters will be located on Colshire Drive and one (1) shelter will be located on Colshire Meadow Drive. If the County determines that the stop on Colshire Meadow Drive is to be used solely for layover operations, then a bus shelter may not be necessary and, with County concurrence/approval, would not be required by the Applicant.

T. Workforce Dwelling Units. For residential development, the expected phasing for the construction of the required workforce dwelling units.

U. Functional Drawings. Details with respect to sight distance and/or vegetation conflicts with building entrances and/or intersections as presented on Sheets S-6 and S-7 of the CDP. Said functional drawings shall also include proposed right-of-way lines associated with public streets.

10. Fire Marshal Evaluation. Changes from the CDP and FDPs shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ), Fairfax County Department of Transportation (FCDOT), Urban Forestry Management Division (UFMD) of DPWES and the Office of Community Revitalization (OCR) and in substantial conformance with the intent of the CDP, FDP and these proffers.

11. VDOT Evaluation. Changes from the CDP and FDPs shall be permitted in response to the review of site plans by VDOT, including adjustments to tree locations, lane use/pavement markings, signage, the streetscape and perimeter building areas as

necessary to allow for required emergency vehicle access, without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with DPZ, FCDOT, UFMD of DPWES and OCR and in substantial conformance with the intent of the CDP, FDP and these proffers.

12. Final Clearing Limits. Modifications to clearing limits shown on the CDP shall be permitted at FDP in response to final design without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with DPZ, FCDOT, UFMD of DPWES and OCR and in substantial conformance with the intent of the CDP, FDP, and these proffers.

EXISTING AND INTERIM STRUCTURES AND USES

13. Existing Structures. Existing structures and parking areas on the Application Property, as shown on the CDP, may be demolished or remain in use as an initial phase until such time as the Application Property is redeveloped in accordance with these applications, or as otherwise stated in these proffers. The structures may not be modified or enlarged, and no significant changes may be made to the site conditions except as described in Proffer 16 and as shown on the phasing sheets of the CDP, except that minor modifications and minor building additions may be approved by the Zoning Administrator pursuant to the provisions of Paragraph 4 of Section 16-403 of the Zoning Ordinance. Interior modifications to the structures shall be permitted.

14. Existing Uses. Those uses within the existing structures that are legally established at the time of approval of the rezonings but which are not uses permitted in the PTC District may remain as permitted interim uses, including any special permit and/or special exception uses, but may not be enlarged, except that the Zoning Administrator may permit minor modifications or enlargements of such uses. If any such use is discontinued for a period of two years, it shall no longer be permitted.

15. Interim Uses. Any use that is permitted in the C-3 and HC Districts, including any special permit and/or special exception uses, may also be permitted as an interim use in the existing structures subject to the use limitations in Section 6-505 and the provisions of this proffer. Parking for all interim uses shall be provided in accordance with Article 11 of the Zoning Ordinance.

16. Interim Commercial Parking. Privately owned and operated commercial off-street parking and commuter parking may be provided, at the sole discretion of the Applicant, on an interim basis in lots on the Application Property in accordance with Proffer 82 utilizing existing access locations upon notification to FCDOT without requiring approval of a PCA, CDPA, FDP and/or FDPA. Commercial off-street parking on an interim basis in either existing surface lots or areas of displaced/demolished buildings on the Application Property shall be deemed to be in general conformance with the CDP and interim improvements shall be provided, if necessary. Said parking shall be operated at rates determined by the Applicant. This parking shall be in addition to the permitted parking for the proposed uses on the Application Property.

17. Festivals, Fairs or Similar Activities. The Applicant, or its designee, shall be permitted to operate festivals, fairs or similar activities, including, without limitation, farmers' markets and food vendors, on the Application Property, either in interim surface parking lots or within publicly-accessible privately owned open space as shown on the CDP, including portions of the private streets/pedestrian ways, such as Station Street and Andrew Way without the need for issuance or approval of a temporary special permit as defined by the Zoning Ordinance. In addition, the Applicant reserves the right to periodically close portions of the private street network, including Station Street and Andrew Way for said activities. Said activities shall be limited to the following conditions:

    A. A maximum of 64 events per year;

    B. Admission or other fees may be charged;

    C. Sponsorship by the Applicant, a civic organization, local Chamber of Commerce, charitable organization, service club, non-profit or similar entity; and

    D. Compliance with all Health Department regulations.

ARCHITECTURAL DESIGN

18. Architectural Design. Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting and landscaping. Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided with the FDP for such buildings. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved by Fairfax County (the "County") with an FDP for an individual building site. Each FDP shall specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and as set forth in these Proffers, as determined by DPWES in consultation with DPZ or OCR without the need for administrative approval.

19. Bird-Friendly Design Strategies. At the time of site plan submission for the first new building on the Application Property, an initial study shall be prepared and submitted to OCR addressing whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with buildings and/or building elements within the Application Property. The strategies to be studied should make the buildings visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. A narrative summarizing the results of that study and which

strategies, if any, will be implemented shall be provided at the time of each subsequent individual building permit issuance.

20. Build-to-Lines. Build-to-Lines ("BTL") have been depicted on the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the adjacent street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured where possible to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided they are in general conformance with the CDP and are shown on an approved FDP. Awnings, building signage and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP submission, the Applicant shall identify for the portion of the Application Property covered by such FDP, possible locations along the street level for areas for outdoor dining adjacent to cafes and restaurants, if applicable, and shall provide appropriate building zones for such uses.

21. Streetscape Activation. Blocks identified on the CDP as Westgate, Van Buren, Johnson (Building Sites A, B, C, and D), Taylor (Building Sites A, B and C), Grant (Building Sites A and B) and Lincoln (Building Sites A and B) and Hotel, but not the parking structures associated with said buildings, shall generally be constructed with ground floors having a minimum floor to floor height of 16 feet to accommodate potential retail uses designed to activate the streetscape. At FDP submission for the Taylor Building Site B, further details of the elements necessary for the proposed circulator facility (such as bus shelters and trees) shall be provided to ensure that the area is functional for transit and pedestrian circulation, and complementary to proposed adjacent buildings. In addition, at FDP submission for the Hotel Block, further details of the street frontage, including drop-off area, short term curbside parking, bus bays, bus shelters, and general pedestrian access/circulation shall be provided to ensure coordinated design. Modifications to the streetscape, including width, for the Hotel Block may result in a modification of the proposed building and its location, as well as the design and location of the bus bays on Colshire Drive, at FDP. Said modification shall not require a CDPA or PCA. The Applicant shall provide a hierarchy of activated streetscapes as delineated and described conceptually on the "Pedestrian Circulation Plan" presented on Sheet L-2 of the CDP. The specific activation elements to be utilized for each Block and/or Building Site shall be graphically depicted on the FDP for each Block and/or Building Site.

A. Primary Pedestrian Corridors. "Primary Pedestrian Corridors" are intended to have the highest levels of pedestrian activity and interaction and typically have the widest streetscape and most animated building façades. Primary Pedestrian Corridors shall generally incorporate the following elements, which can be adjusted at the time of FDP submission for each respective Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum

separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) Parking garages and loading/trash/service areas along the ground floor façades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street level, or the general façade detailing of the building above such areas may be continued to the ground plane.

(iii) Loading/trash/service areas shall be screened, to the extent reasonably practicable, from public view through the use of roll down doors, recessed entryways and/or similar treatments.

B. Secondary Pedestrian Corridors. "Secondary Pedestrian Corridors" typically have significant pedestrian volumes and generally are used for pedestrian movement as opposed to pedestrian interaction. Some retail activity may occur in these corridors, but generally it will be neighborhood-serving. Residential and civic uses should generally have their entrances facing Secondary Pedestrian Corridors which generally have wide streetscapes and significant building façade animation in proximity to such entrances. Secondary Pedestrian Corridors generally shall incorporate the following elements, which can be adjusted at the time of FDP submission for each respective Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) In portions of residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary façades shall incorporate, to the degree feasible, leasing offices, lobbies, recreational and amenity spaces on the ground floor with a minimum of thirty-five percent (35%) of the ground floor façade constructed with glazed windows and/or doors or other transparent, translucent materials, and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall use design features to provide

interior privacy such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers, where possible.

(iii) Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level or the general façade detailing of the building above may be continued to the ground plane.

(iv) If access to parking garages and loading/trash/service areas are provided along secondary pedestrian corridors then loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

C. Tertiary Pedestrian Corridors. "Tertiary Pedestrian Corridors" are intended to accommodate modest pedestrian activity-making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors shall incorporate the following elements, which can be adjusted at the time of FDP submission for each Building Site:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, a minimum of twenty percent (20%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) In residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, efforts shall be made to incorporate recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers, where possible).

(iii) Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level, or the general façade detailing of the building above may be continued to the ground plane.

(iv) Access to parking garages and loading/trash/service areas may be provided along tertiary pedestrian corridors and from the adjacent private alleys. Loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

22. Parking Structure Facades. Parking structure façade design features shall be depicted on the FDPs for each Building Site and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:

    A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied. Where garage space is located beneath a tower element, the general façade detailing of the tower above may be continued down to the street level or to the top of the retail level storefront. In some cases, as determined by the Applicant, retail signage consistent with Article 12 or any approved Comprehensive Sign Plan and architectural expressions may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance. In other instances, as determined by the Applicant, an active layer of occupied space may screen the garage areas from street view. Areas of above-grade garage located between buildings shall also be treated architecturally and/or with landscaping. Architectural materials to treat parking structure facades may include, but are not limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation, vegetative screening systems, or other materials; precast concrete or masonry elements; and glass stair towers and elevators or other systems.

    B. Parking garage and loading/trash/service areas along the ground floor facades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street levels or the general façade detailing of the building above such areas may be continued to the ground plane.

    C. If access to parking garages and loading/trash/service areas are provided, then loading/trash/services areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

23. Minimum and Maximum Building Heights. The minimum and maximum building height for each building on the Application Property shall be measured in accordance with the provisions of the Zoning Ordinance and as identified on the CDP. The final height of buildings shall be determined at the time of site plan approval for each Building Site and shall be equal to or less than the maximum height but equal to or greater than the minimum height shown on the CDP provided that the buildings retain a similar urban form to that shown on the CDP. All building penthouses and rooftop structures shall be integrated into the architecture of the buildings. The height and extent of any rooftop penthouse shall be provided on the FDP for each Building Site. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) feet above the roof level of the top floor of the building. Additional height may be permitted to accommodate features associated with sustainable design and green building practices.

24. Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any proposed building. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed from the property line of the Application Property. Other screening measures may be used such as screening with architectural features and/or landscaping compatible with the building façade architecture, including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units. Details of such treatments shall be determined at time of FDP submission and may be further refined at site plan.

LIGHTING

25. Lighting. All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently through the Application Property and be selected from those listed in the Tysons Urban Design Guidelines, or other lights as may be approved by DPWES, DPZ and OCR. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on the adjacent residences.

26. Construction Lighting. During construction the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

27. Parking Structure Lighting. The Applicant shall utilize full cut-off, low intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

GREEN BUILDING PRACTICES

28. Green Building Certifications. For each office or hotel building, the Applicant shall provide documentation to the Environmental and Development Review Branch (the "EDRB") of DPZ demonstrating attainment of, at a minimum, "LEED Silver" certification (or equivalent) by the U.S. Green Building Council's Leadership in Energy and Environmental Design – ("LEED"), or equivalent, prior to final bond release for each Building Site. For each residential building the Applicant shall provide documentation to

EDRB demonstrating attainment of, at a minimum, "LEED Certified" or equivalent prior to final bond release for each Building Site. In addition:

A. The Applicant shall include a U.S. Green Building Council (USGBC) LEED accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicant's registration, of LEED design elements under the USGBC's LEED Core and Shell ("LEED-CS"), LEED New Construction ("LEED-NC") or other applicable LEED category rating system into the office or hotel building to attain LEED Silver certification. At time of site plan submission, the Applicant shall provide documentation to EDRB of DPZ demonstrating compliance with the commitment to engage such a professional.

B. Office and Hotel Buildings. The Applicant will include, as part of the site plan submission and building plan submission for each office or hotel Building Site to be constructed, a list of specific credits within the most current version, at the time of Applicant's registration, of the USGBC's LEED rating system that the Applicant anticipates attaining. The LEED-accredited professional, who is also a professional engineer or licensed architect, will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain the LEED Silver certification for the office or hotel building. In addition, prior to site plan approval, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED online system with respect to the building. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to final building plan approval for each office building or hotel, documentation shall be submitted to the EDRB for each building demonstrating that the subject office or hotel Building Site has applied for at least LEED Gold pre-certification under LEED-CS or 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 under LEED-NC, or other applicable LEED rating system. Prior to release of the final bond for the subject office or hotel Building Site, documentation shall be provided to the EDRB for the respective building demonstrating the status of attainment of LEED Gold or a higher level of certification from the USGBC for the office or hotel building. If either the pre-certification or design phase review documentation cannot be provided prior to building plan approval, but it is anticipated that the documentation will be received prior to the attainment of LEED certification, then prior to the issuance of the building permit, an escrow as described in Proffer 28.C. below may be posted. This escrow will be released upon the submission of documentation to the EDRB from the USGBC demonstrating that the office or hotel building is anticipated to either attain a sufficient number of credits to attain LEED Gold pre-certification or 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 under LEED-NC, or other applicable LEED rating system.

C. Green Building Escrow. As an alternative to the actions outlined in Proffer 28.B. above, if the USGBC's pre-certification or design phase review indicates that the office or hotel building to be constructed is not anticipated to attain LEED Gold certification, then, a "Green Building Escrow," in the form of cash or a letter of credit as defined in the Public Facilities Manual ("PFM") from a financial institution acceptable to DPWES, shall be posted in the amount of $2.00 per square foot of GFA for the office building and $1.00 per square foot of GFA for the hotel. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of certification by the USGBC under the project's registered version of the LEED rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the EDRB of documentation from the USGBC that each building has attained the proffered LEED certification shall be sufficient to satisfy this commitment. If the Applicant provides the EDRB, within three (3) years of the issuance of the first tenant Non-RUP for each building, documentation demonstrating that LEED Silver certification for such building has been attained, the entirety of the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow.

If the EDRB receives, within three (3) years of issuance of the first tenant Non-RUP for the subject building, documentation demonstrating that LEED Silver certification for such building has not been attained, but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the first tenant Non-RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED Silver certification or documentation is provided demonstrating that the building has fallen short of LEED Silver certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation is provided from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED Silver certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning

Administrator, and no release of escrowed funds shall be made during the extension.

D. Residential Buildings. A LEED-accredited professional shall be included as a member of the design team for each residential building. The LEED-accredited professional shall work with the design team to incorporate design elements under the current version of the LEED rating system available at the time of the Applicant's registration of the residential buildings to be constructed. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for the residential building, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

As part of site plan and building plan submission for each residential building to be constructed, a list of specific credits within the current version of the LEED rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 28.E.), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-accredited professional, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for the subject residential building. Each building on the Application Property may be registered separately and certification may be pursued pursuant to this Proffer or the alternative provided below on a building-by-building basis.

Prior to the building plan approval, a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia shall be posted in the amount of $2.00 per square foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED certification, by the USGBC under the project's registered version of the LEED rating system or other LEED rating system determined by the USGBC to be applicable to each building. The provision to the EDRB of documentation from the USGBC that each residential building has attained LEED certification shall be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the EDRB, the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If the EDRB receives, within three (3) years of issuance of the final RUP for the subject residential building, documentation demonstrating that LEED certification for such building has not been attained but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the final RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED certification or documentation is provided demonstrating that the building has fallen short of LEED certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation is provided from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

E. Residential Green Building Alternative. As an alternative to the actions outlined in Proffer 28.D. above, a certification level higher than LEED certification may be pursued, in which case a LEED-accredited professional will provide certification statements at the time of site plan and building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED Silver certification.

Prior to building plan approval for the building to be constructed, documentation shall be submitted to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Under this alternative, a "Green Building Escrow" shall not be required unless the above referenced documentation that the building is anticipated to attain LEED Silver certification fails to be provided.

The Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or National Association of Home Builders with Energy Star for energy performance path that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected progress prior to the issuance of the final RUP for the

Building Site. In the event certification is dependent on the post occupancy operation of the building, the Applicant shall demonstrate attainment of the selected certification prior to final bond release.

F. All references to the USGBC shall apply to LEED equivalent certifying agencies selected by the Applicant, provided that the alternative certifying agency is acceptable to Fairfax County. All references in these proffers to a LEED rating system shall also and equally apply to such other LEED or similar rating system determined to be applicable by the USGBC or such alternative certifying entity. In the event a LEED or LEED equivalent requirement (i.e. prerequisite) precludes compliance with other applicable building code or other legal requirement, as determined by DPWES, construction of the building may, at the Applicant's option, comply with such other applicable building code or other legal requirement and in such case, shall not be required to comply with the conflicting LEED or LEED equivalent requirement.

G. The minimum energy performance criteria may be satisfied by the residential and office buildings through meeting their respective LEED requirements, but LEED requirements may be satisfied on a building site with any mix of credits.

SUSTAINABLE ENERGY PRACTICES

29. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following information with each FDP submission:

A. Electric Vehicle Charging Infrastructure. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within at least one garage on each Block. The Applicant shall also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office and residential parking garages within each Block. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring or charging stations.

B. Shared Energy. For any site plan that includes more than one building, the Applicant shall provide an assessment of the potential, within the area subject to the site plan, of shared energy systems, including, but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources and district heating and/or cooling, and if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reasons for this outcome.

C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, the Applicant shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building.

LANDSCAPING

30. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Application Property consisting of an overall plan and details regarding streetscapes, courtyards and private amenity areas generally found on Sheets L-5, L-6, L-7, L-9, L-10, L-11, L-12, L-13, L-14, L-15, L-16, L-17, L-18, L-19, L-20, L-21 and L-22. As part of each and all subsequent FDPs, further landscaping details for each Building Site shall be provided in general conformance with the actual types and the quantity, quality and species of plantings and landscape materials shown on the CDP. Such landscape plan shall include the location of all known utilities and sight distance requirements overlaid on the planting plan. Landscaping may be modified during site plan review for each Building Site to allow for final engineering and design considerations, including, but not limited to, final utility locations, LID facilities, sight distance requirements, Fire Marshal access, and other applicable requirements, provided that such modifications are in substantial conformance with the FDP.

31. Detailed Landscape Plan. As part of the site plan submission for each Building Site on the Application Property, the Applicant shall submit to UFMD of DPWES for review and approval, a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and landscaping materials shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures.

32. Street Trees and Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP but remain subject to such revisions as may be approved by the UFMD at the time of FDP and site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

    A. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area shall be provided.

    B. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm, with no barrier to root growth within four feet of the base of the tree shall be provided.

    C. Soil volume for Category III and Category IV trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet in Secondary Pedestrian Corridors where hardscape above tree rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volumes. Minimum soil volumes of 700

cubic feet will be achieved in areas of lower pedestrian volume and where hardscape is not required over tree rooting zones. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous planting area, a total soil volume of at least 500 cubic feet per tree shall be provided. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.

D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of the rezoning applications.

E. Trees zones shall be installed with a fully automatic drip irrigation system.

F. Tree grates shall only be required if necessary to maintain a certain sidewalk dimension.

TREE PRESERVATION

33. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the first and all subsequent site plan submissions. The tree preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of UFMD.

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 outside the limits of clearing and grading and 10 feet inside 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 FDP 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 tree preservation plan.

34. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the tree preservation plan for a Building Site. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site plan for a Building Site. The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained

in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities conducted pursuant to such site plan. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or be determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements of the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the bonds for tree preservation or replacement required by this proffer shall be released and returned to the Applicant.

35. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, landscape architect 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 a UFMD 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.

36. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the FDP approved for the Building Site, 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 approved FDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such trails and utilities.

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

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 fencing, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has 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.

38. 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 applicable site plan. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- 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 representative shall be informed when all root pruning and tree protection fence installation is complete.

39. 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 an approved FDP shall be done by hand without heavy equipment and shall be 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.

40. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application 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 applicable tree preservation plan, and be reviewed and approved by the UFMD.

STREETSCAPE

41. Streetscape. Streetscaping shall be installed throughout the Application Property as generally illustrated on the CDP. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Outdoor display and outdoor dining areas shall be permitted within the building zone, but not within pedestrian sidewalk areas. Streetscaping elements may be adjusted at the time of FDP approval provided the quality of the streetscape is consistent with that shown on the CDP. Tree planting sites are set forth on the CDP, and are subject to revision as may be approved on the FDP or at site plan by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or a registered consulting arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection.

A. Invasive Species. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas.

B. Utilities. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines, shall be installed within the street network in accordance with the "Transportation Design Standards" for Tysons Corner Urban Center to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP and/or subsequent FDPs as determined by DPWES. If there is no other cost effective option as determined by the Applicant in consultation with DPWES and DPZ, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, and subsequent FDPs, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted with each FDP or FDPA filed subsequently to approval of the rezoning applications and shall include the location of any utility vaults and maintenance points to stormwater management facilities. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street

trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant may delete such trees without the need for the issuance of a minor modification approved by DPZ or the approval of a PCA, CDPA or FDPA.

C. Access to Stormwater Management Facilities. Maintenance access points to SWM Facilities (as defined in Proffer 94), and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape when feasible. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to Americans with Disabilities (ADA) requirements), be flush with the walkway, and meet ADA accessibility requirements.

D. Sight Distance. If determined at the time of site plan approval that street tree locations conflict with sight distance requirements, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches. However, in the event VDOT, Fairfax County or any applicable utility company does not approve such tree locations, the Applicant shall be permitted to delete tree location(s) in consultation with UFMD and without the need for the issuance of a minor modification approved by DPZ or approval of a PCA, CDPA or FDPA.

E. Fire Marshal. If determined at site plan approval that street tree locations conflict with Fire Marshal access comments, the Applicant shall make efforts to gain approval of said trees by making minor adjustments to their locations or by removing their lower branches. However, in the event the Fire Marshal does not approve such tree locations, the Applicant shall be permitted to relocate or delete those tree location(s) in consultation with UFMD and without the need for the issuance of a minor modification approved by DPZ or approval of a PCA, CDPA or FDPA.

F. Streetscape Materials. Unified and high quality streetscape materials shall be provided as generally shown on the CDP, and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided with all FDP and FDPA submissions. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with the "Tysons Corner Urban Design Guidelines" endorsed by the Board on January 24, 2012 and coordinated with the Tysons Partnership, but shall not be subject to approval by the Tysons Partnership. Coincident with the construction of those Building Sites with frontage on Route 123, the Applicant shall provide such streetscape elements in accordance with the Tysons Corner Urban Design Guidelines. Such elements

may require the enhancement and/or replacement of those streetscape elements provided by others.

G. Signage. Signage for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Alternatively, the Applicant may seek approval of a Comprehensive Sign Plan ("CSP") for all or a portion of the Application Property. The placement of traffic control signage on public streets shall be coordinated with, and is subject to, VDOT review and approval. Wayfinding signage and elements shall be coordinated with the Tysons Partnership so as to facilitate a consistent wayfinding and signage system throughout the Tysons East District, but shall not be subject to approval by the Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

H. Maintenance. The areas between the back of curb and the back of the clear pedestrian sidewalk whether located within the public right-of-way or on private land with public access easements shall be designated as the Pedestrian Realm. The Applicant, or the Administrative Group (the "AG," as defined in Proffer 85), once established, on behalf of the Applicant, shall be responsible for obtaining all required VDOT permits related to the Pedestrian Realm, for maintaining and replacing in-kind all Pedestrian Realm elements, including those located within or abutting public right-of-way. The Applicant or AG shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant or the AG to perform such maintenance within publicly-owned portions of the Pedestrian Realm. Neither the Applicant nor the AG shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant or the AG. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant and/or AG without the requirement for a PCA. Maintenance commitments include, but are not limited to:

(i) All plantings including trees, shrubs, perennials, and annuals;

(ii) All associated irrigation elements, exclusive of the public water supply;

(iii) All hard surfaces;

(iv) All streetscape furnishings including benches, bike racks and non-standard structures;

(v) All lighting poles, brackets and fixtures, exclusive of Dominion Virginia Power electric service;

(vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes, exclusive of Dominion Virginia Power electric service;

(vii) Snow removal;

(viii) Leaf removal;

(ix) Trash, recycling and litter removal;

(x) Decorative retaining walls;

(xi) Special drainage features, such as Low Impact Design facilities; and

(xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development the Applicant shall provide interim streetscape improvements as described herein.

I. Ownership of the Streetscape/Pedestrian Realm. Portions of the streetscape/Pedestrian Realm shall be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on the CDP Sheet C-21, subject to the following conditions:

(i) The County shall permit all stormwater and other facilities to be constructed and maintained as generally shown on the CDP, as may be amended by future FDPs not submitted concurrent with the CDP, subject to the Applicant accepting maintenance responsibilities for such facilities;

(ii) The County shall permit the Applicant to use security-related features, including, but not limited to, bollards, that are constructed within streetscape areas and shown on an approved FDP. The FDP shall include a narrative describing the importance/necessity of the features for a specific tenant;

(iii) The Applicant shall continue to maintain the Pedestrian Realm facilities as described in these proffers;

(iv) Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur at site plan for a Building Site; and

(v) Dedications shall be subject to a reservation held by the Applicant to allow future utility installation, construction access, temporary construction and grading, and other easements reasonably necessary for the convenient development, operation, maintenance, repair and/or redevelopment of the Applicant's adjacent property.

J. Private Ownership of Streetscape/Pedestrian Realm. The Applicant shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the streets and the area of the landscape amenity

panel/sidewalk can be accepted by as public streets. The Applicant shall dedicate and convey in fee simple right-of-way, including the area of the landscape amenity panel/sidewalk, to the Board at time of site plan approval, with the following exceptions:

(i) If at the time of site plan approval it is determined that stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. This reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas continue to be unacceptable to VDOT and/or Fairfax County for inclusion in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus shelters as determined at the time of FDP or site plan.

(ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. The reservation area shall include

easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or Fairfax County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus shelters as determined at the time of FDP or site plan.

K. Interim Conditions. Due to the size of the Application Property and the time anticipated for its full build-out, phased redevelopment may result in various interim conditions associated with the Application Property as reflected on the CDP. At the time of FDP submission for a Building Site, the Applicant shall identify the specific proposed interim conditions within such FDP area and the area immediately abutting it and shall ensure such conditions provide safe and reasonable pedestrian connections and vehicular access and circulation. Phased conditions as shown on the FDP shall comply with the following general standards:

(i) Application of a temporary screening system (which may be removable) to the façades of above ground parking garages that will be interior when later phases are complete, but that are exposed at phase lines for more than a one-year period. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent façades and/or vegetation or other techniques, and shall partially obscure the garage view from outside the garage until the next phase is constructed. As may be appropriate, the specific temporary screening system to be utilized for each garage shall be determined at the time of FDP submission and depicted on the FDP. Other alternate temporary garage screening and the use of banners consistent with Article 12 or any approved Comprehensive Sign Plan and/or temporary art works as a part of the screening system may be approved at the time of FDP approval;

(ii) Grading and seeding of areas on the Application Property, where existing improvements are removed to accommodate a portion of the development shown for each Building Site, but which are not used for construction staging and/or are not scheduled to have construction commenced on them within 12 months; and

(iii) Provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements. Signage shall comply with Article 12 of the Zoning Ordinance or alternatively with an approved Comprehensive Sign Plan.

L. Incorporation of Design Standards. The Applicant reserves the right, in its sole discretion, to utilize and follow in part, or in whole, the "Tysons Corner Urban Design Guidelines" endorsed by the Board of January 24, 2012 in lieu of the design specifications of these proffers to the extent such specifications are covered by such guidelines.

PRIVATE RECREATION FACILITIES

42. Private Amenities and Recreational Facilities for Residential Uses. Pursuant to Paragraph 2 of Section 6-508 and Paragraph 2 of Section 16-404 of the Zoning Ordinance, the Applicant shall provide a minimum of $1,700.00 per market-rate and workforce residential dwelling unit toward construction of developed on-site recreation facilities for each residential building. Prior to final bond release for each building, the balance of any funds not expended, as determined by DPWES, shall be contributed to the Fairfax County Park Authority ("FCPA") for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided for each individual residential building, or shared between two or more residential buildings, which shall be for the use and enjoyment of the residents of those buildings, shall be determined at the time of subsequent FDP approval. Amenities to be provided may include, but are not limited to:

A. Private exterior recreational areas or courtyards, which may be located on the top of residential buildings, upper levels of parking podiums or in at grade open areas, which may include pool facilities, informal seating areas, sport courts, landscaping, rooftop gardening areas, hardscape areas, passive recreation areas, or other private amenities and recreational facilities as determined by the Applicant.

B. Interior fitness centers furnished with exercise equipment that may include, but are not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

C. Club rooms and/or entertainment centers for resident gatherings.

The Applicant reserves the right to construct a health club or gym within one or more of the office buildings or the hotel on the Application Property. The Applicant shall have the option of allowing residents of the Application Property to use the facility at no cost.

Said facilities shall be determined at time of FDP submission for the Building Site, and may serve as private recreation amenities for residents of the Application Property if residents are not charged for use. Should this option be implemented, and residents are allowed to use the facility at no cost, the construction costs of the facilities may be counted toward the minimum recreation expenditure described herein.

PARKS AND OPEN SPACE

43. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible at grade park and open space areas shall be in general conformance with the concepts, locations and minimum acreages depicted on the CDP and as further described in these proffers as may be adjusted at time of FDP and site plan approval to allow for final engineering and design considerations. While public access easements shall be granted for these areas, the Applicant shall retain private ownership and reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. As shown on the CDP, the Applicant shall provide the following park and open space areas:

A. A Neighborhood Park on the Taylor Block as conceptually shown on Sheet L-10 of the CDP. The Neighborhood Park shall be constructed in two (2) phases with Taylor Building Site A and Taylor Building Site B. The Neighborhood Park may include, but not be limited to, multi-purpose courts, playgrounds and seating areas.

B. A naturalized park on the Taylor Block as conceptually shown on Sheet L-6 of the CDP. The naturalized park shall be constructed with Taylor Building Site A and shall include passive recreation opportunities that may include, but not be limited to, a trail, terrace and overlook.

C. A Gateway Park on the Van Buren Block as conceptually shown on Sheet L-9 of the CDP. The Gateway Park shall be constructed with the Van Buren Block. The Gateway Park may include, but not be limited to, playgrounds and seating areas.

D. A Corner Park on the Taylor Block as conceptually shown on Sheet L-10 of the CDP. The Corner Park shall be constructed with Taylor Building Site C. The Corner Park may include, but not be limited to, shaded and non-shaded seating areas, tables for dining and board games, and a focal element such as public art or a water feature.

E. Andrew Way Plaza on the Johnson Block as conceptually shown on Sheet L-7 of the CDP, which shall serve as the focal point of Station Street. Andrew Way shall be constructed with either Johnson Building Site C or Johnson Building Site D, whichever is constructed last. Andrew Way may include, but not be limited to, water features, café seating, benches, landscaped areas, play areas, terraced paving, and performance and event space.

44. Tabulation of Open Space. The publicly-accessible open space tabulations as set forth on the CDP shall be achieved when redevelopment of the entire Application Property is complete, in accordance with Paragraph 2 of Section 16-403 of the Zoning Ordinance.

PUBLIC SCHOOLS CONTRIBUTION

45. Public Schools Contribution. Prior to the issuance of the first RUP for each residential building, the amount of $9,378.00 per student for students projected to be generated by such building shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by these residential buildings will attend. This contribution shall be based on student yield ratios of 0.047, 0.013 and 0.027 per unit for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for each residential building.

    If prior to site plan approval for a residential building, the County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 101. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

TRANSPORTATION IMPROVEMENTS

46. Definition of "Construct". The term "construct" as used with respect to the road improvements referenced in these proffers shall mean such road improvement is open for use by the traveling public whether or not such improvement has been accepted by VDOT for maintenance.

47. Transportation Design Standards for Tysons Corner Urban Center. All public and private streets within the Application Property and proposed herein shall be subject to and designed in general conformance with the Transportation Design Standards for Tysons Corner Urban Center dated September 13, 2011, as may be amended, subject to the approval of any permitted waivers/modifications which may be granted.

48. Internal Grid of Streets. The Applicant shall construct a grid of streets on the Application Property in conjunction with the redevelopment of each Building Site in accordance with the Phasing Sheets and in substantial conformance with the CDP. Frontage improvements along Colshire Drive and Colshire Meadow Drive and any other public street may be constructed pursuant to VDOT public roadway improvement plans (the "Road Plans") as described more fully in Proffer 50. In such an event, all other improvements (other than the roadway frontage) shown on the CDP will be constructed in accordance with the phasing exhibits for each individual building.

    The functional classification of the roadways comprising the grid of streets on and abutting the Application Property is summarized below:

Street	Classification
Dolley Madison Boulevard	Low Speed Boulevard
Anderson Road	Avenue
Colshire Drive (between Dolley Madison Boulevard and Colshire Meadow Drive)	Avenue
Colshire Drive (south of Colshire Meadow Drive and terminus)	Local Street (Public)
Old Meadow Road	Collector
Colshire Meadow Drive	Collector
South Dartford Drive (from Dolley Madison Boulevard to Colshire Meadow Drive)	Local Street (Public)
South Dartford Drive (from Colshire Meadow Drive South)	Collector
Station Street	Local Street (Private)
Grant Road	Local Street (Public)
Lincoln Street	Local Street (Public)

49. Station Street. The Applicant proposes to construct Station Street as shown on the CDP as a private street since a parking garage and utilities, which may include stormwater management facilities, are intended to be constructed beneath the street. A public access easement in a form acceptable to the County Attorney shall be granted for the vehicle travelway and streetscape zone.

50. On-Site Road Improvements. All on-site public road improvements, on-site Private Streets, and on-site Private Access Drives together with appropriate/required pavement transitions shall be constructed with the redevelopment of individual Blocks/Building Sites as discussed above and as reflected on the Phasing Sheets, subject to VDOT approval. Such improvements shall be constructed prior to issuance of the first initial RUP or Non-RUP for the individual new building to be constructed. Such on-site road improvements shall consist of the following:

A. Colshire Meadow Drive. In conjunction with the submission of the first site plan for the first of the Grant Building Site B, Taylor Building Site B, Hotel Block, Van Buren Block or Johnson Building Sites C or D, the Applicant shall submit a VDOT public roadway plan (the "Road Plan") for the ultimate improvement of Colshire Meadow Drive from Old Meadow Road to Anderson Road including the realignment of the Colshire Meadow Drive intersections with Colshire Drive and Anderson Road but excluding the bridge over Scotts Run (the timing for which is outlined in Proffer 99.C.; Colshire Meadow Drive shall ultimately be constructed as generally reflected on CDP sheets C-4 through C-9 consistent with the Phasing Sheets and the typical sections presented on CDP sheet C-21. The extent, final design and timing of these ultimate improvements to Colshire Meadow Drive, as generally described and referenced above, shall be provided in conjunction with

the redevelopment of individual Building Sites/Blocks and determined at the time of site plan approval for that Building Site/Block. Each Applicant, as to its respective Building Site/Block reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in separate segments, as long as at least the frontage improvements for the respective individual Building Site have been constructed prior to the issuance of the first initial RUP or Non-RUP for that building reflected on the site plan. Notwithstanding the aforementioned timing of the construction of Colshire Meadow Drive, Colshire Meadow Drive shall be constructed in its entirety between Old Meadow Road and Anderson Road (excluding the bridge over Scotts Run) no later than thirty-six (36) months after the issuance of the first initial RUP or Non-RUP for the fourth (4th) of the Blocks or Building Sites referenced above. In such event, the Applicant may use any funds escrowed by others with the County for the improvement of Colshire Meadow Drive.

If an improvement to the section of Colshire Meadow Drive between Anderson Road and South Dartford Drive, including the intersections with Anderson Road and/or South Dartford Drive, is constructed by others prior to site plan submission for either the Garfield or Van Buren Blocks, then the Applicant shall dedicate and convey upon demand by Fairfax County such right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) interim access to/from the existing/planned buildings located on the Van Buren and Garfield Blocks is maintained at all times for only the period prior to redevelopment of those two (2) Blocks; and (ii) such improvements to either Block are minimized and coordinated with the Applicant prior to approval of the site that includes the Colshire Meadow Drive improvement. In such event, the Applicant will escrow its share of the cost of the ultimate improvements along the Garfield Block's Old Chain Bridge Road frontage. Those specific improvements, as reflected on Sheet A6.05 of the CDP along the Van Buren Block's frontage would then be constructed with the redevelopment of the Van Buren Block.

If an improvement to the section of Colshire Meadow Drive between South Dartford Drive and Colshire Drive (excluding the intersection with Colshire Drive) is constructed by others (including Fairfax County) prior to the site plan submission for either of the Johnson Building Sites C or D, then the Applicant shall dedicate and convey upon demand by Fairfax County such right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) access to/from the existing Johnson I and II (MITRE 4) buildings (as identified on CDP Sheet C-3A) is maintained at all times prior to the period of redevelopment of those sites; and (ii) such improvements are minimized and coordinated with the Applicant prior to approval of the site plan that includes the improvements to Colshire Meadow Drive as defined in this Paragraph. In such event, those specific streetscape improvements along the Johnson Building Sites C and D would then be constructed with their individual redevelopment.

In the event Johnson Building Site C or D is the first of the six buildings referenced above to be constructed then, and only then, would the Applicant (at

his sole discretion) construct the ultimate section of Colshire Meadow Drive from the easternmost bridge approach over Scotts Run east to and including the intersection improvements to Colshire Drive and South Dartford Drive, as well as the section of Station Street between Colshire Drive and South Dartford Drive and South Dartford Drive between Route 123 and Colshire Meadow Drive. In such event, the Applicant reserves the right to seek credit against the Tysons Grid Fund (as described in Proffer 64.E) for those improvements to Colshire Drive and Colshire Meadow Drive described herein.

B. Colshire Drive Realignment. Concurrent with the rezoning applications, the Applicant has submitted a request to FCDOT for the abandonment and conveyance of certain portions of existing dedicated fee simple right-of-way of Colshire Drive to support a new alignment thereof from Route 123 South to and including its intersection with Colshire Meadow Drive as shown on the CDP. Said realignment shall also require dedication of right-of-way by the Applicant as also shown on the CDP. Upon approval of the abandonment and conveyance request by the Board, which is expected to occur approximately thirty (30) days subsequent to the approval of the rezoning applications, or as soon thereafter as possible, the Order of Abandonment and Deeds of Conveyance to the Applicant, and the Deeds of Dedication from the Applicant to Fairfax County (collectively referred to as the Order and Deeds) shall be placed in escrow with Fairfax County. Colshire Drive shall continue to be owned by Fairfax County and maintained by VDOT in its current alignment pending the transfer of title which will occur upon recordation of the Order and Deeds as described below. Upon the submission of an FDP for the redevelopment of the first of the Hotel Block or Johnson Building Site C, the Order and Deeds shall be recorded among the land records of Fairfax County and Colshire Drive shall then be reconstructed as generally reflected on the CDP consistent with the Phasing Sheets, the typical sections presented on the CDP and as may be approved by VDOT. Prior to recordation of the Order and Deeds, no actions shall be taken by either party that would adversely affect title or future recordation of the Order and Deeds, except as may be required by Law and/or Ordinance. The extent, final design and timing of these ultimate improvements to Colshire Drive as generally described and referenced above shall be completed as a single public road improvement project prior to the issuance of the first RUP or Non-RUP for either the Hotel, or Johnson Building Site C, whichever shall first occur.

In no event will the Applicant be restricted from submitting and/or gaining approval of a FDP, FDPA, CDPA and/or site plan pending VDOT and FCDOT's review and approval of the road improvement project described above. Neither shall issuance of any RUP or Non-RUP (except for the Hotel or Johnson Building Site C as described above) associated with the Application Property be limited or restricted.

C. Grant Road. In conjunction with the development of Grant Building Site A, the Applicant shall construct Grant Road as a two-lane, public, local, street with on-street parking provided along the east side. The intersection of Route 123 and

Grant Road shall be designed and constructed to ultimately permit right-in/right-out movements. Notwithstanding what is noted on Sheet C-9 of the CDP, the Applicant acknowledges that right-out movements from Grant Road onto existing Route 123 at this location may be restricted by VDOT if conditions so warrant at the time of site plan submission for Grant Building Site A. The Applicant however reserves the right to seek unlimited right-in/right-out access approval by VDOT at this location at any time.

D. Access to Lincoln Building Site A. If the adjacent property identified as Fairfax County 2012 tax map 29-4 ((6)) 101B (the "GEICO" property) redevelops prior to the site plan submission for development of Lincoln Building Site A, the Applicant shall provide right-of-way dedication of 20.5 feet along the common property line and ancillary easements up to an additional ten (10) feet abutting such right-of-way in order to construct a consolidated entrance to both properties opposite Colshire Meadow Drive. Said dedication and/or easements shall only be provided if the adjacent property owner records a public access easement over said consolidated entrance to facilitate future access to and from Lincoln Building Site A. In such event, the Applicant shall be permitted to make such changes to the existing Lincoln Building Site A's, surface parking lot without the need for a CDPA and/or PCA, or site plan modification. Said improvements shall not be deemed implementation of the improvements shown on the CDP for Lincoln Building Site A for purposes of compliance with proffer obligations.

Notwithstanding the above, in the event the Lincoln Building Site A develops prior to the GEICO property, the Applicant shall endeavor to consolidate its entrance with GEICO to provide a single shared use entrance opposite Colshire Meadow Drive. In the event GEICO refuses and VDOT does not permit two (2) entrance/exits in proximity to one another then the Applicant shall construct either an alternative access from Old Meadow Road to serve the Lincoln Building Site A garage and/or such other interim connection to and from Old Meadow Road in order to minimize conflicts with the existing GEICO entrance/exit. Such alternative access will be evaluated with VDOT and FCDOT at the time of FDP submission for Lincoln Building Site A and may be further refined at site plan without the need for a PCA, CDPA or FDPA.

E. Other Public Street Improvements. All other public street improvements (including Old Meadow Road, Anderson Road, Chain Bridge Road) shall ultimately be constructed as reflected on CDP sheet C-4, the phasing exhibits reflected on the Phasing Sheets and the typical sections presented on CDP sheet C-21. The extent, final design and timing of these other public street improvements shall be provided in conjunction with the redevelopment of individual Blocks or Building Sites and shall be determined at the time of site plan approval for those individual Blocks or Building Sites. Each Applicant, as to its respective Block, or Building Site reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in separate segments, as long as at least the frontage improvements for the respective

Block or Building Site have been constructed prior to the issuance of the first initial RUP or Non-RUP for that Block or Building Site site plan.

F. Service Streets (Private Alleys). With the redevelopment of individual Building Sites, any private service streets and access roads as shown on the CDP and phasing exhibits shall be constructed (unless already constructed by others) and open for use by the public and a public access easement in a form acceptable to the County Attorney shall be granted prior to the first initial RUP or Non-RUP for the respective building.

51. Off-Site Transportation Improvements. The following off-site transportation improvements shall be provided by the Applicant as more fully described below:

A. Prior to the issuance of the first initial RUP or Non-RUP for the last of the Van Buren or Westgate Blocks, the Applicant shall construct a second left-turn lane on Route 123 onto Anderson Road including any signal modifications (including replacement of the existing signal) to a standard as may be required by VDOT and within existing rights-of-way and subject to VDOT approval and permitting as generally shown on the CDP.

B. Prior to the issuance of the first RUP or Non-RUP for the third building to be constructed on the Johnson Block, the Applicant shall construct a 200 foot extension of the full width southbound dual left-turn lanes on Route 123 onto Colshire Road within existing rights-of-way and subject to VDOT approval and permitting as shown on the CDP.

C. In the event VDOT, Fairfax County and/or others (but not the Applicant) initiates and funds the Super Street Concept for the segment of Route 123 between the Dulles Access Road and I-495, before either of the triggers outlined in Proffers 51.A. and 51.B., then the Applicant's obligation to construct the left-turn lane enhancements listed in those same proffers is deemed null and void and the proffers are of no further force and effect. In such event, the Applicant shall then contribute $150,000.00 to the County towards the design and/or construction of the Super Street as described in Proffer 52. Such contribution to be made in two (2) equal installments of $75,000.00 each paid at the time of issuance of the first initial RUP or Non-RUP consistent with the timing established in Proffers 51.A. and 51.B. above.

52. Route 123 Super Street Concept. The Applicant shall provide the following:

A. No later than two years after the approval of these rezoning applications, the Applicant will complete and submit in consultation with VDOT and FCDOT and for their review and approval, advanced preliminary design (30% complete) plans (the "APD Plans") for the modification of Route 123 between Anderson Road and the planned median break just to the west of Old Meadow Road as a super street, as recommended by the Tysons East District CTIA and as shown on Sheet C-4 of the CDP. The Applicant shall not be required to prepare and/or submit any

Interchange Modification/Justification Requests (IMR/IJR) or traffic analyses to FCDOT, VDOT and/or FHWA in conjunction with the APD Plans referenced in this Proffer.

B. The APD Plans will include recommendations for bicycle and pedestrian crossing facilities to be integrated with the super street concept.

C. The Applicant shall contribute a total of $800,989.00 (equivalent to approximately $0.126 per square foot of new GFA) to Fairfax County towards the reconstruction of that segment of Route 123 described in subparagraph 52.A. as a super street. Notwithstanding Proffer 101, these contributions only shall be adjusted at the time of payment and from the date of VDOT's approval of the APD Plans and as permitted by Section 15.2-2303.2 of the Code of Virginia as amended. Twenty-five percent (25%) of the total contribution (approximately $200,247.00) shall be paid coincident with the approval of the second site plan for the Application Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments of twenty-five percent (25%) each at the time of site plan approval for each of the subsequent three (3) new buildings.

D. In no event will VDOT and FCDOT review and approval of the APD Plans be a condition of FDP, FDPA, CDPA and/or site plan submission and/or approval, or a condition to issuance of any RUP or Non-RUP associated with any Block or Building Site on the Application Property with the exception of those Blocks/Building Sites with frontage along Route 123 and identified for purposes of this Proffer as Grant Building Site A, Johnson Building Sites A and B and the Westgate Block. For those Blocks/Building Sites with frontage along Route 123 (excluding the Garfield Block), such APD Plans must be approved by VDOT and FCDOT prior to the issuance of any RUP or Non-RUP for any of those four (4) Block or Building Sites identified in this Paragraph.

E. For purposes of this Proffer, the APD Plans will be deemed *approved* if no comments have been received from VDOT and FCDOT within 90 days after final submission.

53. Interim/Partial Super Street Option. The Applicant shall complete the following subject to the conditions outlined below:

A. In the event VDOT and FCDOT upon review of the APD Plan referenced in Proffer 52.A above and, in consultation with the Applicant, determines an interim/partial portion of the Super Street between Anderson Road and Old Meadow Road including transitions can be constructed without the need for FHWA review/approval of an Interchange Modification/Justification Request (IMR/IJR) associated with either the Beltway (I-495) or the Dulles Access Road, then the Applicant shall complete the following:

(i) Final design plans (the "Final Design Plans") to be reviewed and approved by VDOT and/or FCDOT for that portion of Route 123 between Anderson Road and Old Meadow Road to be constructed including appropriate transitions;

(ii) Construction of only those roadway improvements reflected in the Final Design Plans that shall not exceed the total contribution referenced in Proffers 51.C and 52.C (or $950,989.00); and;

(iii) Modifications to the signals on Route 123 at Old Meadow Road, Colshire Drive and/or Anderson Road as needed to accommodate the interim/partial Super Street.

B. In the event VDOT and FCDOT, in consultation with the Applicant, agree to permit the construction of an interim/partial portion of the Super Street as described herein, then the Applicant's obligations with respect to Proffers 51.A., B. and C. and 52.C. and D. above are deemed null and void and those proffers of no force or effect. Further in such event, the interim/partial Super Street shall be constructed within twenty-four (24) months after the issuance of the last initial Non-RUP of for the second of the Grant Building Site A, Johnson Building Sites A or B, or the Westgate Block.

C. In no event will VDOT and/or FCDOT review and approval of the Final Design Plans be a condition of FDP, FPA, CDPA and/or site plan submission and/or approval associated with any Block or Building Site on the Application Property with the exception of those Blocks/Building Sites with frontage along Route 123 as more specifically described in Proffer 52.D. above.

D. For purposes of this Proffer, the Final Design Plans will be deemed *approved* if no comments have been received from VDOT and FCDOT within 120 days after final submission.

54. Supplemental Traffic Analyses. At the time of FDP or site plan submission for each new Building Site subsequent to the rezoning applications, supplemental operational traffic analyses of points of access to the Building Site shall be provided if requested by VDOT and/or FCDOT, and only if the trip generation associated with an individual Building Site within the limits of the FDP or site plan is more than 100 additional directional peak hour trips (inbound or outbound) over that anticipated as reflected on the CDP and in the Traffic Impact Study prepared by Wells & Associates dated May 23, 2011 as revised through November 30, 2012. Such supplemental operational analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular Building Site.

55. Notification Letter. At the time of filing the first site plan for each new Building Site on the Application Property, a notification letter shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards for Tysons Corner.

56. Old Meadow Road/Colshire Meadow Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Old Meadow Road/Colshire Meadow Drive intersection shall be submitted within twelve (12) months after issuance of the first initial RUP or Non-RUP for the first new building to be constructed on either the Lincoln or Grant Block. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site (2012 Tax Map: 29-4 ((6)) 96A), as further defined herein, no later than twelve (12) months following approval of the warrant.

In the event the signal is not warranted within the twelve (12) months after issuance of the first RUP or Non-RUP for the first new building constructed on either the Lincoln or Grant Block, then the Applicant shall conduct a second warrant analysis twelve (12) months after the issuance of the last RUP or Non-RUP for the fourth building to be constructed on the combined Lincoln, Grant and Taylor Blocks. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site, no later than twelve (12) months following approval of the warrant.

If not warranted with the second analysis, then the Applicant shall complete a third warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is then warranted, the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision for pre-emption for a future fire station on the Taft Site, no later than eighteen (18) months following approval of the warrant. If not warranted with the last new building on the Application Property, then the Applicant's obligation to construct or fund such signal is deemed null and void and this proffer is of no further force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

57. Colshire Meadow Drive /Colshire Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Colshire Meadow Drive/Colshire Drive intersection shall be submitted within twelve (12) months after issuance of the first RUP or Non-RUP for the first new building to be constructed on either the Hotel Block or Johnson Building Site C. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than twelve (12) months following approval of the warrant and reflecting the realignment of the Colshire Meadow Drive/Colshire Drive intersection.

In the event the signal is not warranted within the twelve (12) months after issuance of the first RUP or Non-RUP for the first new building constructed on either the Hotel Block or Johnson Building Site C, then the Applicant shall conduct a second warrant analysis twelve (12) months after the issuance of the last RUP or Non-RUP for the final new building to be constructed on the combined Hotel, Johnson and Taylor Blocks. In

the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than twelve (12) months following approval of the warrant.

If not warranted with the second analysis, then the Applicant shall complete a third warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is then warranted, the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than eighteen (18) months following approval of the warrant. If not warranted with the last new building on the Application Property, then the Applicant's obligation to construct or fund such signal is deemed null and void and this proffer is of no further force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

58. Old Meadow Road/Lincoln Street Traffic Signal. Within twelve (12) months after the issuance of the final Non-RUP for the Lincoln Block, the Applicant will conduct a warrant study for a new traffic signal at the intersection of Old Meadow Road and Lincoln Street. In the event the signal is warranted, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision of pre-emption for a future fire station on the Taft Site, no later than twelve (12) months after approval of the warrant.

In the event the signal is not warranted at that time, then the Applicant shall complete a second warrant study within twenty-four (24) months after the issuance of the first RUP or Non-RUP for the last new building to be constructed on the Application Property. In the event the signal is warranted then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT and provision of pre-emption for a future fire station on the Taft Site, no later than eighteen (18) months after approval of the warrant. If the signal is deemed not warranted by VDOT at that time, then the Applicant's obligation to this signal is deemed null and voice and this proffer is of no force or effect.

At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this intersection if available.

59. Colshire Meadow Drive/South Dartford Drive Traffic Signal. If not previously conducted by others, then within twelve (12) months after the issuance of the first RUP or Non-RUP for the second new building constructed on the Westgate Block, Van Buren Block A, Johnson Building Site B or Johnson Building Site D, the Applicant will conduct a warrant study for a new traffic signal at the intersection of Colshire Meadow Drive/South Dartford Drive. Said warrant study will include not only build out of the two buildings constructed at the time of submission but an additional future scenario that includes all four (4) buildings. If the signal is warranted with the two (2) constructed buildings, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than twelve (12) months after

approval of the warrant. If not warranted until occupancy and build out of all four (4) buildings, then the Applicant shall design, equip and install said signal, including those pedestrian features as may be required by VDOT, no later than issuance of the final RUP or Non-RUP for the fourth building. At any time, the Applicant may use any funds which have been escrowed with the County by others towards the signalization of this location if available. In the event the signal is not warranted with the four (4) building scenario, then the Applicant shall escrow $150,000.00 towards the cost of future signalization of this intersection by others.

60. Traffic Signal Modifications. If not previously completed by others, and concurrent with the site plan for the Van Buren Block, or the completion of the intersection improvements at Anderson Road/Colshire Meadow Drive, whichever occurs last, a signal modification plan for the Anderson Road/Chain Bridge Road intersection shall be submitted to VDOT and such signal modifications, including pedestrian enhancements as may be required by VDOT and in accordance with the phasing exhibits shall be constructed.

61. Dolley Madison Boulevard Signal Timing Plans. Concurrent with the approval of the first site plan for the third office building to be constructed on the Application Property, the Applicant shall contribute a total of $50,000.00 to be used to modify the signal timings in the Dolley Madison Boulevard corridor between the Capital Beltway and the Dulles Access Road. If at time of site plan submission for the eighth (8th) new building on the Application Property, signal timing modifications have not been requested by VDOT for the Route 123 corridor, the County may utilize those funds for other transportation improvements/enhancements in the Tysons East District.

62. Fire Station Pre-emptive Signal Installation(s). When a fire station is constructed on the Taft Site, then the Applicant, prior to the issuance of a Non-RUP for the fire station, shall complete the following: (i) signal pre-emption at new signals warranted by VDOT and approved for construction on Old Meadow Road as referenced in Proffers 56 and 58 and at Old Meadow Road and Old Meadow Lane; and (ii) install signal pre-emption at the existing Old Meadow Road/Route 123 intersection.

63. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, any of the required transportation improvements have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement.

64. Grid of Streets Transportation Fund (the "Tysons Grid Fund") Contribution. The Applicant shall contribute the sum of $6.44 per square foot of GFA for new non-residential space and $1,000.00 per residential unit constructed on the Application Property in accordance with the Tysons Grid Fund adopted by the Board on January 8, 2013, as amended and subject to credits/in-kind contributions as permitted and identified below. Pursuant to The Tysons Grid Fund Guidelines (the "Guidelines"), the Applicant's contribution to the Tysons Grid Fund shall be made on a building by building basis in accordance with the Guidelines.

Pursuant to the Guidelines, the Applicant has identified in conjunction with the rezoning application those improvements eligible for credit and the amount of credit (in whole or in part) based on his proportional impact on said improvement as determined based on data reflected in the Tysons East CTIA, as well as the Site Traffic Impact Analysis prepared by Wells + Associates for Scotts Run Station dated May 23, 2011 as revised through November 30, 2012.

A. Seventy-five percent (75%) of the hard and soft costs associated with the construction/replacement of the Colshire Meadow Drive Bridge over Scotts Run;

B. Costs associated with the widening of Colshire Meadow Drive along the Kiss-n-Ride Site frontage only equal to ½ of a four-lane, undivided cross-section;

C. Costs associated with the widening of a ½ section of Colshire Drive along the Kiss-n-Ride Site frontage only;

D. One hundred (100%) of the costs associated with the preparation of APD Plans for the improvement of Route 123 as a Super Street as described in Proffer 52.A if submitted to VDOT and FCDOT within one (1) year of rezoning approval, as opposed to the timeline established in Proffer 52.A;

E. Full credit for the preparation/submission/approval of Final Design Plans and construction of an interim/partial portion of the Super Street as described more fully in Proffer 53; and

F. _____ percent (__%) of the costs associated with the advancement of Colshire Meadow Drive, Colshire Drive and South Dartford Drive as described in Proffer 50.A.

G. In the event the Applicant must obtain off-site rights-of-way and/or easements to construct any of the improvements listed above, then the cost of such acquisition shall also be creditable against the Grid Fund. Any excess credits associated with the provision of in-kind projects may be applied to the Scotts Run Station North (RZ 2011-PR-009) application.

65. Buy Out – Phase I District. At least sixty (60) days prior to recording any residential condominium documents that would change the use of one or more Building Sites from a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business which is taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that Building Site. Prior to recording the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes based on the use of that Building Site prior to becoming subject to the condominium that will be lost as a result of recording the

condominium documents, in accordance with a formula approved by the Board of Supervisors.

66. Tysons-Wide Transportation Fund (the "Tysons-Wide Fund") Contribution. The Applicant shall contribute the sum of $5.63 per square foot of GFA for all net new non-residential development and $1,000.00 for each residential unit constructed on the Application Property in accordance with the Tysons-Wide Fund as adopted by the Board on January 8, 2013, as amended and subject to credits as may be permitted by the Board. The contribution shall be made on a building by building basis as set forth in the adopted Tysons-Wide Fund. This contribution shall not apply to any public facilities constructed on the Application Property. These payments may be made earlier than required pursuant to this paragraph at the sole discretion of the Applicant.

In the event the Board expands the list of Tysons-Wide projects listed on Table 7 to include any of those improvements proffered to herein by the Applicant, then the Applicant reserves the right to seek pro-rata credit for such in-kind projects in accordance with the Board's guidelines for the Tysons-Wide Fund. Any pro-rata credit sought by the Applicant will be based on its proportional share of PM peak hour 2050 traffic forecasts as reflected in the Tysons East CTIA.

67. Congestion Management Plan. The Applicant shall prepare and implement a construction congestion management plan during construction of each Building Site, as appropriate, through its development/construction manager and the TPM (as defined in Proffer 86), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Application Property and on the public roadways adjoining the Application Property (each a "Congestion Management Plan").

A. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.

B. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with VDOT and FCDOT.

C. Such Congestion Management Plans shall be prepared by a qualified professional and submitted in connection with the VDOT permit for construction on the subject building site. In addition, the TPM shall coordinate any adjustments to the TDM Plan (as defined in Proffer 86) as necessary to address each Congestion Management Plan.

68. Bus Facilities. In conjunction with the improvement of Colshire Drive from Route 123 south to Colshire Meadow Drive as discussed in Proffer 50.B., the Applicant shall construct three (3) bus shelters with saw tooth bus bays along the west side of Colshire Drive and one (1) bus shelter with a saw tooth bus bay along the north side of Colshire Meadow Drive (if such bay is not to be used solely for lay-by operations and a shelter is

not needed as determined by FCDOT or WMATA. The Applicant's obligation to that shelter only may be deemed null and void) in substantial conformance with those shown on Sheets C-4, C-6 through C-8 and A6.04 of the CDP as approved by FCDOT and WMATA.

69. Circulator. A dedicated bus lane and/or shelter for the circulator shall be constructed on Colshire Meadow Drive with Taylor Building Site B as shown on Sheets C-4, C-6 through C-8, C-20F and A6.04 of the CDP. The design of the circulator shelter shall be coordinated with FCDOT at the time of site plan for Taylor Building Site B. Prior to implementation of circulator service in Tysons East, this lane may be used as interim on-street parking.

PEDESTRIAN CIRCULATION

70. Pedestrian Circulation. Pedestrian connectivity shall be provided throughout the Application Property generally consistent with the concepts shown on the "Pedestrian Circulation Plan" on Sheet L-2 the CDP, through the use of elements such as terraces, sidewalks, trails, bus shelters, bus pull-offs and lawn areas, including connections to open space, trails and/or sidewalks located off-site. Off-site connections to existing trails, sidewalks, and/or open space, if any, shall be constructed subject to receipt of all necessary off-site easements provided by others to the Applicant at no cost, other than administrative costs associated with recordation of said easement among the land records of Fairfax County. The Applicant shall make diligent efforts to obtain necessary off-site easements and, if requested, shall provide documentation demonstrating same to DPZ. If the necessary off-site easements cannot be obtained, the cost to construct the portion of such sidewalk or trail from the Application Property boundary to the existing or planned location of the off-site sidewalk or trail shall be escrowed with Fairfax County and, upon payment, the obligations of this proffer shall be deemed satisfied. Pedestrian connections, including off-site connections, interim connections and crosswalks, shall be included at FDP for each Building Site.

71. Trail Coordination on Route 123. Prior to installation of landscaping as shown on Route 123 with the Garfield Block, the Applicant shall coordinate with FCDOT regarding the installation of a pedestrian trail by others.

PUBLIC STREET RIGHT-OF-WAY

72. Public Streets. The Applicant shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the improvements proposed to existing and new public streets be accepted into the VDOT system for maintenance. As may be necessary with respect to all of the existing and new public streets, right-of-way as associated with each Building Site, and as may be further qualified by these proffers, shall be dedicated and conveyed to the Board in fee simple, as applicable, at the time of site plan approval. The dedicated area shall be shown at time of FDP and shall generally be from building zone to building zone as shown on the CDP and as further qualified by Proffer 41.J. In the event VDOT does not accept any dedicated public street as identified on the CDP and Proffer 50 for maintenance within seven (7) years of opening any street

for public use, then such street may be retained by the Applicant, within its sole discretion and upon notification of the same to FCDOT, as a private street subject to a public access and maintenance agreement in a form acceptable to the County Attorney. In such event, a PCA, CDPA and/or FDPA will not be required and any density credit accrued with dedication pursuant to Section 2-308 of the Zoning Ordinance shall be retained by the Applicant.

73. Public Street Standards. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with the "Transportation Design Standards for Tysons Corner Urban Center," dated September 13, 2011, as may be amended, and subject to any permitted modifications and/or waivers that may be granted.

74. Vacations and Abandonments. In the event any public street right-of-way located within the Application Property or that abuts the Application Property, is vacated and/or abandoned subsequent to approval of the rezoning applications, such right-of-way area will become zoned to the PTC District pursuant to Section 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Corner Urban Design Guidelines endorsed by the Board on January 24, 2012.

BICYCLE IMPROVEMENTS

75. Bicycle Lanes. Concurrent with construction of the street and streetscape improvements identified in these proffers, the Applicant shall provide pavement and striping for on-road bicycle lanes along the Application Property's frontages on Old Meadow Road, Colshire Drive (from Route 123 south to Colshire Meadow Drive), Colshire Meadow Drive, Old Chain Bridge Road and Anderson Road, all as shown on the CDP. Such lanes shall typically be four (4) to six (6) feet in width as shown on the CDP with the final dimension determined at the time of FDP approval. The time and installation of bicycle lane striping shall be subject to approval by VDOT in coordination with FCDOT at time of site plan approval for applicable individual Building Sites. In addition, the Applicant shall designate a northbound and southbound sharrow lane on Colshire Drive south of Colshire Meadow Drive subject to VDOT approval in consultation with FCDOT and in conjunction with the improvement of the intersection of Colshire Meadow Drive and Colshire Drive.

76. Bicycle Facilities. The Applicant shall provide bicycle racks, bike lockers, and/or bike storage areas on the Application Property, the specific locations of which shall be determined at the time of FDP approval, and may be further refined/modified at site plan, but in either event in consultation with FCDOT's Bicycle Coordinator or designee. The bicycle racks shall be as shown on the CDP, or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at FDP. Signage shall be posted on the exterior side of the buildings near the entrances to bike parking/storage space to indicate bike parking/storage.

PARKING

77. Parking. Parking on the Application Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. Tandem and valet parking, shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of spaces to be provided shall be refined with approval of the FDP and determined at the time of site plan approval based on the specific uses. If changes in the mix of uses result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the parking structures and buildings. The Applicant, to the extent feasible, shall provide controlled access to parking garages and, if installed, shall ensure that the control equipment is capable of counting vehicles entering and exiting all garages.

78. Future Revisions. The Applicant reserves the right to provide parking at different rates as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised rates shall not require a CDPA or PCA, provided there is no increase in the size or height of above-ground parking structures.

79. On-Street Parking on Private Streets. On-street parking may be provided on the private streets to meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to its respective Building Site, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

80. On-Street Parking on Public Streets. On-street parking spaces along the public street frontages associated with each respective Building Site may be constructed as generally shown on the CDP and as may be adjusted at the time of FDP and/or site plan approval. Notwithstanding what is shown on the CDP, on-street parking shall be provided on the south side of Colshire Meadow Drive along the frontage of the MITRE Block as permitted by FCDOT and VDOT. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of required parking spaces to be provided for each Building Site.

81. Unbundled Parking for Residential Uses. All for-sale residential units must be offered exclusive of parking (i.e., at a separate cost). All leases for residential units shall be offered exclusive of parking (i.e., at a separate cost).

82. Paid Parking for Non-Residential Uses. The Applicant may charge for parking on Building Sites, on a per-space basis, at rates that the Applicant deems to be market-

competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking levels associated with commercial building sites and on portions of the street network that are privately owned.

83. Temporary Trees on Interim Surface Parking Lots. Existing surface parking lots may be used for interim parking prior to replacement with parking garages or buildings and, in the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees. No interior parking lot landscaping shall be required nor provided for these interim surface lots.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

84. Tysons Transportation Management Association. The Applicant shall make a contribution to the Tysons Partnership towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.

A. The Applicant shall make a one-time contribution to the Tysons Partnership Transportation Council for the establishment of this future TMA based on a participation rate of $0.10 per gross square foot of new office uses and $0.05 per gross square foot of new residential uses to be constructed on the Application Property.

B. Thirty percent (30%) of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Application Property. The remaining seventy percent (70%) of the total contribution shall be paid in five (5) equal installments of fourteen percent (14%) each prior to the issuance of the first RUP or Non-RUP for the subsequent five (5) new buildings, but in any event no later than fifteen (15) years from the date of approval of these rezoning applications.

C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all marketing and/or monitoring functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.

D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Application Property. Further, any funds contributed to the Tysons Partnership Transportation Council would then be returned to the Applicant that paid such funds.

85. TDM Administrative Group. At such time as the Applicant has completed construction activities associated with the redevelopment of the Application Property and has terminated his marketing activities for the sale of any of the Application Property, then at such time, the Applicant's obligation to the administration of this TDM proffer shall be null and void and of no further force or effect. At such time, the TDM Administration Group (the "AG") shall fund, implement and administer the transportation demand management program (the "TDM Program") for the Application Property as described more fully below. The AG shall include one representative for each of the Building Sites depicted on the CDP. Prior to approval of the first site plan for new office development on the Application Property, evidence shall be provided to FCDOT that the terms and conditions associated with the AG have been established.

86. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Scotts Run Station Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated December 10, 2012 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Application Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the 10th new building to be constructed on the Application Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Application Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Application Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction."

For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each building on the Application Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million sq.ft. of GFA	30%
65 million sq.ft. of GFA	35%
84 million sq.ft. of GFA	40%
90 million sq.ft. of GFA	43%
96 million sq.ft. of GFA	45%
105 million sq.ft. of GFA	48%
113 million sq.ft. of GFA	50%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TDM Program Manager (TPM) TPM shall, in consultation with the County, provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

C. TDM Program Components – Site-Wide. The TDM Program shall include, but not necessarily be limited to, the following site-wide components, each of which are more fully described in the TDM Plan:

(i) TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real Time Transit Information.

(v) Transportation Access Guide.

(vi) Live/work/play marketing to new tenants.

(vii) Pedestrian/bicycle accommodations.

(viii) Monitoring/reporting.

(ix) Parking Management.

(x) Commuter Café.

D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.

(i) Residential Transportation Coordinators.

(ii) Try Transit Campaign for new residents.

E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.

(i) Office Transportation Coordinators.

(ii) Coordinated Outreach and Marketing Activities with TDM Providers.

(iii) Try Transit Campaign for new employees.

(iv) Provision of information with regard to Pretax Metrorail, Vanpool, and Bicycle Benefit Programs.

(v) Provision of information with regard to Guaranteed Ride Home Program.

(vi) Provision of information with regard to Carpool Matching Program.

(vii) Provision of information with regard to Telework and Variable Work Hours.

(viii) Provision of information with regard to Coordinate Outreach and Marketing Activities with TDM Providers.

F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

(i) TDM Program Manager. If not previously appointed, the Applicant or AG shall appoint and continuously employ, or cause to be employed, a TPM for Scotts Run Station. The TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Application Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the initial appointment of

the TPM. Thereafter the Applicant or AG shall do the same within ten (10) days of any change in such appointment.

(ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Application Property. Every calendar year thereafter but no later than September 15th, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Application Property. The Annual Report shall include, at a minimum:

a. Details as to the components of the TDM program that will be put into action that year;

b. Any revisions to the budget needed to implement the program for the coming calendar year;

c. A summary of existing development levels in the Tysons Corner Urban Center, as well as specific to Scotts Run Station;

d. A determination of the applicable Maximum Trips After Reduction for the Application Property;

e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and

f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Application Property in conjunction with each year's Annual Report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM, in conjunction with each annual report summarizing the results of the TDM Program to be submitted no later than September 15th (the "Annual Report"), shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for

such year. The expected annual amounts of the TDM Budget are further described in the TDM Plan.

G. TDM Account. The Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant through the TPM. The documents that establish the AG shall provide that the TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in the following year. In no event shall the TDM Budget exceed a baseline of $161,500.00 (this amount shall be adjusted annually from the date of rezoning approvals for the Application Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year in accordance with Proffer 86.F.(ii). The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

H. TDM Remedy Fund. At the same time the TPM creates and the Applicant funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund) with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of $0.40 per gross square foot of new office uses and $0.30 per gross square foot of new residential uses on the Application Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approvals of the Application Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

I. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Application Property. Such contributions shall be made one time on a building by building basis at the rate of $0.02 per gross square foot of new office or residential uses to

be constructed on the Application Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.

J. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Building Owners shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with Scotts Run Station, or for other TDM-related improvements or programs within Tysons Corner. To secure the Owners' obligations to make payments into the TDM Penalty Fund, the Owners shall provide the County with a letter of credit or a cash escrow as further described below. Prior to the issuance of the first RUP or Non-RUP for each new building on the Application Property, the TPM shall:

(i) Establish the TDM Penalty Fund, if not previously established by the TPM, and/or

(ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Owners' obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to $0.10 for each square foot of new office GFA or $0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Application Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Application Property has been issued in accordance with Proffer 85 using the date of rezoning approvals as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Owners (or the TPM) into the TDM Penalty Fund as provided below.

K. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the

Application Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Application Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually thereafter until the results of three consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Application Property have been met. At such time and notwithstanding the provisions below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts or Person Surveys if conditions warrant.

(i) Remedies and Penalties.

a. Pre-Stabilization. If the Maximum Trips After Reduction for the Application Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report.

Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Remedy Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

1) If the results of the Vehicular Traffic Counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table shall be released back to the building owner(s) through the AG. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts are conducted. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
0% - 4.9%	**30%**
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
>20%	**100%**

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
0.0% - 4.9%	**50%**
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
>15%	**100%**

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
0.0% - 4.9%	**65%**
5% - 8%	80%
8.1% - 10%	90%
>10%	**100%**

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
0.0% - 4.9%	**80%**
5% - 8%	90%
>8%	**100%**

96-113,000,000 Square Feet of GFA in Tysons

Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0% - 4.9%	90%
5%	100%

113,000,000+ Square Feet of GSA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
> 0.0%	100%

2) There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the AG for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

b. Stabilization. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Application Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

1) If the results of the traffic counts conducted upon and subsequent to Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the AG.

2) If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in Proffer 86.B.) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

3) The AG through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the AG fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

4) The maximum amount of penalties associated with the Application Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

L. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

M. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 86.J., the AG may request that FCDOT review the vehicle trip reduction goals established for the Application Property and set a revised lower goal for the Application Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the

Application Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

N. Continuing Implementation. The AG through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer in accordance with the timeline established in Proffer 86 above. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.

O. Notice to Owners. All owners of the Application Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

P. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the AG shall be Application to a penalty of $100.00 per day not to exceed $36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit, transportation, or congestion management improvements within the vicinity of the Application Property, or in consultation with the TPM, for other TDM-related improvements or programs within Tysons Corner.

87. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Application Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will remedies, incentives, and penalties be assessed against any Retail/Hotel Uses, which may be established on the Application Property, nor will such uses contribute to the annual budget associated with the TDM Program for the Application Property.

A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Application Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Application Property rather than focusing on the specific trip reductions during the weekday AM or PM Peak Hours.

B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Application Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.

C. Employee/Tenant Meetings. The TPM shall hold an annual TDM meeting with the Retail store tenants and Hotel Managers to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Application Property tenants and their employees.

D. Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

88. Existing Office or Interim Uses. Certain components of the TDM Plan are applicable to and would benefit not only the existing office uses on the Application Property but potential interim uses as well. The TPM shall make available information on those components to any existing occupied office and/or interim uses which remain or are established on the Application Property. Such uses shall not however be subject to monitoring nor will penalties be assessed against those existing office or interim uses. Beginning with the first year following the issuance of a building permit for any new building on the Application Property, the subsequent Annual Report shall be expanded to include those new office or residential uses developed.

89. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information

shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

A. Traffic conditions, road hazards, construction work zones, and road detours.

B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

D. Bus stops pre-wired for real-time arrival/departures information, if available.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

AFFORDABLE/WORKFORCE HOUSING

90. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.

91. Workforce Dwelling Units. In addition to any ADUs that may be required, the Applicant shall provide for-sale and/or rental housing units on the Application Property, or off-site as determined at time of FDP submission, in accordance with the Board's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed on the Application Property. The 20% applies to the total number of dwelling units to be constructed on the Application Property. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based. The WDUs generated by each residential building shall be provided within such Building Site, or off-site. In addition, the Applicant reserves the right to consolidate the WDUs into one or more Building Sites with the build-out of the Application Property, and thereby increase the number of WDUs in one or more Building Sites beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other Building Sites. The WDUs in each building shall have a bedroom mix similar to the bedroom mix of the market rate units in the same building. If the WDUs are constructed in a stand-alone building on or off-site, the bedroom mix of the WDUs shall be similar to the bedroom mix of the market rate units of the same unit type on the Application Property. Additionally, in the event that parking spaces are guaranteed to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU.

92. Agreements. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of the rezoning applications. Neither the Board nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of these proffers as they apply to WDUs shall become null and void and of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

93. Non-Residential Affordable Housing Contribution. For all non-residential development, excluding commercial retail/services and public uses, the Applicant shall select, within its sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable at the time of issuance of the initial Non-RUPs for new office buildings or the hotel on the Application Property, excluding any retail/service uses and public uses. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of new office or hotel use, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office or hotel use continuing for a total of sixteen (16) years. This contribution is not subject to the provisions of Proffer 101. Should the Board adopt new policies for non-residential affordable housing contributions in Tysons Corner, the Applicant may, within its discretion, elect to comply with these policies in lieu of the contributions described herein without the necessity of a CDPA or PCA.

STORMWATER MANAGEMENT

94. Stormwater Management. The Applicant shall provide the following with regard to stormwater management:

A. Stormwater Management Measures. Stormwater Management (SWM) measures for the Application Property shall be designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, strive to retain on-site and/or reuse the first one inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by DPWES, which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing facilities and other innovative BMPs.

B. LID Techniques. Site plans shall make use of certain LID techniques that will aid in runoff volume reduction and promote reuse throughout the Building Site. As a part of the LID techniques proposed, the Applicant shall provide green roofs both intensive and/or extensive. Other LID techniques may include, but not be limited

to, tree box filters, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water.

Additionally, the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes as contemplated within current LEED requirements, depending on the existing impervious condition. The above noted SWM Facilities shall be designed (where applicable) to meet the requirements of LEED 6.1 and 6.2 for each Building Site of the development based upon the LEED Boundary identified with each Building Site.

C. Calculations at FDP. At the time of each FDP for the Application Property, the Applicant shall provide calculations for the area included in such FDP showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first one inch of rainfall is retained or reused to the maximum extent practicable. This requirement may be met on an individual building basis or based upon the total area of the Application Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the development of the Application Property.

Each FDP for the Application Property shall include the location and preliminary design of the SWM facilities including the access points to underground vaults. Access points, detailed at the time of FDP, shall be located outside of the landscape amenity panel and sidewalk zone of the streetscape.

D. Calculations at Site Plan. With each site plan for the Application Property, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the applicable FDP. The specific SWM facilities shall be determined at the time of site plan, as may be approved by DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first one inch of rainfall will be confirmed at site plan by utilizing the proposed retention credits identified by Fairfax County as part of their stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LIDs (existing and future) measures to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

It is understood that seasonal variations in reuse water demand will create fluctuations in the draw down period, and as such, the stormwater system will be designed to the extent practicable to not exceed 10 days of storage. If storage time exceeds 10 days, the Applicant shall have the right to discharge excess volumes off site at release rates allowed by the PFM or approved by the Director of DPWES that will mimic release rates from a good forested condition for a

significant majority of rainfall events and/or excess volume should be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES.

95. Tree Replacement. As shown on the CDP, the Applicant is requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of those facilities, the Applicant agrees to replace removed trees as determined by the UFMD to sustain the 10-year canopy.

NOISE ATTENUATION

96. Noise Attenuation. The Applicant shall reduce the interior DNL to no more 45 dBA for residential and hotel buildings and 50 dBA for office buildings on the Application Property. At the time of building plan application for the full shell building permit for each residential or hotel building, the Applicant shall submit to the Chief of the EDRB of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA or 50 dBA, as appropriate. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study. Prior to the issuance of the first RUP for any residential building, the Applicant shall demonstrate that interior noise does not exceed 45 dBA.

97. Notification of Exterior Noise Levels. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA.

PUBLIC FACILITIES

98. Scotts Run Stream Valley Plans. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and stream valley improvements in Tysons Corner, the Applicant shall provide plans prepared by Wetland Studies and Solutions entitled "Scotts Run Preliminary Stream Restoration Plan," dated January 2011 (the "Restoration Plan") for the restoration of the Scotts Run Stream Valley Park to the FCPA at no cost. The Restoration Plan shall be modified by the Applicant to permit phased construction and shall be submitted to the Fairfax County Park Authority at no cost within one hundred eighty (180) days of the approval of the rezoning applications.

PUBLIC FACILTIES

PROFFERS APPLICABLE ONLY TO RZ 2011-PR-010 (LAND BAY WEST)

The following Proffer 99 shall be applicable solely to Land Bay West that is subject to RZ 2011-PR-010. The term Applicant as used in Proffer 99 shall mean and refer to only the owner(s) of Land Bay West, that is subject to RZ 2011-PR-010, and its successors and assigns.

99. Public Facilities. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the Applicant shall provide the following:

A. Athletic Field.

(i) The Applicant shall install a synthetic turf athletic field with lights (the "Athletic Field"), approximately 210 feet x 250 feet, which includes fifteen (15) foot wide overruns, and parking on a portion of the parcel identified among the Fairfax County tax assessment records as 29-4 ((6)) 96A ("Parcel 96A" or the "Taft Site") as generally shown on Sheet L-4 of the CDP. The Athletic Field design shall be determined in coordination with the FCPA Synthetic Turf Construction Manager and shall satisfy the athletic field requirement as defined by the recommendations of the Comprehensive Plan for the Application Property and that property subject to RZ 2011-PR-009, up to 1,500,000 square feet of GFA. Should RZ 2011-PR-009 be approved by the Board with more than 1,500,000 square feet of GFA, the difference in athletic field credit shall be addressed on-site by the Applicant in RZ 2011-PR-009.

(ii) To allow construction of the Athletic Field, the Applicant, at its sole cost and expense, shall submit to DPWES an RPA Exception application for redevelopment that shall be evaluated and administratively approved by DPWES as permitted redevelopment. The RPA Exception shall include a Water Quality Impact Assessment, and a floodplain study, if needed. Should DPWES not approve the RPA Exception application submitted by the Applicant, the size of the Athletic Field described in Proffer 99.A.(i), shall be proportionately reduced in size so that it does not encroach in the RPA, without a corresponding reduction in field credit.

(iii) The Athletic Field, subject to receipt of approvals described above, shall be constructed no later than thirty-six (36) months after the conveyance of the Fire Station as described in Proffer 99.D.(vii). The Applicant, within its sole discretion, may complete construction earlier than this time period. That portion of Parcel 96A that supports the Athletic Field shall be dedicated to Fairfax County, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance, within one hundred twenty (120) days following completion of construction of the Athletic Field and

bond release, except as may be extended in accordance with the provisions of Proffer 104.

(iv) In addition to the Athletic Field improvements described above, the Applicant shall contribute the sum of $125,000.00 to the Board of Supervisors to be distributed within the discretion of the Providence District Supervisor for park improvements and/or design of stream improvements in the vicinity of the Application Property. Said contribution shall be made within sixty (60) days of the approval of this rezoning application.

B. Stream Valley Improvements.

(i) The Applicant shall permit and construct that phase of the Restoration Plan, as modified by the Applicant to identify construction phases, from Route 123 to the Taylor Block as shown on the CDP, subject to receipt of all necessary easements from the FCPA, WMATA and any other property owner as necessary, at no cost, exclusive of administrative costs as may be associated with the easements, including recordation among the Fairfax County land records. Said improvements shall be constructed in one or more phases as determined by the Applicant, in coordination with FCPA, with the site development work associated with an approved FDP on Grant Building Site A or earlier as elected by the Applicant within its sole discretion. Upon completion of improvements approximately 27,509 square feet of land as shown on the CDP shall be dedicated to the FCPA, subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance.

(ii) The Applicant shall install hardscape improvements, including pedestrian pathways, terraces and a bridge crossing the stream valley, to improve its condition and facilitate its use. The construction of all hardscape improvements in the designated RPA shall be deemed a permitted improvement and shall not necessitate the approval of an RPA exception. Improvements shall be constructed subject to receipt of necessary easements from the FCPA, WMATA, and any other property owner as necessary, at no cost, exclusive of administrative costs as may be associated with the easements, including recordation among the land records. Improvements shall be in substantial conformance with the concepts and locations as shown on Sheet L-8 of the CDP as may be adjusted at FDP and site plan approval to allow for final engineering and design considerations. Additional plantings shall be installed to supplement existing vegetation. Said improvements shall be constructed in one or more phases as determined by the Applicant with development of Grant Building Site A, or earlier as elected by the Applicant, in coordination with FCPA, within its sole discretion. While subject to public access easements, the Applicant shall retain private ownership of its portion of the stream valley and reserves the right to reasonably restrict

access for limited times for special events, security, maintenance and repairs and/or safety purposes.

C. Colshire Meadow Bridge. Prior to the issuance of the first initial RUP or Non-RUP for the Trigger Building as hereinafter defined, the Applicant shall submit a plan to VDOT for the widening or replacement of the existing Colshire Meadow Bridge. The proposed bridge widening or replacement shall span the Scotts Run Stream Valley and shall not significantly alter the pedestrian access and/or clearances associated with its use as a park.

Upon approval by VDOT of the bridge plans, the Applicant shall thereafter construct such bridge widening or replacement subject to the following conditions:

(i) The Applicant is granted credit against the proffered contribution from the Application Property to the Tysons Grid Fund as provided in Proffer 63 for seventy-five percent (75%) of the hard and soft costs associated with such construction as evidenced by estimates to be provided at site plan as required by the Board's Tysons Grid Fund Guidelines; and

(ii) All off-site rights-of-way and easements needed from other property owners are provided at no-cost to the Applicant, except for administrative costs which may include review fees and recordation among the land records.

Provided the foregoing conditions are satisfied, the Applicant shall initiate the construction of such widening or replacement and the bridge widening or replacement shall be completed no later than twenty-four (24) months after the issuance of the last initial RUP or Non-RUP of the last of the Building Sites identified as Grant Building Site B, or Taylor Building Site B, or the Hotel Block on the Application Property.

In the event any of the conditions outlined above are not fulfilled as of the date the Applicant is obligated to commence construction, then the Applicant shall be relieved of the obligation to construct such widening or replacement and will convey and release the bridge replacement or widening plans to VDOT for implementation by others. In such event, the Applicant shall instead contribute a pro-rata share towards its future construction by others. Said pro-rata share shall not exceed 25% of the cost to construct the bridge widening or replacement based on cost estimates to be provided by the Applicant to VDOT, FCDOT and DPWES. Said contribution shall be paid prior to issuance of the last initial RUP or Non-RUP for the last building of the Trigger Buildings to be constructed on the Application Property. Notwithstanding the aforementioned, the maximum amount to be contributed by the Applicant for this proffer shall not exceed $1,162,696.00 as may be adjusted in accordance with Proffer 101.

For purposes of this proffer, the "Trigger Building" shall be determined as follows:

(i) If the construction, defined as issuance of the first RUP or Non-RUP for the building, of Grant Building Site B precedes the construction of both Taylor Building Site B and the Hotel Block, then the Trigger Building shall mean the earlier to be constructed of Taylor Building Site B or the Hotel Block.

(ii) If the construction, defined as issuance of the first RUP or Non-RUP for the building, of either Taylor Building Site B or the Hotel Block precedes the construction of Grant Building Site B, then the Trigger Building shall mean Grant Building Site B.

D. Fire and Rescue Station. The Applicant shall design, obtain the necessary permits for, construct and convey to Fairfax County a two-level freestanding building, including bathrooms to serve the Athletic Field as described in Proffer 98.A., with three single loaded truck bays, containing approximately 15,000 gross square feet and up to 22 designated exclusive parking spaces and four (4) public parking spaces (including required accessible spaces) on a portion of Parcel 96A for a fire and rescue station (the "Fire Station") in a location as generally shown on Sheet L-4 of the CDP in accordance with the following:

(i) Specifications for Fire Station. The Fire Station shall be designed and constructed in accordance with, and to include those items identified in the "Fairfax County Fire Station Design Manual Adjusted for New Tysons East Station dated January, 2013", and the Guidelines for Architects and Engineers, County of Fairfax, Virginia, DPWES and shall be of similar quality and specifications as the buildout of the completed Wolf Trap Station (collectively, the "Fire Department Standards"), and consistent with the Project Manual developed for the Baileys Crossroads Station dated October 10, 2012 and the Wolf Trap Station Construction Documents Specification dated March 11, 2012, or to such other standards or specifications as may otherwise be mutually agreed upon by the Applicant and the County. A copy of the cover sheet and table of contents of the Fairfax County Fire Station Design Manual Adjusted for New Tysons East Station, are the cover sheet of the Bailey's Crossroads Station Project Manual and the cover sheet of the Wolf Trap Station Construction Documents Specifications attached hereto as Exhibit A. The Applicant shall not be responsible for the cost of any modifications to the Fire Department Standards adopted subsequent to the approval of this rezoning application with the exceptions of design deviations as described in paragraph (iv).f. and subject to the cost-sharing provisions of paragraph (iv).f. Specifications shall include the provision of stormwater management consistent with the requirements outlined in Proffer 94 for that portion of Parcel 96A (approximately 1.2 acres) that is developed with the Fire Station.

(ii) Access. Access to the Fire Station shall be via Old Meadow Lane which is subject to a public ingress-egress easement, including use by County emergency, maintenance and police vehicles, recorded in Deed Book 18660 at page 206 among the Fairfax County land records. Said ingress-egress easement shall be vacated upon recordation of a Deed of Easement and Vacation in a form consistent with the document attached hereto as Exhibit B. Maintenance of Old Meadow Lane shall be performed by the Applicant in accordance with Exhibit B. The maintenance escrow as described in Exhibit B shall be posted upon conveyance of the land for the Fire Station as described in paragraph (vii). Said Agreement may be amended as mutually agreed to by the Applicant and Fairfax County without the necessity of a PCA, CDPA, FDP, or FDPA. The Applicant shall complete any required improvements to Old Meadow Lane prior to delivery of the Fire Station as detailed herein. The Applicant's obligations for the improvement and maintenance of Old Meadow Lane as proffered and as described in Exhibit B shall become null and void and of no further effect at such time as Old Meadow Lane, either in its current location or as relocated, is dedicated to Fairfax County in fee simple as a public street. If dedication requires a turnaround to meet VDOT standards, said turnaround shall be located on the Taft Site without the necessity of acquiring off-site easements and/or right-of-way.

(iii) Design Coordination. The Applicant shall coordinate the design of the Fire Station with the Building Design and Construction Division of DPWES (the "BDCD") and the Chief of the Fairfax County Fire & Rescue Department ("F&R") as follows:

a. Commencement of Design. Upon receipt of notice to proceed from Fairfax County, which shall occur no earlier than January 1, 2018, the Applicant shall commence design of the Fire Station and preparation of a site plan for the Fire Station. The provision of notice by Fairfax County shall be satisfied with the delivery of written notification to the owners of record of the Lincoln and Grant Blocks that are the subject of RZ 2011-PR-010.

b. Site Plan. Site plan preparation shall be completed within 120 days from receipt of the notice to proceed described in paragraph (a) above. Prior to submission of a site plan for the Fire Station to DPWES, the Applicant shall submit a draft of the site plan to BDCD and F&R for their review and approval as described in paragraph (iv) below. The submission of a demolition permit for existing improvements may be submitted concurrently with the site plan. Demolition in accordance with a permit issued by Fairfax County shall occur at any time within the Applicant's sole discretion, but shall be at the Applicant's sole cost and shall be completed so as not to interfere with the timely construction of the Fire Station.

c. Construction Documents. During the preparation of the Construction Documents for the Fire Station and prior to submission for building permit approval, the Applicant shall submit 15% Construction Documents, 35% Construction Documents, and later 100% Construction Documents, to BDCD and F&R for their review and approval as described in paragraph c below.

(iv) Review Process. In each event of submission to, and review and approval by, BDCD and F&R as provided above, the following process shall apply:

a. The phrase "15% Construction Documents" in the preceding paragraph D(iii)(c) shall be construed to include drawings and specifications that lay out the scale and relationship of the program elements of the building and the building's relation to the site and any phasing requirements, and shall further specify the following:

1) Site-related: The location of all major elements – site entrance, SWM facility, parking, pedestrian facilities, and any public improvements (roads, trails, etc.)

2) Building-related: The location and size of all program elements of the building, building entrances, the types of M/E/P systems (type of heating and cooling with a descriptive narrative explaining system type, operation and control and sequencing, the phase and size of electric service, whether gas will be used, type of fire protection systems, and description of water supply and waste systems). An outline specification is developed indicating the major building systems and materials.

b. The phrase "35% Construction Documents" in the preceding paragraph D(iii)(c) shall be construed to include drawings and specifications that describe and fix the project's architectural, structural, mechanical, plumbing, and electrical systems, and shall further specify the following:

1) Site-related: The location and size of all site elements including apparatus bay aprons and testing areas, path or access (including grade and turning radius) for the fire station apparatus, emergency generator and public and staff parking, which shall not preclude installation of the Athletic Field described in Proffer 99.A.

2) Building-related: All program areas and sizes, all spaces meeting accessibility requirements, basic layout of all building systems, location and types of walls, types of

building materials (not colors), selection of all major M/E/P systems and verification that they can be accommodated in the space provided, apparatus diesel exhaust system and venting outside the building, and designation of fire station alerting system.

c. BDCD and F&R shall respond in writing to the Applicant as soon as possible but no later than within thirty (30) days of its receipt of plan or construction document submissions, either approving such plans or setting forth specific comments to the same. The commencement of the thirty (30) day review period shall not begin until the reviewing agency (BDCD or F&R) acknowledges receipt of the plan or construction document in writing. In the latter event, the Applicant shall prepare a revised submission, subject to a fifteen (15) day BDCD/F&R review period, and the process shall continue with 15-day review periods until the submission is approved by BDCD and F&R. In the event the Applicant does not receive written comments within 30 days of its initial submission, written notice shall be submitted to BDCD and F&R requesting comments within 15 days. BDCD and/or F&R failure to timely respond to the initial submission or subsequent review periods as described herein shall be deemed the approval of such agency.

d. BDCD and F&R approval of submissions under this paragraph (iv) shall not be unreasonably withheld, conditioned or delayed. Should a number of revised submissions be requested of the Applicant, the delivery date as described in paragraph (vii) shall be proportionately extended by the Zoning Administrator in consult with BDCD and F&R without the necessity of a PCA unless the necessity of numerous revisions arose as a result of errors or omissions in the plans made by Applicant or the failure of Applicant's plans to comply with express requirements of applicable building codes.

e. BDCD and F&R review shall be cumulative, with the scope of review limited by the scope of previous comments and approval(s), such that in no event (i) shall comments on the site plan or construction documents be inconsistent with the existing zoning of the property, nor (ii) shall comments on the construction documents require an amendment to the site plan; provided, however, that any comment noting a failure of the submittal to conform to the Fire Department Standards shall not be so limited.

f. If any County comment to the Fire Station design deviates from the Fire Department Standards and would result in an incremental expense to the Applicant (including, but not necessarily limited to, design, financing/carry and/or construction costs), the Applicant

shall have no obligation to incorporate such comment/change unless the County has first agreed to reimburse the Applicant for such incremental expense, as reasonably determined by the Applicant and the County. Notwithstanding the foregoing sentence, if any such comment/change results from a general, County-wide update to the components of the Fire Department Standards then the Applicant shall share the cost of any such changes on an equal basis with the County up to a total amount of $500,000.00 of such incremental expenses (i.e. $250,000.00 to be borne by the Applicant and $250,000.00 to be borne by the County). Any incremental expenses beyond such amount shall be borne solely by the County. Should such a County comment, in accordance with this proffer result in a change order under the construction contract entitling the contractor to additional time, the delivery date as described in paragraph (viii) shall be proportionately extended without the necessity of a PCA.

g. Each request for BDCD and F&R approval under this paragraph shall be accompanied by an explanatory cover letter and a copy of this proffer. The review periods described herein begin upon receipt acknowledged in writing by BDCD and F&R of plans or construction documents.

h. Notwithstanding the requirement of BDCD and F&R approval under this paragraph, the Applicant may submit its site plan(s) and construction documents for regulatory review upon submission of such documents to BDCD and F&R; provided, however, that the Applicant shall update its regulatory submission to reflect the BDCD and F&R-approved version of such submission.

(v) Additional Development Requirements. In connection with the design, permitting, contracting and construction of the Fire Station, the Applicant agrees that the following requirements shall apply:

a. The Applicant shall provide the County with a list of proposed general contractors to be included in Applicant's invitation to bid. Such contractors shall be licensed by the Commonwealth of Virginia to act as general contractors for projects such as the Fire Station and shall, in the Applicant's judgment, be reputable and competent to perform the requisite work. If the County objects to any general contractor on Applicant's list as a result of the County having had a prior unsatisfactory experience with such contractor or for other reasonable and specifically articulated objective reasons, and so notifies the Applicant in writing prior to the Applicant's issuance of the invitation to bid, the Applicant will not include such contractor in its invitation to bid.

b. The contract with the general contractor for the construction of the Fire Station shall be based upon the appropriate Standard Form of Agreement Between Owner and Contractor and associated General Conditions published by the *American Institute of Architects*.

c. Applicant shall cause the contract with the general contractor to contain warranties typical in the Northern Virginia area for contracts of the general size and scope of the subject project. The contract shall expressly provide that such warranties shall run to the benefit of the County following dedication of the Fire Station to the County.

d. The contract with the general contractor shall include customary provisions regarding the documentation to be provided in conjunction with draw requests, including, without limitation, back-up invoices or subcontractor draws and lien waivers.

(vi) Construction of Fire Station. The Applicant shall construct the Fire Station in substantial conformance with the approved site plan and Construction Documents. During construction, the Fire Station may be inspected by representatives of BDCD and F&R to ensure construction in accordance with the approved site plan and construction documents. The Applicant shall provide written notice to the County that the Applicant considers the Fire Station substantially complete, whereupon the County shall conduct an inspection of the Fire Station and provide the Applicant a list of reasonable "punch list" items to be completed by the Applicant. The failure to include any items on such list does not alter the responsibility of the Applicant to fully construct the Fire Station in substantial accordance with the approved Site Plan and Construction Documents. Upon completion of the "punch list," the bonds posted for construction shall be released and the Fire Station shall be conveyed to Fairfax County as described in paragraph (vii). For purposes of this Proffer, "substantially complete(d)" shall mean the date, when: (i) construction of the Fire Station, including related infrastructure, is sufficiently complete such that the County can safely occupy and utilize the Fire Station for its intended use, subject only to certain unfinished items of construction that are not necessary for the issuance of occupancy permits or the safe use of the Fire Station for its intended use; and (ii) all required governmental inspections applicable to the construction have been conducted.

(vii) Conveyance of Fire Station. Following the County's inspection of the Fire Station and release of construction bonds, the Applicant shall deliver a deed for that portion of Parcel 96A that supports the Fire Station to Fairfax County, to include the substantially complete Fire Station, free and clear of any then existing monetary lien (other than for property taxes not yet then due and payable), together with fee title for not less than 26 parking

spaces to serve the Fire Station. Said conveyance may necessitate the need for a subdivision of Parcel 96A, which shall be recorded by the Applicant at its cost. If Applicant Defaults, then, at the sole election of Fairfax County, the Applicant shall deliver the aforesaid deed to Fairfax County and the funds in the Fire Station Escrow Account as defined in Proffer 100 shall be released to Fairfax County by the escrow agent, whereupon the Applicant's, in RZ 2011-PR-010, obligations regarding the funding, design, permitting, bonding, construction, equipping, completion and dedication of the Fire Station shall terminate and be of no further force or effect; provided, however, that (i) the owner of any Building Site with RZ 2011-PR-011 which has not made the required Advance Funding Payment into the Fire Station Escrow Account required by Proffer 100 shall continue to be obligated to make such Advance Funding Payment, and (ii) to the extent it has not already done so, the Applicant under RZ 2011-PR-010 shall make a payment into the Fire Station Escrow Account for the properties in RZ 2011-PR-010 in the amount per square foot of GFA set forth in Proffer 100. Applicant shall be in "Default" if it breaches its obligations under Proffers 99.D.(iii), (v) or (vi) and such breach continues for thirty (30) days after receipt of notice from Fairfax County stating, in **BOLD AND CAPITALIZED** letters, that failure to timely remedy the breach shall constitute a Default. The notice shall be in writing and delivered by certified mail, hand delivery or overnight carrier, in each instance with a signed receipt.

(viii) Delivery Date. The Fire Station shall be substantially complete, including completion of punch list items, and delivered to Fairfax County on or before December 31, 2020, or three (3) years from receipt of notice to commence design, whichever is later; subject to the extensions provided for herein. In the event that the Applicant fails to deliver the Fire Station to Fairfax County as and when required by this proffer, then, until the Fire Station is delivered to Fairfax County, or the Applicant complies with the provisions of paragraph (vii) above, following Fairfax County's election to declare a Default, no building permits shall be issued for the Lincoln Block or the Grant Block to implement the improvements shown on the CDP, however, the Applicant may continue to advance FDPs and/or site plans for these properties and continue to obtain RUPs, Non-RUPs and other permits related to existing improvements or improvements under construction. This limitation shall not apply to existing and/or interim uses.

(ix) Extension of Deadlines. Notwithstanding the timing requirements of the preceding paragraphs, the Zoning Administrator may extend all deadlines for good cause shown without requiring a PCA.

(x) Title. Fairfax County has been provided with, and has approved, a title report, dated July 23, 2010, issued by First American Title Insurance Company, with respect to Parcel 96A (the "Preliminary Title Report"). A

copy of an updated title report for Parcel 96A shall be delivered to BDCD and F&R within thirty (30) days of Applicant's receipt of notice to proceed as described in paragraph (iii).a. Fairfax County shall have sixty (60) days from receipt of such updated report to review title and identify any objections. Objections shall be limited to those items that were not shown on the Preliminary Title Report and would prevent in the County's reasonable opinion the conveyance of good and marketable title to that portion of Parcel 96A on which the Fire Station is to be constructed, or which would prevent and prohibit the construction of the Fire Station as contemplated by this proffer. Applicant shall have the right to cure any such objections. Upon Applicant's removal of the objections, Fairfax County shall provide written affirmation that title is acceptable. Prior to or in conjunction with conveyance as described in paragraph (vii), an existing Declaration encumbering the Taft Site shall be further amended and/or supplemented in order to allocate 19,154 square feet of GFA to the Taft Site and said GFA shall be conveyed to the County. Should a Fire Station no longer be needed, the building, at no cost to the Applicant, may be re-built or re-modeled by the County for use by the County as a library, public school, County administrative offices, park, indoor recreation, community center, child care, or other use as agreed to by the Applicant and the County.

(xi) Environmental. The Applicant has provided Fairfax County with a Phase I Environmental Assessment, prepared by URS Corporation, dated May 24, 2010 (the "Phase I"). Fairfax County has approved the environmental condition of Parcel 96A as reflected in the Phase I. The Applicant shall provide the County with an updated Phase I with thirty (30) days after receipt of notice to commence design pursuant to paragraph (iii) above. The Applicant shall remediate, if necessary, at the Applicant's sole cost and expense, any identified environmental hazards that violate any applicable federal and state laws, rules and/or mandatory regulations, and, if required by such laws, and/or mandatory regulations, taking into account the type of contamination, the nature of the property, its then-current and/or anticipated use and the construction means and methods to be used in conjunction with the construction of the Fire Station, obtain clearance from the applicable authorities prior to commencement of construction of the Fire Station. The Delivery Date shall automatically be extended in the event of delays caused by any necessary remediation work and/or obtaining a closure letter or other clearance from applicable authorities.

(xii) Approvals Generally. Any approval of BDCD, F&R, or any other County department or agency given in such department or agency's proprietary capacity shall not be deemed the approval of, or entitle the Applicant to approval of, the County in its governmental and/or regulatory capacity.

(xiii) County as Owner. Upon conveyance of the Fire Station to the County, the County shall have no obligations as "Applicant" under these proffers by virtue of its ownership of the Fire Station.

(xiv) Other Alternatives. The Applicant reserves the right to enter into a separate binding written agreement with Fairfax County as to the terms and conditions of the dedication of land for the Fire Station following approval of those rezoning applications. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County. Neither Fairfax County nor the Applicant shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the dedication of land for and construction of a Fire Station shall be solely in accordance with such an agreement and the provisions of this proffer shall become null and void without the necessity of a PCA.

(xv) Credit. The Applicant reserves the right to apply public facilities credit for the construction and conveyance of the Fire Station to other properties owned by the Applicant and at the time of rezoning to PTC.

E. Funding of Construction. The Applicant may withdraw funds for the construction of the Athletic Field, the Fire Station, the Stream Valley Improvements, and Colshire Meadow Bridge from the Escrow Accounts as described in Proffer 100.

PUBLIC FACILITIES

PROFFERS APPLICABLE ONLY TO RZ 2011-PR-011 (LAND BAY EAST)

The following Proffer 100 shall be applicable solely to Land Bay East that is subject to RZ 2011-PR-011. The term Applicant as used in Proffer 100 shall mean and refer to only the owner(s) of Land Bay East which is subject to RZ 2011-PR-011, and its successors and assigns.

100. Public Facilities. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the Applicant shall contribute the following:

A. Escrow Account. The Applicant shall establish an escrow account (the "Public Facilities Escrow Account"), either held by Fairfax County, or by an escrow agent acceptable to the Applicant and Fairfax County, for the sole purpose of holding funds that will secure and fund construction of the improvements described in Proffer 99 as the Athletic Field, the Stream Valley Improvements, and Colshire Meadow Bridge (collectively referred to as "Public Improvements"). The Applicant shall establish a second escrow account, either held by Fairfax County, or, within the discretion of the County, by an escrow agent acceptable to the Applicant and Fairfax County, solely to secure and fund construction of the Fire Station (the "Fire Station Escrow Account"). The terms described herein shall be detailed in one or more Escrow Agreement(s) in a form as agreed to between the Applicant and Fairfax County.

B. Contribution. Prior to the issuance of the first RUP or Non-RUP for any Building Site, the Applicant for such permit shall make a cash payment into the Public Facilities Escrow Account in an amount equal to $0.90 per square foot of GFA associated with the site plan that shall represent that Building Site's share of the estimated cost of the Public Improvements. In addition, prior to the issuance of the first RUP or Non-RUP for any Building Site, the Applicant for such permit shall make a cash payment into the Fire Station Escrow Account in an amount equal to $1.35 per square foot of GFA associated with the site plan that shall represent that Building Site's share of the estimated cost of the Fire Station (collectively, the "Advance Funding Payment"). Notwithstanding the foregoing schedule for making Advance Funding Payments, in the event that the Applicant under RZ 2011-PR-010 is required to or elects to commence implementation of a Public Improvement or the development of the Fire Station, then, within sixty (60) days after receipt of written notice to that effect from the Applicant or the County, the owner of each Building Site which has not theretofore made an Advance Funding Payment, shall make the applicable Advance Funding Payment applicable to its Building Site for the Public Improvements and/or the Fire Station, as the case may be.

C. Distribution of Funds from Public Facilities Escrow Account and the Fire Station Escrow Account.

(i) Upon commencement of construction of any one or all of the Public Improvements as described in Proffer 99, the Applicant undertaking such development may request release of funds held in the Public Facilities Escrow Account. Said funds may be released, in whole or in part, upon submission of a written request by such developer, as approved by Fairfax County, to fund in whole or in part, the cost of design, permitting, bonding and construction of one or more of the Public Improvements. Said written request shall include a detailed accounting of funds necessary to scope, design, bond and construct the Public Improvement(s) and a draw down schedule. Only those funds necessary to complete the identified Public Improvement(s) shall be released in accordance with the schedule. If there are insufficient funds in the Public Facilities Escrow Account to construct the Public Improvement, said Public Improvement shall be constructed at the expense of the Applicant under RZ 2011-PR-010 as described in Proffer 99. The Escrow Account shall be closed upon completion of all Public Improvements, and any amount remaining in the Escrow Account shall be disbursed to the Applicant under RZ 2011-PR-010.

(ii) Upon commencement of construction of the Fire Station as described in Proffer 99, the Applicant under RZ 2011-PR-010 may periodically request release of funds held in the Fire Station Escrow Account. Said release shall be requested in accordance with a drawn down schedule typical for the funding of a project such as the Fire Station and consistent with the timing and other requirements of a typical AIA construction contract, and supported by evidence of invoices. The Fire Station Escrow Account shall

be closed upon completion of the Fire Station and any amount remaining in the Fire Station Escrow Account shall be disbursed to the Applicant under RZ 2011-PR-010. If there are insufficient funds in the Fire Station Escrow Account to construct the Fire Station as described in Proffer 99.D.(i), said Fire Station shall be constructed at the sole expense of the Applicant under RZ 2011-PR-010 as described in Proffer 99. Should the Fire Station for the Tysons East District, as defined by the Comprehensive Plan, be constructed by Fairfax County, then, (i) Fairfax County may utilize funds from the Fire Station Escrow Account solely for that purpose, (ii) the Applicant shall continue to make payments into the Fire Station Escrow Account as and when required by paragraph B above, (iii) the Applicant in RZ 2011-PR-010 shall make payments into the Fire Station Escrow Account in the amounts per square foot of GFA and in accordance with the schedule set forth in paragraph B, (iv) any amounts remaining in the Fire Station Escrow Account after the completion of construction of the Fire Station by Fairfax County shall be delivered to the Applicant in RZ 2011-PR-010, and (v) the Applicants', in RZ 2011-PR-010 and RZ 2011-PR-011, obligations regarding the funding, design, permitting, bonding, construction, equipping and completion of the Fire Station shall terminate and be of no further force and effect.

MISCELLANEOUS

101. Escalation. All monetary contributions, except as may be further specified in these proffers, shall escalate on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, as permitted by VA. Code Ann. Section 15.2-2303.3.

102. Tysons Partnership. The Applicant and successors shall become a member of the Tysons Partnership, or its residential equivalent.

103. Security. Upon request from Fairfax County Law Enforcement Authorities, Applicant shall give prompt, good faith consideration to a request for access to its security surveillance recordings by Fairfax County Law Enforcement Authorities. In determining if access may be made available, Applicant may consider trade secrets, privacy laws, confidentiality obligations, legal privileges and other concerns.

104. Due Diligence. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the required transportation, publicly-accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements.

105. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the public infrastructure or public improvements described in these

proffers, and the Applicant has not been able to acquire such right-of-way or easements after documented, reasonable efforts to do so as described below, the obligation of the Applicant to construct such public infrastructure or public improvements for which right-of-way and/or easements are not available shall be contingent upon the Board acquiring such right-of-way and/or easements at the Applicant's expense (meaning that the Applicant shall timely pay, without limitation, the condemnation award, all appraisal and other expert fees, court costs and attorneys' fees associated with such acquisition) through its powers of eminent domain after being requested to do so by such Applicant, in writing. The Applicant's written request will include: (i) plans and profiles showing the necessary right-of way and/or easements to be acquired, including a description of the proposed public infrastructure and/or public improvements to be constructed and the public purpose to be served by such infrastructure and improvements; (ii) an independent third party appraisal of the value of the right-of-way and/or easements to be acquired and of all damages and benefits to the residue of the affected property; and (iii) copies of all correspondence between the Applicant and property owner of the right-of-way and/or easements to be acquired, including a good faith offer in writing by the Applicant to acquire from such property owner the right-of-way and/or easements for the appraised value. Said good faith offer shall consist of two (2) written offers sent to the property owner by certified mail a minimum of thirty (30) days apart and receipt of refusal in writing, or no response thirty (30) days after the mailing of the second request. In the event the County elects not to use its power of condemnation to acquire those off-site rights-of-way and/or easements necessary for construction of any of the public infrastructure or public improvements described in these proffers, then that Applicant shall escrow the costs of such infrastructure or public improvements with the County for future implementation of such infrastructure or public improvements by FCDOT, VDOT and/or others. The Applicant shall not be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, and Non-RUP and RUP permits) for the Application Property, nor from commencing construction on the Application Property, during the pendency of any eminent domain proceedings initiated pursuant to this proffer, nor any deferral of the County's exercise of eminent domain pursuant to this proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these proffers have been met.

106. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon the Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Application Property during the period of their ownership. Once portions of the Application Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

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

APPLICANT/AGENT

CITYLINE PARTNERS LLC

_____

By: Michael R. Pedulla
Its: Co-President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP
29-4 ((6)) 101A

LINCOLN 1700 OLD MEADOW ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
29-4 ((6)) 102

GRANT 1651 OLD MEADOW ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((1)) 6A

GARFIELD 1575 ANDERSON ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((1)) 6B, 6C, 6D/
CONTRACT PURCHASER OF PORTION
OF SURPLUS VDOT RIGHT-OF-WAY

WESTGATE 1600 ANDERSON ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) A

VAN BUREN 1616 ANDERSON ROAD LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) C1

TAYLOR COLSHIRE MEADOW LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) 4B/
CONTRACT PURCHASER OF PORTION
OF SURPLUS VDOT RIGHT-OF-WAY

JOHNSON I 7600 COLSHIRE LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP
30-3 ((28)) 4C

THE MITRE CORPORATION

_____

By: Sol Glasner
Its: VP, General Counsel and Corporate Secretary

[SIGNATURES CONTINUE]

CONTRACT PURCHASER OF TAX MAP
30-3 ((1)) 6A

JLB REALTY, LLC

_____

By: Bay W. Miltenberger
Its: Manager

[SIGNATURES CONTINUE]

TITLE OWNER OF PORTIONS OF COLSHIRE DRIVE RIGHT-OF-WAY TO BE VACATED AND/OR ABANDONED

FAIRFAX COUNTY BOARD OF SUPERVISORS

_____

By: Edward L. Long, Jr.
Its: County Executive

[SIGNATURES CONTINUE]

TITLE OWNER OF PORTIONS OF SURPLUS VDOT RIGHT-OF-WAY

VIRGINIA DEPARTMENT OF TRANSPORTATION

_____

By: _____

Its: _____

[SIGNATURES END]

APPENDIX 2

Proposed Development Conditions

FDP 2011-PR-011-02

Cityline Partners, LLC

March 6, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-011-02 to permit an office building with ground level retail at Tax Map 30-3 ((28)) 4C staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This FDP 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 FDP entitled MITRE 4, prepared by Patton Harris Rust and Associates, and dated February 14, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. Upon demand by Fairfax County Department of Transportation (FCDOT), right-of way dedication necessary for the proposed future Dartford Drive, , shall be dedicated for public street purposes for conveyance in fee simple to the Board of Supervisors consistent with and as depicted on Sheet 4 of the FDP. Consistent with the provisions of the Fairfax County Zoning Ordinance, the Applicant shall reserve density credit for all eligible dedications.

3. Sidewalks. (Interim and Ultimate)

    a. Sidewalks shall be phased in and provided along existing and proposed public streets in the locations depicted on the FDP. The applicant, its successors or assigns, shall provide any public access easement or dedication referenced here consistent with all site plan, Public Facilities Manual and County Attorney requirements. The County shall not be responsible for preparing the associated legal or engineering documents required for recordation of the easements or dedications.

    b. <u>Existing Colshire Drive</u>. At the time of site plan approval, a public access easement shall be recorded over the proposed sidewalk contiguous to existing Colshire Drive (as depicted on Sheet 4 of the FDP Plat).

    c. <u>Existing Entry Drive and Future Colshire Meadow Drive.</u> At the time of site plan approval, a public access easement shall be recorded over the

proposed sidewalk contiguous to the Existing Entry Drive on the northern border of the site (as depicted on Sheet 4 of the FDP Plat). At such time as the Colshire Meadow Drive Extension is constructed along the northern boundary, a new sidewalk contiguous to this street shall be completed as depicted on Sheet 6 of the FDP Plat and the public access easement shall be amended to reflect those changes. The Applicant shall work together in good faith with the County and contiguous landowner (of the Johnson 1 site) to revise and update the areas to be placed under public access easement and\or dedicated to the County for this reconfigured sidewalk, portions of which will not fall within the FDP Application site.

d. Future Dartford Drive. A public access easement shall be recorded over the planned sidewalk area of the application site that is located contiguous to Dartford Drive, as generally shown on the FDP.

e. Future dedication of sidewalk areas and conformance with Tysons Comprehensive Plan recommendations. Prior to issuance of the first Non-RUP for the site, all existing and proposed sidewalks and Landscape Amenity Panels contiguous to public streets shall be dedicated in accordance with any adopted Tysons Corner Transportation Design Standards. Applicant shall also conform to the County's Tysons Corner Comprehensive provisions, including the adopted Urban Design Guidelines, streetscaping and landscaping recommendations, in designing "complete streets" and other relevant, governing Plan provisions.

4. The temporary park shall be maintained by the owner of the property (or its assigns). A public access easement consistent with all site plan, PFM, and County Attorney requirements shall be recorded over the temporary park area along Colshire Meadow Drive (extended) as shown on the FDP. Public access shall be provided at a minimum between the hours of 8AM to the earlier of dusk or 9PM, subject to closure for necessary maintenance or repairs. The right to periodically close the park for company-sponsored events, limited to no more than twelve (12) times annually and for no longer than six hours per event shall be reserved. No permanent community or public property interests are intended to be created by this development condition and temporary easement.

5. 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 on the FDP. The portion of the pedestrian connection located off-site shall be constructed provided the necessary easements are provided at no cost to the applicant. The granting of such easement shall be diligently pursued. In the event the necessary easements are not granted, the pedestrian connection shall be constructed to the boundary of the subject site.

6. 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.

7. Despite the Note on Sheet 9, the proposed building shall be in general conformance with the building design and elevations shown on the FDP and shall be generally compatible with the exterior design, materials and quality of the existing MITRE headquarter buildings.

8. A landscape and streetscape plan shall be submitted concurrent with any site plan and shall provide for the number and sizes of trees and plantings consistent with that shown on the FDP and shall be subject to the review and approval of Urban Forest Management Division (UFMD), DPWES.

9. The applicant will include, as part of any site 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 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.

10. In addition, prior to any site 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.

11. 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 final construction 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, prior to the issuance of the final building permit, 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. Stormwater management and best management practices shall be provided in substantial conformance with that shown on the FDP. Specifically, the size and function of the cistern/retention facility shall be in substantial conformance with what is depicted on Sheet 10 of the FDP. In addition, each of the Low Impact Development (LID) facilities described shall be provided in substantial conformance with that shown. During the preparation of the final site plan, exact locations, sizes and facilities may change as long as they meet the requirements as outlined in the LID plan and the site layout remains in conformance with the FDP. Additional LID facilities may be provided as desired by the applicant.

17. 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 manufacturer specifications and maintenance agreement with the County.

18. Monitoring devices to monitor the water consumption of the cooling towers shall be installed, as practicable. Storage and consumption data shall be provided by the building owner or its assigns to the Chief of the Environment and Development Review Branch of DPZ one year after issuance of the final non-RUP and every year on or around that date for the subsequent five years. This data will not be shared in disaggregated 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 FDPA.

19. One year after issuance of the non-RUP, and every year on or around that date for the subsequent five years, non-proprietary energy and water consumption data for the building shall be provided. The data shall be provided by the building owner or its assigns to the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) for informational purposes only. Provision of this information will not result in negative zoning

consequences for the property owner. The data shall be aggregated by building and will be in the form of kWh or gallons of water used for the building. The data will not be shared in disaggregated form, if applicable, without the written permission of the property owner. This condition may be modified related to the amount, type, format, frequency and scope of data provided and the duration of data provision requirement based on the mutual agreement of DPZ and the property owner without requiring a FDPA. Additionally, if the data required cannot be obtained because of applicable law, the utility provider's policy, privacy issues, legal precedence or collection of the data is administratively burdensome to the property owner or the County, written notice shall be provided to the Chief of the Environment and Development Review Branch of DPZ or the Applicant, as applicable, describing why the data cannot be obtained and/or why provision of the data is administratively burdensome. Should the required data be unavailable, as described above, then the condition may be modified or the applicant released from its obligations as mutually agreed upon by the applicant and DPZ.

20. Parking shall be provided in substantial conformance with the FDP.

21. 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 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 FDP 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 theFDP 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 FDP, 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 occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

g. Root Pruning. 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."

DRAFT
PROFFERS
CITYLINE PARTNERS LLC
PCA 92-P-001-10

February 22, 2013

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 (hereinafter referred to as the "Zoning Ordinance"), Cityline Partners LLC, as agent for and on behalf of the owners itself, and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in PCA 92-P-001-10 filed on property identified as Fairfax County tax map 29-4 ((6)) 96A and C (the "Application Property") hereby proffers the following conditions if and only if, PCA 92-P-001-10 is granted. In the event the PCA is denied, these proffers shall immediately become null and void and of no further full force and effect.

1. Previous Proffers. All previous proffers associated with PCA 92-P-001-2, PCA 92-P-001-3, PCA 92-P-001-4, and PCA 92-P-001-6 as they apply to the Application Property shall continue and remain in full force and effect as modified by these proffers.

2. Site Development. The Application Property shall remain zoned to the C-3 District and shall be developed as generally shown on Sheet L-4 of the Scotts Run Station South Conceptual Development Plan (CDP), prepared by VIKA, Inc. and SmithGroup, Inc. dated May 10, 2011 and revised through February 4, 2013 submitted in conjunction with RZ 2011-PR-010 and RZ 2011-PR-011.

3. Minor Modifications. ~~Minor~~ modifications to the site development may be permitted as a result of final design and as necessitated by sound engineering practices pursuant to Section 18-204 of the Zoning Ordinance without the necessity for an amendment to these proffers.

4. Use. The use of the Application Property shall be limited to public uses for the benefit of and/or operated by Fairfax County.

5. Reservation of Density Credit. That portion of the Application Property (approximately 1.2 acres) that supports an athletic field as shown on Sheet L-4 of the referenced CDP shall be subject to a reservation of density credit under Section 2-308 of the Zoning Ordinance upon dedication to Fairfax County.

APPLICANT/AGENT

CITYLINE PARTNERS LLC

_____

By: Michael R. Pedulla
Its: Co-President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP
29-4 ((6)) 96A, C

TAFT 1766 OLD MEADOW LANE LLC

_____

By: Michael R. Pedulla
Its: Executive Vice President

[SIGNATURES END]

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
PCA 92-P-001-09
Applicant: Cityline Partners LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: 4/9/13

REF.: 112133

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 112133b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\112133\BRC\Affidavits\491193.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 112133-6

in Application No.(s): PCA 92-P-001-09
(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 William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Applicant/Agent for Title Owners
Garfield 1575 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((1)) 6A

(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: February 13, 2013
(enter date affidavit is notarized)

112136

for Application No. (s): PCA 92-P-001-09
(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)
Westgate 1600 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((1)) 6B, 6C, 6D
Van Buren 1616 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) A
Taylor Colshire Meadow LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) C1
Johnson I 7600 Colshire LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) 4B (formerly 30-3 ((28)) 4A1 pt.)
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 Tysons Corner, VA 22102	Title Owner of Tax Map 30-3 ((28)) 4C

(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: February 13, 2013
(enter date affidavit is notarized)

112133b

for Application No. (s): PCA 92-P-001-09
(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)
Grant 1651 Old Meadow Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 29-4 ((6)) 102
Lincoln 1700 Old Meadow Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 29-4 ((6)) 101A
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jami L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(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)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent
SmithGroup, Inc. d/b/a SmithGroupJJR Agents: Merrill D. St. Leger-Demian Sven B. Shockey Debra L. Mitchell Yuran (nmi) Shen	1850 K Street, NW, Suite 250 Washington, DC 20006	Architects/Landscape Architect/Agent
Dewberry Conultants LLC f/k/a Dewberry & Davis LLC Agent: Timothy L. Belcher	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent

(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: February 13, 2013
(enter date affidavit is notarized)

1/2/33-6

for Application No. (s): PCA 92-P-001-09
(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)
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant
JLB Realty, LLC Agents: J. Graham Brock Martin T. Mankowski Bay W. Miltenberger Charles C. Carey	909 Lake Carolyn Parkway, #960 Irving, TX 75039	Contract Purchaser of Tax Map 30-3 ((1)) 6A

(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: February 13, 2013
(enter date affidavit is notarized)

112133b

for Application No. (s): PCA 92-P-001-09
(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)
WDG Architecture, PLLC Agents: Sean M. Stadler David L. Banta	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
LSG Landscape Architecture Inc. Agents: Mark C. Gionet Amol (nmi) Deshpande	1919 Gallows Road, #110 Vienna, VA 22182	Landscape Architect/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
Phoenix Noise & Vibration LLC Agent: Scott B. Harvey	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
Wetland Studies and Solutions, Inc. Agents. Michael S. Rolband Scott R. Petrey	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
LandDesign, Inc. Agents: Peter R. Crowley Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, Virginia 22314-2813	Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
Patton Harris Rust & Associates, Inc. Agents: David H. Steigler Helman A. Castro	14532 Lee Road Chantilly, Virginia 20151	Engineer/Agent for The MITRE Corporation (title owner of Tax Map 30-3 ((28)) 4C)

(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)

112133v

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(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 Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center One Freedom Square 11951 Freedom Drive, #1500 Reston, VA 20190	Attorneys/Planners/Agent for The MITRE Corporation (title owner of Tax Map 30-3 ((28)) 4C)
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/Agent for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

112136

for Application No. (s): PCA 92-P-001-09
(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
Tysons Corner, 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

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, VP; 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: February 13, 2013
(enter date affidavit is notarized)

112 1336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Garfield 1575 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

---

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.)
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: February 13, 2013 1121336
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(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)
Members: DLJ Real Estate Capital Partners IV, L.P.
RECP IV Co-Investors A, LP (owns less than 10% of Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC, Grant 1651 Old Meadow Road LLC and Lincoln 1700 Old Meadow Road 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

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, P. Christopher Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

---

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: February 13, 2013
(enter date affidavit is notarized)

112133v

for Application No. (s): PCA 92-P-001-09
(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, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, 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)
SmithGroup, Inc. d/b/a SmithGroupJJR
1850 K Street, NW, Suite 250
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)

112136

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

---

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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry Consultants LLC f/k/a Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

==========

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)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Barry K. Dewberry; Karen S. Grand Pre; Thomas L. Dewberry; Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II, Katie Anne Dewberry and two minor children of Michael S. Dewberry)

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC, Grant 1651 Old Meadow Road LLC and Lincoln 1700 Old Meadow Road 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)
Westgate 1600 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

(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: February 13, 2013 1121336
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Van Buren 1616 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Taylor Colshire Meadow LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

(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: February 13, 2013
(enter date affidavit is notarized)

112137

for Application No. (s): PCA 92-P-001-09
(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
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer
Manager: 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.)

(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: February 13, 2013
(enter date affidavit is notarized)

112136

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Grant 1651 Old Meadow Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lincoln 1700 Old Meadow Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

(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: February 13, 2013
(enter date affidavit is notarized)

112133b

for Application No. (s): PCA 92-P-001-09
(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 SHAREHOLDER: (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.)

==========

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)
Members:
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

(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JLB Realty, LLC
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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)
Managers: Bay W. Miltenberger
Member: JLB Partners, L.P.

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JLB Partners, LLC
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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)
Managers: Bay W. Miltenberger, Glenn D. Jones
Member: Bay W. Miltenberger

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Bay W. Miltenberger, CEO; Paul R. Johnston, COO; Robert A. Grovenstein, CIO; Charles C. Carey, CFO; Russell D. Cobb, Treasurer

(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: February 13, 2013
(enter date affidavit is notarized)

1121331

for Application No. (s): PCA 92-P-001-09
(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; Richard J. Byrne, SVP/Gen Mgr; Gary J. Gagnon, SVP/CSO; Sol (nmi) Glasner, VP, GC & Corp. Sec.; Raymond (nmi) Haller, SVP/GM; Stephen D. Huffman, VP & CTO; Mark W. Kontos, SVP, CFO & Treas.; David H. Lehman, SVP/COO; Jason F. Providakes, SVP/GM; Karen Quinn-Quinton, VP & CHRO; James E. Cook, Dir & VP; Joel D. Jacobs, VP & CIO;

==========

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)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Sarah J. MacConduibh, VP; Louis S. Metzger, CCE; Lillian Zarrelli Ryals, Dir, SVP & GM; Peter H. Sherlock, VP; Barbara G. Toohill, VP & Dir. Trustees: George (nmi) Campbell, Jr., John J. Hamre, James R. Schlesinger, Ronald R. Fogleman, Cleve L. Killingsworth, Nicholas M. Donofrio, Charles S. Robb, Alfred (nmi) Grasso, Jane F. Garvey, Elizabeth J. Keefer, Donald M. Kerr, Montgomery C. Meigs, John P. Stenbit, Edmund P. Giambastiani, Michele A. Flournoy, Katherine P. Humphrey

(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)

1121336

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1919 Gallows Road, #110
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Robert K. Esselburn
Mark C. Gionet
Mark R. Lewis
Yunhui Connie Fan

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)
Phoenix Noise & Vibration LLC
5216 Chairman's Court, Suite 107
Frederick, MD 21703

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)
Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

---

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: February 13, 2013
(enter date affidavit is notarized)

1/21/3-6

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
Michael S. Rolband, Sole Shareholder

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)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

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: February 13, 2013
(enter date affidavit is notarized)

1/21336

for Application No. (s): PCA 92-P-001-09
(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. f/k/a Patton Harris Rust & Associates, PC
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)

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

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

(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)

112 1336

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Managing Members: C. R. George Dove, Malcolm D. Dixon, Frederick B. Hammann II, Eric J. Liebmann, Marc Nathanson (nmi), Jeffrey A. Morris, Robert C. Keane
Members: Siti N. Abdul-Rahman, Sean M. Stadler

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: February 13, 2013 1121336
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(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)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC, Grant 1651 Old Meadow Road LLC and Lincoln 1700 Old Meadow Road LLC)

DLJ RECP Management, L.P. (owns less than 10% of Cityline Partners LLC, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC, Grant 1651 Old Meadow Road LLC and Lincoln 1700 Old Meadow Road 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, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC, Grant 1651 Old Meadow Road LLC and Lincoln 1700 Old Meadow Road LLC)

Credit Suisse Group AG

(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)

11 21336

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

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

JLB Partners, L.P.
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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

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

General Partner:
JLB Partners, LLC

Limited Partners:
Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(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: February 13, 2013 1121336
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

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

Cooley 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**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio

Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner (former)
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein (former)
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns

Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

DeAnna D. Allen
Scott S. Balber
Reuben H. Chen
Joseph M. Drayton
Jesse D. Farmer
Jacqueline I. Grise
Walter G. Hanchuk
David M. Hernand
John (nmi) Kheit
Mehdi (nmi) Khodadad
Joshua O. Mates
Lyle (nmi) Roberts
Marc G. Schildkraut
C. Christopher Shoff
Michael (nmi) Tollini
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Amy M. Wood
David R. Young
Christina (nmi) Zhang

[continued on next page...]

(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: February 13, 2013
(enter date affidavit is notarized)

112134

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

Jennifer (nmi) Massey

(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(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: February 13, 2013
(enter date affidavit is notarized)

1121336

for Application No. (s): PCA 92-P-001-09
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

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

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

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

WITNESS the following signature:

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
PCA 92-P-001-10
Applicant: Cityline Partners LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: 4/9/13

REF.: 119763

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 119763, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\119763\BRC\Affidavits\491196.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, 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

119763

in Application No.(s): PCA 92-P-001-10
(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:

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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 William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Applicant/Agent for Title Owner
Taft 1766 Old Meadow Lane LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 29-4 ((6)) 96A, C

(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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
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(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Philip C. Champagne Michael D. Benton	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, #200 McLean, VA 22102	Engineers/Planners/Agent
SmithGroup, Inc. d/b/a SmithGroupJJR Agents: Merrill D. St. Leger-Demian Sven B. Shockey Debra L. Mitchell Yuran (nmi) Shen	1850 K Street, NW, Suite 250 Washington, DC 20006	Architects/Landscape Architect/Agent
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Christopher L. Kabatt Brian J. Horan Jami L. Milanovich John F. Cavan, IV Justin B. Schor Courtney J. Menjivar	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

(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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
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(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Scott R. Petrey	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/Agent for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
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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
Tysons Corner, 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

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, VP; 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: February 13, 2013
(enter date affidavit is notarized)

119763

for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Taft 1766 Old Meadow Lane LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

==========

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.)
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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
(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)
Members:
DLJ Real Estate Capital Partners IV, L.P.
RECP IV Co-Investors A, LP (owns less than 10% of Taft 1766 Old Meadow Lane 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)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, P. Christopher Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

---

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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
(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, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, 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)
SmithGroup, Inc. d/b/a SmithGroupJJR
1850 K Street, NW, Suite 250
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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

==========

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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

(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: February 13, 2013
(enter date affidavit is notarized)

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for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC)

==========

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)
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)

119763

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-10
(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)
Members:
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)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
Michael S. Rolband, Sole Shareholder

==========

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)

119763

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer
Manager: 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.)

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: February 13, 2013
(enter date affidavit is notarized)

119763

for Application No. (s): PCA 92-P-001-10
(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)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Citylne Partners LLC and Taft 1766 Old Meadow Lane LLC)

DLJ RECP Management, L.P. (owns less than 10% of Citylne Partners LLC and Taft 1766 Old Meadow Lane 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 Taft 1766 Old Meadow Lane LLC)

Credit Suisse Group AG

(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 AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

119763

for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number(s))

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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: February 13, 2013
(enter date affidavit is notarized)

119763

for Application No. (s): PCA 92-P-001-10
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

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

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

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

WITNESS the following signature:

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
RZ 2011-PR-010
Applicant: Cityline Partners LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: 4/9/13

REF.: 112136

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 112136b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\112136\BRC\Affidavits\491189.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 112136b

in Application No.(s): RZ 2011-PR-010
(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:

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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 William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Applicant/Agent for Title Owners
Lincoln 1700 Old Meadow Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 29-4 ((6)) 101A

(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: February 13, 2013
(enter date affidavit is notarized)

112136b

for Application No. (s): RZ 2011-PR-010
(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)
Grant 1651 Old Meadow Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Title Owner of Tax Map 29-4 ((6)) 102
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding	8180 Greensboro Drive, #200 McLean, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent
SmithGroup, Inc. d/b/a SmithGroupJJR Agents: Merrill D. St. Leger-Demian Sven B. Shockey Debra L. Mitchell Yuran (nmi) Shen	1850 K Street, NW, Suite 250 Washington, DC 20006	Architects/Landscape Architect/Agent
Dewberry Conultants LLC f/k/a Dewberry & Davis LLC Agent: Timothy L. Belcher	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/Agent for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: February 13, 2013
(enter date affidavit is notarized)

112136b

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jami L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Scott R. Petrey	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
LandDesign, Inc. Agents: Peter R. Crowley Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, Virginia 22314-2813	Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

1/21/3 bb

for Application No. (s): RZ 2011-PR-010
(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
Tysons Corner, 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

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, VP; 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: February 13, 2013
(enter date affidavit is notarized)

112366

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lincoln 1700 Old Meadow Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

==========

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.)
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: February 13, 2013
(enter date affidavit is notarized)

1121362

for Application No. (s): RZ 2011-PR-010
(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)
Members:
RECP IV Co-Investors A, L.P. (owns less than 10% of Lincoln 1700 Old Meadow Road LLC and Grant 1651Old Meadow Road 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)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, P. Christopher Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

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

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

Rezoning Attachment to Par. 1(b)

112136

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-010
(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, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, 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)
SmithGroup, Inc. d/b/a SmithGroupJJR
1850 K Street, NW, Suite 250
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)

112136b

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

==========

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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

(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: February 13, 2013
(enter date affidavit is notarized)

1121364

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry Consultants LLC f/k/a Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Barry K. Dewberry; Karen S. Grand Pre; Thomas L. Dewberry; Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II, Katie Anne Dewberry and two minor children of Michael S. Dewberry)

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

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

Rezoning Attachment to Par. 1(b)

112136b

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Lincoln 1700 Old Meadow Road LLC and Grant 1651 Old Meadow Road 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)
Grant 1651 Old Meadow Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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; Thomas J. Scott, Secretary

(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: February 13, 2013
(enter date affidavit is notarized)

1121366

for Application No. (s): RZ 2011-PR-010
(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 SHAREHOLDER: (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.)

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)
Members:
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

(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: February 13, 2013
(enter date affidavit is notarized)

112136b

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
Michael S. Rolband, Sole Shareholder

==========

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)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

==========

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)

1121366

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer
Manager: 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.)

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: February 13, 2013
(enter date affidavit is notarized)

1/21366

for Application No. (s): RZ 2011-PR-010
(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)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC, Lincoln 1700 Old Meadow Road LLC, and Grant 1651 Old Meadow Road LLC)

DLJ RECP Management, L.P. (owns less than 10% of Cityline Partners LLC, Lincoln 1700 Old Meadow Road LLC, and Grant 1651 Old Meadow Road 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, Lincoln 1700 Old Meadow Road LLC, and Grant 1651 Old Meadow Road LLC)

Credit Suisse Group AG

(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 AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

1/21/3 6b

for Application No. (s): RZ 2011-PR-010
(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: February 13, 2013
(enter date affidavit is notarized)

1121366

for Application No. (s): RZ 2011-PR-010
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

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

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

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

WITNESS the following signature:

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 19, 2013

TO: Virginia H. Ruffner, Planner III
Application Acceptance Section
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Affidavit
Application No. FDP 2011-PR-005
Applicant: NVCommercial Incorporated
PC Hearing Date: Not yet scheduled
BOS Hearing Date: Not applicable

REF.: 119751

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 1/3/13, which bears my initials and is numbered 119751, in the application file, so that it may be included in the staff report, once the matter has been assigned.

Thank you for your cooperation.

Attachment

\\S17prolaw01t\Documents\119751\BRC\Affidavits\490858.doc

COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDP 2011-PR-005
(Assigned by staff)

119751

RECEIVED
Department of Planning & Zoning
JAN 07 2013
Zoning Evaluation Division

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), NVCommercial Incorporated, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP ( )	FDP (X)	CDPA ( )	FDPA ( )

LEGAL DESCRIPTION:

N/A				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-3	((1))		73 pt., 75 pt., 76 pt.	42,139 sf
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8338, 8334, 8332 Leesburg Pike

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northern quadrant of the intersections of Leesburg Pike (Rte. 7) and Chain Bridge Road (Rte. 123)

PRESENT USE: Retail uses/eating establishment **PROPOSED USE:** Multi family residential w/ retail/services

MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** H-C, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application. *residential, retail/service uses, eating establishment

Martin D. Walsh, attorney/agent
Type or Print Name

MD Walsh
Signature of Applicant or Agent

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., 13th Fl., Arlington, Virginia 22201
Address

(Work) (703) 528-4700 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above:
Elizabeth D. Baker 703-528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 2/6/13 Virginia Ruffner

FDP 2013-0009
Fee Paid $ 14,075.00
2/6/13
LOB

REZONING AFFIDAVIT

DATE: January 3, 2013
(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 119751

in Application No.(s): FDP 2011-PR-005
(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)
NVCommercial Incorporated Agents: Stephen M. Cumbie Russell (nmi) Marks	8230 Leesburg Pike, Suite 500 Vienna, VA 22182	Applicant/Contract Purchaser of Tax Map 29-3 ((1)) 73 pt., 76 pt.
Clyde's Real Estate Group, Inc. Agents: Jeffrey R. Owens John G. Laytham Thomas M. Meyer	3236 M Street, NW Washington, DC 20007	Title Owner of Tax Map 29-3 ((1)) 75 pt.
Sittler Development Associates, LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Consultant/Agent for Applicant

(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: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011-PR-005
(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)
McBay Tysons, L.L.C. Agents: Sharon H. McBay Matthew W. McBay Kathleen M. Rough	1713 Chesterbrook Vale Court McLean, Virginia 22101	Title Owner of Tax Map 29-3 ((1)) 73 pt.
8334 Leesburg Pike Associates Agent: Ghassem (Gus) Parvizian (nmi) Abdolreza Parvizian (nmi) Ali Akbar Parvizian Nasrin Parvizian (nmi)	5869 Westhiemer Road Houston, TX 77057	Title Owner of Tax Map 29-3 ((1)) 76 pt.
The Evans Property Group LLC Agent: James A. Evans	8230 Old Courthouse Road Suite 350 Vienna, VA 22182	Consultant/Agent for Clyde's Real Estate Group, Inc.
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 Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Megan C. Rappolt Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(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: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011 - PR-005
(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)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Philip C. Champagne Anthony C. Morse	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran Philip C. Champagne Anthony C. Morse	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
Davis, Carter, Scott Ltd Agents: Douglas N. Carter Steve Saff (former) Triet (nmi) Nguyen Andrew R. Makin	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Christopher R. Kabatt Terence J. Miller	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
LSG Landscape Architecture Inc. f/k/a Lewis Scully Gionet Inc. Agents: Sunny J. Scully (former) Robert K. Esselburn Steve H. Choi	1919 Gallows Road, Suite 110 Vienna, Virginia 22182	Landscape Architects/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011-PR-005
(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)
NVCommercial Incorporated
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Stephen M. Cumbie
Peter H. Lunt

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
Stephen M. Cumbie, President; Peter H. Lunt, EVP; Connie P. Greer, Secretary

(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: January 3, 2013
(enter date affidavit is notarized)

11975

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McBay Tysons, L.L.C.
1713 Chesterbrook Vale Court
McLean, Virginia 22101

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)
Sharon H. McBay, Manager, Member
Matthew W. McBay, Member
Shauna McBay Lonergan, Member

==========

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)
Clyde's Real Estate Group, Inc.
3236 M Street, NW
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Clyde's Restaurant Group, Inc.

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(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: January 3, 2013
(enter date affidavit is notarized)

11975

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Clyde's Restaurant Group Inc.
3236 M Street, NW
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Clyde Inc.
3236 M Street, NW
Washington, DC 20007

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Qualified Terminal Interest Property Trust under the Will of Stuart C. Davidson f/b/o Sally F. Davidson
John G. Laytham

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens, Stuart P. Davidson, Olga Merck Davidson, Alexander J. Davidson, Lindsay Shea
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(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)

11975

DATE: January 3, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Evans Property Group LLC
8230 Old Courthouse Road
Suite 350
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James A. Evans, Member/Manager
Stephen D. Evans, Member

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)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 3, 2013
(enter date affidavit is notarized)

11975

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Davis, Carter, Scott Ltd
1676 International Drive, #500
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)
Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

(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: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011 - PR - 005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc f/k/a Lewis Scully Gionet Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Mark R. Lewis, Mark C. Gionet, Robert K. Esselburn, Yunhui Connie Fan

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011 - PR - 005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
J. David Sittler

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: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011-PR-005
(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)
8334 Leesburg Pike Associates
5869 Westhiemer Road
Houston, TX 77057

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

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

General Partners:
Ghassem (Gus) Parvizian (nmi)
Abdolreza Parvizian (nmi)
Ali Akbar Parvizian
Nasrin Parvizian (nmi)

(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 AFFIDAVIT

DATE: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011-PR-005
(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: January 3, 2013
(enter date affidavit is notarized)

119751

for Application No. (s): FDP 2011-PR-005
(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.)
None

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

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "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: Elizabeth D. Baker

(check one) [ ] Applicant [✓] 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 3 day of January 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
RZ 2011-PR-011
Applicant: Cityline Partners LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: 4/9/13

REF.: 112137

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 112137b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\112137\BRC\Affidavits\491200.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

112137-6

in Application No.(s): RZ 2011-PR-011
(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 William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Applicant/Agent for Title Owners
Garfield 1575 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((1)) 6A

(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: February 13, 2013
(enter date affidavit is notarized)

112137-6

for Application No. (s): RZ 2011-PR-011
(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)
Westgate 1600 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((1)) 6B, 6C, 6D / Contract Purchaser of portion of surplus VDOT right-of-way (settlement may occur prior to 3/21/13)
Van Buren 1616 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) A
Taylor Colshire Meadow LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) C1
Johnson I 7600 Colshire LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Title Owner of Tax Map 30-3 ((28)) 4B (formerly 30-3 ((28)) 4A1 pt.)/ Contract Purchaser of portion of surplus VDOT right-of-way (settlement may occur prior to 3/21/13)
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	Title Owner of Tax Map 30-3 ((28)) 4C

(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: February 13, 2013
(enter date affidavit is notarized)

112137-6

for Application No. (s): RZ 2011-PR-011
(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)
Fairfax County Board of Supervisors Agent: Edward L. Long, Jr. County Executive	12000 Government Center Pkwy. Suite 533 Fairfax, VA 22035	Title Owner of portions of Colshire Drive right-of-way to be vacated and/or abandoned
Virginia Department of Transportation Agents: Paul J. Kraucunas Kimberly M. Leckner	4975 Alliance Drive Fairfax, VA 22030	Title Owner of portions of surplus VDOT right-of-way
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, #200 McLean, VA 22102	Engineers/Planners/Agent
SmithGroup, Inc. d/b/a SmithGroupJJR Agents: Merrill D. St. Leger-Demian Sven B. Shockey Debra L. Mitchell Yuran (nmi) Shen	1850 K Street, NW, Suite 250 Washington, DC 20006	Architects/Landscape Architect/Agent
Dewberry Consultants LLC f/k/a/ Dewberry & Davis LLC Agent: Timothy L. Belcher	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent

(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: February 13, 2013
(enter date affidavit is notarized)

1121376

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jami L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant
JLB Realty, LLC Agents: J. Graham Brock Martin T. Mankowski Bay W. Miltenberger Charles C. Carey	8120 Woodmont Ave., Suite 960 Bethesda Maryland 20814	Contract Purchaser of Tax Map 30-3 ((1)) 6A

(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: February 13, 2013
(enter date affidavit is notarized)

112137v

for Application No. (s): RZ 2011-PR-011
(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)
WDG Architecture, PLLC Agents: Sean M. Stadler David L. Banta	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
LSG Landscape Architecture Inc. Agents: Mark C. Gionet Amol (nmi) Deshpande	1919 Gallows Road, #110 Vienna, VA 22182	Landscape Architect/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
Phoenix Noise & Vibration LLC Agent: Scott B. Harvey	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/Agent for JLB Realty, LLC (contract purchaser of Tax Map 30-3 ((1)) 6A)
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Scott R. Petrey	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Environmental Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
LandDesign, Inc. Agents: Peter R. Crowley Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, Virginia 22314-2813	Consultant/Agent for VIKA, Incorporated and VIKA Virginia, LLC
Patton Harris Rust & Associates, Inc. Agents: David H. Steigler Helman A. Castro	14532 Lee Road Chantilly, Virginia 20151	Engineer/Agent for The MITRE Corporation (title owner of Tax Map 30-3 ((28)) 4C)

(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: February 13, 2013
(enter date affidavit is notarized)

1121376

for Application No. (s): RZ 2011-PR-011
(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 Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center One Freedom Square 11951 Freedom Drive, #1500 Reston, VA 20190	Attorneys/Planners/Agent for The MITRE Corporation (title owner of Tax Map 30-3 ((28)) 4C)
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/Agent for Applicant

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

112137v

for Application No. (s): RZ 2011-PR-011
(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
Tysons Corner, 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

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, VP; 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: February 13, 2013
(enter date affidavit is notarized)

112137-6

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Garfield 1575 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

==========

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.)
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: February 13, 2013 112137v
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(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)
Members:
DLJ Real Estate Capital Partners IV, L.P.
RECP IV Co-Investors A, LP (owns less than 10% of Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire 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)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, P. Christopher Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

==========

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: February 13, 2013
(enter date affidavit is notarized)

1121376

for Application No. (s): RZ 2011-PR-011
(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, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SmithGroup, Inc. d/b/a SmithGroupJJR
1850 K Street, NW, Suite 250
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: February 13, 2013
(enter date affidavit is notarized)

112137v

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

==========

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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

(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: February 13, 2013
(enter date affidavit is notarized)

112137b

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry Consultants LLC f/k/a Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

==========

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)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Barry K. Dewberry; Karen S. Grand Pre; Thomas L. Dewberry; Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II, Katie Anne Dewberry and two minor children of Michael S. Dewberry)

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

112137b

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RECP IV WG Land Co-Investor A LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
RECP IV Co-Investors A, LP (owns less than 10% of Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire 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)
Westgate 1600 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

(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: February 13, 2013
(enter date affidavit is notarized)

112137b

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Van Buren 1616 Anderson Road LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Taylor Colshire Meadow LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

(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: February 13, 2013
(enter date affidavit is notarized)

1/2137b

for Application No. (s): RZ 2011-PR-011
(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
Tysons Corner, 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)
Members:
RECP IV WG Land Investors LLC
RECP IV WG Land Co-Investor A LLC
Cityline Executive 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, Thomas J. Scott, Secretary

==========

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: February 13, 2013 1/2137b
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(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)
Members:
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)
JLB Realty, LLC
8120 Woodmont Ave., Suite 960
Bethesda Maryland 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Manager: Bay W. Miltenberger
Member: JLB Partners, L.P.

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

112376

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JLB Partners, LLC
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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)
Managers: Bay W. Miltenberger, Glenn D. Jones
Member: Bay W. Miltenberger

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Bay W. Miltenberger, CEO; Paul R. Johnston, COO; Robert A. Grovenstein, CIO; Charles C. Carey, CFO; Russell D. Cobb, Treasurer

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Managing Members: C. R. George Dove, Malcolm D. Dixon, Frederick B. Hammann II, Eric J. Liebmann, Marc Nathanson (nmi), Jeffrey A. Morris, Robert C. Keane
Members: Siti N. Abdul-Rahman, Sean M. Stadler

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: February 13, 2013
(enter date affidavit is notarized)

112137v

for Application No. (s): RZ 2011-PR-011
(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; Richard J. Byrne, SVP/Gen Mgr; Gary J. Gagnon, SVP/CSO; Sol (nmi) Glasner, VP, GC & Corp. Sec.; Raymond (nmi) Haller, SVP/GM; Stephen D. Huffman, VP & CTO; Mark W. Kontos, SVP, CFO & Treas.; David H. Lehman, SVP/COO; Jason F. Providakes, SVP/GM; Karen Quinn-Quinton, VP & CHRO; James E. Cook, Dir & VP; Joel D. Jacobs, VP & CIO;

==========

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)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Sarah J. MacConduibh, VP; Louis S. Metzger, CCE; Lillian Zarrelli Ryals, Dir, SVP & GM; Peter H. Sherlock, VP; Barbara G. Toohill, VP & Dir. Trustees: George (nmi) Campbell, Jr., John J. Hamre, James R. Schlesinger, Ronald R. Fogleman, Cleve L. Killingsworth, Nicholas M. Donofrio, Charles S. Robb, Alfred (nmi) Grasso, Jane F. Garvey, Elizabeth J. Keefer, Donald M. Kerr, Montgomery C. Meigs, John P. Stenbit, Edmund P. Giambastiani, Michele A. Flournoy, Elizabeth R. Parker

(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: February 13, 2013
(enter date affidavit is notarized)

112137b

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1919 Gallows Road, #110
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Robert K. Esselburn
Mark C. Gionet
Mark R. Lewis
Yunhui Connie Fan

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)
Phoenix Noise & Vibration LLC
5216 Chairman's Court, Suite 107
Frederick, MD 21703

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)
Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

---

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: February 13, 2013
(enter date affidavit is notarized)

1121376

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)
Michael S. Rolband, Sole Shareholder

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)
LandDesign, Inc.
200 S. Peyton Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Dale C. Stewart

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: February 13, 2013
(enter date affidavit is notarized)

112137v

for Application No. (s): RZ 2011-PR-011
(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. f/k/a Patton Harris Rust & Associates, PC
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)

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

==========

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

(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: February 13, 2013 112137b
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Executive Investors LLC
590 Madison Avenue, 8th Floor
New York, NY 10022

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Members: Thomas D. Fleury, Tasso N. Flocos, Eric R. Maggio, Donna P. Shafer
Manager: 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.)

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: February 13, 2013
(enter date affidavit is notarized)

112137

for Application No. (s): RZ 2011-PR-011
(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)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC)

DLJ RECP Management, L.P. (owns less than 10% of Cityline Partners LLC, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, 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, Garfield 1575 Anderson Road LLC, Westgate 1600 Anderson Road LLC, Van Buren 1616 Anderson Road LLC, Taylor Colshire Meadow LLC, Johnson I 7600 Colshire LLC)

Credit Suisse Group AG

(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)

1/2137-p

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

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

JLB Partners, L.P.
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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

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

General Partner:
JLB Partners, LLC

Limited Partners:
Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(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: February 13, 2013 1/2/37-6
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

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

Cooley 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)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio

Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner (former)
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein (former)
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns

Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

DeAnna D. Allen
Scott S. Balber
Reuben H. Chen
Joseph M. Drayton
Jesse D. Farmer
Jacqueline I. Grise
Walter G. Hanchuk
David M. Hernand
John (nmi) Kheit
Mehdi (nmi) Khodadad
Joshua O. Mates
Lyle (nmi) Roberts
Marc G. Schildkraut
C. Christopher Shoff
Michael (nmi) Tollini
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Amy M. Wood
David R. Young
Christina (nmi) Zhang

[continued on next page...]

(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: February 13, 2013
(enter date affidavit is notarized)

1/2137-6

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

(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)

112374

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

Jennifer (nmi) Massey

(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: February 13, 2013
(enter date affidavit is notarized)

1/2/3/6

for Application No. (s): RZ 2011-PR-011
(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: February 13, 2013
(enter date affidavit is notarized)

1/2137r

for Application No. (s): RZ 2011-PR-011
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

(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:

Lynne J. Strobel

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

FORM RZA-1 Updated (7/1/06)

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
FDP 2011-PR-011
Applicant: Garfield 1575 Anderson Road LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: N/A

REF.: 116261

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 116261b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\116261\BRC\Affidavits\491190.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

116261 b

in Application No.(s): FDP 2011-PR-011
(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:

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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)
Garfield 1575 Anderson Road LLC Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer, Eric R. Maggio	1651 Old Meadow Road, Suite 650 McLean, Virginia 22102	Applicant/Title Owner of Tax Map 30-3 ((1)) 6A
JLB Realty, LLC Agents: J. Graham Brock Martin T. Mankowski Bay W. Miltenberger Charles C. Carey	909 Lake Carolyn Parkway, #960 Irving, TX 75039	Contract Purchaser of Tax Map 30-3 ((1)) 6A

(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: February 13, 2013
(enter date affidavit is notarized)

116261w

for Application No. (s): FDP 2011-PR-011
(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)
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Michael D. Benton P. Christopher Champagne J. Thomas Harding	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
WDG Architecture, PLLC Agents: Sean M Stadler David L. Banta	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent

(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: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

11626 1-6

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jami L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation/TDM Consultant/Agent
LSG Landscape Architecture Inc. Agents: Mark C. Gionet Amol (nmi) Deshpande	1919 Gallows Road, Suite 110 Vienna, Virginia 22182	Landscape Architects/Agent
Phoenix Noise & Vibration LLC Agent: Scott B. Harvey	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/Agent
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/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 AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

116261-6

for Application No. (s): FDP 2011-PR-011
(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)
Garfield 1575 Anderson Road 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)
Members: RECP IV WG Land Investors LLC, RECP IV WG Land Co-Investor A LLC, Cityline Executive Investors LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Michael R. Pedulla, Executive Vice President; William C. Helm, Executive Vice President; Thomas J. Scott, Secretary

(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)

1162614

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

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 SHAREHOLDER: (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.)
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 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 Garfield 1575 Anderson Road 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

(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)

116261-6

DATE: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011
(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 SHAREHOLDER: (enter first name, middle initial, and last name)
Publicly traded in Switzerland (SIX) and as American Depositary Shares (CS) in New York (NYSE)

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JLB Realty, LLC
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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)
Managers: Bay W. Miltenberger
Member: JLB Partners, L.P.

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

116261b

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JLB Partners, LLC
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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)
Managers: Bay W. Miltenberger, Glenn D. Jones
Member: Bay W. Miltenberger

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Bay W. Miltenberger, CEO; Paul R. Johnston, COO; Robert A. Grovenstein, CIO; Charles C. Carey, CFO; Russell D. Cobb, Treasurer

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

116261b

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Jeffrey B. Amateau, P. Christopher Champagne, Robert R. Cochran, Harry L. Jenkins, Kyle U. Oliver, Mark R. Morelock

---

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: February 13, 2013
(enter date affidavit is notarized)

116261-b

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Managing Members: C. R. George Dove, Malcolm D. Dixon, Frederick B. Hammann II, Eric J. Liebmann, Marc Nathanson (nmi), Jeffrey A. Morris, Robert C. Keane
Members: Siti N. Abdul-Rahman, Sean M. Stadler

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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

(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: February 13, 2013
(enter date affidavit is notarized)

116261

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Mark R. Lewis
Mark C. Gionet
Robert K. Esselburn
Yunhui Connie Fan

==========

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)
Phoenix Noise & Vibration LLC
5216 Chairman's Court, Suite 107
Frederick, MD 21703

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)
Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

==========

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: February 13, 2013
(enter date affidavit is notarized)

1162616

for Application No. (s): FDP 2011-PR-011
(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)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Garfield 1575 Anderson Road LLC)

DLJ RECP Management, L.P. (owns less than 10% of Garfield 1575 Anderson Road 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 Garfield 1575 Anderson Road LLC)

Credit Suisse Group AG

(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: February 13, 2013
(enter date affidavit is notarized)

116261

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number (s))

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

JLB Partners, L.P.
909 Lake Carolyn Parkway, #960
Irving, TX 75039

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

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

General Partner:
JLB Partners, LLC

Limited Partners:
Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(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: February 13, 2013
(enter date affidavit is notarized)

1/6 26 1-v

for Application No. (s): FDP 2011-PR-011
(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: February 13, 2013
(enter date affidavit is notarized)

116261-v

for Application No. (s): FDP 2011-PR-011
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

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

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

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

WITNESS the following signature:

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: February 20, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
FDP 2011-PR-011-02
Applicant: Cityline Partners LLC
PC Hearing Date: 3/21/13
BOS Hearing Date: N/A

REF.: 118201

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 2/13/13, which bears my initials and is numbered 118201b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17prolaw01\Documents\118201\BRC\Affidavits\491192.doc

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 118201

in Application No.(s): FDP 2011-PR-011-02
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cityline Partners LLC	1651 Old Meadow Road, Suite 650 Tysons Corner, Virginia 22102	Applicant/Agent for Title Owner
Agents: Keith S. Turner Tasso N. Flocos Thomas D. Fleury Michael R. Pedulla William C. Helm Donna P. Shafer Eric R. Maggio		

(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: February 13, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

11 8 2016

(**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	Title Owner of Tax Map 30-3 ((28)) 4C
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Michael D. Benton J. Thomas Harding	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Planners/Agent for Applicant
VIKA Virginia, LLC Agents: John F. Amatetti, Robert R. Cochran P. Christopher Champagne, Michael D. Benton, J. Thomas Harding, Franklin E. Jenkins, Jeffrey A. Kreps, Nelson P. Kirchner, Anthony C. Morse, Joseph D. Amatetti, Bryan D. Cichocki	8180 Greensboro Drive, #200 McLean, VA 22102	Engineers/Planners/Agent for Applicant
Steven Kahle Architects, Inc. Agents: Steven W. Kahle Craig C. Polacek Jeremy P. Hayes Megan W. Scorzafava Aaron M. Kramer	47 Randall Street, Suite 2 Annapolis, MD 21401	Architects/Landscape Architect/Agent for Owner
Dewberry Conultants LLC f/k/a Dewberry & Davis LLC Agent: Timothy L. Belcher	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Architects/Planners/Agent for Applicant

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: February 13, 2013
(enter date affidavit is notarized)

118201b

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jami L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
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 Jonathan D. Puvak H. Mark Goetzman Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard Suite 1300 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 Owner

(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: February 13, 2013
(enter date affidavit is notarized)

1182016

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Patton Harris Rust & Associates, Inc. Agents: David H. Steigler Helman A. Castro	14532 Lee Road Chantilly, Virginia 20151	Engineer/Agent for Owner
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center One Freedom Square 11951 Freedom Drive, #1500 Reston, VA 20190	Attorneys/Planners/Agent for Owner
F. William Gue, III	PO Box 237 Wicomico Church, VA 22579	Attorney/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 AFFIDAVIT

DATE: February 13, 2013 1/8 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cityline Partners LLC
1651 Old Meadow Road, Suite 650
Tysons Corner, 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

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, VP; 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: February 13, 2013 1/8/2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(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)
Members:
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)
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: February 13, 2013
(enter date affidavit is notarized)

1/8/2013

for Application No. (s): FDP 2011-PR-011-02
(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; Richard J. Byrne, SVP/Gen Mgr; Gary J. Gagnon, SVP/CSO; Sol (nmi) Glasner, VP, GC & Corp. Sec.; Raymond (nmi) Haller, SVP/GM; Stephen D. Huffman, VP & CTO; Mark W. Kontos, SVP, CFO & Treas.; David H. Lehman, SVP/COO; Jason F. Providakes, SVP/GM; Karen Quinn-Quinton, VP & CHRO; James E. Cook, Dir & VP; Joel D. Jacobs, VP & CIO;

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)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Sarah J. MacConduibh, VP; Louis S. Metzger, CCE; Lillian Zarrelli Ryals, Dir, SVP & GM; Peter H. Sherlock, VP; Barbara G. Toohill, VP & Dir. Trustees: George (nmi) Campbell, Jr., John J. Hamre, James R. Schlesinger, Ronald R. Fogleman, Cleve L. Killingsworth, Nicholas M. Donofrio, Charles S. Robb, Alfred (nmi) Grasso, Jane F. Garvey, Elizabeth J. Keefer, Donald M. Kerr, Montgomery C. Meigs, John P. Stenbit, Edmund P. Giambastiani, Michele A. Flournoy, Elizabeth R. Parker

(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: February 13, 2013 1/8 2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P Christopher Champagne

---

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)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
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)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

---

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: February 13, 2013 1/8/2016
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(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)
Sole Shareholder:
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)
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: February 13, 2013
(enter date affidavit is notarized)

1182012

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry Consultants LLC f/k/a Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Barry K. Dewberry; Karen S. Grand Pre; Thomas L. Dewberry; Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II, Katie Anne Dewberry and two minor children of Michael S. Dewberry)

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 13, 2013
(enter date affidavit is notarized)

118 2016

for Application No. (s): FDP 2011-PR-011-02
(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, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, 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)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock

==========

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

(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: February 13, 2013 118 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(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. f/k/a Patton Harris Rust & Associates, PC
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)
Sole Shareholder:
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)
Celestino.R. Pennoni
Pennoni Associates, Inc. (PAI) Employee Stock Option Plan (ESOP). All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

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

(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: February 13, 2013
(enter date affidavit is notarized)

1182016

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
DLJ Real Estate Capital Partners IV, L.P.
590 Madison Avenue, 8th Floor
New York, NY 10022

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

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

General Partners:
DLJ Real Estate Capital IV, LLC (owns less than 10% of Cityline Partners LLC)

DLJ RECP Management, L.P. (owns less than 10% of Cityline Partners 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)

Credit Suisse Group AG

(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: February 13, 2013 11820 1-6
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

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

Cooley 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)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio

Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner (former)
Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinka
Ian B. Blumenstein (former)
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns

Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

DeAnna D. Allen
Scott S. Balber
Reuben H. Chen
Joseph M. Drayton
Jesse D. Farmer
Jacqueline I. Grise
Walter G. Hanchuk
David M. Hernand
John (nmi) Kheit
Mehdi (nmi) Khodadad
Joshua O. Mates
Lyle (nmi) Roberts
Marc G. Schildkraut
C. Christopher Shoff
Michael (nmi) Tollini
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Amy M. Wood
David R. Young
Christina (nmi) Zhang

[continued on next page...]

(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: February 13, 2013
(enter date affidavit is notarized)

118201b

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

(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: February 13, 2013
(enter date affidavit is notarized)

118201b

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number (s))

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

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

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

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

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

Jennifer (nmi) Massey

(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: February 13, 2013
(enter date affidavit is notarized)

118 2016

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number(s))

==========

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: February 13, 2013
(enter date affidavit is notarized)

118201v

for Application No. (s): FDP 2011-PR-011-02
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

The Applicant, Cityline Partners, LLC, sponsored a three-part series entitled Evolution of Fairfax, hosted by Chairman Sharon Bulova, the face value of which exceeded $100.

(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:

Lynne J. Strobel

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

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13 day of February 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

Cityline PARTNERS

STATEMENT OF JUSTIFICATION

SCOTTS RUN STATION SOUTH
February 14, 2011

Revised May 10, 2011
Revised August 1, 2012
Revised December 10, 2012

This statement of justification is submitted for a proposed rezoning of approximately 30.47 acres from the C-3 and H-C Districts to the Planned Development Tysons Corner Urban (PTC) and H-C Districts.

Cityline Partners LLC, the Applicant, is the owner and/or the managing agent of property identified among the Fairfax County tax assessment records as 29-4 ((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C and 6D; and 30-3 ((28)) A, C1, 4B and 4C (the "Subject Property") that encompasses approximately 29.42 acres located on the south side of Route 123 on the east side of Tysons Corner. The Applicant has successfully processed a request with VDOT to acquire approximately 14,854 square feet of surplus right-of-way adjacent to Route 123. Approval for the conveyance has been received at the district level and final approval from the Federal Highway Administration and the Commissioner of Highways is pending. In addition, the Applicant has worked with FCDOT and VDOT to coordinate a realignment of Colshire Drive. The realignment will result in the vacation/abandonment of approximately 30,928 square feet of right-of-way that has been included in this application. With these parcels and the inclusion of land previously dedicated for public purposes with reserved density credits, the area of the Subject Property increases to approximately 36 acres. A detailed description of the prior dedications has been submitted separately. The Subject Property is currently developed with low and mid-rise office buildings and associated parking that have been constructed at different times over the last forty (40) years. The Applicant proposes to transform this suburban office park into an integrated mix of office, hotel, residential and retail uses in a transit-oriented urban design. A rezoning of the Subject Property from the C-3 and H-C Districts to the PTC and H-C Districts will fulfill the vision of the recently adopted Comprehensive Plan for the Tysons Corner Urban Center.

I. Subject Property Description

The Subject Property, referred to as Scotts Run Station South, is located on the east side of the Tysons Corner Urban Center in the Tysons East District and will serve as the signature gateway for those entering Tysons Corner from the east. Located on the south side of Route 123, the Subject Property has extensive road frontage that results in high visibility. The consolidation of approximately thirty (30) acres creates an opportunity to design a complementary mix of uses. In addition, the Subject Property is located on both the east and west sides of the Scotts Run Stream Valley Park. This natural resource amenity will become one of the focal points of a transit-oriented development that includes office, hotel, residential, retail and support services.

Cityline Partners LLC
1651 Old Meadow Road
Suite 650
Tysons Corner, Virginia 22102
T 703.556.3777
citylinepartners.com

A SUBSIDIARY OF
DLJ Real Estate Capital Partners

This gateway site also provides an opportunity for the integration of institutional and public uses, such as educational and recreational facilities. The Applicant's design meets the objective of creating a place where Fairfax County residents can live, work, shop, play and stay.

The opportunity to create a pedestrian friendly urban environment is amplified by the proximity of the Tysons East Metro Station (the "Metro Station") that is under construction. When combined with right-of-way that will be acquired by the Applicant and reserved density credits, approximately 13.44 acres of the Subject Property are located within 1/8 of a mile of the Metro Station; approximately 17.84 acres of the Subject Property are located between 1/8 and 1/4 mile of the Metro Station; and the remaining approximately 4.72 acres are located between 1/4 and 1/3 mile of the Metro Station. The proximity of the Metro Station creates opportunities to encourage the use of mass transit as an alternative to private vehicles. The Applicant's proposal links a mixed-use development to the Metro Station through a series of pedestrian-friendly corridors and streetscapes that will encourage the use of transit, pedestrian walkways and bicycles and further the goal of creating a multi-modal transportation network that is not dependent on automobiles.

The Applicant has carefully evaluated its development plan to ensure a well-coordinated mix of uses with buildings at appropriate heights to transition to the surrounding areas and respect the recommendations of the Comprehensive Plan. In accordance with Comprehensive Plan recommendations, the Applicant had the opportunity to propose a development of approximately 10 million gross square feet. Based on a deliberate design process as described herein, the Applicant is proposing a mix of uses totaling 6,697,060 gross square feet. The development program consists of 3,738,210 square feet of office development (55%); 2,597,130 gross square feet of residential development (40%), 218,200 gross square feet of hotel development (3%), and 143,520 gross square feet of retail development (2%). The proposed development with all uses combined results in a 4.27 FAR.

II. Zoning History

The Subject Property is part of an office park known as West*Gate that originally contained over eighty (80) acres of industrially zoned property located at the edge of the suburbs of Washington, D.C. Initially zoned to the I-4 District, West*Gate was developed in phases in accordance with the Fairfax County Zoning Ordinance that permitted office and industrial uses. Office buildings were constructed to primarily serve government contractors and other buildings were used for research, development and manufacturing facilities. As Tysons Corner evolved into the Urban Center of Fairfax County, West*Gate evolved into a more traditional office park. Its strategic location on Route 123 between the Capital Beltway and the Dulles Airport Access Road provided visibility and accessibility. These conditions still exist today. A rezoning in the early 1990's resulted in the Subject Property's current C-3 District zoning designation and the adoption of proffers. Those portions of West*Gate closest to Route 123 and the Metro Station are proposed for development and are the subject of this rezoning application.

III. Overall Vision

The Applicant proposes to transform an existing suburban office park in a manner consistent with its designation in the Comprehensive Plan. The Subject Property that comprises Scotts Run Station South is recommended for redevelopment as Transit Station Mixed Use. The vision is to redevelop the Subject Property into a transit-oriented, walkable, bikeable, sustainable mixed-use development with Scotts Run Stream Valley Park as a focal point and a natural amenity. The Applicant has designed a main street parallel to Route 123 between Anderson Road and Colshire Drive that will serve as a central spine to connect the development physically and visually to the Metro Station and Scotts Run Stream Valley Park. The main street, referred to as Station Street, is the east-west private local/service street connector with additional local/service streets extending on a north-south axis to further create the grid of streets envisioned in the Comprehensive Plan. The Applicant has further implemented the planned grid of streets with the addition of a new collector/local street extending south from Route 123 to Dartford Drive. In addition, Colshire Meadow Drive, an existing/planned collector, will be extended from its current terminus at Colshire Drive east to Anderson Road. These collectors will function cohesively with planned local/service streets and the existing arterial road network to facilitate pedestrian, vehicular and bicycle connectivity. The improvements will also provide a vehicular alternative to Route 123, thereby lessening traffic on this heavily traveled commuter roadway.

Station Street will be enhanced with street trees, landscaping, and first floor retail to bolster the pedestrian experience. Station Street will terminate at the Metro Station access located on the south side of Route 123 adjacent to Scotts Run Stream Valley Park. The entire length of Station Street is within ¼ mile of the Metro Station thereby encouraging pedestrian and bicycle usage.

Buildings have been appropriately sited to ensure compliance with Section 2-414 of the Zoning Ordinance. Section 2-414 establishes a minimum distance of 200 feet for residential buildings and 75 feet for commercial buildings between principal buildings and right(s)-of-way of interstate highways and the Dulles Airport Access Road. By interpretation issued by the Zoning Administration Division dated December 21, 2000, the setback measurement is taken from the projection or extended line of the travel lanes at interchanges. A copy of this determination is attached for convenient reference. As demonstrated on the CDP, these setbacks have been met with the Applicant's proposal.

Scotts Run Stream Valley Park is the focal point of Scotts Run Station South. It is intended that the park will become a major linear urban park with a trail system that will benefit not only the future residents and office workers of Scotts Run Station South, but also serve the existing stable residential communities and employment centers located in proximity to the Subject Property, thereby providing connectivity to other parts of Tysons Corner. This natural amenity should be enhanced so that it may provide passive and active recreational opportunities that will benefit all Tysons Corner residents and office workers. A range of outdoor experiences, such as performances, nature programs, appreciation of scenery and recreation, could result from improvements to the park. The Applicant will participate with other Tysons Corner land owners to revitalize and enhance Scotts Run Stream Valley Park in a manner that will implement the

Comprehensive Plan vision. The Scotts Run Station South development plan maximizes its proximity to Scotts Run Stream Valley Park and the views and accessibility that will be afforded to residents, hotel guests and office workers.

The primary goals of the Scotts Run Station South Conceptual Development Plan (CDP) are as follows:

- Utilize density and intensity appropriately through a diverse mix of uses that encourages the use of alternate transportation modes, including mass transit, and creates an environment where people can live, work, shop and play at a gateway to Tysons Corner.

- Design a grid of streets, including a central main street, enhanced with sidewalks urban plazas, and retail uses consistent with the Comprehensive Plan that will facilitate pedestrian, vehicular and bicycle connectivity, and create a sense of place.

- Incorporate a variety of building heights and orientations to ensure greater intensity in proximity to Route 123 and the Metro Station, while tapering appropriately to surrounding areas.

- Incorporate various design elements such as visually appealing streetscapes and ground floor retail to elevate the pedestrian experience.

- Improve Scotts Run Stream Valley Park to create a central focal point and a natural amenity in Tysons Corner that is complemented by well-placed pedestrian connections and open space.

- Integrate sustainable design elements such as innovative stormwater management techniques, environmentally sensitive selection of building locations, energy efficient building design and promotion of transit use through design and use mix.

- Incorporate public facilities into the development plan.

- Develop a phasing plan that allows for the timely construction of buildings in phases or individually in response to market conditions to implement the objectives of the Comprehensive Plan with appropriate supporting facilities.

A. Gateway

The Tysons East District, as defined by the Comprehensive Plan, is the signature gateway for those coming to Tysons from the east. Scotts Run Station South is a transit oriented development (TOD) given its proximity to the planned Metro Station. Office buildings are planned in proximity to Route 123 to create an urban employment center. The office buildings are rotated to break up their mass and create a less imposing façade adjacent to Route 123.

While maintaining a continuous street edge at the ground level, the buildings' shape and orientation provides a sense of individual identity. Residential buildings are integrated with the office buildings in a manner to ensure a pleasant living environment. Several residential buildings are located in proximity to Scotts Run Stream Valley, affording views of the park and ensuring a twenty-four hour presence in Scotts Run Station South. A hotel is ideally located adjacent to the Metro Station's Kiss and Ride facility. The proximity to the Metro Station will promote its use by hotel guests. The design results in all buildings being located within easy walking distance to the Metro Station. Building heights are varied from a centrally located signature building that is 397 feet to 75 feet at the perimeter of the Subject Property in accordance with the height recommendations of the Comprehensive Plan. The three (3) tallest proposed buildings are located along Route 123 in proximity to the Metro Station. Ranging from 350 to 397 feet, these buildings will create a varied and dynamic skyline along Route 123. The buildings located on either side of the Scotts Run Stream Valley and the Metro Station step down to acknowledge these two (2) features and open up this area as viewed from Route 123. The height recommendations of the Comprehensive Plan are exceeded on one proposed building by 21 feet. This deviation is a result of a small portion of the building being located outside of the 1/8 mile development tier. A slightly greater height is needed for this building as it is located in the center of three (3) proposed buildings. A taller central building provides a clear hierarchy of buildings when viewed from the Scotts Run Stream Valley and the Metro Station. This building's prominence is important as it is the selected location of a transit circulator stop. The construction of buildings with varied building heights will accent the skyline and contribute to the overall sense of place. These buildings will add visual interest to the landscape for pedestrians and riders of the mass transit. The height of all of the proposed buildings was thoughtfully designed in consideration of the context of the area, including existing topography. Retail stores and eating establishments will be located at the street level to serve the proposed residential and commercial development. Some of these uses may be two stories. Parking is primarily provided in structured garages beneath the office, residential and hotel buildings. Given soil conditions in this area, the depth of underground parking garages may be limited. As portions of parking structures will be above grade, retail uses will be incorporated into these structures to limit their visibility and ensure that the parking structures do not detract from the overall appearance of the development. The proposed mix of uses will ensure both a day time and night time presence that will create a sense of place and community in Tysons Corner.

B. Connectivity

Station Street, a main street parallel to Route 123, and Colshire Meadow Drive extended will serve as the primary local roads in Scotts Run Station South. These two (2) new streets, together with other collector, local and service streets create an enhanced grid of streets as envisioned by the Comprehensive Plan at a human scale to ensure use and thereby connectivity. All streets will include sidewalks, street trees and landscaping. As shown on the CDP, a number of the streets will include on-road bike lanes. A series of urban plazas will provide opportunities for outdoor seating and gathering areas. The most significant of these is identified as Andrew Way on the CDP. This pedestrian corridor may include specialty pavers and terraced outdoor seating. Station Street and Andrew Way are designed to host community events such as street festivals, farmers' markets and outdoor performances. These events will be accessible to mass transit and assist in creating a vibrant walkable community and sense of place.

C. Urban Parks and Open Space

The focal point of the Tysons East District is intended to be the Scotts Run Stream Valley Park that has previously been dedicated to the Fairfax County Park Authority. Stormwater runoff has eroded the stream bank of Scotts Run, and the existing channel is steep and not accessible. The stream bank requires stabilization to ensure that the stream remains a viable resource. In conjunction with this application, the Applicant will accurately delineate the floodplain and Resource Protection Area (RPA) as approved by the Commonwealth on the CDP. Given the topography of the area, and mature existing vegetation, creative solutions will be needed to make a majority of the stream valley accessible. A connection to the overall trail system in Tysons Corner will benefit pedestrian, cyclists and runners. Where permitted by topography, grassy areas may be maintained as useable public open space that may be used for outdoor performances, nature programs and recreation. Scotts Run Stream Valley Park is an oasis within a rapidly developing area that should be preserved, enhanced and protected. The contemplated improvements to Scotts Run Stream Valley Park will require encroachment into the Fairfax County's designated Environmental Quality Corridor (EQC). The encroachment will be mitigated by the preservation and vegetation of compensatory areas at a rate of 1.25:1. The compensatory area is contiguous to the EQC and includes preservation and revegetation with native vegetation. Restoration will significantly reduce pollutant loads and result in a significant water quality benefit. The proposed improvements will protect an integrated network of ecologically valuable land. The Applicant will participate with other Tysons Corner land owners to improve Scotts Run Stream Valley Park. A series of open space areas that will be a combination of public urban parks and private open spaces will provide recreation opportunities to residents, office workers and hotel guests. The total amount of open space provided with the proposed development is 7.38 acres, which includes fifty percent (50%) of the land area of Scotts Run Stream Valley Park. Therefore, the Applicant will improve Scotts Run Stream Valley Park adjacent to the Subject Property in coordination with the Fairfax County Park Authority.

D. Sustainability/Urban Stewardship

A number of sustainable design elements have been incorporated into the development plan to ensure energy efficiency and minimal impacts on natural resources. Proposed office buildings on the Subject Property have been oriented to maximize energy efficiency. The office buildings are generally located with their long axis facing north and south to reduce energy usage for heating and cooling. The residential buildings are generally located with their long axis facing east and west so all units receive at least a half day of sunlight. In addition, building footprints have been shaped to minimize the shadows that are cast during the shorter days of winter. Residential buildings will be LEED certified or equivalent. Lastly, the office buildings will be designed to a minimum of Silver LEED certification or equivalent standards. Stormwater management techniques will be installed to retain the first inch of rainfall as recommended by the Comprehensive Plan. Techniques will include the use of permeable pavers on portions of roadways and hardscapes throughout the development. In addition, infiltration basins are planned to be installed beneath trees boxes used in the streetscape, and rooftop gardens may be incorporated into building designs. Other possible measures to improve water quality and reduce stormwater runoff may include incorporation of bioswales, rain gardens, and vegetated buffer strips.

E. Public Facilities

The consolidation of approximately thirty (30) acres creates opportunities to incorporate public facilities to serve the Subject Property, the Tysons East District and the greater Tysons Corner area. The Applicant proposes significant improvements to the Scotts Run Stream Valley that is publically owned. Current conditions include areas overgrown with invasive species and an eroded stream bank. The implementation of a portion of a stream bank stabilization plan prepared by Wetland Studies and Solutions, Inc. will improve the quality of the stream valley as a natural wildlife habitat. The stream valley will become a useable amenity to the residents and employees of Tysons Corner. The Applicant proposes to improve that portion of the stream valley adjacent to its property and also adjacent to properties owned by others. The Applicant will contribute to a fire station located in the Tysons East District. Alternatively, the Applicant may elect to construct a fire station on an off-site property in proximity to Route 123. The Comprehensive Plan identifies Tysons East as a good location for institutional and public uses, such as educational and recreational facilities. The Applicant will continue to explore these opportunities. In addition to recreation opportunities that may be created at Scotts Run Stream Valley Park, an athletic field will be located on the Subject Property. Alternatively, the Applicant may elect to construct an athletic field on an off-site property in proximity to the Subject Property.

IV. Program of Development

Scotts Run Station South, as a portion of the former West*Gate office park, has a tremendous redevelopment potential. Existing conditions on the Subject Property consist of eight (8) building sites that are improved with office buildings that are served by surface parking. Six (6) of the building sites are located on the east side of Scotts Run Stream Valley Park and two (2) building sites are located on the west side of Scotts Run Stream Valley Park. The existing improvements will be removed over time and replaced by the Applicant's proposed development. Some building sites are ready for redevelopment in the short-term while others will remain as interim uses to complement new development.

Scotts Run Station South is divided into Land Bay East and Land Bay West as shown on the CDP. The East and West Land Bays are divided by the Scotts Run Stream Valley Park. The CDP has been designed so that the Scotts Run Stream Valley Park serves to link the two (2) land bays together. Connectivity is provided with a road crossing and common design elements that result in a cohesive plan of development. The Scotts Run Stream Run Valley Park is a central amenity that is incorporated into the overall development vision.

The CDP proposes a maximum of 6,697,060 gross square feet between the two (2) land bays identified as Land Bay East and Lay Bay West on the CDP. The overall land use mix varies slightly between each land bay and when combined is 55% office, 40% residential, 3% hotel and 2% retail which meets the recommendations for Transit Station Mixed Use as defined by the Comprehensive Plan. The overall maximum floor area ratio (FAR) on the Subject Property is 4.27. The maximum gross floor areas for the various uses are as follows:

Land Use Mix and FAR

Use	GSF	Percentage of Total	FAR
Land Bay West Master Plan			
- Office	1,114,510	71%	2.50
- Hotel	0	0%	0.00
- Residential	430,036	27%	0.97
- Retail	27,280	2%	0.06
Total	1,571,826	100%	3.53
Land Bay East Master Plan			
- Office	2,623,700	52%	2.34
- Hotel	218,200	4%	0.20
- Residential	2,167,094	42%	1.93
- Retail	116,240	2%	0.10
Total	5,125,234	100%	4.57
Combined Master Plan			
- Office	3,738,210	55%	2.38
- Hotel	218,200	3%	0.14
- Residential	2,597,130	40%	1.66
- Retail	143,520	2%	0.09
Total	6,697,060	100%	4.27

Calculation of FAR is based on land area and density credit totaling 1,490,089 square feet.

Specific details are provided on the CDP, but the general development program for each land bay is described below:

Land Bay East

Land Bay East is located on the south side of Route 123 between Scotts Run Stream Valley Park and the ramp to the Dulles Airport Access Road. Comprised of approximately 25.77 acres, when combined with reserved density credits and rights-of-way that will be acquired by the Applicant, this Land Bay is presently divided into seven (7) building sites referred to as Garfield, Westgate, Van Buren, Johnson 1, Johnson 2, Taylor and Hotel. Land Bay East is planned to be developed with six (6) office buildings, seven (7) residential buildings, a hotel, and supporting retail uses connected by a grid of streets. All of these uses will yield approximately 5.1 million gross square feet of development. Vehicular and pedestrian circulation will be achieved with the construction of a new main street, referred to as Station Street, which is parallel to Route 123 and serves as an east-west local serving connector through the Land Bay,

as well as the planned extension of Colshire Meadow Drive, a planned collector roadway. Parking will be provided in structures located beneath each building. Retail development will be located on the first floor to activate the street and also screen portions of the parking that may be located above grade. Scotts Run Stream Valley Park is located at the western terminus of the main street and will serve as the visual focal point that links the East and West Land Bays. The building heights in this Land Bay range from 397 feet to 75 feet and taper down to the perimeter of the Subject Property. Site sections for each proposed building are included in the CDP.

Land Bay West

Land Bay West is located on the west side of Scotts Run Stream Valley Park in proximity to the Capital Beltway. Comprised of approximately 10.23 acres, when combined with reserved density credits, Land Bay West is presently divided into two (2) building sites referred to as Grant and Lincoln. Existing improvements will be removed and the Grant site will be developed with an office building and a residential building. Two (2) office buildings and a parking structure will be developed on the Lincoln site. An athletic field will be located between the two (2) buildings. Parking will also be provided in a structure located beneath the office buildings. Retail development will be located on the first floor of the office building to enhance the mix of uses and also screen portions of the parking that may be located above grade. Residential development in this Land Bay will total 430,036 gross square feet and will be adjacent to Scotts Run Stream Valley Park to provide residents with direct access and views of the park. Office development in this land bay will total 1,114,510 gross square feet, with 27,280 square feet of retail.

V. Phasing of Development

With approximately thirty (30) acres of land and over six (6) million square feet of development, Scotts Run Station South will take years to complete. As redevelopment occurs, existing buildings will remain as interim uses that will complement new development. Phasing of development to planned infrastructure (vehicular, pedestrian, bicycle and transit facilities) and transportation demand management programs are critical to ensure a well-balanced, interlinked, multi-modal transportation network in Tysons Corner. In addition, the Applicant must retain the flexibility to respond to changing market conditions and, therefore, has designed both the East and West Land Bays with buildings, including associated parking, that may be constructed individually or in groups. These stand-alone parcels are easily defined by the Applicant's proposed grid of streets. Generally, development may occur for each building site as follows:

- Garfield. The Garfield site is located at the east end of Land Bay East in proximity to the Dulles Airport Access Road. Garfield will be developed with two (2) residential buildings identified as Building A and Building B on the CDP that are connected by a landscaped plaza. Building A will consist of 251,747 gross square feet and Building B will consist of 223,947 gross square feet, with each building served by structured parking located beneath the building. These buildings may be constructed separately or together. Structured parking will be constructed concurrently with each building that it will serve. The plaza will be

installed with the first building that is constructed. Access to the buildings will be from Anderson Road and Old Chain Bridge Road, which are both existing roadways that are incorporated into the proposed grid of streets. The alignment of and improvements to the Anderson Road/Colshire Meadow Road/Old Chain Bridge Road intersection has been coordinated with off-site property owners, FCDOT and VDOT. Streetscape improvements associated with Old Chain Bridge Road and Anderson Road will be constructed concurrently with the first building.

- Westgate. The Westgate site is located on the south side of Route 123 between Anderson Road and a proposed extension of Dartford Drive that is shown on the CDP as South Dartford Drive. The Westgate site is presently developed with an office building and surface parking. When redeveloped, an office building identified as Building A on the CDP and consisting of 405,000 gross square feet will be constructed. The office building will also include 9,720 gross square feet of retail use. Building A will be served by structured parking located beneath the building that will be constructed concurrently. Building A will have access to Anderson Road and an extension of Dartford Drive that is shown on the CDP as South Dartford Drive. Anderson Road is an existing roadway that will be incorporated into the proposed street grid as an avenue. Any frontage improvements necessary to Anderson Road, including the extension of the existing median south to Old Chain Bridge Road, and the construction of South Dartford Drive to Route 123 will be constructed concurrently with the construction of Building A. In addition, the segment of Station Street between South Dartford Drive and Anderson Road will be constructed concurrently with either the Westgate or Van Buren site, whichever site develops first.

- Van Buren. The Van Buren site is located north of the proposed Colshire Meadow Drive between Anderson Road and South Dartford Drive as shown on the CDP. The Van Buren site will be developed with a single residential building identified on the CDP as Building A and consisting of 466,000 gross square feet. Building A will also include 7,560 gross square feet of retail use, and will be served by structured parking located beneath the building that will be constructed concurrently. Building A will have access to Colshire Meadow Drive and South Dartford Drive. That segment of Colshire Meadow Drive between South Dartford Drive and Anderson Road, including the extension of the existing median south to Old Chain Bridge Road, will be constructed with the development of the Van Buren site. Any frontage improvements necessary to Anderson Road and the construction of South Dartford Drive from Station Street to Colshire Meadow Drive will be constructed concurrently with Building A. In addition, that segment of Station Street between South Dartford Drive and Anderson Road will be constructed concurrently with either the Van Buren or Westgate site, whichever site develops first.

- Johnson 1. The Johnson 1 site is located on the south side of Route 123 between South Dartford Drive and Colshire Drive and across the street from the Metro Station's kiss and ride facility and a proposed hotel. The Johnson 1 site will be redeveloped with two (2) office buildings, identified on the CDP as Buildings A and B, and two (2) residential buildings, identified on the CDP as Buildings C and D. Building A will consist of 544,800 gross square feet; Building B will consist of 635,000 gross square feet; Building C will consist of 450,000 gross square feet, Building will consist of 450,000 gross square feet. The Johnson 1 site will also include 78,880 gross square feet of retail uses that will be distributed among the buildings. All buildings will be served by structured parking located beneath the buildings that will be constructed concurrently with each building. When developed, this site will be bisected by the proposed new Station Street and a new north-south pedestrian connector, referred to as Andrew Way. Access to the buildings will be from South Dartford Drive, Colshire Meadow Drive, Colshire Drive and Station Street. Colshire Drive will be straightened from Route 123 to Colshire Meadow Drive as coordinated with FCDOT and VDOT. Whichever building is constructed first will include construction of Station Street and the north-south pedestrian connector adjacent to its frontage with interim improvements to ensure vehicular connectivity. If not yet constructed, Colshire Drive will be realigned with the construction of Building C. If not yet constructed, South Dartford Drive will be constructed to Route 123 with the construction of Building B. The segment of Colshire Meadow Drive between Colshire Drive and South Dartford Drive will be constructed with the construction of either Building C or D, whichever is first constructed, with interim improvements to ensure vehicular connectivity.

- Johnson 2. The Johnson 2 site is located between South Dartford Drive and Colshire Drive and was the subject of a previously approved proffered condition amendment referenced as PCA 92-P-001-07 and special exception referenced as SE 2010-PR-023. As shown on the CDP, the Johnson 2 site will be developed with an office building identified as Building E and consisting of 340,000 gross square feet, which may include up to 5,000 square feet of retail use. Building E will be served by structured parking located beneath the building that will be constructed concurrently. Development of Building E shall be consistent with its prior approvals, including an approved site plan referenced by Fairfax County as 3538-SP-003.

- Taylor. The Taylor site is located across the street from the Metro Station's kiss and ride facility in the southwest quadrant of Colshire Meadow Drive and Colshire Drive, which are existing roadways that will be incorporated into the proposed street grid. Improvements to the alignment of the Colshire Drive/Colshire Meadow Drive intersection have been coordinated with FCDOT and VDOT. As shown on the CDP, the Taylor site will be developed with two (2) office buildings identified as Buildings B and C, and a residential building identified as Building A. Building A will consist of 325,400 gross square feet;

Building B will consist of 443,700 gross square feet, and Building C will consist of 255,200 gross square feet. The buildings will include 15,080 gross square feet of retail use. All buildings will be served by structured parking located beneath the buildings that will be constructed concurrently with each building. The Taylor site will have access to Colshire Meadow Drive and Colshire Drive. The proposed buildings may be constructed together or individually with associated parking. That segment of Colshire Meadow Drive from Scotts Run to Colshire Drive will be improved with the development of the Building B, exclusive of the bridge. The proffers will address the potential widening of the Colshire Meadow Bridge in detail. The improvements to the Colshire Drive/Colshire Meadow Drive intersection will be constructed concurrently with Building B.

- Grant. The Grant site is located in the southeast quadrant of Route 123 and Old Meadow Road, which is an existing roadway that will be incorporated into the proposed street grid. The Grant site is currently developed with an office building and surface parking that will be removed for the construction of one (1) office building identified as Building A and one (1) residential building identified as Building B on the CDP. Building A will consist of 501,907 gross square feet and Building B will consist of 430,036 gross square feet with each building served by structured parking located beneath the building. The Grant site will include 10,000 gross square feet of retail uses that may be located in the office building. Access is provided from Old Meadow Road, Grant Road (a new public local street) and Colshire Meadow Drive. The buildings may be constructed separately or together. Structured parking will be constructed concurrently with each building that it will serve. That segment of Colshire Meadow Drive from Scotts Run to Old Meadow Road, exclusive of any bridge widening/replacement, will be improved with the development of Building B. The proffers will address potential widening of the Colshire Meadow Bridge in detail. Frontage improvements to Old Meadow Road will be constructed with each building when constructed.

- Lincoln. The Lincoln site is located in the southwest quadrant of Route 123 and Old Meadow Road, which is an existing roadway that is incorporated into the grid of streets. The Lincoln site is presently developed with an office building and surface parking that will be removed for the construction of two (2) office buildings identified on the CDP as Building A and Building B. Building A will consist of 362,603 gross square feet and Building B will consist of 250,000 square feet. The buildings will be served by structured parking that will be located beneath the buildings. The Lincoln site will also include 17,280 gross square feet of retail use. An athletic field will be located between the buildings to address Plan recommendations for athletic fields. The office buildings may be constructed separately or together. Construction of a private service drive between Old Meadow Road and the property line will be constructed with either Building A or Building B, whichever is constructed first.

- Hotel. The Hotel site is located adjacent to the Metro Station's Kiss and Ride parking and bus facility, and will be created as a result of the straightening of Colshire Drive. The Hotel as identified on the CDP and will consist of 218,200 square feet served by structured parking located beneath the building. The Hotel site will also include 5,000 square feet of retail use. Colshire Drive, and the reconfiguration of the intersection of Colshire Meadow Drive will be constructed concurrent with the Hotel.

Each development site shown on the CDP includes sufficient existing or proposed street frontage for adequate access so that a specific development sequence is not necessary. Extensive landscaping, streetscapes and open spaces are detailed on the CDP and will be installed concurrently with each development site. A detailed pedestrian and bicyclist circulation plan consisting of sidewalks, trails and plazas will also be installed concurrently with the development of each building site. In addition, utilities will be installed sequentially with each segment of development. On an interim basis, surface parking on any or all of the undeveloped building sites may be provided to support proposed and existing uses. Detailed phasing plans are shown on Sheets A6.01 through A6.08 of the CDP.

VI. Comprehensive Plan Guidelines

The Subject Property is located in the Tysons East District of the Tysons Corner Urban Center and recommendations for its use and development are guided by the newly approved Comprehensive Plan Amendment for *Transforming Tysons* (the "Plan"). Guidance is provided in both the Areawide Recommendations and the District Recommendations, specifically the Old Meadow, Colshire and Anderson Subdistricts. The Subject Property is recommended for development as Transit Station Mixed Use, which is a land use category located in each Subdistrict. The Plan recommends that the Subject Property be redeveloped with a mix of uses with office as the predominate use in the Colshire Subdistrict and urban residential neighborhoods in the Old Meadow and Anderson Subdistricts. Each subdistrict is envisioned to be a mixed use area with increased intensity and diversity of land use including office, hotel, residential, support retail and public and institutional uses. A key feature in the Colshire subdistrict is Scotts Run Stream Valley Park. Scotts Run Stream Valley Park is identified as an accessible urban park and areawide amenity. Redevelopment is encouraged to contribute to stream and riparian buffer restoration efforts for Scotts Run Stream Valley Park. Planned intensity recommendations are based on a tiered approach. The highest intensities in Tysons Corner should be built in those areas closest to the Metro Station entrance. Approximately 37% of the Subject Property, when combined with reserved density credits and rights-of-way that will be acquired by the Applicant, is located in Tier 1 within ⅛ mile of the Metro Station entrance. Approximately 13% of the same property is located in Tier 2 within ¼ mile of the Metro Station. Sites within Tiers 1 and 2 are not subject to a maximum FAR. The remaining property, approximately 50%, is located in Tier 3, specifically between ¼ and ⅓ mile of the Metro Station entrance. The Plan recommends that projects between ¼ and ⅓ mile may develop up to a 2.0 FAR, excluding bonuses, however, sites that do not include office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved. The Plan also allows flexibility to include areas immediately adjacent to the ¼ mile ring as areas not

subject to a maximum FAR. Below is a table outlining the land areas and development proposed within Tiers 1, 2 and 3.

Intensity Tiers and FAR

Land Bay East

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 0 to ⅛ mile	480,941 SF	2,556,680	5.32
2 ⅛ - ¼ mile	593,063 SF	2,408,052	4.06
3 ¼ - ⅓ mile	48,374 SF	160,502	3.32
Total	**1,122,378 SF (25.76625 Acres)**	**5,125,234**	**4.57**

Land Bay West

Intensity Tiers	Land Area and Density Credits	GFA	FAR
1 0 to ⅛ mile	104,410 SF	511,907	4.90
2 ⅛ - ¼ mile	184,167 SF	809,919	4.40
3 ¼ - ⅓ mile	157,227 SF	250,000	1.59
Total	445,804 SF (10.23425 Acres)	**1,571,826**	**3.53**

The Applicant's proposal as shown on the CDP is in keeping with the intensity recommendations of the Plan. The Subject Property's maximum overall FAR is 4.27 for all uses with an FAR of 2.38 for office use. No high-trip generating uses have been identified within the Subject Property, and, therefore, a concurrent special exception is not required.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and other topics. Below is a description of how the proposed rezoning and CDP for the Subject Property meets the major elements of the Plan and the specific subdistrict recommendations. Where the description of compliance with the major elements also satisfies the subdistrict recommendations, it is so noted and not repeated.

Plan Guidance	Applicant's Proposal
Major Elements of the Plan	
•Mix and arrangement of uses	The proposed mix of uses is in keeping with the overall guidance in the Land Use section and the Old Meadow, Colshire and Anderson Subdistricts description. The Plan calls for development of the Subject Property with Transit Station Mixed Use, which includes a diversity of land uses. The diversity of land uses is reflected in the Applicant's proposal for office, residential, hotel and retail uses. In keeping with the Plan and Subdistrict recommendations, the greatest intensity will be concentrated closest to the Metro Station. As detailed on the CDP, development will be phased to the construction of transportation and public facilities.
•Affordable and workforce housing	The proposed residential buildings are a construction type that does not generate the requirement for Affordable Dwelling Units in accordance with Article 2 of the Zoning Ordinance. Twenty percent of the proposed residential units, or approximately 462 units, will be provided as workforce housing in keeping with the guidance in the Plan.
•Green building expectations	The office structures will be designed and constructed to meet a minimum of Silver LEED certification or equivalent standards. The design of residential and hotel structures will be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.
•Stormwater Management	The goal of stormwater management measures for the Subject Property is to protect the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionally improve the condition of said receiving waters. Through the use of aggressive and innovative stormwater management planning and techniques, the proposed development will provide both water quantity and water quality controls to achieve the above stated goal. While historical water quantity controls have been focused on reducing the peak flow rates from post-developed sites to levels equal to or less than the peak flow rates for pre-developed sites, this tactic accounts for only part of the impact development has

	on storm water runoff. That is to say, development will affect not only peak runoff rates, but also total runoff volume. Although this historical peak shaving methodology ensures the downstream receiving channels are capable of conveying the post-developed peak flows, it does not account for the increased volume of runoff that will be generated as a result of development. Because both the peak flow rate and the overall runoff volume introduced into the downstream receiving waters impact the condition of the streams, it is the intent of this rezoning application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates, but also the pre-developed runoff volumes. In order to both control the post-developed peak flow rates and reduce the post-developed runoff volumes, it is the intent of the proposed stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and re-use. In general, techniques such as green roofs, tree box filters, pervious hardscapes/streetscapes, and stormwater reuse will be integrated into the development as shown on the CDP. These techniques will both reduce the total runoff release from the development area and control the peak runoff rate. More specifically: • **Green roofs** will allow for a portion of the runoff volume to be decreased through the uptake by plantings on the green roof. • **Tree box filters** will also allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the characteristics of the insitu soils. • **Pervious hardscapes/streetscapes** will allow for infiltration of portions of runoff volume through the pervious surface into storage below where it will be held for infiltration into the ground, depending on the characteristics of the insitu soils. • **Cisterns/Stormwater reuse** will allow for runoff volume to be recycled into the water supply of the new buildings for allowable

	purposes such as grey water, landscape irrigation, and air conditioning unit cooling. Instead of merely holding runoff to reduce its peak flow rate, retention vaults will hold runoff until it is reused in the buildings. This reuse has the added benefit of reducing the demand on the domestic water supply, while infiltration techniques will have the added benefit of recharging the surrounding water table. • **Structural BMPs** • **Integrated Management Practices (IMPs)** Beyond reducing the volume of runoff from a post-developed site, the above LID techniques will help to reduce the peak flow rates released from a post-developed site. By reducing the overall imperviousness of the site, as well as "disconnecting" impervious areas, these techniques will reduce the peak runoff rate. This is due to the fact that times of concentration for sub areas of the site will increase for certain LID techniques, thus avoiding coincident peaks for all of the site sub areas, some using LID techniques and some not. Regarding water quality, the use of green roofs and tree box filters will have a significant impact on water quality, as nutrient uptake will greatly reduce the pollutants in the site runoff. Furthermore, infiltration (pending the characteristics of the insitu soils) in both tree box filters and pervious hardscape/streetscape will greatly improve the quality of the runoff from the post-developed site. Thus, these techniques will be used to meet the established phosphorus removal requirements for the Subject Property, as determined during the rezoning process.
•Consolidation performance objectives	The Old Meadow, Colshire and Anderson Subdistricts guidance suggests a consolidation goal of 20 acres. The Subject Property encompasses approximately 30.47 acres. The land area includes property in Tiers 1, 2 and 3. As recommended by the Colshire Subdistrict, the consolidated area includes land in both the first and second intensity tier to ensure connectivity to the Metro Station. The size, shape and location of the Subject Property will foster achievement of the performance objectives

	resulting in a coordinated development plan that includes a grid of streets, provides a comprehensive public open space system that incorporates Scotts Run Stream Valley Park, demonstrates how adjacent land may be developed in keeping with the Plan, and provides for the phasing of redevelopment.
•Transportation	
°Grid of streets on and off-site	The Applicant has worked with the other Tysons East District property owners to identify a network of streets to provide accessibility and connectivity for all modes; vehicular, pedestrian and bicycle. The goal was to create a street grid that is effective, practical and implementable. The grid includes an extension of existing Colshire Meadow Drive, a collector, from its current terminus at Colshire Drive to Anderson Road. Dartford Drive will also be extended to create South Dartford Drive, a collector/local street that will connect Colshire Meadow Drive to Route 123. Another new public local street connection between Route 123 and Colshire Meadow Drive will be built on the Grant site. These connections will be unsignalized right-in/right-outs and are in harmony with the adopted Plan. The improvements will provide a vehicular alternative to Route 123, thereby lessening traffic on this heavily traveled roadway. Improvements/enhancements in accordance with Plan recommendations will also be made to existing streets that will be incorporated into a more refined street grid. These streets include Colshire Drive, Old Meadow Road and Anderson Road. Significant improvements are proposed to Colshire Drive that will straighten its alignment. The Anderson Road/Colshire Meadow Drive/Old Chain Bridge Road intersection will also be realigned and improved through coordinated efforts with off-site property owners, FCDOT and VDOT. New local/service streets will also be constructed within the Subject Property to further improve connectivity and circulation. The new main street is referred to on the CDP as Station Street. The proposed street grid has been presented to and conceptually agreed to by FCDOT representatives. The Applicant's commitment to the grid of streets will provide major

	improvements in connectivity and set the framework for a new urban design.
°Vehicle trip reduction objectives	The Traffic Impact Statement ("TIA") submitted by Wells + Associates, Inc. includes a Transportation Demand Management ("TDM") vehicle trip reduction goal generally consistent with the Plan (i.e., within 5% of those recommended). These reduction goals were agreed upon with FCDOT and VDOT during the scoping of the TIA. Future proffers will further detail the objectives and include a comprehensive TDM program and strategic implementation plan. Consistent with the Comprehensive Plan goals and FCDOT policy.
°Parking management	Parking management is critical to the success of a TDM program. The amount of parking proposed for the Subject Property is consistent with the parking recommendations in the Plan and the PTC District regulations. The CDP provides details as to the location, access and number of spaces. These details and the specifics of parking will be described in the Applicant's TDM program and strategic implementation plan.
°Phasing to transportation improvements and programs	The CDP provides separate sheets to set forth the potential phasing of development to planned transportation improvements, particularly the grid of streets. The Applicant's proffers will elaborate on the phasing commitments.
°Traffic impact analysis evaluating three time periods; first phase, interim phase and plan build-out	The TIA referenced above will provide an evaluation of existing and future conditions with and without the proposed redevelopment plan as required by VDOT's Chapter 527 (now known as Chapter 870) regulations and as coordinated with and agreed to by FCDOT.
•Urban Design	
°Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons.	SmithGroup, the project architect, has studied the Subject Property and its physical characteristics, and identified both design opportunities and challenges. It has also reviewed in depth the urban aesthetic vision for Tysons as set forth in the Plan. The CDP creates a new sustainable mixed use urban design from the existing suburban office park configuration. Working with JJR, landscape architects, SmithGroup has provided details of building forms, massing, streetscapes and the pedestrian realm, open park areas, and private amenity spaces with particular

	attention to the guidance in the Urban Design section of the Plan.
°A variety of buildings heights with the tallest buildings in the ranges specified by the Building Height Map.	Nine (9) new office buildings, seven (7) residential buildings and a hotel are proposed to be developed on the Subject Property. The buildings range in height from 75 feet to 397 feet. The three (3) tallest building(s) are located along Route 123 in proximity to the Metro Station. Ranging from 350 to 397 feet, these buildings will create a varied and dynamic skyline along Route 123. The buildings located on either side of the Scotts Run Stream Valley and the Metro Station step down to acknowledge these two (2) features and open up this area as viewed from Route 123. The height recommendations are exceeded on one proposed building by 21 feet. This deviation is a result of a small portion of the building being located outside of the 1/8 mile development tier. A slightly greater height is needed for this building as it is located in the center of three (3) proposed buildings. A taller central building provides a clear hierarchy of buildings when viewed from the Scotts Run Stream Valley and the Metro Station. This building's prominence is important as it is the selected location of the transit circulator stop. The construction of buildings with varied building heights will accent the skyline and contribute to the overall sense of place. The buildings will add visual interest to the landscape for pedestrians and riders of mass transit. The height of all of the proposed buildings was thoughtfully designed in consideration of the context of the area, including existing topography. The height recommendations of the Comprehensive Plan are provided in an attached graphic prepared by VIKA. All building heights taper down to the perimeter of the Subject Property.
°Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect.	Office and residential buildings have been sited to avoid canyon effects, especially adjacent to Route 123. Shadow studies have been provided as shown on the CDP.
•Urban park standards	Development of a usable and varied park and open space system is a principal objective of the Plan. A preliminary analysis of the urban park standards and the needs of the future office tenants, residents and visitors to the Subject Property has been prepared.

	The urban park standard recommended for Tysons Urban Center is 1.5 acres for each 1,000 residents and 1.0 acre for each 10,000 employees. The 2308 dwelling units proposed with the mixed use development are estimated to generate 3,693 residents and the 3,738,210 square feet of new office development is estimated to generate 11,294 employees. Based on these estimates, the recommended park area for the Subject Property is 7.38 acres. A comprehensive park and open space plan has been developed for the provision of appropriately scaled urban parks, both public and private. These features will integrate the proposed mix of uses. Overall, 7.38 acres of public park area and private park space are provided as shown on the CDP. A series of plazas are woven through the proposed development including a landscaped plaza between the two (2) residential buildings proposed on the Garfield site, , landscaped areas along Station Street, courtyards within proposed buildings and a pedestrian only corridor between Station Street and Colshire Meadow Drive referred to on the CDP as Andrew Way. All of these plazas present opportunities for outdoor activities including festivals, farmers' markets and community events. A Neighborhood Park is centrally located on the Taylor site and a Gateway Park is located at the southeast corner of Station Street. In addition, residential buildings are planned to include roof top terraces that will be exterior social space for residents with landscaping and outdoor seating areas. The Applicant also proposes to improve Scotts Run Stream Valley Park as a part of this development. Improvements may include stream stabilization, land restoration, at grade pathways, and underbrush and invasive plant removal. Scotts Run Stream Valley Park, as restored, will benefit the residents and office tenants of the mixed use transit oriented development as well as serve as an amenity to all of Tysons Corner and the surrounding area. The Applicant is also providing an athletic field between the two office buildings located on the Lincoln site. Alternatively, the Applicant may elect to construct an athletic field on an off-site property in proximity to the Subject Property.

•Active recreation facilities	The Applicant will include active recreational facilities within the residential buildings, private open space areas and the public parks as shown on the CDP and described above.
•Public Facilities	The Applicant proposes significant improvements to the Scotts Run Stream Valley that is publically owned. These improvements will improve water quality and revitalize the stream valley as a natural wildlife corridor. The improvements to Scotts Run Stream Valley Park will benefit Tysons Corner as a whole. Additional public facilities include a significant contribution to a fire station located in the Tysons East District. Alternatively, the Applicant may elect to construct a fire station on an off-site property in proximity to Route 123. The Applicant's proffers will elaborate on these commitments.
•Demonstrating how other properties in the subdistrict and in the general vicinity of the proposal can develop in conformance with the Plan.	The Applicant has worked with the Tyson East District landowners to develop a proposed grid of streets for the Old Meadow, Colshire and Anderson Subdistricts resulting in appropriately-sized, walkable blocks. Property owners to the north, south and west have filed, or are in the process of filing, rezoning applications on their properties. As the Subject Property is located at the eastern edge of Tysons, properties to the east are not planned for increases in intensity and remain in conformance with the Plan.
Old Meadow, Colshire and Anderson Subdistricts - Redevelopment Option Guidance Development proposals should provide for the following:	
•The vision for the Colshire Subdistrict is to redevelop with a mix of uses with office as the predominate use. Highest intensity should be oriented to the Metro Station. These subdistricts should become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.	As previously described in Major Elements of the Plan, the Applicant proposes an integrated mix of office, residential, hotel and retail development. The highest intensity buildings are concentrated on that portion of the Subject Property closest to the Metro Station. The FAR for that portion of the Subject Property within ⅛ mile of the Metro Station is 5.24. Between ⅛ and ¼ mile, the proposed FAR is 4.14, and between ¼ to ⅓ mile the proposed FAR is 2.0. [VIKA.]
•The vision for the Old Meadow and Anderson Subdistricts is to redevelop into urban residential neighborhoods with the highest intensity oriented to the Metro	As previously described in Major Elements of the Plan, the Applicant proposes an integrated mix of office, residential, hotel and retail development, which is in keeping with Plan recommendations as

Station. Portions of each subdistrict closest to the Metro Station should have more diversity in land uses which may include hotel, office and support retail uses in addition to high intensity residential use. The intensities and land use mix should be consistent with the Areawide Land Use Recommendation,	the Subject Property is within that part of the Old Meadow and Anderson Subdistricts closest to the Metro Station. The highest intensity buildings are concentrated on that portion of the Subject Property closest to the Metro Station.
•Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.	The Subject Property is large enough and with sufficient road frontage on Route 123 to provide for a grid of streets. The street grid includes new street connections and a new main street, referred to as Station Street, to complement the existing road network comprised of Anderson Road, Colshire Drive, Old Meadow Road and Dartford Drive. These existing streets will be redesigned and extended in accordance with the Plan and serve as part of the street grid. Significant improvements are proposed to Colshire Drive that will straighten its alignment. The Anderson Road/Colshire Meadow Drive/Old Chain Bridge Road intersection will be realigned and improved through coordinated efforts with off-site property owners, FCDOT and VDOT. A comprehensive park and open space system has been developed to not only meet the needs of office tenants, residents and visitors to the area, but also to draw pedestrians and cyclists to the Metro Station along pleasant and varied walking and biking routes. A detailed pedestrian circulation plan is included with the CDP. Green building practices and workforce housing are being provided in conformance with Plan guidance. A detailed phasing plan has been included with the CDP to illustrate how the streets, open spaces, parking, streetscapes and amenities can be developed systematically over time.
o In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.	The proposed development on a total of 30.47 acres exceeds the 20 acre consolidation goal.
o When a consolidation includes land	The Applicant's proposed development plan

located in the first intensity tier (within ⅛ mile of a Metro station), it should also include land in the second intensity tier (between ⅛ and ¼ mile of a station), in order to ensure connectivity to the Metro Station.	includes land area in both the first and second intensity tiers. Connectivity to the Metro Station is ensured with a series of sidewalks, trails, on-road bike lanes and plazas as detailed on the CDP.
•Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict and how it will connect to the abutting districts/subdistricts through the provision of the grid of streets.	The Applicant proposes to construct key sections of a grid of streets on the Subject Property, including a main street identified on the CDP as Station Street. In addition, the Applicant will construct extensions of existing Dartford Drive (local/collector street) and Colshire Meadow Drive (collector street). Improvements will also be made to the existing road network comprised of Anderson Road, Colshire Drive and Old Meadow Road that will be incorporated into the street grid and further anchor the arterial network. Significant improvements are proposed to Colshire Drive that will straighten its alignment. The Anderson Road/Colshire Meadow Drive/Old Chain Bridge Road intersection will be realigned and improved through coordinated efforts with off-site property owners, FCDOT and VDOT. A comprehensive network of sidewalks, trails, on-road bike lanes and plazas along the streets and through the community will invite pedestrians and cyclists to walk and bike to Metro, as well as to the uses on the properties adjacent to the Subject Property. The Applicant has worked with the Tysons East District landowners to coordinate a complementary street grid.
o In the Old Meadow Subdistrict, one circulation improvement is a new street adjacent to Scott Run. The new road should be located to avoid impacting significant natural and cultural resources on park land. New park land should be established between the new street and the stream valley to further buffer and protect the floodplain. Redevelopment along this and other planned street alignments should provide right-of-way and contribute toward street consolidation.	As shown on the CDP, the Applicant is constructing Grant Road/Alley parallel to Scotts Run, and Colshire Meadow Drive that will link Old Meadow Drive to Colshire Drive. Both connections are designed to avoid adversely impacting Scotts Run Stream Valley Park. A phasing plan has been included with the CDP to ensure the appropriate construction timing of these improvements with the proposed development.
o In the Anderson Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge	The extension of Colshire Meadow Drive to Old Chain Bridge Road is accommodated in the Applicant's development plan and necessary right-

Road. Redevelopment along this planned alignment should provide right-of-way and contribute toward street construction.	of-way from the Subject Property will be provided. A phasing plan has been included with the CDP to ensure the appropriate construction timing of this improvement with proposed development.
o In the Colshire Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road, the location and configuration of which may be adjusted at the time of development approval. Redevelopment along this alignment should provide the necessary right-of-way.	The extension of Colshire Meadow Drive to Old Chain Bridge Road is accommodated in the Applicant's development plan and necessary right-of-way from the Subject Property will be provided. A phasing plan has been included with the CDP to ensure the appropriate construction timing of this improvement with proposed development.
•For all subdistricts, other connecting local streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Urban Design and Transportation recommendations.	The Applicant proposes to construct key sections of a grid of streets on the Subject Property, including a main street identified on the CDP as Station Street. In addition, the Applicant will construct extensions of Dartford Drive and Colshire Meadow Drive as local and collector roads, respectively. Improvements will also be made to the existing road network comprised of Anderson Road, Colshire Drive and Old Meadow Road that will be incorporated into the street grid and further anchor the arterial network. Significant improvements are proposed to Colshire Drive that will straighten its alignment. The Anderson Road/Colshire Meadow Drive/Old Chain Bridge Road intersection will be realigned and improved through coordinated efforts with off-site property owners, FCDOT and VDOT. A comprehensive network of sidewalks, trails, on-road bike lanes and plazas along the streets and through the community will invite pedestrians and cyclists to walk and bike to Metro, as well as to the uses on the properties adjacent to the Subject Property. The Applicant has worked with its neighbors to coordinate a complementary street grid. A 4' wide bicycle lane is provided on Anderson Road, Colshire Meadow Drive, Colshire Drive and Old Meadow Road.
•Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.	See response to "Urban Park Standards" above.

o Since Scotts Run is a key feature abutting the Old Meadow Subdistrict, redevelopment proposals should be designated in a manner that ensures this open space will become a more accessible resource-based active urban park. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.	See response to "Urban Park Standards" above.
o In the Anderson Subdistrict, there are several opportunities to provide notable open space amenities. Redevelopment proposal should be designed in a manner to provide these open space amenities and/or contribute to improvements to open space elsewhere within the District or the abutting East Side District. A four acre recreation-focused urban park should be provided between Anderson Road and the Hunting Ridge neighborhood to serve the recreation and leisure needs of future residents and workers. Facilities should include one or two athletic fields as well as consideration of providing relatively small-footprint	See response to "Urban Park Standards" above. The Subject Property is not located in proximity to the Hunting Ridge neighborhood.
•When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, and provide for affordable/workforce housing as indicated under the Land Use guidelines.	In addition to the public recreational opportunities that are provided, private recreational amenities will be provided for each residential building. These amenities could include a private roof deck, plazas and landscaped open spaces. These amenities will be detailed in future Final Development Plans. Twenty percent (20%), or approximately 462 units, will be provided on-site as affordable/workforce housing in compliance with the Plan recommendations.
•Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of	The Traffic Impact Statement ("TIA") prepared and submitted by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures. The Applicant has worked with FCDOT and VDOT staff on an acceptable scope of work for the TIA. A scope of work meeting was held with both agencies in accordance with 24 VAC 30-155 on September 28, 2010.

impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.	
•In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in the area's redevelopment.	In addition to other public facilities, the Applicant will contribute to the construction of a fire station in the Tysons East District. Alternatively, the Applicant may elect to construct a fire station on an off-site property located in proximity to Route 123.
•Building heights in the Colshire Subdistrict range from 105 feet to 400 feet, depending upon location as described below, and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations.	The Building Height Map in the Comprehensive Plan shows the Subject Property falling into two different height tiers. The height recommendations of the Comprehensive Plan are provided in an attached graphic prepared by VIKA. The northern portion of the Subject Property closest to the Metro Station is located in Tier 1 with a maximum building height of 225 – 400 feet. The remainder of the Subject Property is within Tier 2 with a maximum building height of 175 to 225 feet. The proposed buildings range in height from 397 feet closest to the Metro Station to 75 feet furthest from the Metro Station. The three (3) tallest buildings are located along Route 123 in proximity to the Metro Station. Ranging from 350 to 397 feet, these buildings will create a varied and dynamic skyline along Route 123. The buildings located on either side of the Scotts Run Station Valley and the Metro Station step down to acknowledge these two (2) features and open up this area as viewed from Route 123. The height recommendations are exceeded on one proposed building by 21 feet. This deviation is a result of a small portion of a proposed building being located outside of the 1/8 mile development tier. A slightly greater height is needed for this building as it is located in the center of three (3) proposed buildings. A taller central building provides a clear hierarchy of buildings when viewed from the Scotts Run Stream Valley and the Metro Station. This building's prominence is important as it is the selected location of the transit circulator stop. The construction of buildings with varied building heights will accent the skyline and contribute to the overall sense of place. The

	buildings will add visual interest to the landscape for pedestrians and riders of mass transit. The height of all of the proposed buildings was thoughtfully designed in consideration of the context of the area, including existing topography.
o The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and through this design approach height may increase up to 130 feet. The areas closest to the Metro station building heights may be allowed up to 400 feet.	The Subject Property is not adjacent to the East Side District thereby lessening the concerns for a compatible transition in scale and mass. The tallest building has a maximum height of 397 feet and is centrally located on the Subject Property in proximity to the Metro Station. The building heights appropriately taper down to 75 feet as the buildings are located further away from the Metro Station.
o The lowest building heights in the Old Meadow Subdistrict are adjacent to the Regency and Encore multifamily buildings in the abutting East Side District, where the maximum building height is 105 feet to provide a compatible transition in scale and mass and to retain the viewshed of these buildings. Building heights increase with distance from the southern end of this district (abutting a portion of the East Side District), with the areas closest to the Metro station having building heights up to 400 feet.	The Subject Property is not adjacent to the Regency and Encore multi-family buildings in the abutting East Side District. Building Heights are in conformance with the Plan as described above.
o The lowest building heights in the Anderson Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Abutting the Hunting Ridge neighborhood, the maximum height if 75 feet. Abutting the remainder of the East Side District, the maximum height if 105 feet, with height increasing with distance from the East Side District. The areas closest to the Metro station have building heights up to 400 feet.	The Subject Property is not adjacent to the Hunting Ridge neighborhood. Building Heights are in conformance with the Plan as described above.
•A potential circulator alignment extends through these subdistricts, as described in	The conceptual route for the potential circulator is located along Colshire Drive, the extension of

the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.	Colshire Meadow Drive and Old Meadow Road. The street sections as shown on the CDP provide for the accommodation of a circulator.

VII. Requested Waivers and Modifications

To the best of the Applicant' knowledge, there are no known hazardous or toxic materials on the Subject Property nor are there any planned with the proposed use. Furthermore, to the best of the Applicant's knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations, and adopted standards with the following exceptions as detailed in the attached lists entitled: "Public Facilities Manual, Requested Waivers and Modifications" and "Zoning Ordinance, Requested Waivers and Modifications."

The modifications and waivers listed in the attached are proposed to further the urban design recommendations of the Plan, specifically landscaping and streetscape. Waiver of transportation standards such as the length of service roads, maximum length of private streets, and interparcel connections will assist with implementation of the grid of streets. In addition, the modifications and waivers encourage efficient design that is necessary in an urban setting. Such efficiencies will result from minimizing loading spaces, use of tandem parking spaces and modification of parking stall dimensions. Lastly, the modifications and waivers are consistent with sustainable design elements including larger rooftop structures to meet LEED certification and underground SWM and BMP facilities for proposed residential development.

The proposed rezoning of a portion of the former West*Gate office park and its transformation into Scotts Run Station South will implement the vision for the new Comprehensive Plan for the Tysons East District. The proposed development consolidates approximately thirty (30) acres adjacent to the Metro Station and represents an integrated mix of office, hotel, residential and retail uses in a transit-oriented urban design. Connectivity is achieved with a main street that is designed as part of an overall street grid that facilitates pedestrian, bicycle and vehicular access. The street grid will be enhanced with street trees, landscaping, sidewalks, plazas and first floor retail and eating establishments. The creation of Scotts Run Stream Valley Park as a focal point of the development that is interconnected with landscaping and open space elevates the living and working environment. The development will be characterized by innovative stormwater management techniques, sustainable design and workforce housing opportunities.

I appreciate the consideration of this application.

Thomas D. Fleury, Executive Vice President
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12/10/2012

RZ-2011-PR-010
RZ-2012-PR-011
SCOTTS RUN STATION SOUTH

PUBLIC FACILITIES MANUAL

REQUESTED WAIVERS & MODIFICATIONS

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Public Facilities Manual			
Section 6-0303 Paragraph 8	Waiver to allow stormwater management facilities (SWM and BMP) to be provided within underground systems within the residential blocks of the proposed development.		The urban nature of the proposed project does not lend itself to a more conventional (suburban) above ground technique. Underground detention is required. A separate waiver has been submitted to the Director for processing through the Board of Supervisors.
Section 7-0403 Paragraph 4	Waiver of PFM Section 7-0403.4 requiring the minimum width of 30 feet for private street and commercial entrances connecting to VDOT roadways, as allowed by approval of the Director of DPWES at the time of site plan.		The Tysons Road standards permit 24' wide private streets and commercial entrances
Section 7-0800	Modification of PFM section 7-0800 to allow tandem/valet parking spaces, controlled by building management, and that such spaces may count toward required parking.		Zoning Ordinance Section 6-509 allows tandem parking spaces in the PTO district to be counted towards required parking. The PFM has not yet been updated to reflect the zoning ordinance changes allowed and geometric changes.
Section 7-0802.2	Modification of Section 7-0802.2 parking geometric standards to allow for up to a 4% projection of structural columns within parking structures into the required parking stall area. The parking stalls affected by such structural columns shall count toward the number of required parking spaces.		Modification request to allow for up to a 4% projection of structural columns within parking structures into the required parking stall area. The parking stalls affected by such structural columns shall count toward the number of required parking spaces based on as-built conditions.
Section 7-0800	A modification of the PFM Section 7-0800 to permit 18-foot alleys and ramps for vehicular access and circulation in areas indicated on the		The PFM requires all travel ways be twenty-three (23) feet. Narrower travel ways are permitted in the Tysons Urban Street Standards.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
	CDP with no parking.		
Section 8-0201.3	Waiver of Section 8-0201.3 requiring trails and bike trails shown on the comprehensive trails plan in favor of the streetscape and on-road bike trail system shown on the CDP.		This is required to meet the Tysons Trail Requirements outlined in the PTC Comprehensive Plan with the CDP.
Section 12-0510-4E Paragraph 5	Modification of Section 12-0510-4e-(5) to permit reduction of the minimum planting area from eight (8) feet, to a minimum of four (4) feet in order for trees to satisfy the tree cover requirement. Refer to landscape plans herein for graphic of the proposed planting area.		Due to the urban nature of Tysons there may be instances where it is required to reduce the width of the planting area to six (6) feet. Soil volumes will still be met per the proffers and special designs at FDP.
Sections 12-508 and 12-0511	Modification of Section 12-508 and 12-0511 for required tree preservation target and ten percent tree canopy coverage on individual lots / land bays, to allow for tree preservation target and canopy to be calculated on the overall CDP development area, as demonstrated on the CDP herein.		Various parts of the CDP vary in character and the tree canopy percentage varies accordingly but the 10-year tree canopy goal can be achieved on the overall project through street trees and trees within the development.
Section 12-0515.6b	Modification of Section 12-0515.6b to allow for trees located above any proposed percolation trench or bio-retention areas to count towards county tree cover requirements.		Trees are an integral part of the stormwater concept which has been designed into the landscape, parks and streetscape. Trees required to be removed shall be re-planted as outlined in proffers.
Sections 6-1304.2(c) and (f) Sections 6-1304.2 (f) and (i) Section 6-1306.3f Section 6-1307.2(c), (e), (f), and (g)	Deviations / modification of required SWM and BMP criteria by the Director, DPWES as outlined in the "Stormwater Management Design PFM Deviations Narrative" outlined on stormwater management sheets and as follows: A) all required deviations of PFM Section 6-1304.2c to allow for installation of permeable pavement		A) The redevelopment of Tysons is occurring on areas that have been previously developed and as such, much of Tysons is listed as urban fill. Similarly, the idea that infiltration on only our "in

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Section 6-1309.2c	systems that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.		situ" soils would further reduce its applicability.
	B) all required deviations of PFM Section 6-1304.2f to set the minimum horizontal setbacks for both infiltrating and non-infiltrating systems from building foundations be reduced to zero (0) feet in order to facilitate installation of permeable pavers in an urban environment set forth in the Tyson's Corner Design Guidelines.		B) The urban design guidelines and density/intensity of the project will call for the construction of a number of smaller scale water quality facilities (commonly referred to as Integrated Management Practices – IMP's) into the site that won't allow for the setbacks called for in the PFM.
	C) all required deviations of PFM Section 6-1304.4i to allow utilization of infiltration rates less than 0.52 in/hr for design of infiltration systems utilized to meet the Comprehensive Plan requirement for retention of the first 1" of runoff on-site.		C) Infiltration is the number one goal of the Tysons Comp Plan for stormwater. Opportunities for infiltration are limited by the urban nature of our projects, it should not be further limited by a minimal infiltration rates.
	D) all required deviations of PFM Section 6-1306.3f to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.		D) Exterior access to the SWM facilities, while a goal, cannot always be achieved. As such, we want this waiver for flexibility.
	E) all required deviations of PFM Section 6-1307.2c to allow for installation of bio-retention facilities that utilize infiltration to be constructed on in-situ fill material,		E) See "b" above.

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Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
	provided field tests show adequate infiltration rates exist for in-situ material.		
	F) all required deviations of PFM Section 6-1307.2e to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of bio-retention systems in an urban environment set forth in the Tyson's Corner Design Guidelines.		F) See "b" above.
	G) all required deviations of PFM Section 6-1307.2f to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the Tyson's Corner Design Guidelines.		G) The idea of rooftop disconnection to an adjacent area is a technique that would be limited by this PFM requirement.
	H) all required deviations of PFM Section 6-1307.2g to allow for the maximum drainage areas to bio-retention filters utilized for retention of the first 1" of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.		H) See "b" above.
	I) all required deviations of PFM Section 6-1309.2c to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment set forth in the		I) See "b" above.

SCOTTS RUN STATION SOUTH

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
	Tyson's Corner Design Guidelines.		

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12/10/2012

RZ-2011-PR-010
RZ-2012-PR-011
SCOTTS RUN STATION SOUTH

ZONING ORDINANCE

REQUESTED WAIVERS & MODIFICATIONS

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Zoning Ordinance Article 2 - General			
Section 2-506 Paragraph 2	Waiver / modification to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as indicated on the CDP and as may be indicated on the FDP.		The applicant hereby requests this waiver to provide an opportunity to architecturally screen the mechanical penthouse equipment and to provide potential additional architectural elements above the main roof line. These elements are to be shown on the FDP. Uses on roofs may require fencing, screening, and barriers exceeding 3-feet or 42-inches, respectively for safety.
Section 2-414 Paragraph 2	A Modification for lot abutting certain principal arterial highways to establish the 200-ft setback for residential buildings.		The measuring point shall be considered to be established from the main line through lanes not ramps and exits as if the right-of-way was extended. This interpretation is shown on Sheet C-2 of the CDP.
Section 2-903 Paragraphs 4, 7 and 9	Modification to provide public recreational uses and stream stabilization improvements in a major floodplain as directed on this CDP.		These uses in combination with the stream stabilization improvements are appropriate public uses in the major flood plain adjacent to the Metro Kiss and Ride.
Zoning Ordinance Article 6 - PTC			
Section 6-505 Paragraph 7	Waiver requiring the designation of specific outdoor dining areas on the CDP. Rather, outdoor dining may be provided in any area where the use includes dining activity and will be indicated at the time of FDP or final site plan.		The applicant hereby requests this waiver at the time of CDP. The applicant wishes to provide the location of outdoor dining/seating areas at FDP when the building design and specific uses are more advanced.
Zoning Ordinance Article 10 – Accessory Uses			

SCOTTS RUN STATION SOUTH

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Section 10-104 Paragraph 3E	Waiver of the maximum fence height from seven (7) feet to fourteen (14) feet around accessory uses / structures located within the rear yard for those areas of fencing associated with any proposed sports courts and urban plaza areas as indicated on the CDP or as may be indicated on a FDP. Location and material of fence to be established at FDP.		The applicant is requesting this increase to provide additional safety for the above sky parks / sport court areas. The waiver is also requested during site plans to provide additional safety barriers. Fence height and materials shall be included on FDP.
Zoning Ordinance Article11-Parking			
Sections 11-102(12) and 6-509(1)	Modification of Zoning Ordinance Section 11-102(12) and Section 6-509(1) to allow for tandem spaces and valet spaces controlled by building management, for residential and office uses. Such stacked spaces in accordance with Section 11-101(1) and 6-509(1) may count toward required parking specified in the Zoning Ordinance, and shall be provided in accordance with the parking plan submitted with this application or FDP.		The use of the tandem and managed spaces requires the modification of these sections for geometric requirements in accordance with Section 6-509-1. Final parking plan will be submitted with the FDP.
Sections 11-201 and 11-203	Modification of Zoning Ordinance Section 11-201 and Section 11-203 for the required number of loading spaces within multi-family, office and retail/services uses is requested in favor of those which are shown on the CDP.		These sections have only "general" applicability in PTC District. The loading spaces are consolidated to the extent practical and the number of spaces to be provided and indicated on the CDP.
Section 11-202 Paragraph 4	Modification requiring minimum distance of forty feet (40') of a loading space in proximity to drive aisles, to that as demonstrated on the CDP.		The applicant is requesting this waiver for existing and proposed loading entrances within the application area. These existing entrances may be modified as part of the overall roadway / streetscape improvement proposal. The proposed loading entrances are combined with residential

SCOTTS RUN STATION SOUTH

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
			in keeping with the Tysons Street Standards and Comprehensive Plan Urban Guidelines.
Section 11-302 Paragraph 2	Waiver of the maximum length of private streets to allow private streets in excess of 600 ft. In length.		The applicant is requesting this waiver for the interim and private permanent roadway improvements that exceed six hundred (600) feet. The length of the street is subject to the grid requirement and exceeds six hundred (600) feet. The roads will be privately maintained.
Zoning Ordinance Article 13 – Landscaping			
Section 13-202-8	Modification / waiver of interior parking lot landscape requirements (Section 13-202-8) for interim surface lots, as allowed per Section 13-202, Paragraph 6, to that to be shown on the FDP.		For interim surface parking lots: interior landscaping will be demonstrated on subsequent FDP applications and will utilize existing vegetation within parking lots, to the extent possible.
Section 13-203 Paragraph 5	Modification of peripheral landscape requirements for above grade parking structures and interim surface lots as allowed by Section 13-203, Paragraph 3, to that shown on the CDP.		(A) For interim surface parking lots: peripheral landscaping will be demonstrated on subsequent FDP applications and will utilize existing vegetation within parking lots, to the extent possible. (B) For proposed above grade parking structures: peripheral landscaping will be provided using trees within urban streetscapes (per Tysons Urban Design Guidelines where garages are adjacent to street frontage and by existing topographic features or other urban design elements where garages are adjacent to non-street frontage. (C) For proposed above grade parking structures: Peripheral landscaping may also include innovating planting design and techniques, including but not limited to overhead vegetative arbors to be shown on FDP.
Zoning Ordinance Articles 13 and 6			
Article 13 and Article 6-501 Paragraph 7	Modification of Tysons Corner Urban Center Streetscape design.		Modification of the Tyson's Corner Urban Center streetscape design in favor of that shown on the CDP and as follows: A) Streetscape on east side of Grant Road adjacent to Park;

SCOTTS RUN STATION SOUTH

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
			B) Streetscape on south side of Colshire Meadow Drive at Taylor drop off; C) Streetscape on west side of Colshire Drive at Hotel drop off and at Bus Bays; D) Streetscape on south side of Dolley Madison Boulevard along Garfield frontage; and, E) Streetscape at intersection of Colshire and Colshire Meadow at Urban Park on Taylor Site. These waivers are required for specific site constraints.
Zoning Ordinance Article 16 – Development Plans			
Section 16-403	Waiver requiring the submission of a Final Development Plan application associated with the submission of all public roadway, and infrastructure phasing exhibit improvement plans required or shown within the CDP.		The applicant is requesting this waiver to allow the CDP to function as the prerequisite development plan needed in association with a Public Roadway or Infrastructure Plan given the amount of CDP detail required in the PTC District. Roadway and Infrastructure Plans will exceed FDP boundaries in many cases to construct critical infrastructure and roadway grid links.
Zoning Ordinance Article 17 - Site Plans			
Section 17-201 Paragraph 3B	Waiver requiring additional inter-parcel access to adjoining parcels (other than those shown on the CDP).		The applicant is requesting this waiver to not be required to provide additional inter-parcel access on a Site Plan beyond that noted in the Proffers and shown on the CDP.
Section 17-201 Paragraph 7	Waiver requiring no parking signs along travel ways at 15m interval, so as not to create visual sign clutters, means and method of parking control signage to be determined at final site plan with approval of the Director of DPWES.		The applicant is requesting this waiver so as not to create visual sign clutters, means and method of parking control. Sign location to be determined by the Director at Site Plan.
Section17-201	Waiver and/or modification of all trails and bike trails in favor of the streetscape and on-road bike trail system shown on the CDP.		The applicant is requesting a waiver of the trail and bike trail requirement in Section 17-201 in favor of the streetscape and on-road bike trail system shown on the CDP and defined in the Comprehensive Plan.

SCOTTS RUN STATION SOUTH

Requirement	Requested Waiver or Modification	Block(s)	Applicant's Justification
Section 17-201	Waiver of service road along Route 123.		The applicant is requesting a waiver of the service road requirement along Route 123.
Section 17-201 Paragraph 4	Waiver requiring any further dedication and construction of widening for existing roads beyond that which is indicated on the CDP. Dedication and improvements shown on the CDP shall be deemed to meet all Comprehensive Plan Policy Plan requirements.		The applicant is requesting a waiver of the requirement for additional dedication and construction of widening of existing roads beyond that shown on the CDP. The dedication and improvements shown on the CDP shall be deemed to meet all comprehensive plan policy plan requirements. All elements of the grid have been established with the CTIA.
Section 17-201 Paragraph 7	Waiver / modification to allow establishment of parking control, signs, and parking meters along public and private streets within and adjacent to the development.		The applicant is requesting this waiver to reserve the right to establish parking control, signs, and parking meters along public streets, with VDOT approval, and private streets within and adjacent to the development. Constraints to be determined by the Director at Site Plan.
Section 17-201 Paragraphs 12, 13 and 14	Modification of requirement to provide improvements in a phased sequence as outlined in the CDP and proffers and to be determined with the FDP in accordance with the Tysons Urban Street Standards.		The applicant requests the improvements to be provided in a phased sequence as outlined in the CDP and proffers and to be determined with the FDP in accordance with the Tysons Urban Street Standards. Improvements must be phased to maintain existing uses or orderly phased development of land bays.

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FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505

(703) 324-1314 Fax (703) 803-6372

December 21, 2000

Philip G. Yates
Dewberry & Davis, LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031-4666

RE: Sect. 2-414 of the Fairfax County Zoning Ordinance

Dear Mr. Yates:

This is in response to your letters to Jane W. Gwinn, dated November 17 and 20, 2000, requesting an interpretation as to how the minimum distances to principal buildings specified in Par. 1 of Sect. 2-414 of the Zoning Ordinance are established in the vicinity of interchanges of interstate highways and the Dulles Airport Access Road and whether such distances are measured from the existing or proposed right-of-way (R-O-W) line.

With regard to your first question, for the purpose of determining the point at which such measurement is taken at an interchange of an interstate highway, the R-O-W line of the limited access travel lanes of the interstate on either side of the interchange is projected or extended through the interchange and it is that projected or extended line from which the measurement is taken. With regard to your second question, the issue of whether such distances are measured from the existing or proposed R-O-W line is still under consideration and I will inform you of the determination once it has been made.

I hope this adequately responds to your request. Should you have any additional questions or require clarification, please do not hesitate to contact me at 703-324-1314.

Sincerely,

Donna Pesto
Senior Assistant to the Zoning Administrator

cc: Jane W. Gwinn, Zoning Administrator
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch

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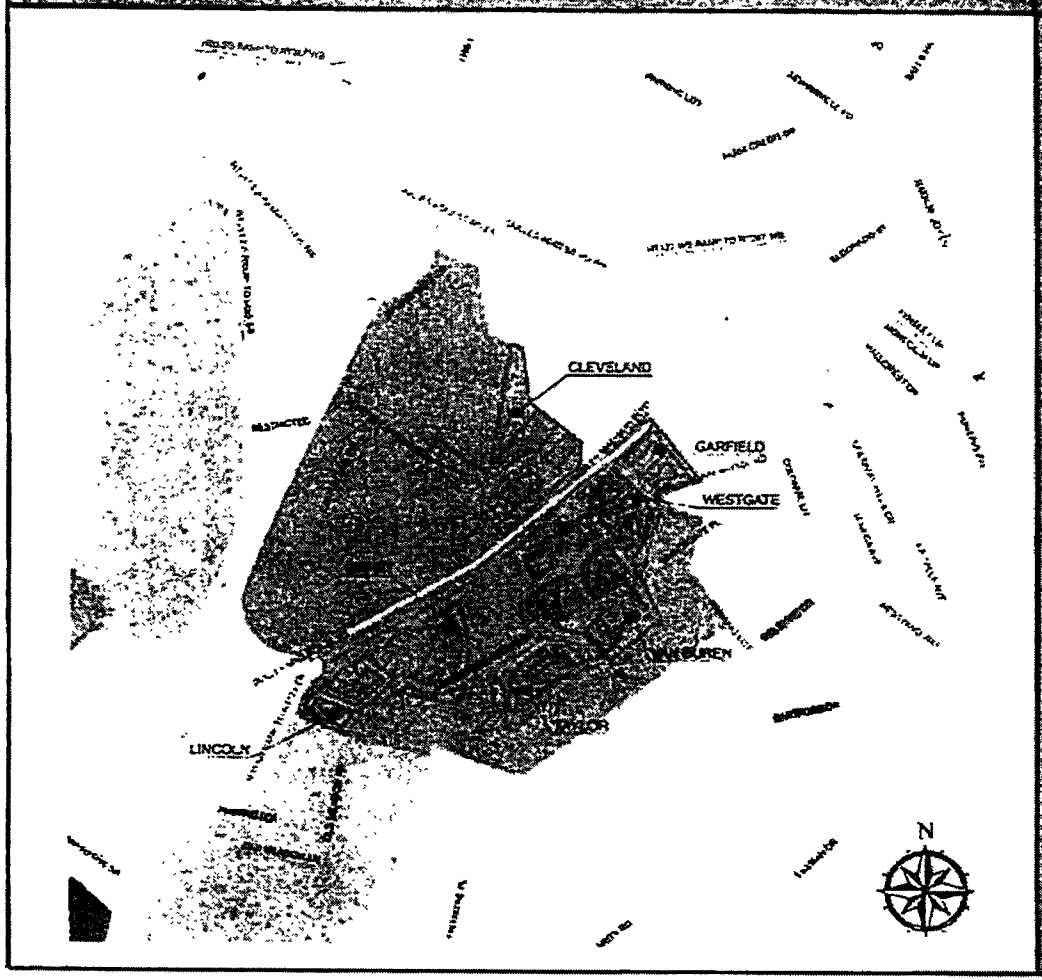
SCOTTS RUN
BUILDING HEIGHT



Legend

Metro Station Entrances

Tier 1: 225' - 400'

Tier 2: 175' - 225'

Tier 3: 150' - 175'

Tier 4: 75' - 125'

Tier 5: 50' - 75'

Tier 6: 35' - 50'

Cityline PARTNERS

STATEMENT OF JUSTIFICATION

PROFFERED CONDITION AMENDMENT FOR A PORTION OF WEST*GATE

February 14, 2011
Revised July 27, 2012

Cityline Partners LLC, the Applicant, is the owner and/or managing agent of property identified among the Fairfax County tax assessment records as Tax Map 29-4 ((6)) 101A, 102; 30-3 ((1)) 6A, 6B, 6C, 6D and 30-3 ((28)) A, C1, 4B and 4C (the "Subject Property"). The Subject Property encompasses approximately 29.42 acres, exclusive of land area previously dedicated for which density credit was reserved, located on the south side of Route 123 on the east side of Tysons Corner. The Subject Property is currently developed with low and mid-rise office buildings and associated parking that has been constructed at different times over the last 40 years. The Applicant has filed two (2) rezoning applications that will be processed concurrently with this request for a Proffered Condition Amendment (PCA). The rezoning applications, both referred to as Scotts Run Station South, propose to transform the Subject Property from a suburban office park into an integrated mix of office, hotel, residential and retail uses in a transit-oriented urban design that is in conformance with the recently adopted Comprehensive Plan.

The Subject Property is part of an office park known as West*Gate that was the subject of a rezoning application that was submitted in the early 1990's. The rezoning application, referred to as RZ 92-P-001 rezoned over 80 acres of land from the I-4 District to the C-3 District, subject to proffers. While certain elements of the Generalized Development Plan (GDP) were proffered, including an overall FAR, the GDP was not proffered. The original zoning approval has been amended periodically, but the GDP remains unproffered. The Applicant is submitting this PCA on approximately 29.42 acres to remove the Subject Property from the prior approval and allow it to be rezoned to the PTC District. I have attached an exhibit prepared by VIKA, Inc. entitled "Overall PCA Exhibit, Westgate sites" (the "Exhibit") that illustrates the area of the PCA. The sole purpose of the PCA is to delete land area from an approved proffered rezoning and the remainder of the land area not included in this application will not be adversely impacted. I have concurrently submitted a request to modify the submissions requirement of a GDP to allow for the submission of the Exhibit to be processed with this PCA application.

In accordance with the requirements of Paragraph 6 of Section 18-204 of the Fairfax County Zoning Ordinance, the Applicant's proposal meets the requirements for the submission of a partial PCA. Specifically, the Applicant has met the requirements as follows:

The proposed amendment does not adversely affect the use of the property that is subject to the proffered conditions but not incorporated into the amendment application. The remainder of the

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property that is not incorporated into this application will remain as currently developed, predominately with office use. The removal of the Subject Property from the area of the original rezoning does not affect previously proffered uses.

The proposal does not inhibit, adversely affect or preclude in any manner the fulfillment of the proffered conditions applicable to an area not incorporated into the amendment application. The proffered conditions associated with the prior rezoning have been fulfilled with respect to the land area that is not incorporated into the amendment or the subject of a rezoning application filed by others. As a result, the previously approved proffers do not place a limitation on the submission of this application.

The proposal does not increase the overall approved density/intensity for the development. As shown on the Exhibit, the remainder of the property not included in this application continues to meet the proffered overall FAR. Therefore, the overall approved density/intensity is not increased.

Previously approved proffered conditions which are not subject to this application shall remain in full force and effect as to the properties that are not the subject of this application.

Should you have any questions regarding this application, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission concurrently with the rezoning applications submitted on the Subject Property.

I appreciate your consideration of this application.

Thomas D. Fleury, Executive Vice President
Cityline Partners LLC

PREPARED BY:

Lynne J. Strobel, attorney/agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

cc:	Keith Turner	Sven Shockey	Will Johnson
	Tasso Flocos	Merrill St. Leger-Demian	Martin D. Walsh

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John Amatetti Tim Belcher
Bob Cochran Robin Antonucci

{A0214332.DOC / 1 Statement of Justification for PCA 007079 000003}

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STATEMENT OF JUSTIFICATION
PROFFERED CONDITION AMENDMENT
FOR A PORTION OF WEST*GATE

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December 10, 2012

Cityline Partners LLC, the Applicant, is the managing agent of property identified among the Fairfax County tax assessment records as 29-4 ((6)) 96A (the "Subject Property"). The Subject Property consists of approximately 4.22 acres and is zoned to the C-3 District. Located east of Interstate 495 and south of the ramp from Interstate 495 to Dolley Madison Boulevard (Route 123), the Subject Property is developed with an office building, that is presently vacant, and supporting surface parking.

The Subject Property is part of an office park known as West*Gate that was the subject of a rezoning application that was submitted in the early 1990's. The rezoning application, referred to as RZ 92-P-001, rezoned over eighty (80) acres of land from the I-4 District to the C-3 District, subject to proffers. While certain elements of the generalized development plan (GDP) were proffered, including an overall FAR, the GDP was not proffered. The original rezoning approval has been amended periodically, but the GDP remains unproffered.

The Applicant is currently processing two (2) rezoning applications that are referenced as RZ 2011-PR-010 and RZ 2011-PR-011. The development proposed with the rezoning applications is referred to as Scotts Run Station South. Scotts Run Station South is envisioned to transform a portion of West*Gate, an existing suburban office park, into an integrated mix of office, hotel, residential and retail uses in a transit-oriented urban design that is in conformance with the recently adopted Comprehensive Plan. In conjunction with the rezoning applications, the Applicant is processing a proffered condition amendment, referenced as PCA 92-P-001-09, on the same land area. In conjunction with the pending applications, the Applicant has been requested to provide public facilities and athletic fields in accordance with the recommendations of the Comprehensive Plan. To satisfy this requirement, the Applicant proposes to construct public facilities on the Subject Property.

In order to allow the Subject Property to be developed with public facilities, the Applicant is submitting this PCA application to modify the use of the Subject Property from office to public facilities. The Subject Property will remain zoned to the C-3 District, which permits public facilities, and remain a part of the land area associated with RZ 92-P-001. The remainder of the land area not included in this application will not be modified. As such, the remaining land area is not adversely impacted and the Subject Property may be evaluated independently. I have attached an exhibit prepared by VIKA, Inc. entitled "PCA Exhibit-Taft Site" (the "Exhibit") that illustrates the area of the PCA. I have concurrently submitted a request to modify the submission requirements to allow the Exhibit to be processed with this PCA application as a substitute to a GDP.

In accordance with the requirements of Paragraph 6 of Section 18-204 of the Fairfax County Zoning Ordinance, the Applicant's proposal meets the requirements for the submission of a partial PCA. Specifically, the Applicant has met the requirements as follows:

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- The proposed amendment does not adversely affect the use of the property that is subject to the proffer conditions but not incorporated into the amendment application. The remainder of the property that is not incorporated into this application will remain as currently developed, predominately with office use. The proposed modifications to the Subject Property do not affect previously proffered uses.

- The proposal does not inhibit, adversely affect or preclude in any manner the fulfillment of the proffered conditions applicable to an area not incorporated into the amendment application. The proffered conditions associated with the prior rezoning have been fulfilled with respect to the land area that is not incorporated into the amendment or the subject of a rezoning application filed by others. As a result, the previously approved proffers do not place a limitation on the submission of this application.

- The proposal does not increase the overall approved density/intensity for the development. The land area of the Subject Property will remain a part of the rezoning application but developed with less intensity than previously identified in the tabulations of the original rezoning. Therefore, the overall approved density/intensity is not increased.

- Previously approved proffered conditions which are not subject to this application shall remain in full force and effect as to the properties that are not the subject of this application.

Should you have any questions regarding this application, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application at your earliest convenience so that it may be processed concurrently with the pending rezoning applications referenced herein.

As always, I appreciate your consideration.

Thomas D. Fleury, Executive Vice President
Cityline Partners LLC

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cc:	Keith Turner	John Amatetti	Robin Antonucci
	Tasso Flocos	Bob Cochran	Will Johnson
	Donna Shafer	Sven Shockey	Martin D. Walsh
	Bill Gue	Merrill St. Leger-Demian	

{A0541416.DOCX / 1 SOJ for PCA (Taft Site) 007079 000003}

Cityline PARTNERS

March 30, 2012

Via Hand Delivery

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

Re: Garfield 1575 Anderson Road LLC (the "Applicant")
Scotts Run Station South – Garfield Site
Application for Final Development Plan Approval for
Tax Map 30-3 ((1)) 6A (the "Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a final development plan (FDP) application submitted in conjunction with a larger rezoning application referred to as Scotts Run Station South.

The Applicant is the owner of the Property, which is included in a rezoning application submitted in February, 2011 by Cityline Partners LLC. Since the submission of the rezoning application, referenced as RZ 2011-PR-011, Cityline Partners LLC has been diligently working with the Fairfax County planning staff on behalf of the Applicant. The rezoning and conceptual development plan (CDP) submitted in conjunction with RZ 2011-PR-011 consolidates approximately 22.50 acres located on the south side of Route 123 on the east side of Tysons Corner Urban Center. The submitted application, in conjunction with two (2) other concurrent applications filed by Cityline Partners LLC, envisions the transformation of an existing suburban office park into an integrated mix of hotel, office, residential and retail uses in a transit-oriented urban design. The proposed applications will begin to fulfill the vision of the recently adopted Comprehensive Plan for the Tysons Corner Urban Center (the "Plan").

The CDP submitted with RZ 2011-PR-011 is referred to as Land Bay East, and is located on the south side of Route 123 between Scotts Run Stream Valley and the ramp to the Dulles Airport Access Road. Land Bay East is planned to be developed with six (6) office buildings, five (5) residential buildings, a hotel with a possible conference center, and supporting retail uses connected by a grid of streets. The Property is located at the easternmost end of Land Bay East in proximity to the Dulles Airport Access Road. A majority of the Property is located within ¼ mile of the Tysons East Metro Station. As illustrated on the CDP, the Property will be developed with two (2) residential buildings identified as Building A1 and Building B1.

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The Property is an important element of Scotts Run Station South and Tysons Corner Urban Center. The Tysons East District, as defined by the Comprehensive Plan, is the signature gateway for those coming to Tysons Corner from the east. The Property is the first building site that will be visible as Metro trains enter the Tysons Corner Urban Center. Therefore, the Applicant has designed the Property with two (2) residential towers that will capture the attention of visitors to the area. In addition, the CDP proposes a main street parallel to Route 123 between Anderson Road and Colshire Drive that will serve as a central spine to connect the proposed buildings, including those on the Property, physically and visually to the Tysons East Metro Station and Scotts Run Stream Valley. The main street, referred to as Station Street, will be bordered by office buildings with first floor retail uses. These retail uses will include restaurants with outdoor seating and a variety of features, such as storefront windows, to enhance the pedestrian experience. Station Street will be further enhanced with street trees, landscaping and plazas to create a pleasant walkable environment. The Property is located at the terminus of Station Street within walking distance to the Metro Station.

The Property will be developed with two (2) residential towers identified on the FDP as Tower A and Tower B. These towers correspond to Buildings A1 and B1 as illustrated on the CDP. Tower A is designed to be an iconic building adjacent to Route 123. Tower A is comprised of 251,747 gross square feet of residential development. The building will have thirteen (13) stories above a lobby that is served by three (3) levels of underground parking. The proposed building height is approximately 160 feet, exclusive of the penthouse which is approximately 15 feet in height. Tower B is comprised of 223,947 gross square feet of residential development. The building is designed at a slightly smaller scale to appropriately transition to properties located outside of the Tysons Corner Urban Center. The building will have six (6) stories of residential development above grade that is served by two (2) levels of underground parking. The proposed building height is 75 feet. Both buildings have been designed with high quality architectural features and materials will be primarily brick. The building facades are accented with balconies that create visual interest.

The two (2) residential towers will be connected by a central site entry drive that will include landscaping, decorative pavers, and a sculpture feature. The plaza is the main site entry from Anderson Road and is designed at a scale to encourage pedestrian use. The Property is bounded by Route 123, Anderson Road and Old Chain Bridge Road. In addition to streetscape elements as recommended in the Plan, a landscaped area will be located at the intersection of Anderson Road and Old Chain Bridge Road where walk-up residential units with stoops will be located. The purpose of the walk-up units is to create a more urban fabric as described in the Plan. Towers A and B will each include a number of amenities for their residents. In addition to typical indoor amenities such as a club room and business center, the rooftop of Tower A will provide outdoor recreational opportunities with a swimming pool surrounded by a deck, an outdoor living area and a firepit. Tower B will have similar indoor amenities and a central courtyard in the middle of the building for outdoor use. The courtyard will include an outdoor grilling area and multiple seating areas, making it an ideal location for social gatherings. All of these features will enhance the living experience for residents.

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The FDP incorporates all of the features of the CDP that define the Property as a gateway site. The elements of a street grid and an active streetscape ensure connectivity from the Property to Station Street and ultimately the Metro Station. Residents will be able to enjoy a continuous visual and walkable experience beginning at the site entry drive located between Tower A and Tower B and continuing through Station Street. The proximity of Station Street and all that it offers, including retail shopping, restaurants and outdoor amenities, will enhance the residential living experience offered by the Property. Access to the underground parking garage and loading will be at the rear of the Property to ensure that the visual rhythm created by the proposed buildings along Route 123, Anderson Road and Chain Bridge Road is uninterrupted.

Tower A and Tower B will incorporate a number of environmental features. Stormwater management, including a green roof area on top of Tower A and a storage vault in the underground garage, is proposed. Specific details of the stormwater management facilities are provided on the FDP.

To the best of our knowledge, there are no known hazardous or toxic materials on the Property nor are there any planned with the proposed use. Further, to the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions requested below:

Zoning Ordinance Modifications

1. Modification of the Tysons Corner Urban Center streetscape design in favor of that shown with the FDP application.

2. A waiver and/or modification of all trails and bike trails in favor of the streetscape and on-road bike trail system shown with the FDP application.

3. Pursuant to Section 11-201, Paragraph (4) and Section 11-203 of the Zoning Ordinance, a modification of the loading space requirements for multi-family dwelling units use in favor of that which is shown on the FDP.

4. Waiver of the service road along Route 123 (Dolley Madison Boulevard).

5. Waiver and/or modification of Zoning Ordinance Section 17-201, Paragraph (4) of the Zoning Ordinance to not require any further dedication, construction or widening of existing roads beyond that which is indicated on the CDP. Dedication and improvements shown on the CDP shall be deemed to meet all Comprehensive Plan Policy Plan requirements.

6. Waiver and/or modification of Zoning Ordinance, Section 2-506 1(A) and (C) of the Zoning Ordinance to allow structures located on the building roof to occupy an area greater than 25% of the total roof and to exclude air conditioning units

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and cooling towers, located outside the penthouse or screened area, from being included in the maximum building height if, said structure, air conditioner or cooling tower is for the purpose of providing building infrastructure to meet LEED certification.

PFM Waivers

1. In keeping with the urban concept of this development, a modification of PFM Standard 12-0702 1B (2) is requested to permit the reduction of the minimum planting area for trees planted to satisfy the tree cover requirement to reduce the width from eight (8) feet to a minimum of five (5) feet as shown with the CDP application and as provided in the proffers. Structural soils will be implemented to enhance survivability of the trees subject to the modification request. Refer to the typical street sections for the graphic planting plan.

2. A modification of Section 7-082.2 of the PFM and Section 11.102.12 of the Zoning Ordinance to allow for the projection, by no more than 4% of the stall area of structural columns into parking stalls in parking structures. Such parking spaces shall count toward the number of parking spaces required by the Zoning Ordinance.

3. A waiver to allow storm water management (SWM) and the Best Management Practices (BMPs) to be satisfied by underground systems for the proposed residential development, as referenced in Section 6-0303.8 of the PFM.

4. A waiver of the 10-year tree canopy requirements as set out in the PFM Section 12-0509 due to the overall urban nature and intensities in this area. The waiver is requested is favor of the Tysons Corner Urban Center Area Wide and District Recommendations pertaining to Urban Design Guidelines as its relates to streetscape design. These guidelines lay out the intent of trees, landscaping and streetscapes in Tysons Corner and are specified with the CDP application.

5. A modification from the tree preservation target. This modification is permitted based upon two (2) allowable deviations in the Fairfax County Public Facilities Manual. The first is Section 12-0507.3A(1), which states, "meeting the tree preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance." The second is Section 12-0507.3A(3), which states, "Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in Section 12-0403." Specific trees to be preserved are identified with the CDP application.

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[illegible]

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The proposed FDP represents the first step in implementing the residential high-density development proposed with Scotts Run Station South. The construction of residential development is consistent with the goals and objectives of the Plan and will serve as a catalyst for construction of other buildings as shown on the CDP. The two (2) proposed residential buildings will create a gateway entry to Tysons Corner as well as implement the grid of streets. A vibrant streetscape will ensure a walkable environment and connectivity to the Metro Station.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I appreciate the consideration of this application.

Very truly yours,

Thomas D. Fleury, Executive Vice President
Cityline Partners LLC

PREPARED BY:

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(A0502582.DOCX / 1 Statement of Justification 006325 000008)

Cityline PARTNERS

July 30, 2012

By Hand Delivery

Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Cityline Partners LLC (the "Applicant")
Scotts Run Station South – Johnson II Site (MITRE)
Application for Final Development Plan Approval for
Tax Map 30-3((28)) 4C (the "Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a Final Development Plan (FDP) application submitted in conjunction with a rezoning application to the PTC District referred to as Scotts Run Station South.

The Applicant submitted a rezoning application that included the Property in February 2011. Since the submission of the rezoning application, referenced as RZ 2011-PR-011, the Property has been acquired by the MITRE Corporation ("MITRE"). In addition, the Property was the subject of a special exception application, referenced as SE 2010-PR-023, that was approved by the Fairfax County Board of Supervisors (the "Board"), at its hearing held on June 7, 2011. The Board's approval permits an increase in building height from 90 feet to 225 feet, but the Property currently remains zoned to the C-3 District.

The rezoning application, and associated Conceptual Development Plan (CDP), submitted in conjunction with RZ 2011-PR-011 consolidates approximately 22.50 acres, including the Property, located on the south side of Route 123 on the east side of Tysons Corner Urban Center. The submitted application, which has been diligently pursued by the Applicant, envisions the transformation of an existing suburban office park into an integrated mix of hotel, office, residential and retail uses in a transit-oriented urban design. The proposed application will begin to fulfill the vision of the recently adopted Comprehensive Plan for the Tysons Corner Urban Center (the "Plan").

The CDP submitted with RZ 2011-PR-011 is referred to as Land Bay East, and is located on the south side of Route 123 between Scotts Run Stream Valley and the ramp to the Dulles Airport Access Road. Land Bay East is planned to be developed with six (6) office buildings, six (6)

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residential buildings, a hotel and supporting retail uses connected by a grid of streets. The Property is referred to on the CDP as the MITRE 4 office building (formerly the Johnson II site) that is located on the east side of Colshire Drive near its current terminus. Parcels to the south are also owned by MITRE. The Property was acquired by MITRE to be integrated with the remainder of its corporate campus. As illustrated on the CDP, the Property will be developed with a single office building with a small amount of supporting retail uses. The improvements shown on the FDP are consistent with the prior special exception approval and an approved site plan. The Property is currently under construction, so, for the purposes of FDP review, the proposed improvements should be considered as existing conditions.

As shown on the FDP, the Property is proposed for development with a 14-story office building containing 340,000 square feet of gross floor area. Retail uses that will primarily serve the office building may be located on the first floor. As previously approved by special exception, the building height is 225 feet. The proposed building will front onto Colshire Drive with a pedestrian connection to the remainder of the MITRE campus. Pedestrian connections are also shown to the planned Tysons East Metro Station through a combination of existing and proposed sidewalks. Primary vehicular access will be to Colshire Meadow Drive with secondary access to Colshire Drive. Parking is primarily located in an underground parking garage with some visitor surface parking spaces in front, or east portion, of the building.

The improvements on the Property have been designed in conformance with the Plan and integrated with the remainder of the property shown on the CDP and proposed for rezoning to the PTC District. The Property is located between one-eighth and one-quarter mile from the planned Tysons East Metro Station. Therefore, this area is identified as a Transit-Oriented Development District and the Conceptual Land Use Map indicates that the Property is planned for office use. The previously approved building height of 225 feet is consistent with the building height concept in the Plan. A plaza area is located at the building's main entrance and is in harmony with the Plan's recommendations for useable outdoor space. All of the previously approved development conditions associated with the special exception will be incorporated into development conditions for the FDP. As such, it is anticipated that there will be no additional development conditions or proffer obligations associated with development of the Property.

The FDP incorporates all of the features shown on the CDP. The elements of a street grid, including pedestrian connections, and an active streetscape will ensure connectivity to the Metro Station. Building tenants will be able to walk to the Metro Station, and will also be able to walk to Station Street, which is envisioned to be the main street proposed with the rezoning application. The proximity of Station Street, which includes retail shopping, restaurants and outdoor amenities, will enhance the working experience offered by the Property.

To the best of our knowledge, there are no known hazardous or toxic materials on the Property, nor are there any planned with the proposed use. Further, to the best of our knowledge and belief, the

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proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions requested below:

- Reaffirmation of a previously granted modification to the number of required loading spaces. While the Zoning Ordinance requires five (5) spaces, two (2) have been deemed sufficient to serve the proposed use.

- A transitional screening modification and waiver of the barrier requirement along the northeast boundary of the Property in favor of that shown on the FDP.

The proposed FDP represents the implementation of a previously approved special exception that was evaluated for compliance with the Plan. In addition, the proposed office building will be integrated with the remainder of Scotts Run Station South and its design is consistent with the overall design of Tysons Corner. Lastly, the proposed office building will accommodate the grid of streets and contribute to a vibrant streetscape that results in a walkable environment and connectivity to the Tysons East Metro Station.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I appreciate the consideration of this application.

Very truly yours,

Thomas D. Fleury, Executive Vice President
Cityline Partners LLC

PREPARED BY:
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APPENDIX 6

County of Fairfax, Virginia

MEMORANDUM

DATE: February 14, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis:
RZ/CDP 2011-PR-010, Cityline Partners LLC
RZ/CDP 2011-PR-011, Cityline Partners LLC
FDP 2011-PR-011, Garfield 1575 Anderson Road LLC
FDP 2011-PR-011-02, Cityline Partners LLC
PCA 92-P-001-09, Cityline Partners LLC

This memorandum, prepared by Brenda Cho and Matthew Ladd, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Conceptual Development Plan (CDP), Final Development Plan (FDP) and Rezoning (RZ) applications dated May 10, 2011, as revised through February 4, 2013, and the latest proffers dated February 4, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The subject rezoning applications propose a mixed-use, transit-oriented development located across Dolley Madison Boulevard (Route 123) from the McLean Metro station in the Tysons Corner Urban Center. The applicant seeks to rezone 30.5 acres on Tax Map Parcels 29-4 ((6)) 101A and 102; 30-3 ((1)) 6A, 6B, 6C, 6D; 30-3 ((28)) A, C-1, 4B, 4C; and abandoned rights-of-way from the C-3 Office District and Highway Corridor Overlay District (HC) to the Planned Tysons Corner Urban (PTC) District and HC District. The application property is located within the Old Meadow, Anderson and Colshire subdistricts of the Tysons East District. The application site is divided into two general areas, including Land Bay West (RZ 2011-PR-010) and Land Bay East (RZ 2011-PR-010), which are divided by the Scotts Run Stream Valley Park. Additional land for the application is requested along Route 123 and Colshire Drive through conveyance, and a total of 36 acres is applied to the

joint CDP with the addition of previously completed land dedications and density credits. The site is currently developed with low to mid-rise office buildings and adjoining parking lots.

The proposed development for the site includes approximately 6,697,060 square feet of gross square footage or a floor area ratio (FAR) of 4.27 of office, hotel, residential and retail uses. None of the existing office buildings will remain as part of the redevelopment of the site. Specifically, the applicant proposes 3,738,210 square feet of office use, 218,200 square feet of hotel use, 2,597,130 square feet of residential use, and 143,520 square feet of retail uses. A fire station and athletic field will be provided on approximately 4.2 acres off-site (Parcel 96A) in connection with the application. A portion of Scotts Run stream is proposed for restoration as well.

Two FDP applications are filed with the rezoning request. FDP 2011-PR-011 is filed for Parcel 30-3 ((1)) 6A, which is referred to as the "Garfield site." The site measures 2.57 acres and is located along Route 123 in the northeast corner of the application site near the Dulles Airport Access Road. There is a three-story, concrete office building on the site and surface parking on the site, which will be removed. Two new residential buildings ("Building A and Building B") are proposed for the site. Building A will front along Route 123 and will measure between 155 to 175 feet in height or approximately 14 stories. Separated by a private entry drive, Building B will be built in the southern portion of the Garfield site and will measure between 70 to 90 feet in height or 6 stories.

FDP 2011-PR-011-02 is a request filed for a portion of Parcel 30-3 ((28)) 4C, which is currently vacant. Two zoning applications, Proffered Condition Amendment (PCA) 92-P-011-7 and Special Exception (SE) 2010-PR-023, were approved on June 7, 2011, by the Board of Supervisors (BOS) for a request to transfer density and construct a new 340,000 square foot office building at a height of 225 feet on the FDP site. However, the zoning district, C-3 District, remained intact. The site is now part of the rezoning application to amend the zoning district from C-3 to PTC.

PCA 92-P-001-09 is also filed to remove the application property from the original rezoning application (RZ 92-P-001) for the immediate area known as West*Gate. The remaining property filed with the original rezoning application will not be impacted.

LOCATION AND CHARACTER OF THE AREA

The subject property is generally bounded by Route 123 to the north, the proposed Lincoln Road to the east, the Dulles Airport Access and Toll Road to the west, and existing commercial and residential development to the south. The site is developed with low to mid-rise office buildings and surface parking lots. A portion of Scotts Run Stream Valley Park is located within the application site, which separates the two concurrent zoning applications. Surrounding land uses include the Commons of McLean, a low-rise residential community, and existing office buildings. The Capital One campus, which was subject to a recent rezoning application for a mixed-use development plan, is located across Route 123 from the application property, as well as other office buildings.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

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

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through June 22, 2010, on Pages 150-157, the Plan, as applied to the application area, states the following:

> **"Tysons East**
>
> Tysons East serves as a signature gateway for those coming to Tysons from the east. The defining focus of Tysons East will be Scotts Run Stream Valley Park, which is envisioned to be a great urban park and natural resource amenity surrounded by a mix of uses including office, residential, hotel, support retail and services. In addition, the area is a good location for institutional and public uses, such as educational and recreational facilities.
>
> Scotts Run Stream Valley Park will be expanded through the stream valley and in adjacent areas to provide better access and connectivity throughout the Tysons East District. The park will become a major linear urban park and trail system with a variety of landscapes including wooded hills, meadows and ponds. It will provide a range of experiences, such as enjoying the outdoors and scenery, arts, performances and programs or participating in recreation. Intimate gardens with shady places of retreat could provide relief and gathering places for families, visitors and workers in Tysons.
>
> Public and institutional facilities such as professional education, recreational, health and sports amenities should be located in this district. These amenities will be essential for attracting "creative class" households whose jobs could be located in Tysons.
>
> The district is composed of four interconnected subdistricts, with all but one having direct access to Scotts Run. There are two office mixed use subdistricts and two urban residential subdistricts. One of the office mixed use subdistricts is Scotts Run Crossing, which is north of Route 123 abutting the Tysons East Metro station; the other is the Colshire Subdistrict south of Route 123. The two residential mixed-use subdistricts are Old Meadow and Anderson.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the areawide and subdistrict guidance can be satisfied by development proposals.

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.

Redevelopment Option

Both subdistricts are planned to substantially redevelop with a mix of uses, with office as the predominant use. Each subdistrict is envisioned to become a mixed use area with an increased intensity and diversity of land use including more office and the addition of hotel, residential, support retail, and public and institutional uses. Because a key feature in both subdistricts is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- As indicated above, the vision for these subdistricts is to redevelop with significantly more intense office development, with the highest intensities near the Metro station. These subdistricts are also envisioned to become more diverse in land uses, to include hotel, residential and support retail uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If

consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

- When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets…

  - In the Colshire Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road, the location and configuration of which may be adjusted at the time of development approval. Redevelopment along this alignment should provide the necessary right-of-way.

- For both subdistricts, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are provided consistent with guidance in the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated in the Areawide Land Use Recommendations.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- In addition, a specific public facility need is the provision of a fire station; this facility should be accommodated in this area's redevelopment.

- Building heights in these subdistricts range from 105 feet to 400 feet, depending upon location, as described below and conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations.

    - The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and through this design approach height may increase up to 130 feet. The area closest to the Metro station building heights may be allowed up to 400 feet…

- A potential circulator alignment extends through these subdistricts, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

OLD MEADOW AND ANDERSON SUBDISTRICTS

The Old Meadow Subdistrict is comprised of about 50 acres and is bounded by Route 123 on the north, the Capital Beltway on the west, Scotts Run on the east and the East Side District on the south. The Anderson Subdistrict is comprised of about 30 acres and is bounded by Route 123 on the north, DAAR on the east, the Colshire Subdistrict on the west and the East Side District on the south.

<u>Redevelopment Option</u>

Both subdistricts are envisioned to redevelop into urban residential neighborhoods. One or more lively neighborhood shopping streets will provide local-serving goods and services such as groceries, bookstores, music stores, art studios, and restaurants. Each subdistrict should provide a diversity of housing choices on calm tree-lined streets, some of which have views terminating in open spaces and parks. Farther from the Tysons East station, the housing density should step down gradually to provide a transition to the planned residential development in the East Side District.

To achieve this vision, development proposals should address the Areawide Recommendations, conform to the Land Use Concept Map, and provide for the following:

- The vision for these subdistricts is to redevelop into urban residential neighborhoods with the highest intensity oriented to the Metro station. Also, the portions of each subdistrict closest to the Metro station should have more diversity in land uses, which may include hotel, office and support retail uses in addition to high intensity residential use. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

    - In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

    - When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict and how it will connect to the abutting districts/subdistricts through the provision of the grid of streets.

    - In the Old Meadow Subdistrict, one circulation improvement is a new street adjacent to Scotts Run. This new road should be located to avoid impacting significant natural and cultural resources on park land. New park land should be established between the new street and the stream valley to further buffer and protect the floodplain. Redevelopment along this and other planned street alignments should provide right-of-way and contribute toward street construction.

    - In the Anderson Subdistrict, a major circulation improvement is the extension of Colshire Meadow Drive to Chain Bridge Road. Redevelopment along this planned alignment should provide right-of-way and contribute toward street construction.

- For both subdistricts, other connecting local streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Urban Design and Transportation recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

    - Since Scotts Run is a key feature abutting the Old Meadow Subdistrict, redevelopment proposals should be designed in a manner that ensures this open space will become a more accessible resource-based active urban park. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run.

    - In the Anderson Subdistrict, there are several opportunities to provide notable open space amenities. Redevelopment proposals should be designed in a manner to provide these open space amenities and/or contribute to improvements to open space elsewhere within the District or the abutting East Side District. A four acre recreation-focused urban park should be provided between Anderson Road and the Hunting Ridge neighborhood to serve the recreation and leisure needs of future residents and workers. Facilities should include one or two athletic fields as well as consideration of providing relatively small-footprint facilities such as sport courts, playground features, skate parks or splash pads.

- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, and provide for affordable/workforce housing as indicated under the Land Use guidelines…

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- Building heights in these subdistricts range from 75 feet to 400 feet, depending upon location as described below, and conceptually shown on the building height map in the Urban Design chapter.

- The lowest building heights in the Old Meadow Subdistrict are adjacent to the Regency and Encore multifamily buildings in the abutting East Side District, where the maximum building height is 105 feet to provide a compatible transition in scale and mass and to retain the viewshed of these buildings. Building heights increase with distance from the southern end of this subdistrict (abutting a portion of the East Side District), with the areas closest to the Metro station having building heights up to 400 feet.

- The lowest building heights in the Anderson Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Abutting the Hunting Ridge neighborhood, the maximum height is 75 feet. Abutting the remainder of the East Side District, the maximum height is 105 feet, with height increasing with distance from the East Side District. The areas closest to the Metro station have building heights up to 400 feet.

- A potential circulator alignment extends through the Old Meadow Subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the alignment should provide right-of-way or otherwise accommodate this circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):
Transit Station Mixed Use and Office Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):
Tier 1 (225' – 400') and Tier 2 (175' – 225')

LAND USE ANALYSIS

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

Land Use

The subject application is designated as the Transit Station Mixed Use and Office land use categories on the Comprehensive Plan's Conceptual Land Use Map for Tysons (see Page 22). The Plan defines these categories as follows (see Pages 21-23):

"**Transit Station Mixed Use**: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities…

Office: These areas are planned almost exclusively for office uses. Supporting retail and service uses, such as hotels and restaurants, are also encouraged in these areas. Educational and institutional uses are encouraged, as well."

The subject application proposes the following land use mix for Land Bays East and West:

Land Use	**Gross Floor Area (square footage)**	**Percentage of Land Use**	**Land Use FAR (based on total site area including density credits)**
Office	3,738,210	55%	2.38
Residential	2,597,130	40%	1.66
Hotel	218,200	3%	0.14
Retail	143,520	2%	0.09
Totals [1]	**6,697,060**	**100%**	**4.27**

[1] The public facility use (off-site fire station) is not included in the calculations.

The proposed land use mix is based on a maximum build out of the subject property as shown the CDP and is generally in conformance with the Comprehensive Plan. Applying the recommended office percentages at 65% for Transit Station Mixed Use and 100% for Office results in a blended percentage of 73% for office use recommended for the application property. The applicant's proposal of 55% for office is less than the recommended percentage, but office use is still the predominant use proposed for the site. Staff notes that the subject application provides a maximum and minimum gross floor area (GFA) for each building but does not specifically commit to a maximum or minimum number of dwelling units.

The applicant proposes to reserve the right to build more retail use on the site if the office use is proportionately reduced as long as the maximum GFA on the application property is not exceeded

and the amount of retail on the application property does not exceed 5% of the maximum GFA (Proffer 7, Uses, February 4, 2013). The size, general location and type of retail uses will be reviewed and approved on the FDP. Staff feels that the 5% limitation ensures an appropriate land use mix and supports the proposed review and approval of the specific retail use at FDP. However, the land use tabulations on the CDP are confusing because they include retail GFA in the sub-total for each block but not within the individual building sites. For example, Westgate Building A has a maximum GFA of 405,000 square feet, but the sub-total indicates 405,000 square feet of office square feet plus 9,720 square feet of retail are proposed. Staff believes that the intent of these tabulations is consistent with the Comprehensive Plan, but the tabulations should be revised to eliminate confusion.

The land use proposed for the subject applications is in general conformance with the Comprehensive Plan, subject to clarification of the tabulations regarding retail and block totals.

Intensity

In Transit Oriented Development (TOD) Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites within 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR) (Pages 23-24, 26-27).

> "The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR."

A majority of the subject property is located within 1/4 mile of the McLean Metro station and is not subject to a maximum intensity. Approximately 205,601 square feet or 4.72 acres of the application property in both Land Bays West and East are located outside the ¼ mile radius. The Comprehensive Plan recommends that TOD District areas located more than ¼ mile from the Metro station be developed at an FAR of 2.0 with higher intensities permissible with affordable and workforce housing bonuses and public facility contributions (Page 27). While the area located outside the ¼ mile ring in Land Bay East exceeds 2.0 FAR, the combined FAR for the ¼ - ½ mile area in both applications is 2.0 FAR.

The Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons (Page 24). The public facility (fire station) associated with the subject applications will be located off-site, and its floor area is not being applied toward the proposed intensity.

The applicant is proffering to a minimum and maximum GFA for each building, which will help to ensure that the ultimate build out of the site is generally consistent with the Comprehensive Plan

recommendation to locate the areas of highest intensity closest to Metro station. This commitment is included in Proffer 4 (Minor Modifications, February 4, 2013). To facilitate review of future site plan and FDP applications, the minimum and maximum GFA should also be listed in Proffer 2 (Proffered CDP Elements, February 4, 2013).

The intensity proposed for the subject applications is in general conformance with the Comprehensive Plan.

Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

Category	**CDP/GDP Office GFA (sq. ft)**	**FDP/GDP Office GFA (sq. ft.)**
Existing Development[1]	26,789,000	26,789,000
Approved, Unbuilt Development[2]	11,055,290	5,953,988
RZ 2011-PR-010 and 011[3]	2,958,311	- 61,217
Total Office GFA	**40,802,601**	**32,681,771**

[1] *Report to Board of Supervisors on Tysons Corner*, October 2012
[2] Includes applications approved prior to creation of PTC district and approved PTC applications
[3] Net increase/decrease when accounting for existing office development to be razed and previously approved development to be built (i.e. MITRE 4)

On October 16, 2012, the Board of Supervisors directed staff to "incorporate with the next Tysons-wide plan amendment consideration of a change to the current Interim Development Level (IDL) of 45 million square feet of office use and the criteria for evaluating any such change to the IDL."

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the IDL for office uses in the Comprehensive Plan.

Phasing Development to Transportation and Public Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (Pages 29-31). Regarding transportation, the Plan states the following:

> "Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:
>
> - A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;
> - A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or
> - Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (Page 71):

> "Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed."

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant currently commits proffers (Proffers 62, 64 and 65, Grid of Streets Transportation Fund (the "Tysons Grid Fund") Contribution, Board-Initiated Service District for Table 7 Improvements, and Tysons-Wide Transportation Fund (the "Tysons-Wide Fund") Contribution, February 4, 2013) that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions.

Affordable and Workforce Housing

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors' Tysons

Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

The applicant is committing to provide 20% affordable and workforce units (WDUs) based on the total number of residential units constructed on the application property (Proffer 90, Workforce Dwelling Units, February 4, 2013). The applicant requests flexibility to provide WDUs off-site from the building that generates the need and to also consolidate WDUs in one or more buildings on site. At this time, the applicant has not provided a plan or location for providing WDUs off-site. Staff requests that additional details be provided to ensure that this commitment is consistent with the Plan recommendations. The Plan allows for flexibility, as long as the WDUs are provided concurrently with the market rate units (Page 34):

> "The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built."

Staff further notes that FDP 2011-PR-011 indicates that the proposed WDUs generated by the Garfield buildings will be provided on-site.

The Plan also recommends that applicants contribute $3.00 (or $0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (Page 35):

> "Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.
>
> The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

The applicant is proffering to two options for non-residential contributions toward affordable housing in Tysons (Proffer 92, Non-Residential Affordable Housing Contribution, February 4, 2013). The first option is to contribute $3.00 per non-residential square foot. The second option is

to contribute $0.25 per office or hotel square foot annually for 12 years. The applicant will decide which option will be pursued for each building. Because the net present value of a $0.25 contribution for a period of 12 years is less than an upfront $3.00 contribution, staff recommends that increase this commitment to 16 years. A period of 16 years is also consistent with commitments made with previously approved PTC rezonings. Staff further recommends that the applicant revise references to new office or hotel uses to "non-residential" uses and to exempt only ground floor commercial retail/service uses to reflect the Plan's language.

If the applicant amends the affordable housing contribution proffer and provides additional information regarding off-site WDUs, the application will be in general conformance with the Comprehensive Plan guidance on affordable and workforce housing.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject application is as follows (Tysons East Scotts Run Crossing Recommendations, Page 152):

> "Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.
>
> - In these subdistricts, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.
>
> - When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station."

The subject application includes approximately 30 acres and meets the 20 acre consolidation goal in the Plan's District Recommendations. It also includes areas within 1/8 mile and 1/4 mile from the McLean Metro station. The Comprehensive Plan sets five specific objectives for consolidations (Page 36):

> "In all cases, consolidations or coordinated development plans should meet the following objectives:

- Commitment to a functioning grid of streets both on-site and off-site;
    - Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.
    - If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.
- Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;
- Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;
- Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and
- Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan."

The subject application meets the first objective by providing a functioning street grid, including the straightening of Colshire Drive, and working with County staff and other landowners in the Tysons East district through the Consolidated Traffic Impact Analysis (CTIA) process.

The subject application meets the second objective by providing public and private parks on-site, as well as through a proposal to improve a portion of Scotts Run from Route 123 to the Taylor site. An athletic field is also proposed off-site. The quality of these parks and other park-related Plan objectives will be evaluated by Park Authority and Environmental Review staff.

The subject application meets the third objective by providing a 13,000 square foot, free standing fire station and 30 parking spaces on Parcel 96A (off-site). This proposal is discussed further in the Public Facilities section of this memo.

The subject application meets the fourth objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this memo.

While not included in the CDP, the applicant has provided staff with exhibits showing potential building massing for the GEICO site (Tax Map 29-4 ((6)) 101B) and the Metro Kiss-and-Ride site

(Tax Map 30-3 ((28)) B3). These exhibits demonstrate that the subject application would not preclude the future redevelopment of these adjacent properties.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

Public Facilities

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (Page 91).

> "Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.
>
> While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth."

The Plan specifically recommends a fire station for the Scotts Run Crossing and Colshire Subdistricts of the Tysons East District (Page 153).

The applicant proposes to address the athletic field and public facility objectives jointly by building a fire and rescue station next to an athletic field on an off-site parcel (Tax Map 29-4 ((6)) 96A), which is not contiguous to the application property. The parcel will be dedicated to the County after the completion of construction of the field and fire station by December 31, 2020 (see Proffer 97, Public Facilities, February 4, 2013) or three years from receipt of notice to commence design, whichever is later.

The athletic field, which will be a synthetic turf field, will measure approximately 180 by 295 feet, including 15 foot overruns. The fire station will be a two level freestanding building measuring approximately 15,000 square feet and 26 parking spaces will be provided next to the building.

The Park Authority, Fire and Rescue Department, and other associated agencies and departments are continuing to review the proffered commitments. The public facility commitments proposed for the subject applications are in general conformance with the Comprehensive Plan, subject to final proffers for the fire station and athletic field determined to be acceptable to the County.

Parking

The Comprehensive Plan provides recommendations on maximizing the efficiency of parking to encourage transit use, walking, and bicycling; to limit the urban design impacts of parking; and to ensure that parking is priced such that spaces are available for those who choose to drive. The Plan recommends specific strategies for managing parking on Pages 64-65:

> "As the Tysons Corner area is developed, and the land use and transportation infrastructure matures, parking requirements should be examined to determine if they are adequate for the changing conditions. Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses. Implementing this practice will reap many advantages in creating a more walkable environment. Providing transit service, an effective mix of uses, and an appropriate network of sidewalks will reduce automobile use and, consequently, the need to provide parking.
>
> Additional methods listed below should be pursued to ensure the appropriate amount of parking is provided.
>
> - Encouraging shared parking arrangements across parcel lines.
> - Creating a parking management entity to coordinate shared parking efforts, enforce parking regulations, apply parking pricing strategies where beneficial, and monitor parking demand and supply regularly.
> - Securing parking management agreements such as parking pricing.
> - Unbundling parking from commercial and residential leases and sales.
> - Allowing on-street parking, and where appropriate, counting those spaces towards parking requirements.
> - Implementing "Smart Parking" technology to maximize parking utilization.
> - Providing preferential parking for carpools, vanpools, and car-sharing vehicles.
> - Reductions for shared parking on mixed use sites."

As part of a parking efficiency strategy for the application site, the applicant proposes to count tandem and valet parking towards parking requirements (Proffer 76, Parking, February 4, 2013) in addition to other strategies. Unbundling parking from the sale of residential units (Proffer 80, Unbundled Parking for Residential Uses, February 4, 2013) is also proposed in accordance with the suggested methods in the Comprehensive Plan.

URBAN DESIGN ANALYSIS

Several urban design issues have been identified and are discussed in the following sections.

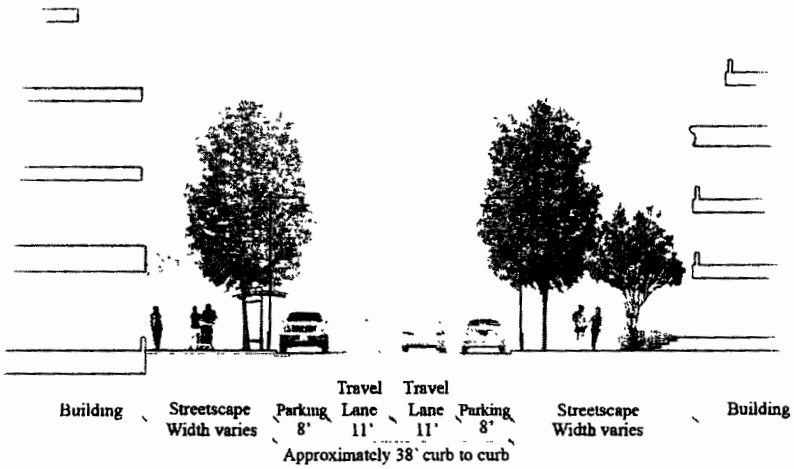
Street Grid and Design

The Comprehensive Plan provides recommendations for both street grids (Pages 46-47, and 96) and street cross sections (Pages 48-56).

The application provides a street grid as envisioned in the Comprehensive Plan. The resulting blocks are generally in conformance with the Plan, which recommends block lengths ranging from 400 to 600 feet long and perimeters of less than 2,000 feet. Some of the block lengths are less than 400 feet, such as the Westgate and Van Buren sites due to the alignment of the recommended street grid. The block with the Grant site, Kiss-and-Ride lot, and hotel is technically longer than 600 feet along Route 123, but Scotts Run Stream Valley Park is located in the middle of the site. A pedestrian bridge is proposed as part of the stream's restoration, which would help accommodate mid-block pedestrian crossings.

The applicant proposes to realign Colshire Drive and improve Old Meadow Road, Colshire Meadow Drive and Anderson Road. Colshire Drive (between Colshire Meadow Drive and Route 123) and Anderson Drive are proposed as avenues, and Old Meadow Road and Colshire Meadow Drive are proposed as collectors. The application includes four new local streets, including Lincoln Road, Grant Road, Station Street and South Dartford Drive. Lincoln Road, Grant Road and South Dartford will be utilized as local public streets, and Station Street will be a local private street. For local streets, the Comprehensive Plan recommends two travel lanes and two parking lanes, as shown in the following section (Figure 8, Page 55):

Figure 8
Local Street section



Station Street and South Dartford Drive (between Station Street and Colshire Meadow Drive) are proposed with two travel lanes and two on-street parking lanes, as recommended in the Comprehensive Plan. The travel lanes along Station Street will measure 10 feet wide, which the Plan states "may be considered for residential streets (page 55)." Between Route 123 and Station Street, South Dartford Drive does not include parking lanes. The two other new local streets, Grant Road and Lincoln Road, also do not include on-street parking lanes. Lincoln Road is designed with two 11-foot wide travel lanes and two on-street bike lanes, and Grant Road is designed with two 10-foot wide travel lanes. This design is not consistent with the Comprehensive Plan, which recommends parking lanes on both sides of local streets, as shown in the Comprehensive Plan section. Colshire Drive between Colshire Meadow Drive and the southern terminus of the application site between the Taylor and Mitre 4 sites is designed as a local street in this section with two 11-foot wide travel lanes and two off-peak, on-street parking lanes which will be utilized as travel lanes during peak hours.

Colshire Drive (between Colshire Meadow Drive and Route 123) and Anderson Drive are proposed as avenues. Colshire Drive near Route 123 is designed with four 11-foot wide travel lanes, two right-turn lanes, two on-street bike lanes, and a bus lane. Along Anderson Drive, two travel lanes, two left-turn lanes, a right-turn lane, and two on-street bike lanes are proposed in addition to a 4-foot wide median. The Comprehensive Plan recommends four travel lanes, two on-street bike lanes, and two on-street parking lanes for an avenue with no median. If a median is proposed, a 20-foot wide median is recommended for pedestrian refuge safety. Colshire Drive and Anderson Drive do not conform to the Comprehensive Plan recommendations for avenues, and the addition of on-street parking would help bring both streets into better conformance.

Old Meadow Road and Colshire Meadow Drive are proposed as collector streets. The configuration of Colshire Meadow Drive shifts east to west at South Dartford Drive. Specifically, the collector street is designed with four travel lanes and two on-street bike lanes between Grant Road to South Dartford Drive, and between South Dartford Drive to Anderson Road, Colshire Meadow Drive is designed with four travel lanes, two on-street bike lanes, and two on-street parking lanes. Old Meadow Drive (at Lincoln) is configured with four travel lanes, two on-street bike lanes and one on-street parking lane. For collector streets with two travel lanes in each direction and no median, the Comprehensive Plan recommends (see Figure 6 on Page 54) on-street parking on both sides of the street.

The overall proposed street grid is in general conformance with the Comprehensive Plan. Variations between some of the local street designs and the recommended sections in the Comprehensive Plan can be addressed by adding on-street parking lanes consistently to all proposed local, avenue and collector streets.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (Pages 96-108). The Plan defines three streetscape zones including the landscape amenity panel,

sidewalk, and building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use. In the context of the overall goals of the Comprehensive Plan, the streetscape designs proposed in the subject applications are in general conformance with the Plan.

Building Height

The subject property is split between two designations on the Comprehensive Plan's Conceptual Building Heights Map (Page 116). The portion of the site, including the Grant, Johnson and hotel sites, closest to the McLean Metro station is in Tier 1 (recommended maximum heights ranging from 225 to 400 feet), and the Garfield, Taylor, Lincoln, Westgate, Van Buren and Mitre 4 sites are in Tier 2 (recommended maximum heights ranging from 225 to 400 feet).

The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building. Shaded rows indicate buildings that would exceed the Plan recommendations.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range	Proposed Building Height Range*
Garfield Building A	Residential	Tier 2: 175 ' - 225'	155' - 200'
Garfield Building B	Residential	Tier 2: 175 ' - 225'	70' - 105'
Westgate Building A	Office	Tier 2: 175 ' - 225'	175' - 225'
Van Buren Building A	Residential/Retail	Tier 2: 175 ' - 225'	175' – 238'
Johnson I Building A	Office/Retail	Tier 1: 225' - 400'	255' - 400'
Johnson I Building B	Office/Retail	Tier 1: 225' - 400'	346' - 400'
Johnson I Building C	Residential/Retail	Tier 1: 225' - 400'	256' - 326'
Johnson I Building D	Residential/Retail	Tier 1: 225' - 400'	256' - 326'
Johnson II (Mitre 4)	Office	Tier 2: 175 ' - 225'	225'
Taylor Building A	Residential/Retail	Tier 2: 175 ' - 225'	148' - 198'
Taylor Building B	Office/Retail	Tier 2: 175 ' - 225'	175' - 248'
Taylor Building C	Office/Retail	Tier 2: 175 ' - 225'	163' - 189'
Hotel	Hotel/Retail	Tier 1: 225' - 400'	140' - 180'
Grant Building A	Office/Retail	Tier 1: 225' - 400'	259' - 400'
Grant Building B	Residential/Retail	Tier 1: 225' - 400'	205' - 273'
Lincoln Building A	Office/Retail	Tier 2: 175 ' - 225'	199' - 225'
Lincoln Building B	Office/Retail	Tier 2: 175 ' - 225'	151' - 196'

* Penthouses will be included in the maximum building height of residential uses and are calculated in the height range if it exceeds the proposed maximum height in the tabulations.

In addition to the height guidance in the Areawide Recommendations, the District Recommendations for the subject property address building height (Pages 153-4, 157).

> "The lowest building heights in the Colshire Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Directly abutting the East Side District, the maximum height is 105 feet; however, buildings may be designed with step backs allowing height to increase with distance from the East Side District and through this design approach height may increase up to 130 feet. The area closest to the Metro station building heights may be allowed up to 400 feet…
>
> The lowest building heights in the Old Meadow Subdistrict are adjacent to the Regency and Encore multifamily buildings in the abutting East Side District, where the maximum building height is 105 feet to provide a compatible transition in scale and mass and to retain the viewshed of these buildings. Building heights increase with distance from the southern end of this subdistrict (abutting a portion of the East Side District), with the areas closest to the Metro station having building heights up to 400 feet.
>
> The lowest building heights in the Anderson Subdistrict are adjacent to the East Side District, where buildings need to provide a compatible transition in scale and mass. Abutting the Hunting Ridge neighborhood, the maximum height is 75 feet. Abutting the remainder of the East Side District, the maximum height is 105 feet, with height increasing with distance from the East Side District. The areas closest to the Metro station have building heights up to 400 feet."

Van Buren Building A and Taylor Building B exceed the recommended maximum for the Tier 2 maximum height range between 175 to 225 feet.

Van Buren Building A is a proposed residential building with a proposed maximum height of 238 feet. The building is currently proposed at a height of 208 feet with a penthouse up to 30 feet, and in total, the building would measure 238 feet with the penthouse. The applicant proposes to include penthouses and all rooftop structures for the maximum building heights for residential uses (Proffer 22, Minimum and Maximum Building Heights, February 3, 2013), but the penthouse heights are not included in the building tabulations on the CDP. Based on the context of the surrounding proposed buildings, a maximum height of 238 feet would be acceptable, especially since the penthouse will be set back at the top of the building, which reduces the overall bulk of the building. The applicant does not request a waiver of the Zoning Ordinance requirement to limit rooftop accessory structures or uses to 25% coverage of the total roof area and will be in compliance with this requirement.

Taylor Building B is an office building proposed at a maximum height of 248 feet, which exceeds the maximum recommended height of 225 feet for the block. The applicant notes that the building's design will be iconic due its prominent visibility from the metro station and along Route 123. The Comprehensive Plan states the following (Page 115) regarding building height:

> "The tallest buildings (Tiers 1 and 2) should be iconic in design and serve as identifying features that contribute to the quality of the skyline. Iconic architecture can be defined as

> buildings that are well-crafted, unique, distinguishable within their context, and complementary to the urban fabric. Iconic architecture should also advance the overall quality of design within the district."

Staff recommends that additional details or renderings of Taylor Building B be provided due to the justification of iconic architecture for the building. If such details demonstrate that the proposed design for this building is "well-crafted, unique, distinguishable within their context, and complementary to the urban fabric," the overall building heights proposed in the subject application will be in general conformance with the Comprehensive Plan.

APPENDIX 7

County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief MAD for AKR
Site Analysis Section, DOT

FILE: 3-4(RZ 2011-PR-010/RZ 2011-PR-011)

SUBJECT: RZ 2011-PR-010, RZ 2011-PR-011, FDP 2011-PR-011, and FDP 2011-PR-011-02; Scotts Run Station South
Land Identification Map: 29-4-((06))-101A and 102; 30-3-((28))-4B, 4C, C1; 30-3-((01))-6A, 6B, 6C, 6D; and 30-3-((01))-A

This department has reviewed the Conceptual Development Plan (CDP), Final Development Plan (FDP), and proffers revised through February 4, 2013. Overall, the Applicant has made great efforts to address staff's concerns, however, there remain larger issues that require continued discussions and review before resolution. The following issues are identified by staff.

Colshire Drive Straightening
Early in the course of review FCDOT and VDOT staff identified multiple concerns with the existing alignment of Colshire Drive. Problems with the existing alignment's curvature were further aggravated by the future intersection with Colshire Meadow Drive, which is part of the planned Tysons East grid of streets. Though the applicant made some modifications to address these geometric issues, it was determined that a complete re-alignment that would straighten Colshire Drive would best serve the area and resolve any potential intersection conflicts. Towards facilitating this improvement, the applicant has submitted an abandonment application and provided an agreement that exchanges the land area from the existing road with new land from the applicant's property to be dedicated for the new road alignment for Colshire Drive. In addition to dedication, the Applicant envisions constructing the new road alignment and using the new parcel created from the existing Colshire Drive to construct a hotel.

Discussion on the agreement for abandonment and land conveyance is ongoing, however, they have elicited concern about the timing of road construction and the period of time Colshire Drive would operate as a private street. Consequently, the Applicant and staff has agreed that the abandonment and conveyance of land for the road straightening can occur immediately following the rezoning, but will not be recorded until such time as a FDP is approved for either the Hotel or Johnson C site. Colshire Drive will be maintained as a private street until such time as the new alignment is completed. Staff has proposed revisions to the agreement and is awaiting further comment from the applicant.

Colshire Meadow Phasing
As stated in previous comments staff needs to see firm commitments to the construction of grid streets, particularly Colshire Meadow Drive, by the applicant or others. The applicant's latest proffers commits to providing Colshire Meadow in conjunction with the redevelopment of individual building sites. There are five building sites mentioned and if construction of Colshire Meadow is only associated with frontage improvements, as currently stated, the completion of this road could be delayed until the first RUP or non-RUP of the last of the building sites stipulated. The applicant should provide a stricter timeline that ensures that the road is completed earlier. Staff suggests that the applicant modify their proffers to commit to completion of the road between Colshire Drive and Anderson Road prior to the RUP or non-RUP of the third building of the sites currently mentioned.

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The applicant has revised proffer language to allow for dedication upon demand if Colshire Meadow is to be completed by others; however, the improvement area specified should be expanded to include the Garfield site and section west of Dartford Drive.

The applicant modified their CDP to show an interim section for Colshire Meadow Drive on the Van Buren frontage. It should be noted on the CDP that this interim section should only be pursued if the Van Buren site is not developed. The ultimate section for Colshire Meadow at this location must be completed with the Van Buren site, at a minimum. Furthermore, the interim section shown is narrower than the width of the existing driveway, particularly at the approach to Anderson Road. This is not suitable to staff. Lastly, the applicant's CDP mentions an agreement with the Commons for the eastern portion of Colshire Meadow. If an agreement is not provided for staff to review then it should not be noted in the CDP and any future agreement between property owners should be carried out in conformance with the proffers.

Super Boulevard and LOS Waiver

The Applicant submitted a Level of Service (LOS) waiver to VDOT per the Transportation Design Standards for Tysons Corner Urban Center. A LOS deficiency exists currently and is expected to persist. To address expected deficiencies in the corridor, the Tysons East CTIA process has led to a recommendation for a Super Boulevard on Route 123. The Super Boulevard is a concept that modifies the intersections of Old Meadow Road and Colshire Drive along 123 to restrict left turn movements in favor of signal-assisted U-turns in order to provide adequate progression of thru traffic and access to side streets. To offset site traffic and implement the concept, VDOT and FCDOT recommended that the Applicant address design and construction of the Super Boulevard as part of their application.

To that end, the Applicant has committed to provide 30% design plans within two years following rezoning approval as well as a pro-rata monetary contribution towards the Super Boulevard's future construction. Staff is currently reviewing this proposal, but has the following comments:

- The Applicant should revise their proffers to construct improvements to offset site traffic and conform to the Super Boulevard concept, subject to VDOT approval. If not feasible at that time then the applicant should contribute funds for improvements.
- Because of the necessity of this improvement, improvements and/or funds will be needed earlier in this development's time frame. The applicant should provide the improvements or funds by the time the development reaches 2 million square feet of new development.
- Staff will need to verify the Applicant's pro-rata share of traffic.

Furthermore, the Applicant should revise their LOS waiver and submit to VDOT for review.

Colshire Meadow Bridge

The Applicant has requested credit for committing to the re-construction of the Colshire Meadow Bridge which will need to be widened to accommodate four lanes of traffic. Credit is being requested for the amount in excess of the applicant's pro-rata share. According to the cost estimate the total credit towards the Tysons Grid Fund would be approximately $1,162,695.50 or $527,472, depending on whether the existing structure needs to be replaced completely or simply widened. In general, staff is supportive of credit being requested by the applicant, but will need to verify the site's pro-rata share of traffic and further revisions may be needed to the proffer.

Transportation Demand Management

Overall, the Applicant's TDM program is acceptable. One outstanding issue remains concerning the timing of the TMA contribution. Other rezoning applications in Tysons have agreed to provide 12.5% of their total contribution with their first building and the remaining contribution within 10 years. The Applicant, however, has committed to providing 20% with their first building and the remaining 80% within 15 years. However, other developments in Tysons have proffered to a more aggressive

contribution to the TMA. Staff would rather the Applicant provide 30% with their first building and the remaining 70% within 15 years.

Dedications
Proffers currently state that streetscape dedications are subject to a reservation held by the Applicant to allow future utility installation, construction access, etc. Dedications should be provided without any such stipulations.

Additional CDP Issues:

Colshire Streetscape and Hotel Frontage
The existing alignment of Colshire Drive with the opening of the McLean Metrorail Station will have three tangent bus bays and one layover spot. Because of the straightening of Colshire Drive and the Hotel development, these bus bays have been redesigned by the Applicant with three saw-tooth bays on the new alignment of Colshire Drive. In addition to this, at staff's request the Applicant added one bus inlet on Colshire Meadow Drive which may be used as a layover or additional bus bay.

Because of Colshire Drive's transit function and proximity to the Metrorail station, streetscape design along the Hotel frontage is essential to providing adequate pedestrian access and ensuring proper transit operations at this location. To this end, staff is concerned with the amount of space provided between the Hotel building and the back of one of the transit shelters, which is limited to only 8 feet. This space may be too narrow to handle the number of pedestrians along such a heavily trafficked location.

Furthermore, the Applicant has located its Hotel drop-off approximately 70 feet south of the last bus saw-tooth and within 63 feet of the Colshire/Colshire Meadow intersection. Considering the functions of a typical hotel, the location of this drop-off is ill-advised since more than two vehicles at the drop-off may cause vehicles to stop in the bike or travel lanes and hinder buses and general traffic on Colshire Drive. It should also be noted that the applicant has requested a waiver of on-street parking along this section of Colshire Drive. Staff supports this waiver because the level of activity and traffic on this street makes it unsuitable for on-street parking. The drop-off should be removed for this same reason. Other options have been proposed to the Applicant, including redesigning the drop-off as a one-way entrance at the corner to have drop-off activities internally. The Applicant should consider these and other options. Adequate redesign may also allow for the provision of another layover along Colshire Drive. Further design work to address the pedestrian access, location of the drop-off, bus bays, and potential modifications to the Hotel building will be needed at FDP.

Lincoln Access
The applicant's Lincoln site has primary access on Old Meadow Road across from Colshire Meadow Drive and would require consolidation of the existing entrance to the adjacent Geico property. Because the applicant recognizes that cooperation from Geico will be necessary to consolidate entrances they have provided an interim condition that provides Old Meadow Road south of the ultimate entrance. The ultimate entrance remains the preferable option. The applicant should clarify their proffer language to attempt entrance consolidation with the construction of the site and ensure that the interim condition only be used until the entrance is consolidated at which point it should be removed.

Grant Road
The Applicant should ensure that the alignment provided for Grant Road on the Applicant's property and south of Colshire Meadow Drive is adequate by providing further engineering and detail on the portion of Grant Road south of Colshire Meadow. In addition to this, the latest proffers provided by the applicant indicate that Grant Road may be restricted to right-in only during peak hours by VDOT. According to the comments provided by VDOT on the operational analysis for Grant Road, however, there is no mention of restricting this entrance solely during peak hour, instead it states that the

entrance should be restricted to right-in only until such time as the Super Boulevard is in operation. The proffers should be revised accordingly.

Kiss and Ride
FCDOT staff is concerned about the feasibility of development on the adjacent Kiss and Ride site once the Hotel site is constructed. The applicant has provided basic massing information, but should provide further details on the possible development of the Kiss and Ride site.

Waivers
The Applicant has submitted streetscape and on-street parking waivers for staff review. Overall, most waivers are found to be acceptable with the latest revisions to the CDP. The following waivers, however, are not supported:

- FC_S04 - (Streetscape on Route 123 from Anderson to property line) The applicant has already agreed to providing the streetscape,. This waiver is no longer necessary.
- FC_P04 - (Parking on Colshire Meadow Drive from Old Meadow to Dartford) Denied in locations that are unencumbered by sight distance and are not in close proximity to an intersection, particularly the south side of Colshire Meadow Drive between Colshire and Dartford.

Waivers FC_S01 and FC_S02 cannot be approved at this time and should be resubmitted at FDP since further design will be needed before approval. Official comments on the waiver will be provided under separate cover.

Circulator
Currently, a 10 foot wide bus parking is being provided along the south side of Colshire Meadow Drive on the Taylor frontage for future circulator service. This bus parking should be widened to 11 feet to avoid any conflicts with the bike or travel lanes.

Bike
Though the applicant has indicated that they will provide a bike lane on their side of Old Meadow Road, a bike lane will not be able to be striped until a bike lane is accommodated on the opposite side. There appears to be ROW available and in the interest of facilitating the growth of alternative forms of transportation the Applicant should pursue making the necessary improvements to accommodate a bike lane on both sides of the street.

Because of the design of the Super Boulevard curb cuts may be needed at the Colshire/123 and Old Meadow/123 intersections to allow for certain bicyclists to cross as pedestrians. These details may be handled at FDP with further consultation from the bicycle coordinator and should be noted in the CDP.

Phasing
The dedication of Dartford Drive has been included in the proffers; however, the timing of the dedication and construction is not specified in the phasing sheets or the proffers.

Taft Fire Station Site
A turnaround will be needed for Old Meadow Lane to become a public street. The provision of this turnaround will potentially necessitate the modification or removal of some parking spaces for the athletic field as well as the land dedication and cooperation by adjacent property owners to the north and east.

<u>Overall Proffer Comments</u>

The Applicant should specify the timing for construction of the portion of Dartford Drive south of Colshire Meadow and provide any necessary easements or permissions for others to construct this portion of roadway.

Request to increase retail should be accompanied by a traffic analysis

Staff needs to discuss the language regarding the requirements for additional traffic analysis during site plan or FDP.

Staff disagrees on various road classifications in the proffers and CDP. Dartford Drive and Colshire Dr south of Colshire Meadow should be considered collectors.

Additional proffer comments will be provided under separate cover.

Mitre FDP

The South Dartford Drive south of Colshire Meadow should be dedicated by the applicant. The FDP still refers to a reservation.

Garfield FDP

The applicant should coordinate the construction timing of the streetscape along Route 123 with Fairfax County, in the event it coincides with the County's trail project.

The final location of bicycle parking should be done in consultation with Fairfax County's bicycle coordinator at site plan.

AKR/MEC

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

December 18, 2012

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

Re: RZ 2011-PR-009 Scotts Run Station South
Tax Map # 29-4((05))0009
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 November 30, 2012, and received on December 21, 2011.

We have evaluated the rezoning 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,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2011-PR-009rz4ScottsRunSta12-18-12BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

December 18, 2012

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

Re: RZ 2011-PR-009 RZ 2011-PR-010 Scotts Run Station South
Tax Map # 29-4((05))0009
Fairfax County

Dear Ms. Berlin:

Scotts Run Station North consists of approximately 14.3 acres and is generally located north of Dolley Madison Boulevard (Route 123), west of the Dulles Access Road (Route 267), and east of the Capital Beltway (I-495). Scotts Run Station South consists of approximately 32.6 acres and is generally located south of Dolley Madison Boulevard (Route 123), west of the Dulles Access Road (Route 267), and east of the Capital Beltway (I-495). The site currently consists of low and mid-rise office buildings constructed at different times over the past 40 years. The site's rezoning proposes to redevelop the North and South Scotts Run Station properties with an integrated mix of office, hotel, residential and/or retail uses in a transit-oriented urban design context. Vehicular access to the proposed redevelopment areas will be provided via an interconnected grid of streets which will facilitate connections to/from the adjacent roadway network. The proposed redevelopment would generate an estimated 5,382 net AM peak hour trips and 5,412 net PM peak hour trips upon completion and full occupancy.

Accuracy of the Traffic Impact Analysis:

The methodologies and assumptions used in the traffic impact analysis are based upon the results of a scope of work meeting held by VDOT and the locality. We have no further comments regarding the accuracy of the report.

Comments on the Recommended Improvements:

1. The Grant Street connection at Route 123 (Dolley Madison Boulevard) shown in the CDP will have to meet Tysons Design Standards even if it is a part of the County's Planned Grid of Streets. An operational study will be required to justify a right-in/right-out access to Dolley Madison Boulevard. However, VDOT will support a right-in and right-out access at this location if the access is built with the county's super street plan.

2. VDOT does not support a right-in and right-out access at Route 123 (Dolley Madison Boulevard) for the North Dartford Drive without a proposed direct ramp connection from the Rt. 267 Off Ramp to Scotts Crossing Road or building the access with the county's super street plan.

3. The proposed signal at Scotts Crossing Road and Grover Drive/Old Springhouse Road will be too close to the existing traffic signal at Route 123 (Dolley Madison Boulevard) and Scotts Crossing Road. This spacing may not meet the signal spacing standards according to the access management standards of Tysons area. Therefore, an operational analysis of the two signals and spacing exception is required before initiating the design of the proposed signal.

Additional VDOT Recommendations/Comments:

4. The intersection of Scotts Crossing Road and Grover Drive has a skewed geometry and the approaches need to be realigned to provide a smooth geometry with as close to a right angled intersection as possible.

5. A signal warrant study needs to be provided for intersections proposed for signalization with this project or used as proffered conditions for other projects. Each study should be in a separate booklet and should also analyze alternatives other than a traffic signal. As of July 1, 2009, all warrant studies should be signed and sealed by a professional engineer registered in the Commonwealth of Virginia.

6. The intersection of Anderson Road/Chain Bridge Road has a skewed geometry. The approaches need to be realigned to provide a smooth geometry with as close to a right angled intersection as possible.

7. All locations where signal operation changes have been proposed will require signal modification plans.

Conclusions

In general, the TIA is acceptable.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2011-PR-009rz4ScottsRunStaComments12-18-12BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

January 11, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul J. Kraucunas
Land Development Program Manager

Subject: RZ 2011-PR-010 and RZ 2011-PR-11
Scotts Run Station South

VDOT has reviewed the above plan submitted on 1-10-2013 and have no objection to its approval subject to clarification of proffer language regarding phasing of improvements, particular in association with the development of the adjacent Commons property

If you have any questions, please call me at (703) 259-2787.

cc: Ms. Angela Rodeheaver
Ms. Martha Coello
Mr. Abraham Lerner
Mr. Kevin Nelson

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 1, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul J. Kraucunas, P.E.
Land Development Program Manager

Subject: RZ 2011-PR-011 Scotts Run Station South – Garfield Site
FDP-2011-PR-011
Tax Map # 030-3 ((01)) 6A

I have reviewed the plans for this project dated February 4, 2013. The following comments are offered. Those earlier comments that have not been adequately addressed are marked with an "R".

1R. The proposed entrance on Anderson Road, regardless of its location, will require the submission and approval of an Access Management Exception.

2R. The Service Street on Old Chain Bridge Road should be widened at the intersection to at least 30' and preferable wider, to provide for two existing lanes, one left-turn and one right-turn. This change would also make it easier for trucks to enter the property without crossing so far into the opposite lane of traffic.

3R. The corner radii at the Service Street on Old Chain Bridge Road need to be increased to at least 25', if not more, to accommodate service and delivery vehicles without running over the sidewalk and curb ramps. While an Auto turn plot was provided for entering vehicles, a similar Autoturn plots should be provided for exiting vehicles to support anything less than 35'. It is noted that fire trucks evidently need to cross into the opposite lane to make this maneuver.

4. Due to extremely limited maneuvering area for the loading spaces for Building A, Auto turn plots should be provided to ensure that trucks can get in and out of these spaces.

5R. An Access Management Exception will be required for the Service Street as it is located within the influence zone of a signalized intersection.

6R. The proposed 60" off-site storm will require separate approval from Metropolitan Washington Airport Authority and possibly the Commonwealth Transportation Board.

7R. It would be helpful to show the extent of the Limited Access ROW on the plans.

8R. The proposed 60" storm drain in the middle of Chain Bridge Road should be relocated to the outside edge of the roadway. This would improve the hydraulics as well as reduce the time Old Chain Bridge Road would need to be closed to construct this facility.

8R. Confirmation of adequate Sight Distance should be provided for the Service Street and the entrance, as well as the westbound approach to the intersection of Anderson Road and Chain Bridge Road.

9R. The widening of the shoulder of Dolley Madison Boulevard for fire access is still very awkward. Alternatives should be considered including the installation of a mountable curb at the edge of the pavement rather than the edge of the shoulder.

12R. Using an offsite property to provide a landscape buffer would seem to be establishing an undesirable precedent. This buffer requirement should be waived by the county. Even if allowed by WMATA, this use would normally be under permit only and would have to be removed anytime this area is needed for roadway purposes.

13. The placement of a bioretention facility within the WMATA property would require special approval from that Agency. Alternative BMP treatment, on site, should be provided unless this approval has already been granted.

cc: Ms. Suzanne Lin
Ms. Angela Rodeheaver
Ms. Martha Coello
Mr. Abraham Lerner
Mr. Kevin Nelson

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 1, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ 2011-PR-011 Cityline (Mitre 4)
Tax Map # 30-3((28))0004C

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 February 19, 2013, and received February 19, 2013. The following comments are offered:

1. The alignment of the future intersection of Dartford Drive and Colshire Meadow Drive should modify the skew/angle break to reduce or eliminate the skew. Angle breaks in the middle of intersections indicate a poor design.

2. Access should be provided on the east side of the site when the future street is constructed.

3. Bollards can not be placed within the right of way or clear zone of public streets.

4. No trees will be permitted within entrance sight lines or clear zones.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2010-PR-011-02rz2Cityline(Mitre4)3-1-13BB

APPENDIX 8

County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2013

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

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

SUBJECT: OCR Comments – Scotts Run Station South CDP/FDPs:
RZ/CDP 2011-PR-010 & 011
FDP 2011-PR-011 (Garfield Site)
FDP 2011-PR-011-02 (Mitre 4)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, including the Conceptual Development Plan (CDP) dated February 4, 2013; Final Development Plan (FDP) for the Garfield site, dated February 4, 2013; FDP for the Mitre 4 site, dated February 4, 2013; and, draft Proffers dated February 4, 2013. The following analysis and recommendations are offered for consideration regarding these applications.

RZ 2011-PR-010 & 011

General Comments:

The proposed design meets the Urban Design intent of the Comprehensive Plan for a pedestrian oriented, mixed-use development. The applicant has created a series of new blocks separated by private and public streets which are consistent with the expected scale of urban form in Tysons. The mix of uses, building forms, and well-designed and integrated public spaces create a unique sense of place within Tysons and will result in a high quality pedestrian experience.

Station Street is designed as a primary pedestrian corridor, envisioned as a bustling retail street. Andrew Way is also a primary pedestrian corridor; this public plaza space is highly integrated with the building design and provides pedestrian experiences at multiple levels. The Scotts Run Stream Valley Park provides a passive, natural respite area just a few steps from Metro.

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

The proposal also provides a network of pedestrian linkages and trails which connect to existing and proposed off-site facilities, including the Scotts Run Stream Valley, which the applicant has committed to restore. This design provides a system of public urban park spaces that are connected through the pedestrian realm and provides a variety of different recreational opportunities.

RZ 2011-PR-010 & 011

Detailed Comments (CDP):

1. Street Grid and Block Length: The application area is comprised of a series of parcels located along a 3,000 foot length of Route 123, on the south side of it and the Tysons East Metro Station. Old Meadow Road, Colshire Drive and Anderson Road are existing roads that intersect with Route 123. The proposed plan provides additional public and private street connections to create an appropriate network of blocks. The majority of block lengths, as measured along Route 123, range from 200 to 400 feet. The largest block, the Johnson Block, is approximately 500 feet long. Therefore, all block lengths are consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDGs), which establishes a maximum block size of 600 feet.

2. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDGs to describe the corridor types. Station Street is designed as the Primary Pedestrian Corridor. Retail uses on the first floor of the buildings, on-street parking, and a wider building zone will make this an active, pleasant street. Colshire Drive is also identified as a Primary Pedestrian Corridor; a direct connection to the Metro station, first floor retail uses, and several placemaking nodes will activate this street and welcome pedestrians into the development.
    a. The applicant has committed in Proffer 20 to adhere to the general characteristics of the pedestrian hierarchy in order to ensure the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDGs; however, based on a review of the proposed plans, these deviations are acceptable.
    b. The applicant has indicated retail uses at appropriate locations within the development; however, neither plans nor proffers commit to a minimum level of retail. It is desirable to have the locations indicated on the plan reserved for retail or other kinds of uses which activate the streetscape. Active uses may

include retail, services, certain commercial uses, and/or live-work spaces. The plan notes and proffers should be modified to reflect this commitment, while allowing for some flexibility in the use. Staff suggests that the applicant commit to a tiered approach for the retail on the site; this proffer would commit to retail uses in certain locations and also indicate additional areas where retail would be desirable, if the market allows.

3. Streetscape Design: In general, the application is consistent with recommendations of the Comprehensive Plan and TUDGs regarding streetscape dimensions. The applicant has also provided a general palette of streetscape materials and furnishings that may be used throughout the CDP.
    a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. Locations for such facilities will be refined during the evaluation of FDPs. In general, vaults should be sited to avoid conflicts with the streetscape and plantings.
    b. The applicant has requested several transportation design standard waivers that impact the streetscape or site design:
        i. Hotel site at Colshire Drive (FC-S01) – At locations with transit facilities, like busy bays and circulator stops, the streetscape design may be modified and landscape panels and tree plantings adjusted to accommodate such facilities. However, the overall width of the streetscape should not be reduced. The applicant has agreed to include additional proffer language stating that the building design may change at the time of FDP, which could allow the full streetscape to be included. Provided the language is included as discussed, this issue is resolved.
        ii. Colshire Meadow Drive at Taylor Residential Building (FC-S02) – The applicant has requested a waiver of the landscape amenity panel at this location. At certain limited locations, like drop-off area and porte-cocheres, modifications to the streetscape may be necessary, including adjustment to the landscape amenity panel and tree spacing. However, the overall width of the streetscape should not be reduced. The minimum dimensions for the Collector Streetscape include an 8' min. width landscape amenity panel, an 8'min. width sidewalk, and a 4'min.- 12' max. building zone. The applicant should include a proffer to further refine this design at FDP; provided the language is modified to include the reevaluation of the streetscape width at FDP, this issue is addressed.

iii. Grant Road (FC-S03) –Adjacent to the park space, the clear sidewalk and landscape amenity panel are in conformance with standards. In locations where a streetscape is adjacent to a park space, flexibility in streetscape design can be considered. For example, no building zone may be provided. However, sidewalk clear widths should be consistent with Tysons standards. On sheet L-17, the applicant has demonstrated that the clear sidewalk width will vary from 6-12', which is consistent with the streetscape standards for a local street. This issue is addressed.

iv. Dolley Madison at Garfield Block (FC-S04) – The County will be constructing an interim trail along Dolley Madison from Anderson Road, heading east toward McLean. Although this facility may be in existence at the time of construction of the Garfield residential block, it is recommended that the applicant upgrade this portion of streetscape at the time this project is built, as it would be inappropriate if existing trails are not upgraded to the Tysons standard when private development occurs.

The Boulevard streetscape design recommends a staggered double row of trees spaced at 40-50 feet on center, with a 15' wide building zone, a 10' wide sidewalk, and a 10' wide landscape amenity panel. For the Garfield block, the applicant has proposed a modification to this streetscape design. As this area can be considered a transition area, we do not object to the modification of the streetscape design for this block. The proposed streetscape design for this block is still undergoing review, as is discussed further in the FDP portion of this report.

c. On-street parking waivers: The applicant has requested several waivers of on-street parking, including key locations with retail on the first level, such as Colshire Meadow Drive and Colshire Drive. Staff believes that on-street parking is a critical component for viable retail, and on-street parking should be provided wherever possible. The applicant has indicated that they will provide functional drawings in conjunction with the waiver requests to demonstrate why on-street parking is not feasible. OCR staff would like the opportunity to review these drawings prior to the approval of any on-street parking waivers filed with the Department of Transportation (DOT).

d. The streetscape sections should be clarified to indicate a staggered double row of trees for the Route 123 section as shown at the Johnson B Building, rather than a soldier row (Sheet L-11). Sheet L-1 indicates that the trees are staggered, which would meet the streetscape design standards.

4. Site Design:
   a. Throughout the development review process, the design of Andrew Way has been significantly improved to become a signature piece of the development. This open space provides a break in the building mass along Station Street, and helps to avoid excessively long blocks by creating a pedestrian connection at this location. The potential programming has been clarified, and the addition of retail uses along the perimeter of the space will contribute to its viability. However, the renderings suggest a significant amount of hardscape materials, and there may be an opportunity to incorporate more plantings to soften the space. We recommend that the applicant commit to further addressing the design of this space (reducing the amount of hardscape) at the time of FDP.
   b. Further review of the placement of bus shelters, trees, and other elements will be necessary for the Circulator facility located along Colshire Meadow Drive. It is necessary to make sure this area is functional for transit, pedestrian circulation, and complimentary to the adjacent buildings. The applicant has proffered to further design of this area at FDP, in coordination with the relevant County agencies.
   c. The applicant has included a proffer to further address the design of the street frontages at the time of FDP; this will include looking at bus bays, the drop off area, shelter locations, and general pedestrian access/circulation, all in coordination with the relevant County agencies.
   d. The Grant block should be further explored at FDP regarding: 1) Placement of retail or active uses; it is desirable to have active use at the ground floor level at the corner of Old Meadow Road and 123. As such, the applicant should commit in the proffers to exploring additional active uses at this corner with the FDP. Local streets typically have on-street parking, and in this case, the proximity of retail further suggests parking is necessary. Parking is shown along the west side of Grant Road; due to sight distance issues, parking cannot be provided along the eastern side.

5. Building Design: Generally, the building design and massing are consistent with the recommendations of the TUDGs.

a. Because the building will be phased over time, it is important that the architecture vary. The applicant has included proffer language that provides flexibility in the building design, so that the buildings have architectural variety.
b. First floor heights should be tall enough to be flexible for a variety of uses, including retail. Per the TUDGs, first floor heights should range between 16 and 20 feet. The applicant's current proffers indicate a first floor height of 12 feet, which is not supportive of the non-residential uses that are so critical to the success of the pedestrian experience. Staff feels strongly that the applicant should commit to a minimum first floor height of 16 feet, so that retail uses can be included on the ground level and active, pedestrian-oriented streets can be ensured. In recent discussions, the applicant has indicated that the proffers will be modified to include a 16 foot first floor height; provided the proffer is modified as indicated, this issue is addressed.

6. Parking Garage Design: Parking is provided in parking structures which are integrated into the building design or located partially below grade. However, there a few locations where parking garages are potentially visible from adjacent streets.
   a. The applicant has committed in the proffers and indicated on the drawings that exposed parking garage facades will be sufficiently treated to provide an attractive and enjoyable pedestrian experience.
   b. The tops (roofs) of parking decks should not be exposed. Decks may be covered with green/planted roofs, or other architectural systems. The proffers should clarify that exposed parking deck roofs are not contemplated in the CDP.

7. Building Heights: The applicant has requested additional height for portions of the Taylor block, building "B", in excess of the Comprehensive Plan recommendations. While the additional height may be appropriate, the height should be utilized in a manner which is expressed in the architecture and building design. The renderings provided suggest a typical curtain-wall type building with little visual interest. We suggest removing the large rendering on Sheet A4.05 and replacing it with a few example images that speak to the architectural interest that this building could provide.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. A nearly one acre neighborhood park on the Taylor Block will provide multi-purpose sport courts, playgrounds, and seating areas. A gateway park on the Van Buren block will provide a playground and seating areas, and Andrew Way provides recreational opportunities for residents and office workers. The improvements to the Scotts Run Stream Valley also provide an exceptional opportunity for passive

recreation in this urban area. Commitments to the provision of athletic fields are provided in the proffers.

a. Stream Valley (Sheet L-8) – Throughout the development process, the design of this stream valley has been revised and consistently improved to meet the delicate balance between the built and natural environments. The final design provides a natural respite area that is accessible for people but does not compromise the quality of the stream valley's function.
b. Open Spaces/Parks/Other Elements – The applicant should include in the proffers a list of conceptual features that they are committing to include in each open space and at the other special locations indicated on the plans. For example, several street corners show fountains or other elements, and it is unclear exactly what these could be and whether they will actually be installed.

9. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out over time and what improvements will be provided with each phase. Given the configuration of the site and the compartmentalized nature of the individual blocks, the improvements associated with each phase are appropriate.
   a. In those cases where buildings will be demolished but the site will not be developed within 12 months, the applicant has committed to grading and seeding any disturbed land.
   b. The applicant has committed to providing temporary screening to the facades of above ground parking garages that will be interior once later phases are complete.

FDP 2011-PR-011 (Garfield Site)

1. Streetscape Design: Modifications to the streetscape design for Tysons are necessary in a few key places on the FDP area:
   a. The applicant has proposed a modification to the Tysons streetscape design for the Garfield Block along Route 123 (Dolley Madison Blvd.) The streetscape requirements for a boulevard are an 8-10' wide landscape amenity panel, a 10' wide sidewalk, and a 15' minimum width building zone, including a staggered double row of trees spaced at 40-50' on center. The applicant has proposed a 10' wide landscape amenity panel, a 10' wide sidewalk, and a 4'-10' wide

building zone that includes landscaping or a hedgerow. Due to the location of this block and it serving as a transition area between the entrance ramp to the Toll Road and the rest of the development, staff does not object to the modification of the streetscape requirements in this area. The final modified streetscape configuration for this area is still under discussion.

b. Modifications to the streetscape requirements are necessary for the portion of Building A facing Anderson Road. As previously discussed, staff has no objections to the elevated planter being utilized in the building zone for this portion of the streetscape.

2. Building Design: The windowsill height of Building A and portions of Building B sit at about 6.5 feet, which will be above eye level. The applicant has provided a palette of materials and architectural treatments to ensure that the feeling of a long, monotonous wall is avoided at the base of this building. In addition, landscape planter boxes will be located along portions of the buildings, which will help soften the appearance of the building base.

   The applicant has provided architectural features for the portion of Building B at the terminus of Station Street. As this is an important view shed, the applicant has proposed sliding louver panels to create architectural interest for this building façade. The images on Sheet A-11 reflect the concept and possible materials to be used for this feature.

3. Phasing: As the transportation improvements will be phased, it is important that pedestrian crossings be provided in the interim phases. The plans (Sheet C-6) and proffers lack details on pedestrian crosswalks at the two street intersections, including design and when they will be installed (relative to CDP). Staff recommends that the applicant include in the proffers that the interim pedestrian connections, including interim crosswalks, will be shown with each FDP.

4. Fire Access: The Fire Access sheet should show the tree locations so that the Fire Marshal's office can adequately evaluate for fire safety needs, including vertical and horizontal clearance.

CC: Suzanne Lin, DPZ/ZED
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP 2011-PR-010**
RZ/CDP 2011-PR-011
FDP 2011-PR-011

Scotts Run Station South

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced rezoning/conceptual development plans and final development plan as revised through February 4, 2013. 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:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-85, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

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

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**

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, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations under Environmental Stewardship, page 82-84:

"Stormwater Design

. . . .

Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully

achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 14-18:

"**Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

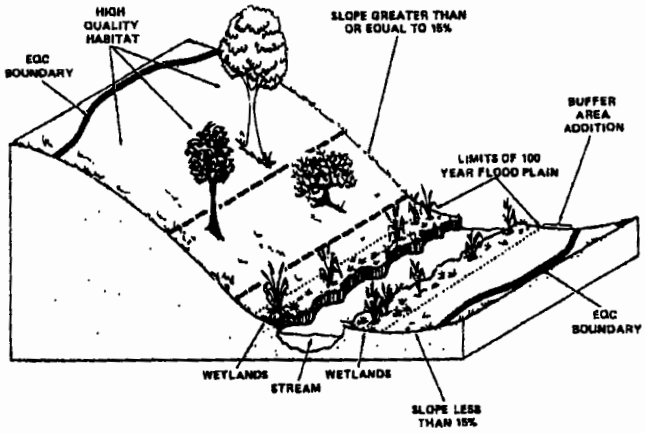
- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL
ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In

addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
- They will:
  - Either:
    - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
    - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

  and

    - Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.

- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.

- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.

When preservation of EQC land is achieved through the development process it is appropriate to transfer some of the density that would otherwise have been permitted on the EQC land to the non-EQC portion of the property to provide an incentive for the preservation of the EQC and to achieve the other objectives of the Plan. The amount of density transferred should not create an effective density of development that is out of character with the density normally anticipated from the land use recommendations of the Plan. For example, town homes should not normally be built adjacent to an EQC in an area planned for two to three dwelling units per acre. Likewise, an increase in the effective density on the non EQC portion of a site should not be so intense as to threaten the viability of the habitat or pollution reduction capabilities that have been preserved on the EQC portion of the site.

> Policy b. To provide an incentive for the preservation of EQCs while protecting the integrity of the EQC system, allow a transfer of some of the density from the EQC portion of developing sites to the less sensitive areas of these sites. The increase in effective density on the non-EQC portion of a site should be no more than an amount which is directly proportional to the percentage of the site that is preserved. Overall site yield will decrease as site constraints increase. Maximum density should be determined according to a simple mathematical expression based upon the ratio of EQC land to total land. This policy is in addition to other plan policies which impact density and does not supersede other land use compatibility policies.

The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover."

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 74-75:

" Natural Resources Management

Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons' green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and

enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design."

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 b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;

- Development involving a change in use from what would be allowed as a permitted use under existing zoning;

- Development at the Overlay Level; or

- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations, Environmental Stewardship, pages 84 and 85:

"Green Building Design and Energy/Resource Conservation

Existing Fairfax County policy calls for certain zoning proposals for nonresidential development and multifamily residential development of four or more stories in urban centers to incorporate green building practices sufficient to attain LEED certification or its equivalent. Nonresidential development in Tysons should go one step further and seek LEED Silver certification or equivalent as a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.
All redevelopment projects in Tysons should incorporate design elements and practices that will reduce the use of energy and water resources. There are numerous strategies available that are outlined in green building rating systems such as the LEED program, and strategies such as these should be pursued in support of or in addition to efforts to attain LEED Silver certification or its equivalent. The following are examples of efforts that could be pursued:

- Transit-oriented development design
- Transportation demand management programs
- On-site renewable energy generation, such as solar, wind and/or geothermal systems
- If/when on-site renewable energy generation is not cost effective at the time of building design, the provision of building designs that will facilitate future retrofits for on-site energy generation if/when such efforts will become cost effective
- Orientation of buildings for solar access
- Energy-conscious landscape design (e.g., natural landscaping; shading)
- Water-efficient landscaping
- The use of energy efficient heating, ventilation and air conditioning systems
- Enhanced building commissioning to provide early and ongoing verification of system performance
- The use of energy efficient lighting systems
- The use of energy conserving building materials
- The provision of vegetated and/or highly reflective roofs
- The use of community energy distribution systems through which energy/heat generated on one site will be shared among buildings on other nearby sites

- The use of water-conserving plumbing fixtures
- The use of harvested stormwater runoff for irrigation
- Where consistent with building codes, the use of grey water
- The use of information and communications technology to improve the efficiency and economy of building operations.
- If/when the provision of information and communications technology efforts is not cost effective at the time of building design, the design of buildings to include conduits supporting the future installation of such measures

Setting Future Environmental Goals for Tysons

Tysons should endeavor to remain the leader in environmental stewardship. As such, the Plan should include flexibility to accommodate new strategies and technologies as they emerge, such as district energy systems, alternative energy sources, cogeneration, microgrids, district-scale environmental performance measures, innovative stormwater management and stream restoration practices, innovative green building practices and innovative approaches in the provision and design of park facilities and other open spaces. In order to encourage the use of new technologies as they become available, the Environmental Stewardship Guidelines will need to be regularly reviewed and updated."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 11-12:

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

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

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

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

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

To address stormwater management runoff and to support stream protection, the Comprehensive Plan for Tysons recommends that three levels be satisfied in order to achieve full conformance with the Plan:

1) Meet the Public Facilities Manual (PFM) standards
2) Meet the LEED standards for water quantity control and water quality control
3) Retain and/or reuse the first inch of rainfall onsite

The stormwater information provided indicates an overall retention of 0.98 inch for the Conceptual Development Plan (CDP) area. While this overall retention rate is considered to be consistent with the goals identified in the Comprehensive Plan, the development plans also indicate that two of the drainage area calculations have an overall retention rate below 0.90 inch. Those two areas are the Garfield drainage area and the "hotel block" (north of the Taylor block) which have retention rates of 0.76 inch and 0.80 inch, respectively. This approach relies on an assumption that the overall retention rate for the proposed development meets the Plan goal to retain the first 1-inch of rainfall onsite by allowing some over-detention on some portions of the land area.

Within each of the land units the applicant has also provided calculations for additional runoff which could be retained onsite from surrounding road surfaces and other areas beyond the subject property resulting in an overall retention rate which could exceed the 1-inch goal. The applicant should also consider including an option to utilize extended release detention facilities as an alternative to measures designed to retain the first inch of rainfall should any of those proposed measures be deemed unworkable. Given the Plan's goal of preserving downstream receiving stream water, this approach seems to be worthy of credit toward achieving the overall water quality goals for the Tysons Corner Urban Center.

The proposal is subject to the Tysons Corner guidance that calls for the incorporation of stormwater management measures that are sufficient to attain at a minimum both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system. It is assumed that the Stormwater Design-Quality Control credit would be satisfied through the on-site retention of the first inch of rainfall.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The applicant should, therefore, be encouraged strongly to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

Green Buildings

The subject property is located within the Tysons Corner Urban Center. The Plan recommends that zoning proposals for residential development in this area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED certification and LEED Silver or equivalent for office and hotel buildings. The applicant has provided a set of green building commitments which are largely in conformance with this Plan guidance. Staff continues to work with the applicant to clarify proposed proffer text in order to eliminate the potential for confusion during implementation of the proffer.

Energy/Resource Conservation

The proposed proffers include a provision for an assessment of the feasibility for electric vehicle charging infrastructure that would facilitate the future provision of charging stations. It is unclear from the draft proffers when this assessment would be performed. It is recommended that such a study would be submitted prior to approval of any Final Development Plan (FDP) on the property, as this would provide an opportunity for the consideration of commitments to the provision of such infrastructure through the FDP approval

process. The applicant should clarify that this analysis would be performed in conjunction with the FDP review process.

As noted in the Plan citation provided above, the Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices that will reduce the use of energy and water resources. The aforementioned commitment to 50% rooftop coverage as green roofs (with appropriate clarification) would support this language. Additional commitments should be considered. At the CDP stage, it is recommended that the applicant commit to the identification, at the time of FDP review, of energy and water conservation strategies that will be employed in the area(s) subject to the FDP. At the FDP stage, specific energy and water conservation techniques could be specified or broader commitments to levels of energy and water performance could be provided. It appears that this commitment has been adequately addressed.

Transpiration Generated Noise

Portions of the proposed development will be impacted by transportation generated noise from Route 123, I-495, the Dulles Airport Access Road and the Metrorail. While a noise study has been prepared for the proposed multi-family residential use on the Garfield site (subject of FDP 2011-PR-011) which is affected by traffic noise from nearby Route 123 and the Metrorail right-of-way, it is likely that additional noise studies will be required for other portions of the proposed development as final development plans for other residential and hotel development are submitted. For each study, determining the highest noise levels for existing and future projected noise as well as appropriate noise mitigation measures will be expected.

The Garfield site is proposed for multi-family residential in close proximity to Route 123 and the Metrorail right-of-way. A previous noise study included this area and resulted in a conclusion that the noise levels would fall below 75 dBA DNL. The noise study was recently revised to include updated transportation information and data collection was conducted at a time when traffic patterns were more typical throughout the majority of the year. The noise proffer notes that specific noise attenuation measures will be determined based upon the findings of a building shell study subject to the review and approval of Department of Planning and Zoning at the time of building plan submission. This approach is generally acceptable for the proposed residential structures. The noise study prepared for the Garfield site depicts transportation noise levels for year 2030 which will be up to 75 dBA DNL for some balconies on Building A. This study indicates that all other areas of the proposed residential buildings will have predicted noise levels below 75 dBA DNL, which falls within the range of typical noise mitigation measures to achieve an interior noise level of 45 dBA. It is likely that additional transportation noise studies will be required for other portions of the proposed development as final development plans for other residential and hotel development are submitted for consideration.

The findings of the study include unmitigated noise contours for the proposed development of the Garfield site. These contours indicate a worst case scenario with no other structures providing noise mitigation at ground level or above ground level. Building "A" is noted as brick and block construction, while Building "B" is planned as stick-built construction. According to the study, Building "B" will not rely on Building "A" for noise mitigation in order to achieve the future unmitigated noise levels noted which will not exceed 70 dBA Ldn. As a result, Building "B" could be constructed first, subject to adequate noise mitigation measures which should be provided as part of a noise study for building shell design which should be provided no later than at the time of building plan review for each building.

Scotts Run Stream Valley

The subject property includes a portion of Scotts Run stream valley and associated Resource Protection Area (RPA) as defined by the Chesapeake Bay Preservation Ordinance and an Environmental Qualify Corridor (EQC) as defined by the Comprehensive Plan. The RPA has been delineated and approved per 7788-RPA-003 and is shown on pages C-8 and C-9 of the CDP. The EQC delineation, which extends beyond the RPA boundary, is also shown on the CDP. Staff concurs with the applicant's EQC delineation as shown on the CDP.

The applicant is committing to provide plans prepared by Wetland Studies and Solutions entitled "Scotts Run Preliminary Stream Restoration Plan," dated January 2011 for the restoration of the Scotts Run Stream Valley Park to the Fairfax County Park Authority at no cost. The applicant is committing to construct that portion of the Restoration Plan, as modified by the applicant, from Route 123 to the Taylor building site as shown on the CDP subject to receipt of all necessary easements from the Fairfax County Park Authority. The applicant proposes to install hardscape improvements, including pedestrian pathways within the stream valley to improve its condition and facilitate its use. Additional plantings will be provided to supplement existing vegetation.

This stream valley presents an important restoration opportunity because it has become degraded and eroded due to uncontrolled stormwater runoff traversing through it for decades. In fact, the Comprehensive Plan for Tysons explicitly supports stream restoration and stabilization in the Scotts Run watershed as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. The Comprehensive Plan recognizes that associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve in stream habitat. To this end, the Comprehensive Plan encourages restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. While it is felt that the proposed restoration and facilities located within this area are generally consistent with the Environmental Stewardship guidance for the Tysons Plan and the Policy Plan's EQC policy,

any final determination regarding the extent of facilities, adequacy of infrastructure, water quality measures and restoration, will also be subject to review and comment by staff within the Department of Public Works and Environmental Services and the Fairfax County Park Authority.

While restoration of portions of the Scotts Run stream valley area are included as part of the proposed development, the applicant is also seeking some encroachment into portions of the EQC to accommodate an expanded road crossing and new development (Taylor Residential Building A). The applicant has indicated that there was prior approval for an encroachment into this same general area for a past application. While staff would note that the extent of that encroachment was much more significant than what is currently being proposed, this is a new application and that prior approval cannot be automatically carried forward with this application. However, the primary area of the proposed encroachment in the area of the Taylor property is the result of an expanded road crossing and a building which is located immediately adjacent to this crossing. The applicant has provided an area of EQC restoration nearby to offset the impact of this encroachment, as well as some additional documentation to further justify this approach citing portions of the EQC Policy language from the Comprehensive Plan. Staff feels that while this approach is generally acceptable in this instance the applicant should also demonstrate a net water quality benefit from the overall approach for the EQC encroachment and stream restoration. At this time, it appears that the applicant has provided adequate restoration measures for the proposed EQC encroachment on a portion of the Taylor site.

PGN:JRB

APPENDIX 10

County of Fairfax, Virginia

MEMORANDUM

DATE: February 28, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William Marsh, Tysons Urban Center Coordinator,
Department of Public Works and Environmental Services

SUBJECT: Rezoning Applications RZ 2011-PR-010 & RZ 2011-PR-011 Scotts Run Station South; Conceptual Development Plan (CDP), Revised February 04, 2013; Tax Map Numbers 029-4-06-00-0101-A, 0102, 030-3-01-00-0006-A, 0006-B, 0006-C, 0006-D, 030-3-28-00-0000-A, 0000-C1, 0004-B and 0004-C; LDS # 3538-ZONA-003-1, Providence District

Following are our revised stormwater management comments based on our meeting with the applicant on January 23, 2012 and CDP revised February 4, 2013 and drafts Proffers revised February 4, 2013. Please also refer to Mr.Durga Kharel's referral memo dated January 29, 2013 for relevant discussions on PFM variance requests and pending and future County Code and regulation changes. Also refer to Mr. Kharel's February 6, 2013 memo regarding 6835-WPFM-005-1 for location of underground facilities in residential developments.

Chesapeake Bay Preservation Ordinance (CBPO)

As previously noted, there is 1993 Resource Protection Area (RPA) on the site. Any encroachment into the RPA that is not approvable administratively by the DPWES requires a concurrent Chesapeake Bay Preservation Ordinance (CBPO) Exception processing by the Board. During a meeting with engineers from Vika on January 23, 2013, the staff was informed that nothing would be proposed within the RPA that would necessitate an exception from the Board. An encroachment into the RPA for building, streetscape and public road (Grant Road) at Grant site is proposed on sheet C-37. Public roads are exempt under CBPO 118-5-2. The remaining improvement in Grant site qualifies as redevelopment, as the applicant has demonstrated that there is not any further encroachment proposed into the RPA in addition to no net increase in impervious area within the RPA (CBPO 1183-3(c)). However, the redevelopment requires approval of a Water Quality Impact Assessment which can be part of the subject site plan (CBPO 118-4-4). Site amenities for passive recreation for stream valley park within RPA is exempt under CBPO 118-5-3, however a separate request shall be filed for DPWES Director's approval during site plan (CBPO 118-5-3-a-6).

Floodplain

There are regulated major and zone A FEMA floodplains on the site. Any encroachment into the floodplain requires DPWES Director's permission to work in the floodplain. It is staff's

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

understanding that proposed work in the Scotts Run floodplain will include passive measures like stream restoration and trails that would not affect flood hazard elevations or flood velocities.

Stormwater Quality Control
As previously noted, water quality controls are proposed to be met by the provision of green roofs, rainwater harvesting, bio-retention practices and permeable pavements.

Stormwater Quantity Control
As previously noted, the applicant states that the proposed facilities will be designed to reduce the post-developed peak flow for the 2-year and 10-year storm events, such that the proposed release rates will be equal to or less than the existing condition peak rates, using a combination of techniques, including green roofs, rainwater harvesting permeable pavements, urban bio-retention areas (tree pits) and underground detention vaults. Approximate sizes and locations of proposed extensive and intensive green roofs, SWM planters, bio-retention areas and permeable pavements are shown on the CDP. Potential vault locations for rainwater harvesting and reuse are also shown on the plan.

Downstream Drainage Complaints
As previously noted, there are no unresolved downstream drainage complaints on file.

Adequate outfall
As a reminder, at the time of FDP, per Section 16-502.2.A(14) of the Zoning Ordinance, the applicant must provide a preliminary stormwater management plan that includes information about the condition and adequacy of downstream drainage system, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed to the point that is 100 times the site area, in addition to a description of how the adequate outfall requirements of the PFM will be satisfied. If the downstream system is not adequate, additional measures will be necessary to satisfy the outfall requirements.

Tysons Corner Urban Center, Areawide Recommendations:
The applicant's proposed stormwater measures to address Tysons areawide recommendations have not changed with this submittal. The total depth of rainfall retained for the overall project area is 0.98 inches, to be verified with subsequent FDP and site plan submittals.

Also included in the application is a list of offsite options for treating stormwater from public road surfaces that are adjacent to proposed Scotts Run South landbays. The offsite areas are shown in plan view on sheets C-23A through C-23B, with potential depth retained estimated on a table on sheet C-24. Staff recommends that the applicant commit to incorporating all of these offsite alternatives in conjunction with the development plans for the adjacent development plans proposed. For example, the runoff reduction practice assigned to "Anderson Road/ Chain Bridge Road" would be completed with the relevant Van Buren land bay plan. The applicant estimates 0.15-inch additional retention with these measures.

With respect to the preliminary stormwater management design information that is shown on the CDP, DPWES offers the following comments:

1) Vegetated green roofs are proposed to treat different roof areas. In accordance with the three tier approach to BMPs in Tysons, a proposed design concept that is not in conformance with

the standards and specifications approved for use by the County (i.e., as part of the PFM), DCR or another jurisdiction, is considered a "Tier 3" innovative practice. In order for the County to evaluate the innovative practice, sufficient design, function, operation, and maintenance details and documentation must be included on the FDP. Staff understands that similar green roof design is being implemented in Philadelphia and considered in Arlington County, possibly enabling these approaches to Tier 2 as described in Tysons stormwater guidelines. Staff will work with the applicant in evaluating these measures.

Other

Staff also recommends that Sheet L-4 be updated to account for the appropriate preliminary layout of field and fire station on the Taft site.

Please contact me at 703-324-1972 if you require additional information.

cc: Bijan Sistani, Acting Director, Site Development and Inspections Division, DPWES
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
Durga Kharel, PE, Senior Engineer III, LDS, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Jerry Stonefield, Acting Stormwater Reviewer, SDID, DPWES
Bin Zhang, Tysons Corner Reviewer
Zoning Application File (3538-ZONA-003-1)

County of Fairfax, Virginia

MEMORANDUM

DATE: February 28, 2013

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: William Marsh, Tysons Urban Center Coordinator and
Durga Kharel, Senior Engineer III, SDID, Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/CDP/FDP 2011-PR-011; Scotts Run Station South Garfield Site; RZ/CDP/FDP Plan revised February 04, 2013; Scotts Run Watershed; LDS Project # 1217-ZONA-001-1; Tax Map #030-3-01-0006A; 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 on the site.

Floodplain
There are no regulated floodplains on the site.

Downstream Drainage Complaints
There are no recent downstream drainage complaints on file.

Stormwater Detention
Applicant indicates that the stormwater detention requirements will be met with approximate 15,171 cubic feet of BMP storage provided in extensive/intensive vegetative roofs, tree pits, bio-retention area and permeable pavement as shown on sheet C-11 and C-12. The FDP also includes a narrative and preliminary computations that estimate storage volumes assuming complete saturation of the BMP soil media, and includes the statement on sheet C-14 that "BMP storage allows for a smaller release rate than what is required, therefore, PFM requirement is met." The final design on the Site Plan must include appropriate details and documentation of the capacity and function of the facilities, and calculations of the release rates (e.g., more than just the sum of the storage volumes), and demonstrate compliance with the detention requirement.
A potential underground reuse/detention vault is shown under the proposed Garfield Residential Tower A. The related CDP associated with rezoning applications RZ 2011-PR-010 & RZ 2011-PR-011 depicted a potential vault under tower B as well. The applicant shall verify if it is an omission.

A separate waiver request, 6835-WPFM-005-1, to allow underground stormwater detention vaults within the residential developments in accordance with PFM § 6-0303.8, was submitted in conjunction with the pending rezoning application, RZ 2011-PR-010 & RZ 2011-PR-011. The Board of Supervisors must take action on the waiver request with the concurrent rezoning application.

Water Quality Control

There is not a specific discussion about PFM compliance for water quality requirements, either as a new development or as a redevelopment. Based on computations shown for LEED, PFM peak flow compliance, and LEED compliance, staff believes that the water quality requirements in PFM Sections 6-0400 can be achieved, but please include a narrative and computations to verify this.

Tysons Corner Urban Center Area wide 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. In addition, the applicant needs 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 needs to provide the following on the CDP/FDP plan;

- Applicant's calculations commit to 0.76-inches being captured and retained on site covering 70% of the subject application area of 2.57 acres. Two adjacent off-site areas are shown as optional sources of runoff that could be retained and treated: along Dolley Madison Boulevard adjacent to the Garfield frontage (providing 0.18-inch retention), and at the proposed intersection of Old Chain Bridge Road and Anderson Avenue (providing 0.15-inch retention). Staff recommends that the applicant commit to the Dolley Madison offsite treatment option as a note on the FDP, to be constructed as part of a subsequent Garfield site plan. The second option should be committed to in conjunction with the related construction of Colshire Meadow Drive and subsequent intersection realignment of Old Chain Bridge Road and Anderson Avenue.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the parking garage entrances must be shown on the plan. Also, show how overland relief will be provided from the underground vaults should a pump failure occur of the chamber is full.

Downstream Drainage System

The outfall narrative needs to be provided with the description of the adequacy and stability of a stormwater outfall per ZO § 9-011.2.J and N. The minimum stormwater information for rezoning, special exception, special permit, and development plan applications require a description of the existing conditions of each site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres).The adequate outfall analysis on sheet C-15 does not extend far enough. For your information when the site plan is submitted, 90% rule of adequate outfall analysis requires a separate drainage area with at least 90% size of first drainage area merge at the confluence point per PFM 6-0203.2A.

Waiver requests

See the RZ memo for responses to PFM waiver requests.

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

Please contact me at 703-324-1972 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES
Zoning Application File

APPENDIX 11

County of Fairfax, Virginia

MEMORANDUM

DATE: **February 6, 2013**

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspection Division (SDID)
Land Development Services
Department of Public Works and Environmental Services

SUBJECT: Rezoning Applications # RZ 2011-PR-010 and, RZ 2011-PR-011, Scotts Run Station South, Tax Map Numbers 029-4-06-00-0101-A, 0102, 030-3-01-00-0006-A, 0006-B, 0006-C, 0006-D, 030-3-28-00-0000-A, 0000-C1, 0004-B and 0004-C; Providence District

REFERENCE: Waiver Request #6835-WPFM-005-1, for Location of Underground Facilities in Residential Developments

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM), which restricts use of underground facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety and the environment. The proposed development is for a mixed use development with condominiums/apartments and retail/service uses. Underground facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant has proposed 7 (Seven) on-site underground stormwater detention vaults with an approximate volume of 5,000 cubic feet each for 7 different residential buildings in Grant, Taylor, Johnson, Van Buren and Garfield sites as shown on sheets C-23A and C-23B of CDP revised December 10, 2012. The applicant states the number of vaults, sizes, design and

locations are subject to change at the time of final engineering as the phasing of the actual site plans have yet to be finalized.

In the waiver application, the applicant states that the urban nature of the proposed development and the site constraints arising from the need to construct this mixed use development result in a project that necessitates the stormwater detention to be placed underground as shown on the accompanying plans.

ANALYSIS:
An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – The design, locations and access points of the stormwater vaults are critical components that are considered when evaluating the potential impact on public safety. The applicant has stated in the waiver request that the access points for the vaults will be typically located in surface parking areas or next to paved areas/travel lanes to address the issue of safety concern associated with vaults in open space areas. Parking lots and travelways are places where children are less likely to play and gain unauthorized access to the facilities. If it is the intent of the Board to approve the waiver request, staff recommends that the approval include a condition that the design of the vault(s), including, but not limited to, the number, size, shape, location, access and function, be subject to approval by DPWES, in accordance with all applicable requirements, policies and procedures in effect at the time of final Site Plan. In any location, locking manhole covers and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the applicant shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is $1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facilities will outfall into proposed piped storm drainage systems and ultimately outfall into Scotts Run. Therefore, staff does not believe there will be any adverse impact on the environment from the proposed underground facilities.

Burden Placed on Prospective Owners for Maintenance and Future Replacement –
The applicant has provided preliminary estimates of construction cost, annual maintenance costs and annual cost per residential unit for the proposed vaults as following:

Scotts Run Station South - CDP

Facility Name / Building Location	SIZE OF VAULT (CF)	CONSTRUCTION COST (TOTAL-$)	MAINTENANCE COST (PER YEAR-$/YR)	YEARLY COST ($/YR)*
Grant- Building B	5,000	$85,000	$1,500	$3,200
Taylor- Building A	5,000	$85,000	$1,500	$3,200
Johnson I- Building C	5,000	$85,000	$1,500	$3,200
Johnson I- Building D	5,000	$85,000	$1,500	$3,200
Van Buren - Building A	5,000	$85,000	$1,500	$3,200
Garfield - Building A	5,000	$85,000	$1,500	$3,200
Garfield - Building B	5,000	$85,000	$1,500	$3,200

*** yearly cost has been calculated assuming a 50 -year life expectancy for the concrete vault structures**

Development Program - Residential (Average Unit Size 1,000 SF)

Facility Name / Building Location	USE	TOTAL GROSS SQUARE FOOTAGE (SF)	COST FOR TOTAL RESIDENTAIL AREA ($/YR)	COST/RESIDENTIAL UNIT ($/UNIT/YR)
Grant- Building B	RESIDENTIAL	430,036	$3,200.00	**$7.44**
Taylor- Building A	RESIDENTIAL	325,400	$3,200.00	**$9.83**
Johnson I- Building C	RESIDENTIAL	450,000	$3,200.00	**$7.11**
Johnson I- Building D	RESIDENTIAL	450,000	$3,200.00	**$7.11**
Van Buren- Building A	RESIDENTIAL	466,000	$3,200.00	**$6.87**
Garfield- Building A	RESIDENTIAL	251,747	$3,200.00	**$12.71**
Garfield- Building B	RESIDENTIAL	223,947	$3,200.00	**$14.29**

Maintenance: The engineer has provided an estimate of $ 1,500 as the annual maintenance cost for each of the proposed facilities; staff finds this estimate reasonable. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance for each facility. An escrow fund of $30,000 shall be required for each facility. This fund would not be available to the owner until bond release.

If it is the intent of the Board to approve the waiver request, staff recommends the property owner be required to execute a maintenance agreement prior to site plan approval. Staff further recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance for each facility before construction plan approval.

The engineer has estimated the construction cost of each facility as $ 85,000; staff finds the estimates reasonable. Assuming a gross square footage of 1,000 for each residential unit, the burden of cost of maintenance and replacement per residential units is estimated to range between a minimum of $7.11 to a maximum of $14.29 as proposed by the applicant in table above; staff finds the estimates reasonable.

If it is the intent of the Board to approve the waiver request, the property owner should be required, as a waiver condition, to address future replacements of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facilities, the property owner must be required to construct the underground facilities with reinforced concrete products only. Replacement cost funds, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve funds must be separate from the annual maintenance funds to ensure the monies are available at the time replacements are necessary and have not been previously spent on maintenance activities.

RECOMMENDATION:
DPWES recommends that the Board approve the waiver to locate the underground facilities in the residential developments of Scotts Run Station South, subject to Waiver #6835-WPFM-005-1 Conditions dated February 6, 2013, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

ATTACHED DOCUMENTS:
Attachment A - Waiver #6835-WPFM-005-1 Conditions, Scotts Run Station South, February 6, 2013
Attachment B - PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
James Patteson, Director, DPWES
Michelle Brickner, Director, Land Development Services, DPWES
Bill Schell, Acting Director, Maintenance and Stormwater Management Division, DPWES
Judy Cronauer, Chief, Central Branch, SDID, LDS, DPWES
Marsh William, Tysons Coordinator
Bing Zhang, Tysons Engineer
Jerry Stonefield, Acting Stormwater Review Engineer, SDID
Waiver File

ATTACHMENT A

Waiver Request #6835-WPFM-005-1 Conditions

Scotts Run Station South
RZ 2011-PR-010 and
RZ 2011-PR-011
February 6, 2013

1. The underground facilitiess shall be constructed in accordance with the development plans and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).

2. To provide greater accessibility for maintenance purposes, the underground facility shall have a minimum height of 72 inches.

3. The underground facilities shall be constructed of reinforced concrete products only.

4. The underground facilities shall incorporate appropriate safety features, such as locking manholes and doors, as determined by DPWES at the time of construction plan submission.

5. The underground facilities shall be privately maintained and shall not be located in a county storm drain easement.

6. A private maintenance agreement for each facility, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the land records of the county prior to final site plan approval. The maintenance agreement shall run with the land, its successors and assigns. The private maintenance agreement shall include:

- a condition that the property owner and its successors or assigns shall not petition the County to assume the maintenance, or the replacement, of the underground facility;
- a reference to the establishment of the reserve funds for the maintenance and replacement of the underground facility;
- a reference to the operation, inspection, and maintenance procedures detailed in the site plan;
- a condition that the property owner provide and continuously maintain liability insurance; a typical liability insurance amount is at least $1,000,000 against claims associated with underground facility; and
- a statement that Fairfax County shall be held harmless from any liability associated with the facility.

7. Operation, inspection, and maintenance procedures associated with each underground facility shall be included in the site plan to ensure the safe operation, inspection, and maintenance of the facility. The procedures shall include:

- establishment of procedures to facilitate inspection by the county including, but not limited, to
- an advance notice procedure,
- a requirement for inspection of transitional screening,
- a requirement for contact information,
- the procedure for obtaining the access keys,
- the procedure to ensure the access points to the facility are not blocked; and
- establishment of operation and maintenance procedures to ensure the facility will continue to control the stormwater generated from the site,
- continue to minimize the possibility of clogging events, and

8. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. The financial plan shall include:

- a separate line item in the annual budget for operation, inspection, and maintenance shall be established;
- a reserve fund for future replacement of the underground facility shall be established to receive annual deposits based on the initial construction costs and an estimated 50-year lifespan for concrete products; and
- prior to final construction plan approval, the property owner shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facility; these monies shall not be made available to the owner until after final bond release.

ATTACHMENT B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

APPENDIX 12

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: February 20, 2013

SUBJECT: RZ 2011-PR-010 & RZ 2011-PR-011, Scotts Run Station South - **Revised**
Tax Map Numbers: 29-4 ((6)) 101A &102; 30-3 ((1)) 6A, 6B, 6C, & 6D;
30-3 ((28)) A, C1, & 4A1

The Park Authority staff has reviewed the proposed Conceptual Development Plan (CDP) and draft proffers dated February 4, 2013. This memorandum replaces a previous memorandum regarding this application dated September 5, 2012 and provides comments regarding impacts to park and recreation resources and levels of service of the proposed development.

BACKGROUND

The Development Plan shows about 2,600,000 square feet of new residential uses (up to 2,308 new multi-family dwelling units) and about 4,100,000 square feet of new commercial uses, resulting in a total of about 6.7 million square feet of new development on 30.4 acres in the immediate vicinity of the McLean Metro Station in the Tysons East District. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the development could add up to 4,039 new residents to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The Park Authority analysis 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; Objective 6, Policy c. and Appendix 2, Part B: Park Facility Service Level Standards. The evaluation is also based on guidance provided in the Tysons Corner Areawide Environmental Stewardship section of the Comprehensive Plan. Specific Plan citations from the Areawide text are provided in the Analysis and Recommendations sections. Park recommendations for land in the Tysons East District include the following (Tysons Corner Urban Center, District Recommendations, p. 150):

> "Scotts Run Stream Valley Park will be expanded through the stream valley and in adjacent areas to provide better access and connectivity throughout the Tysons

East District. The park will become a major linear urban park and trail system with a variety of landscapes including wooded hills, meadows and ponds. It will provide a range of experiences, such as enjoying the outdoors and scenery, arts, performances and programs or participating in recreation. Intimate gardens with shady places of retreat could provide relief and gathering places for families, visitors and workers in Tysons."

p. 152 (Colshire Subdistrict)
"Because a key feature … is Scotts Run, redevelopment proposals should be designed in a manner that ensure this open space will become a more accessible resource-based urban park and areawide amenity. Redevelopment in these subdistricts should also contribute to stream and riparian buffer restoration efforts along Scotts Run."

p. 156 (Old Meadow Subdistrict)
"In the Old Meadow Subdistrict, one circulation improvement is a new street adjacent to Scotts Run. This new road should be located to avoid impacting significant natural and cultural resources on park land. New park land should be established between the new street and the stream valley to further buffer and protect the floodplain. Redevelopment along this and other planned street alignments should provide right-of-way and contribute toward street construction."

ANALYSIS AND RECOMMENDATIONS

Urban Parkland Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

> "The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied."

Applying the urban park land standard in the Tysons Areawide Plan, proposed uses generate a need for 7.3 acres of onsite public urban parks. The development plan about 3.6 acres of new public urban park space onsite and 3.0 acres of new park land offsite for development of a half-size athletic field and associated infrastructure. The provision of new urban park land is about 0.7 acre short or 10% less than the need generated. Specifically, the application proposes to provide the following:

Onsite Public Parks

- Van Buren Gateway Park – This 12,060 square foot (0.28 acre) pocket park provides a multi-age playground to serve the new residential development on the Garfield and Van Buren parcels.
- Andrew Way – This central civic space is created by two larger pocket parks totaling 28,538 square feet (0.66 acre) facing on Station Street on the Johnson parcel. The space is comprised of primarily hardscape with decorative plantings and a focal point water feature and/or splash pad play feature.
- Corner Plaza – This 8,930 square foot (0.21 acre) pocket park at the corner of Colshire Drive and Colshire Meadow Drive includes seating and a possible water feature or focal element.
- Taylor Neighborhood Park – A 43,070 square foot (0.99 acre) Recreation-focused park that includes sport courts and a children's play area is located behind and between the buildings on the Taylor parcel.
- Taylor Naturalized Park – This 64,370 square foot (1.48 acres) "naturalized" park space adjacent to the existing Scotts Run Stream Valley Park includes trails and supplemental plantings. The applicant proposes to dedicate to the Park Authority approximately ½ acre of this parkland that falls within the Resource Protection Area (RPA) to extend the parkland buffer around the stream valley, in accordance with Comprehensive Plan guidance for Scotts Run and the County's Stream Valley Policy.

Offsite Land Dedication

- Taft parcel – The applicant is proposing to dedicate the offsite Taft parcel to Fairfax County for construction of a fire and rescue station and half-size athletic field plus associated infrastructure. The portion of the parcel to be used for park purposes will result in 3.0 additional acres of public parkland in the Tysons East District. The parcel also contains a concrete channelized segment of the Scotts Run Stream Valley and associated Resource Protection Area (RPA) that is included in the 3.0 acres.

Scotts Run Stream Valley Public Park Improvements

- In addition to providing new onsite urban parks, the applicant seeks to address urban park needs by providing park improvements and amenities to existing County-owned parkland in the Scotts Run Stream Valley adjacent to the Grant parcel. The draft proffers indicate improvements will include pedestrian pathways, terraces, a bridge and supplemental plantings. The applicant should commit to provide additional urban park amenities such as benches, public art, and interpretive features and to provide a significant focal point element (bridge, public art, or similar) to highlight this prominent location adjacent to the McLean Metro station. Also, the applicant should commit to enter into an agreement with the Park Authority to maintain the improved portions of the stream valley.

Evaluation – Proposed uses generate a need for 7.3 acres of onsite public urban parks. The provision of new urban parkland is 0.7 acres short, or 10% of the need generated. New onsite

urban parks of a variety of types (pocket parks, a central civic park space, recreation-focused parks and a natural area adjacent to Scotts Run Stream Valley Park) will meet many, but not all, of the outdoor recreation needs of visitors, residents and workers.

The applicant's proposal to add park amenities to a portion of Scotts Run Stream Valley Park will make up the shortfall of new park space being provided. Staff believes it is the applicant's intent to construct all of the visual and pedestrian amenities, specialty landscaping, interpretive features and other improvements to the stream valley described in the CDP, but this commitment is not reflected in the draft proffers. A commitment to provide more than just trails and bridges is needed to ensure this stream valley park will become the areawide amenity called for in the Comprehensive Plan. A commitment by the applicant to maintain the improved portions of the stream valley is also needed.

Athletic Field Needs

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities to meet the need of new residents, workers, and visitors to Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

> "...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields...In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons."

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for 1.41 athletic fields. (This calculation is based on new GFA proposed and does not include already approved GFA.) The applicant has indicated their intent to transfer athletic field credit (equivalent to one full-size field) from the Hanover parcel (associated with the Arbor Row rezoning application) to this application. To mitigate the remaining .41 field need, the applicant proposes to construct a small rectangle field on the offsite Taft parcel plus associated infrastructure. This infrastructure should include access, parking, stormwater management and publicly-accessible bathroom facilities.

The proposed size of the field on the Taft site should be maximized and depends upon the applicant gaining administrative approval to construct the field in the previously disturbed RPA. To justify construction in the RPA, the applicant should conduct a floodplain study, commit to contribute to the stream valley improvements on the Taft parcel.

The applicant is seeking an additional 0.25 field credit (beyond the 1.41 field need generated by this application) to cover the field need generated by another pending rezoning application that

proposes approximately 1.5 million square feet of GFA (Scotts Run Station North). In order to earn additional field credit, the applicant should commit to maximize the field size and design it in such a way to allow for a possible future expansion in collaboration with or solely by adjacent landowners.

Future full field size expansion depends upon a number of factors, including design coordination with the Fire & Rescue department (since a fire station will also be built on the Taft parcel), onsite stream restoration, stormwater management, RPA waiver and future adjacent redevelopment. These factors are beyond the applicant's control and there is no certainty they will coincide together at the right time.

To achieve additional 0.25 field credit, the applicant should commit to maximize the field size on the Taft parcel and orient it for future expansion to the extent feasible. The potential for future expansion primarily using the Taft site provides added value to the half field commitment satisfied in this application. In addition, the applicant should make a cash contribution for athletic field development within Tysons to support the additional field credit the applicant seeks to achieve.

Should either application for which field credit is provided under this review exceed the proposed GFA presumed in this evaluation (i.e. 6.347M s.f. for Scotts Run Station South and 1.5M s.f. for Scotts Run Station North), the applicant should commit to provide an additional cash contribution of $2.54 per square foot over the respective presumed GFA for each application to offset the additional land and facility need generated.

Evaluation – Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for 1.41 athletic fields. By transferring one full-size field credit from the Hanover site (associated with the Arbor Row rezoning application) and providing one half-size athletic field on the Taft parcel to be dedicated to the County, the applicant will meet the need for athletic fields generated by the proposed development.

To achieve additional 0.25 field credit for field needs generated by a separate rezoning application (Scotts Run Station North), the applicant should commit to maximize the field size on the Taft parcel and orient it for future expansion to the extent feasible. The potential for future expansion primarily using the Taft site provides added value to the half field commitment satisfied in this application. In addition, the applicant should make a cash contribution for athletic field development within Tysons to support the additional field credit the applicant seeks to achieve.

Should either application for which field credit is provided under this review exceed the proposed GFA presumed (i.e. 6.347M s.f. for Scotts Run Station South and 1.5M s.f. for Scotts Run Station North), the applicant should commit to provide an additional cash contribution of $2.54 per square foot over the respective presumed GFA for each application to offset the additional land and facility need generated.

Other Recreational Facility Needs

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

> "The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors."

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the small-footprint publicly accessible recreational facilities needed to address the planned growth for this project area include 2.68 sport courts and 1.44 playgrounds. The development plan shows 2 basketball courts and a playground in the new publicly-accessible urban recreation park to be provided on the Taylor parcel and a multi-age playground in the publicly-accessible Gateway Park to be provided on the Van Buren parcel. In addition, the planned water feature in the Andrew Way central civic space may include a splash pad play feature and the Taft site may include a playground.

Evaluation – The small-footprint publicly accessible recreational facilities needed to address the planned growth for this project area include 2.68 sport courts and 1.44 playgrounds. The applicant will adequately meet the need for these facilities by providing 2 basketball courts, 2 playground areas, and one splash pad play feature in three new publicly-accessible urban parks to be provided onsite (on the Taylor, Johnson and Van Buren parcels).

Private Recreation and Amenity Areas

The overall development plan for the first option (with public rooftop athletic field on the Lincoln parcel) shows 3.64 acres of private rooftop amenity areas in 6 locations. The Plan for the second option (with offsite dedication of the Taft parcel and a private rooftop terrace on Lincoln) shows 5.2 acres of private rooftop amenity areas in 7 locations. These private spaces include outdoor swimming pools and passive recreation areas for use by residents of each of the residential buildings. These private spaces and facilities, located on the rooftops of parking podiums, as well as indoor fitness rooms will allow the applicant to meet the Zoning Ordinance requirement to spend $1,700 per non-ADU residential unit on onsite facilities and amenities for private use.

Evaluation – The private rooftop amenity areas and facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,700 per non-ADU residential unit on onsite recreational facilities and amenities.

OTHER ISSUES

Natural Resources

The Park Authority owns and operates Scotts Run Stream Valley Park adjacent to and downstream of the applicant's properties. Stormwater from the applicant's properties enters the stream on parkland.

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 applicant appears to be working in good faith to utilize LID and other measures to detain and treat stormwater. The Park Authority also recommends that the application achieve at least the 30% reduction in phosphorous recommended by the Tysons Corner Stormwater Strategy Project SC9845.

All plant materials to be installed on the applicant's property should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity (that is less, than 1000 feet) of the Park Authority property. Any new plant materials to be installed on Park Authority property should be native, non-invasive species.

Scotts Run Stream Valley Restoration

The applicant is committed to funding the design of engineering plans for the restoration of Scotts Run stream from Route 123 to Old Meadow Road. In addition, the applicant proposes to construct a portion of the restoration work along its property frontage (the Grant and Taylor parcels). The Park Authority supports and appreciates efforts to restore the stream and improve the stream valley parkland with trails and low-impact features such as benches and interpretive signs. Timing, design, and construction of improvements must be planned with and approved by the Park Authority, recognizing that management decisions for parkland fall to FCPA staff and the Park Authority Board, and all decisions concerning Scotts Run would also be made in consultation with DPWES Stormwater with possible public review.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Proposed uses generate a need for 7.3 acres of onsite public urban parks. The provision of new urban parkland is 0.7 acres short, or 10% of the need generated.
- New onsite urban parks of a variety of types (pocket parks, a central civic park space, recreation-focused parks and a natural area adjacent to Scotts Run Stream Valley Park) will meet many, but not all, of the outdoor recreation needs of visitors, residents and workers.
- The applicant's proposal to add park amenities to a portion of Scotts Run Stream Valley park could be considered to make up the shortfall of new park space being provided, but a stronger commitment to a variety of visual and pedestrian amenities, specialty landscaping,

interpretive features and other improvements to the stream valley is needed to ensure this stream valley park will become the areawide amenity called for in the Comprehensive Plan.

- A commitment by the applicant to maintain the improved portions of the stream valley is needed.
- Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development generates a need for 1.41 athletic fields. By transferring one full-size field credit from the Hanover site (associated with the Arbor Row rezoning application) and providing one half-size athletic field on the Taft parcel to be dedicated to the County, the applicant will meet the need for athletic fields generated by the proposed development.
- To achieve additional 0.25 field credit (that can be applied to the Scotts Run Station North application), the applicant should commit to maximize the field size on the Taft parcel and orient it for future expansion to the extent feasible. In addition, the applicant should make a cash contribution for athletic field development within Tysons commensurate with the amount of field credit the applicant seeks to achieve. If the approved GFA in either of the Scotts Run Station South or North applications change from that presumed in this evaluation, the applicant should commit to provide an additional cash contribution of $2.54 per square for additional approved GFA.
- The small-footprint publicly accessible recreational facilities needed to address the planned growth for this project area include 2.68 sport courts and 1.44 playgrounds. The applicant will adequately meet the need for these facilities by providing 2 basketball courts, 2 playground areas, and one splash pad play feature in three new publicly-accessible urban parks to be provided onsite (on the Taylor, Johnson and Van Buren parcels).
- The private rooftop amenity areas and facilities provided with each residential building will allow the applicant to meet the Zoning Ordinance requirement to spend $1,700 per non-ADU residential unit on onsite recreational facilities and amenities.
- The application should achieve at least the 30% reduction in phosphorous recommended by the Tysons Corner Stormwater Strategy Project SC9845.
- All plant materials to be installed on the applicant's property should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity (that is less, than 1000 feet) of the Park Authority property.
- Any new plant materials to be installed on Park Authority property should be native, non-invasive species.
- Timing, design and construction of enhancements and restorations in Scotts Run Stream Valley Park must be planned with and approved by the Park Authority.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Suzanne Lin

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Suzanne Lin, Planner III, Zoning Evaluation Division, DPZ
Chron Binder
File Copy

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FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: February 20, 2013

SUBJECT: PCA 92-P-001-10, Cityline Partners Taft Parcel
Tax Map #'s: 29-4 ((6)) 96A & C

The Park Authority staff has reviewed the proposed Proffer Condition Amendment dated December 10, 2012. Staff supports the application since it will provide for much needed public facilities in the Tysons East District, including a synthetic turf rectangular athletic field to help meet the needs of the growing population in Tysons.

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Suzanne Lin

Copy: John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director/CFO
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Suzanne Lin, Planner III, Zoning Evaluation Division, DPZ
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

January 8, 2013

TO: Suzanne Lin, Staff Coordinator
Department of Planning and Zoning

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

SUBJECT: Scotts Run Station South; RZ 2011-PR-010

RE: Request for assistance dated January 4, 2013

This review is based on the Conceptual Development Plan (CDP) RZ 2011-PR-010 stamped "Received, Department of Planning and Zoning, December 28, 2012." A site visit was conducted on July 21, 2011, as part of a review of the CDP stamped "Received, Department of Planning and Zoning, May 19, 2011."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted CDP were provided to DPZ in the memos dated August 2, 2011, August 14, 2012, and December 3, 2012. Several comments and recommendations contained in the memos were not adequately addressed and are similar to the following. Additional comments and recommendations are provided to address the 10-year tree canopy calculations and proposed landscaping.

1. **Comment:** The 37,870 square feet identified as the total of canopy area provided through tree preservation is unclear as the areas proposed for tree preservation are not clearly shown or identified.

   Recommendation: The area(s) proposed for tree preservation should be clearly and accurately shown on the CDP for all parcels where the preservation of existing vegetation is proposed. The areas should be shaded and labeled and the number of acres or square feet in each tree preservation area should be provided on the plan demonstrating where the 37,870 square feet identified as the total of canopy area provided through tree preservation will be achieved.

2. **Comment:** It appears the Applicant is requesting a modification of the interior parking lot landscaping requirements for proposed above grade parking structures, as indicated on sheet C-2. This modification request is unclear as there does not appear to be any above grade parking structures with exposed decks proposed with this application.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

Recommendation: An explanation on the request to modify the interior parking lot landscaping requirements for proposed above grade parking structures should be provided as part of the CDP. If there are no above grade parking structures with exposed decks proposed with this application, this modification request should be removed from the application. If there are above grade parking structures with exposed decks proposed with this application, their locations should be clearly shown and identified on the CDP.

3. **Comment:** It appears the Applicant is requesting a modification of PFM section 12-0515.6B to allow for trees located above any proposed percolation trench or bio-retention area to count towards the 10-year tree canopy requirements. It is unclear if a commitment has been obtained from the Applicant to replace any tree removed to facilitate maintenance or repair of these percolation trenches and bio-retention facilities.

   Recommendation: Obtain proffer language requiring the Applicant to replace any tree removed to facilitate maintenance or repair of percolation trenches and bio-retention facilities.

4. **Comment:** The request to modify Article 13 of the Zoning Ordinance in favor of that shown on the CDP, as stated in Zoning Ordinance Waiver/Modification Request #12 on sheet C-2, is unclear. There are various requirements contained in Article 13, including transitional screening, and it is unclear which of the Article 13 requirements the Applicant is requesting to modify.

   Recommendation: Zoning Ordinance Waiver/Modification Request #12 should be revised to identify the specific sections of Article 13 the Applicant is requesting to modify.

5. **Comment:** Transitional screening type 1 and associated barrier, required along the eastern property boundary of the proposed Garfield parcel, are not shown or identified. In addition, the proposed landscaping at the eastern property boundary of the proposed Garfield parcel, does not meet the intent of the transitional screening and barrier requirements.

   Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) should be provided as part of the CDP to identify the required landscaping. In addition, landscaping should be provided along the eastern property line demonstrating how the transitional screening requirements of ZO 13-303.3A(1)(2)(3) are being met. The transitional screening calculations should identify the specific plant material, including quantities, proposed to be planted and to be used toward meeting the transitional screening requirements.

6. **Comment:** The Streetscape Sections, sheets L-10 through L-17, do not appear to include details for Old Mead Drive west of the Grant Building; the entire length of Colshire Drive; Colshire Meadow Drive south of the Van Buren Building; and Chain Bridge Rd. south of the Garfield Building.

Recommendation: The Streetscape Section sheets should be revised to include details for the following areas: Old Mead Drive west of the Grant Building; the entire length of Colshire Drive; Colshire Meadow Drive south of the Van Buren Building; and Chain Bridge Rd. south of the Garfield Building.

7. **Comment:** Several trees located at the southeast corner of the Taylor Building and along Andrew Way appear to be planted in areas less than 8' wide. It does not appear landscape planting details have been provided for these planting areas and it is unclear if they are in conformance with the Tysons Corner Urban Design Guidelines.

   Recommendation: Landscape details should be provided for planting areas less than 8' wide located at the southeast corner of the Taylor Building and along Andrew Way in accordance with the street tree proffers and the Tysons Corner Urban Design Guidelines. Landscape details for planting areas less than 8' wide should clearly show how the 8' wide minimum planting areas will be provided below paved surfaces using structural cell technology or other approved methods, and all landscape details should provide soil volume dimensions.

8. **Comment:** The Streetscape "Section through private drive at Garfield", as shown on sheet L-13, propose 4'8" tree wells. It does not appear landscape planting details have been provided for these tree wells and it is unclear if they are in conformance with the Tysons Corner Urban Design Guidelines.

   Recommendation: Landscape details should be provided for the 4'8" tree wells in accordance with the street tree proffers and the Tysons Corner Urban Design Guidelines. The landscape detail should clearly show how the 8' wide minimum planting areas will be provided below paved surfaces using structural cell technology or other approved methods, and should provide soil volume dimensions.

9. **Comment:** It does not appear a landscape plan has been included for the re-vegetation of the areas of encroachment into the RPA.

   Recommendation: A landscape plan should be provided that includes all plants required for the re-vegetation of the areas of encroachment into the RPA and all other required elements of a landscape plan as described in the PFM.

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

TLN/
UFMDID #: 162220

cc: DPZ File

County of Fairfax, Virginia

MEMORANDUM

DATE: January 31, 2013

TO: Suzanne Lin, Staff Coordinator
Department of Planning and Zoning, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES HCW

SUBJECT: Garfield Site-Tyson's Center, FDP 2011-PR-011
Mitre 4, FDP 2011-PR-011-02

RE: Request received January 8, 2013 to review FDP

I have reviewed the above referenced Final Development Plans for both the Garfield and the Mitre 4 sites, which are part of the same rezoning application. Both FDPs are date stamped as received by the Zoning Evaluation Division on December 10, 2012. The following comment made during previous review has not been addressed in this submission.

Garfield site

1. **Comment:** Symbols for tree canopies are not drawn to scale to represent the 10-year projected canopies for the sizes and species of trees proposed.

   Recommendation: Required symbols for tree canopies to be drawn to scale to represent the 10-year projected canopies for the sizes and species of trees proposed.

If there are any questions or I can be of further assistance, please contact me.

HCW/
UFMDID #: 171480

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

APPENDIX 14

Department of Facilities and Transportation Services

FAIRFAX COUNTY PUBLIC SCHOOLS

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

December 13, 2012

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

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: RZ 2011-PR-010,011, Cityline (**Addendum to 7/11/2011 memo**)

TAX MAP: 29-4 & 30-3

On July 11, 2011 a development impact memo was issued for rezoning applications RZ 2011-PR-009, 010, 011. This memo noted existing and projected capacity deficits at the anticipated receiving schools. Since this memo was issued, new enrollment and capacity numbers have become available and are provided below. As noted in the table, renovations at Westgate and Marshall are anticipated to relieve much of the projected deficit at those schools in the next 3-4 years. Kilmer, however, is projected to be significantly over capacity

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-2014 Projected Enrollment	Capacity Balance 2013-2014	2017-18 Projected Enrollment	Capacity Balance 2017-18
Westgate ES	400 / 750*	613	667	-277	812	-62
Kilmer MS	1116 / 1116	1195	1259	-143	1505	-389
Marshall HS	1511 / 2000**	1656	1752	-241	2068	-68

*Westgate Elementary School is currently under renovation and scheduled for completion in 2015-16 school year.
**Marshall High School is currently under renovation and scheduled for completion in 2014-15 school year.

The July 11, 2011 memo indicated 2011-PR-010 & 011 would contain 2,383 units which would yield 207 student. Since this time revised plans have been submitted and the project now proposes 2,308 units. However, the County-wide student yield ratios have also been updated. As a result the anticipated student yield has increased to 254 students. Updated student yield calculations are provided below.

School level	High-rise Multi-family ratio	Proposed # of units	Student yield
Elementary	.059	2308	136
Middle	.019	2308	44
High	.032	2308	74
			254 total

Proffer Recommendation

In addition to the change in student yield ratios, the contribution per student has also increased to $10,488 (up from $9,378). While the draft proffer language does not reflect these new numbers, an escalation clause can address this issue. For your reference below is FCPS recommended escalation language for the contribution proffer. This language has been used in recent rezonings as part of approved proffer contributions to FCPS.

<u>Adjustment to Contribution Amounts.</u> Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

DMJ/gjb

Attachment: July 11, 2011 memo

cc: Patty Reed, School Board, Providence
Ilryong Moon, Chairman, School Board, At-Large
Ryan McElveen, School Board, At-Large
Ted Velkoff, School Board, At-Large
Dean Tistadt, Chief Operating Officer
Jim Kacur, Cluster II, Assistant Superintendent
Julie K. Easa, Principal, Westgate Elementary School
Douglas Tyson, Principal, Kilmer Middle School
Jay W. Pearson, Principal, Marshall High School

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

July 11, 2011

TO: Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: RZ 2011-PR-009, 010, 011, PCA 92-P-001-09, Cityline Partners

TAX MAP: 29-4 & 30-3

PROPOSAL: Rezone property to the Planned Development Tysons Corner District (PTC).

COMMENTS: The proposed rezoning area is within the Westgate Elementary School, Kilmer Middle School, and Marshall High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Westgate ES	411	503	566	-155	707	-296
Kilmer MS	1,053	1,038	1,094	-41	1,369	-316
Marshall HS	1,511 / 2,000*	1,574	1,650	-139	1,974	26

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.
**Renovation at Marshall High is anticipated to be complete for the 2014-15 school year, which will increase the school's capacity.*

The school capacity chart shows a snapshot in time for projected student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually.

It is noted that the FCPS Capital Improvement Program (CIP) includes an unfunded renovation at Westgate Elementary School. The completion date of this renovation is beyond the five year CIP planning period. Marshall High School currently is being renovated and the renovation is expected to be completed for the 2014-15 school year. The renovation is expected to increase capacity at the school to address the overcrowding.

At this time, if development occurs within the next six years, Westgate and Kilmer are projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Marshall is projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Two options are proposed under RZ 2011-PR-009, one option proposes all office use with no residential and the second option proposes a mixed use development containing a total of 464 residential units. Currently, the area is developed with office uses.

RZ 2011-PR-010 and RZ 2011-PR-011 propose to redevelop eight existing office buildings with a mix of uses including office, residential, retail, and hotel uses. A total of 2,383 residential units are proposed.

The chart below shows the number of projected students by school level based on the current countywide student yield ratio for multi-family high-rise dwellings.

RZ 2011-PR-009

School	Units - MFHR	Ratio	Student Yield
Elementary	464	0.047	22
Middle	464	0.013	6
High	464	0.027	13
			40

RZ 2011-PR-010
RZ 2011-PR-011

School	Units - MFHR	Ratio	Student Yield
Elementary	2,383	0.047	112
Middle	2,383	0.013	31
High	2,383	0.027	64
			207

SUMMARY:

Suggested Proffer Contribution

The rezoning applications are anticipated to yield a total of 247 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $2,316,366 (247 students x $9,378) in order to address capital improvements for the receiving schools.

In the application, the applicant states that development may take some years to complete and is dependent on market conditions. Since the school proffer amount is updated on a regular basis, it is strongly recommended that the developer make a proffer contribution based on the school proffer amount in effect at the time of site plan approval. This will better capture the impact of the development on surrounding schools.

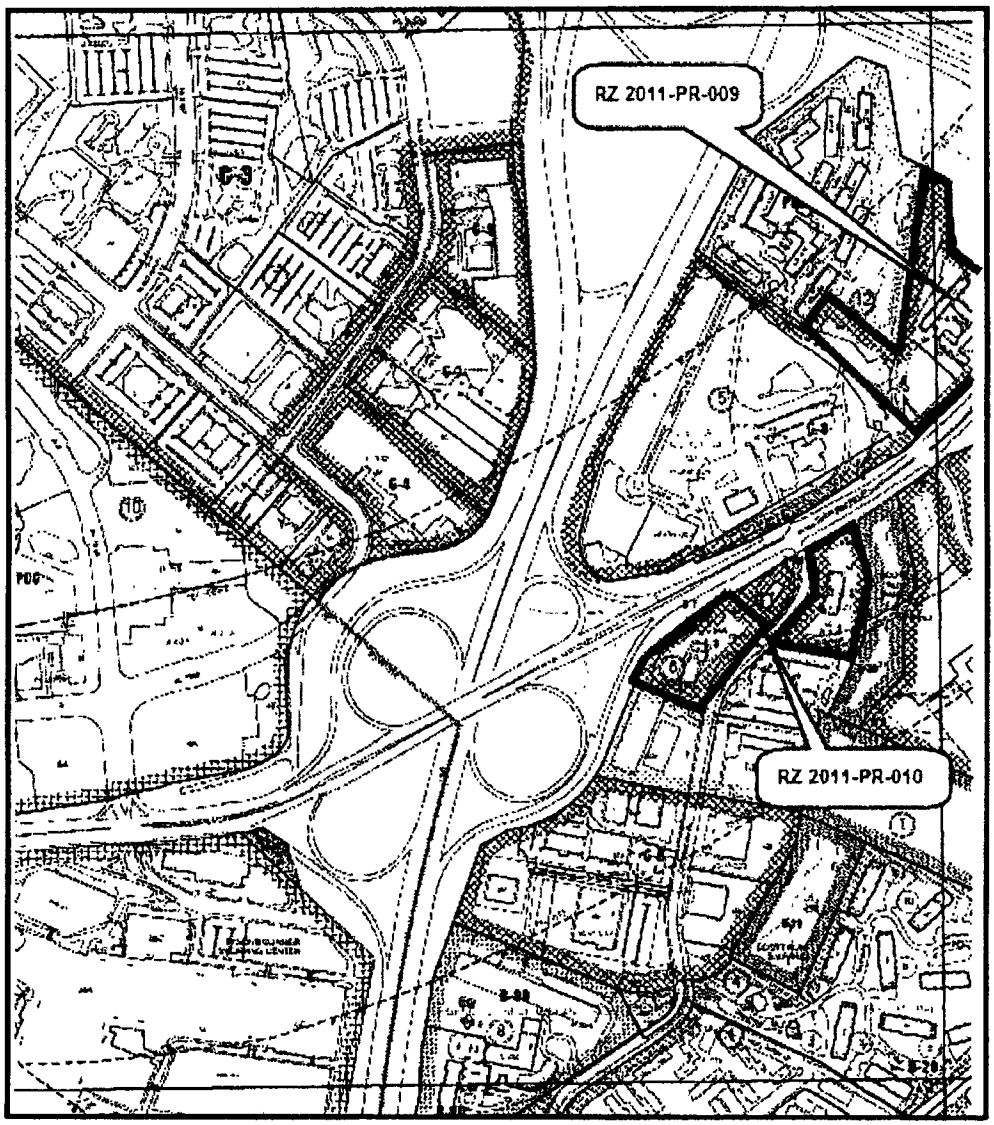
It also is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area given that it is unknown when the residential development will occur and if the present school assignments will remain at the time of occupancy. Also recommended is for notification to be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

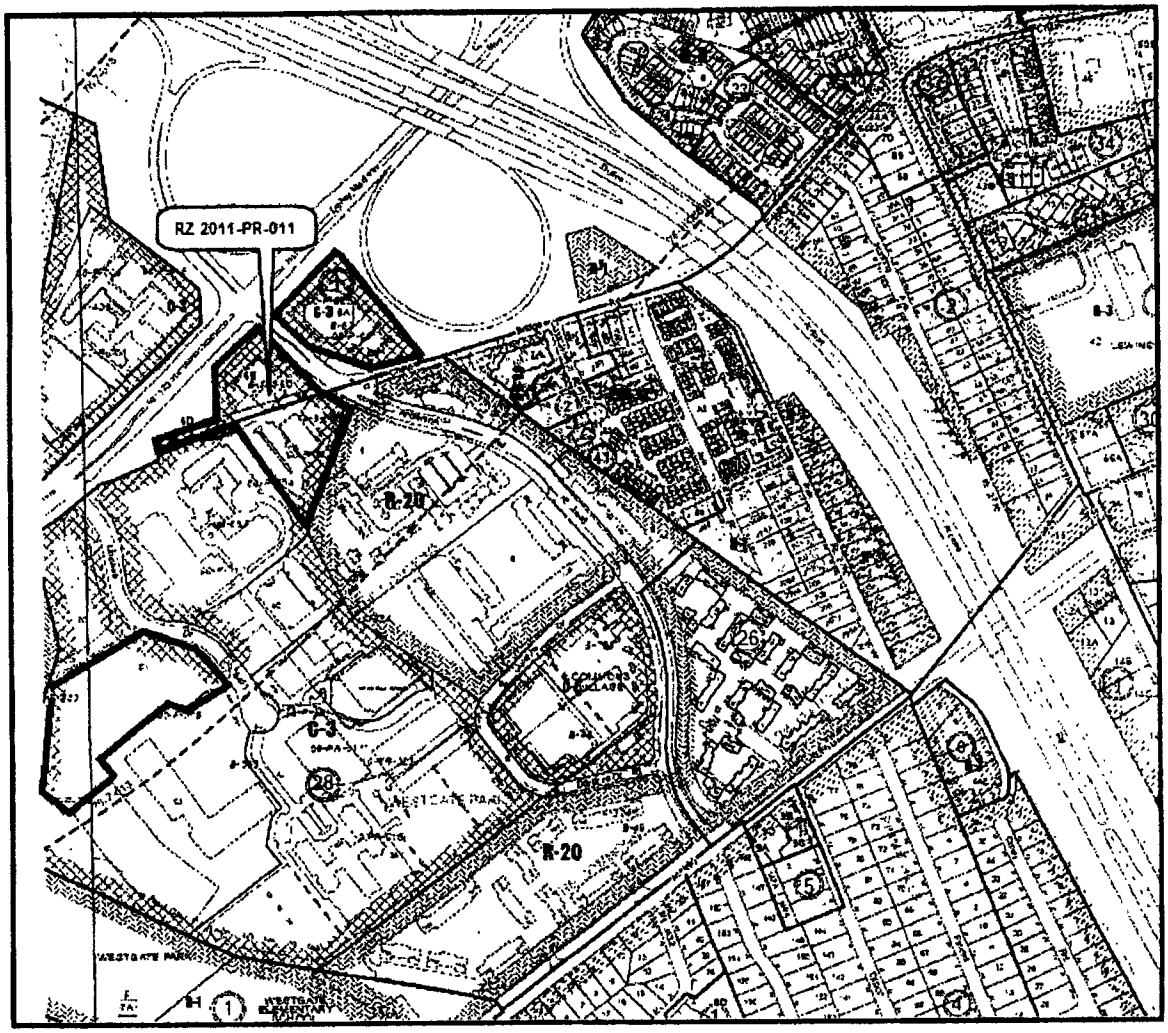
It is noted that in order to address future student growth in the Tysons Corner area, a need has been identified for a future elementary school location in Tysons Corner. Tysons Corner is located within several elementary school boundaries and these schools will not have sufficient capacity to accommodate future student growth from the redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by an elementary school located in Tysons and expansion of the middle and high schools.

Attachment: Locator Maps

cc: Patricia S. Reed, School Board Member, Providence District
Ilryong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Phyllis Pajardo, Cluster II, Assistant Superintendent
Julie Kindelan, Principal, Westgate Elementary School
Douglas Tyson, Principal, Kilmer Middle School
Jay W. Pearson, Principal, Marshall High School

Fairfax County Public Schools
Office of Facilities Planning Services




RZ 2011-PR-011
R-20
C-3
R-20
WESTGATE PARK

Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

July 11, 2011

TO: Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director DMJ
Office of Facilities Planning Services

SUBJECT: RZ 2011-PR-009, 010, 011, PCA 92-P-001-09, Cityline Partners

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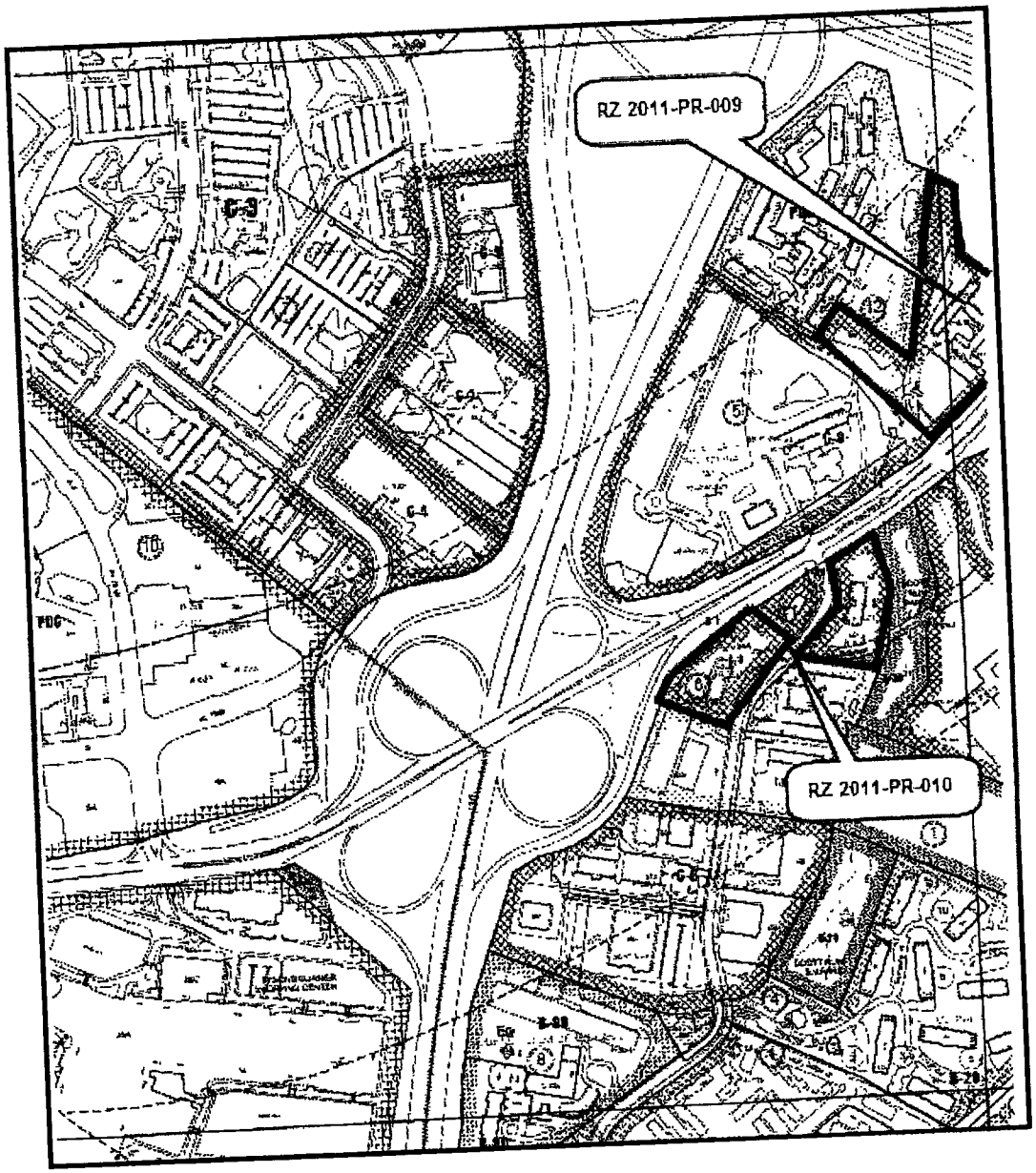
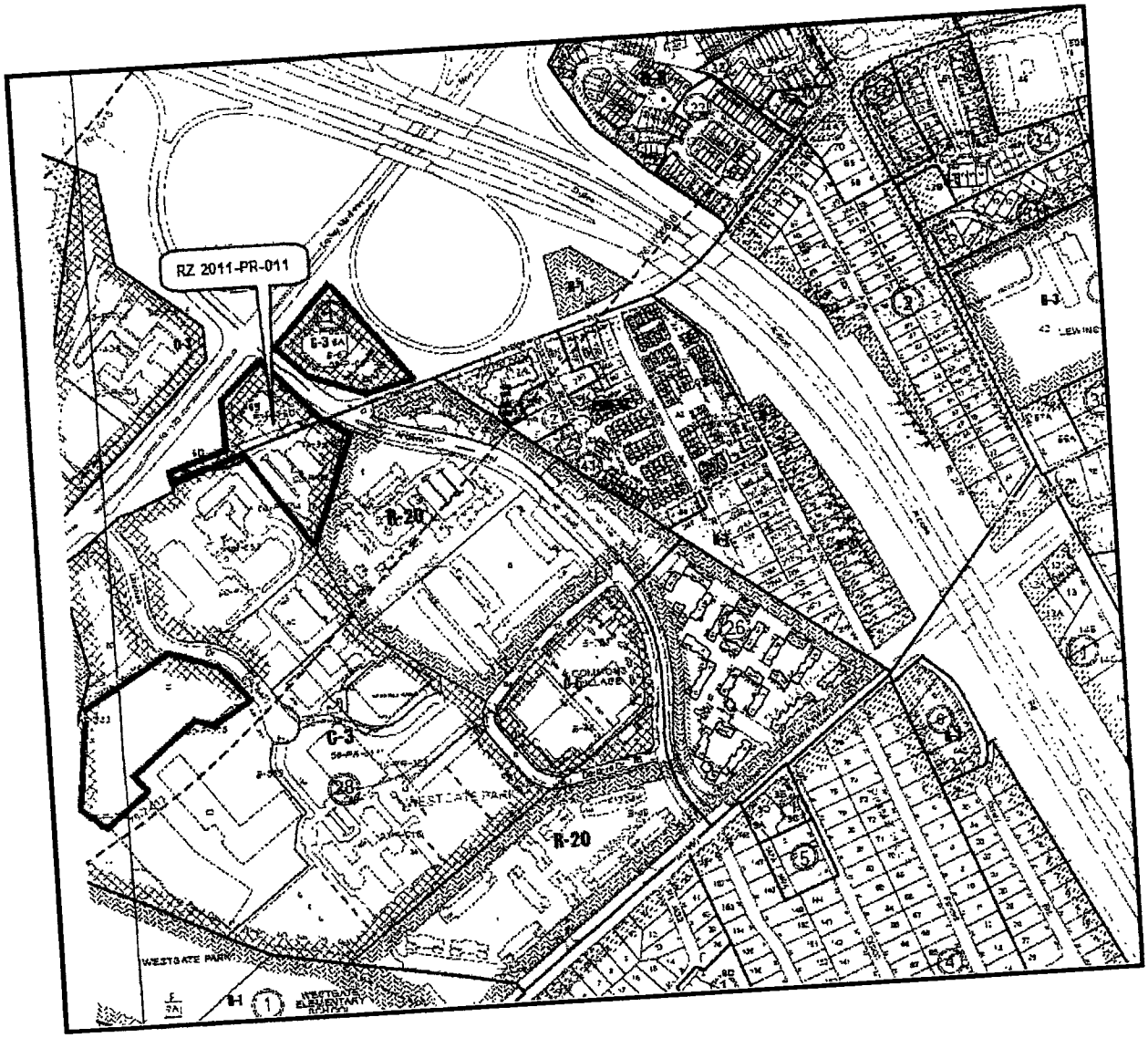
Fairfax County Public Schools
Office of Facilities Planning Services




RZ 2011-PR-011
C-3
R-20
C-3
R-20
WESTGATE PARK
WESTGATE PARK

County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2011

TO: Suzanne Lin
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. RZ2011-PR-010

Tax Map No. 029-4((06))0101A, 0102

This rezoning application is within Tysons Corner Urban Center Study Area. As such, the future wastewater flow from the projected growth within the area is anticipated to increase significantly, resulting in potentially overloading the existing off-site trunk sewers that serve the attributed upstream discharge. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

For onsite sanitary sewer within the rezoning area, the applicant is required to provide a sanitary sewer capacity study to Wastewater Planning and Monitoring Division prior to site plan submission. If it is determined that any of the onsite lines were inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: August 19, 2011

TO: Barbara Berlin, Director
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. RZ2011-PR-009/RZ2011-PR-010

Tax Map No. 029-4((05))0009, 0009A, 0010A

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Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946

County of Fairfax, Virginia

MEMORANDUM

DATE: October 24, 2012

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan Application FDP 2011-PR-011-02

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 ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

County of Fairfax, Virginia

MEMORANDUM

DATE: February 21, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition Amendment Application PCA 92-P-001-10

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 ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

County of Fairfax, Virginia

MEMORANDUM

DATE: March 4, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2011-PR-010

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 ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire

County of Fairfax, Virginia

MEMORANDUM

DATE: March 4, 2013

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2011-PR-011

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 ___(n/a)____ this property will be serviced by the fire station _____(n/a)_____

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire

APPENDIX 17

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

July 14, 2011

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2011-PR-009
RZ 2011-PR-010
RZ 2011-PR-011
PCA 92-P-001-09
Scotts Run Station North & South
Tax Map: 29-4 & 30-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application.

Fairfax Water is uniquely able to provide high-quality water service to the Scotts Run Station North and South developments. In the past, water service to this site has been provided by the City of Falls Church Department of Public Utilities (City); however, the site is located in Fairfax County. We believe that future water service for the proposed redevelopment could best be supplied by Fairfax Water, rather than the City, for the following reasons:

1. Fairfax Water has an existing 24-inch water main in Magarity Road approximately 2,800 feet and 3,150 feet from the North and South sites respectively that is capable of providing fully adequate domestic and fire protection service as shown on the attached water system map.

2. Fairfax Water has a fully integrated transmission network allowing ample flow to be routed to the site from several independent sources. Fairfax Water's programmed investment in transmission and distribution system development provides the Scotts Run Station North and South sites access to service through a 24-inch diameter transmission main from pumping facilities located at Tysons Corner and an emergency supply through

a 42-inch main from water storage and pumping facilities in Annandale. Having multiple supply options with ample flow increases service reliability, ensures domestic and fire protection capacity, and maintains needed delivery pressure whatever the demand. In addition. Fairfax Water has made substantial capital investments to ensure that water supply will not be interrupted during regional power outages.

3. Customers served by Fairfax Water enjoy the lowest commodity rate for water in the Washington Metropolitan area. Currently Fairfax Water customers pay $2.04 per 1.000 gallons while the City's customers pay $3.03 per 1,000 gallons. The City is planning to increase its commodity rate to $3.27 for fiscal year 2012, an increase of 8%. The City further plans annual increases of 8% for the subsequent two years, and additional increases of 3% each in the next years.

4. Although not currently doing so, in the past the City has charged a higher rate to its customers located in Fairfax County than to its customers located in the City.

5. Fairfax Water operates as a true enterprise fund. All water system revenues are returned to the water system to support infrastructure reinvestment and system improvements.

6. Fairfax Water is governed by a Board appointed by the Fairfax County Board of Supervisors. Citizens of Fairfax County whose water service is provided by the City have no representation in the decisions made regarding the water system that serves them. Various civic associations and citizen groups in Fairfax County have complained about their lack of representation on the Falls Church City Council when it comes to matters relating to the City's water system.

7. Fairfax Water owns and operates two state of the art treatment facilities, sourced by two separate watersheds, the Occoquan Reservoir and the Potomac River. These plants produce superb quality water that meets and surpasses all current and anticipated regulations.

As you may know, there is no legal impediment to Fairfax Water's serving this property. All previous legal disputes between Fairfax Water and the City have now been resolved. Under a consent decree entered February 25, 2010 in the Circuit Court of Fairfax County, the City agreed that Fairfax Water may provide water service anywhere within the City's previous service area in Fairfax County, and that the City would not try to block or unreasonably interfere with the ability of any customer or developer to obtain service from Fairfax Water.

As the Tysons area undergoes transformation and redevelopment, the increased land-use density and investment warrant public infrastructure commensurate with the high standards of Fairfax County. Accordingly, the proposed project should be served by the highest level of water service available. Fairfax Water is uniquely able to provide that level of service.

Sincerely,

David L. Guerra for

Traci K. Goldberg, P.E.
Manager, Planning

Enclosures (as noted)

cc:
John Amatetti - VIKA
Lynne Strobel - Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 21, 2013

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 92-P-001-10, Cityline Partners
Tax Map: 029-4

Dear Ms. Berlin:

The *Connection Rule for New Construction/Redevelopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) was adopted by the Fairfax Water Board on January 12th, 2012. The applicant is proposing construction of public facilities as part of a larger application resulting in an FAR exceeding 4.6. The subject property is located approximately 1,100 feet from a Fairfax Water main currently under construction. In accordance with the Rule, the proposed development would be required to connect to Fairfax Water.

Following a federal mediation session in November 2012, the governing bodies of Fairfax Water, the City of Falls Church (City), and Fairfax County approved an agreement whereby Fairfax Water will purchase the City's water system. The purchase is conditioned upon a due diligence review, approval of a final written agreement, and approval of a referendum by the City's voters. We anticipate that the acquisition will be approved and that the Falls Church water system will be become part of the Fairfax Water system in January 2014.

Fairfax Water staff has reviewed this zoning application in light of our pending purchase of the City's water system and determined that connection to existing City water infrastructure is desirable from the standpoint of the future integrated system. The applicant is required to obtain Fairfax Water approval for any site plans submitted related to this zoning application, even if they are submitted prior to the anticipated acquisition of the City's water system.

If you have any questions regarding this information please contact Dave Guerra, Chief, Site Plan Review at (703) 289-6343.

Sincerely,

Jamie Bain Hedges P.E.
Director, Planning and Engineering

cc: Chief, Site Plan Review

Fairfax Water

CONNECTION RULE FOR NEW CONSTRUCTION/REDEVELOPMENT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCE SECTION 65-6-13

Adopted January 12, 2012

I. Purpose and Legal Authority.

The purpose of this rule is to comply with and implement Fairfax County's ordinance Section 65-6-13, adopted December 6, 2011, which requires that Fairfax Water be the exclusive provider of retail public water service within Fairfax County for any new construction or redevelopment of any dwelling unit and any residential or non-residential structure, unless Fairfax Water determines that it cannot make water service available due to a utility-related reason ("the Connection Ordinance"). The Board of Supervisors adopted the Connection Ordinance under the authority of Code §§ 15.2-2111 and 15.1-2112. Fairfax Water adopts this rule under the authority of the Connection Ordinance and Code § 15.2-2112.

II. Connections required.

Fairfax Water will provide service to all new construction and redevelopment projects located within Fairfax County, outside of the jurisdictional limits of any city or town, unless a valid utility-related reason prevents Fairfax Water from providing service.

III. Utility-Related Reasons for Not Connecting.

The following constitute valid utility-related reasons preventing Fairfax Water from providing water service to properties covered by the Connection Ordinance. Whether a valid utility-related reason exists will be determined by Fairfax Water in its sole engineering judgment.

A. Hardship due to cost and distance from an existing Fairfax Water main. Undue burden to connect a structure to Fairfax Water's system, due to excessive distance from an existing Fairfax Water main, constitutes a valid utility-related reason not to connect, and will be determined as follows.

1. Distance from an existing Fairfax Water line must be measured from the nearest Fairfax Water main, capable of serving the property, to the nearest portion of the property on which the structure to be served is located, measured along a street, alley, right-of-way, or easement.

2. Undue burden to connect does not exist if the structure to be connected to Fairfax Water's system, or any part of the property on which the structure is located, is within the following distances from a Fairfax Water main with the capacity to serve the structure:

(a) 500 feet;

(b) 1,500 feet, when the floor-area ratio exceeds 1.0 for the structure and the property on which it is located, or when such structure and the property on which it is located are a part or phase of a larger development that has an overall approved intensity for the development greater than a floor-area ratio of 1.0; or

(c) 3,000 feet, when the floor-area ratio exceeds 2.5 for such structure and the property on which it is located, or when such structure and the property on which it is located are a part or phase of a larger development that has an overall approved intensity for the development greater than a floor-area ratio of 2.5.

3. No structure is required to connect to Fairfax Water's system if the connection would require the extension of a water main across an interstate highway, the Dulles International Airport Access Highway, or the combined Dulles International Airport Access Highway and Dulles Toll Road.

4. No new or replacement single family detached dwelling unit is required to connect to Fairfax Water's system as long as such unit is not part of a larger development of new and/or approved but unbuilt dwelling units, and as long as one of the following conditions is met:

(a) such unit is located on a parcel of record, the closest point of which is greater than 300 feet from an existing Fairfax Water main; or

(b) a water main from another public water service provider abuts the parcel of record; or

(c) a water main extension from another public water service provider located within Fairfax County would be a shorter distance than a water main extension from the Fairfax Water system.

B. Localized system constraints. Insufficient localized pumping or pipeline capacity by Fairfax Water to supply water at the required system pressures, or insufficient local demand to maintain water quality, may constitute a valid utility-related reason not to connect. Fairfax Water does not anticipate encountering problems with insufficient capacity.

IV. Exemptions.

An owner or developer whose property or structure would require connection to Fairfax Water's system under the terms of the Connection Ordinance and this Rule may request a waiver by submitting a written request to:

Director, Planning and Engineering
Fairfax Water
8570 Executive Park Avenue
Fairfax, Virginia 22030

The written request must provide a compelling engineering or economic justification, together with sufficient supporting documentation, to show a valid utility-related reason why service from Fairfax Water should not be required. Fairfax Water staff may require the applicant to provide additional documentation and support. Within 30 days after Fairfax Water staff has determined that sufficient information has been provided to evaluate the waiver request, a staff report and recommendation will be forwarded to the Fairfax Water Board for its consideration. The Fairfax Water Board will decide whether or not to approve the waiver.

6-501 Purpose and Intent

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch