



APPLICATION ACCEPTED: June 29, 2011  
APPLICATION ACCEPTED (FDP 2011-PR-017): December 21, 2012  
PLANNING COMMISSION: May 1, 2013  
BOARD OF SUPERVISORS: June 4, 2013 @3:30 p.m.

# County of Fairfax, Virginia

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April 17, 2013

## STAFF REPORT

### RZ/FDP 2011-PR-017

### PROVIDENCE DISTRICT

**APPLICANT:** Commons of McLean L/CAL LLC

**EXISTING ZONING:** RZ 2011-PR-017: R-20 with HC Overlay and C-6  
FDP 2011-PR-017: R-20 with HC Overlay

**PROPOSED ZONING:** RZ 2011-PR-017: PTC with HC Overlay  
FDP 2011-PR-017: PTC with HC Overlay

**PARCEL(S):** RZ 2011-PR-017: 30-3 ((28)) 5, 6, 8, and B4  
FDP 2011-PR-017: 30-3 ((28)) 5

**ACREAGE:** RZ 2011-PR-017: 20.96 acres  
FDP 2011-PR-017: 2.02 acres

**FAR/DENSITY:** RZ 2011-PR-017: 2.87 FAR (Maximum of 2,571 dwelling units)  
FDP 2011-PR-017: 5.14 FAR (Maximum of 331 dwelling units)

**PLAN MAP:** RZ 2011-PR-017: Residential Mixed Use and Park/Open Space  
FDP 2011-PR-017: Residential Mixed Use

**PROPOSAL:** RZ 2011-PR-017: To rezone four parcels to the Planned Tysons Corner Urban District (PTC District) for a mixed-use development consisting of seven multi-family residential buildings ranging up to 245 feet in height, with up to 50,000 square feet of ground floor retail/commercial uses.

Bob Katai

FDP 2011-PR-017: To approve the final development plan on a portion of the land area of RZ 2011-PR-017 for a single high-rise multi-family residential building and related street and stormwater improvements.

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2011-PR-017, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-017, subject to FDP conditions consistent with those contained in Appendix 2 and to the Board's approval of RZ 2011-PR-017.

Staff recommends approval of the following modifications and waivers for RZ 2011-PR-017:

- Modification of Sect. 11-201 and 11-203 of the ZO to permit a reduction in the required number of loading spaces to that shown on the CDP;
- Modification of Sect. 7-0802.2 of the Public Facilities Manual (PFM) to allow for the projection of structural columns into parking stall (no more than four percent of the stall area);
- Waiver of Sect. 11-302 of the ZO to allow a private street (Center Alley) to exceed 600 feet in length as shown on the CDP;
- Modification of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control, signs and parking meters along private streets within the development;
- Modification Sect. 17-201 of the ZO to permit the streetscape and on-road bike lane system shown on the CDP in place of any trails and bike trails shown for the subject property on the Comprehensive Plan;
- Waiver of Par. 3 of Sect. 17-201 of the ZO to provide any additional inter-parcel connections to adjacent parcels beyond that shown on the CDP and as proffered;
- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP;
- Modification of the 10 year tree canopy requirements in favor of that shown on the CDP and as proffered;
- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 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; and

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #3797-WPFM-003-1.

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).

**Bob Katai**

X:\DPZ\Tysons-Core\CASES\Commons RZ 2011-PR-017\Staff Report\Cover Staff Report RZ 2011-PR-017 edited.docx



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

# Rezoning Application

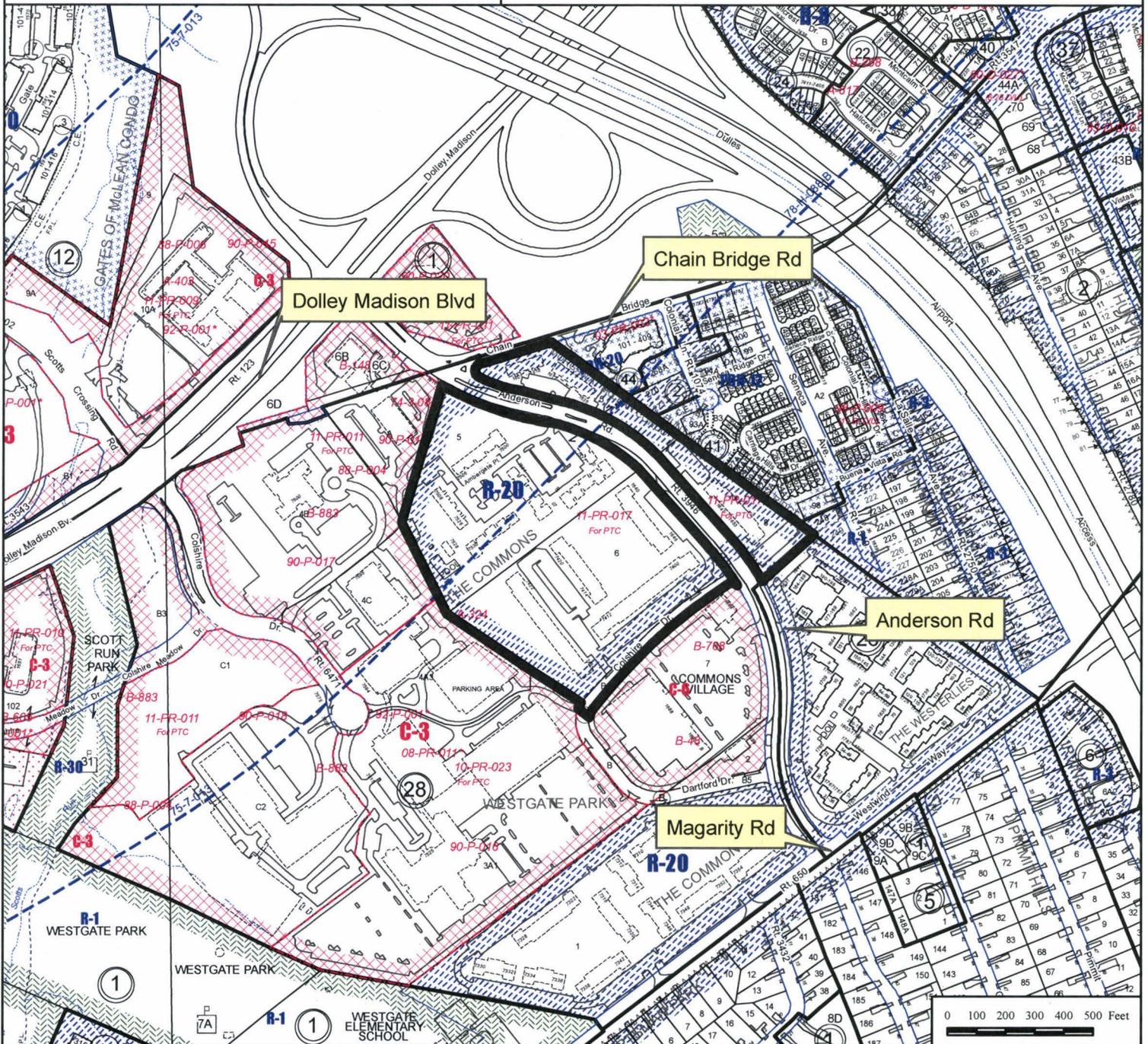
## RZ 2011-PR-017



Applicant: COMMONS OF MCLEAN L/CAL LLC  
Accepted: 02/26/2013  
Proposed: MIXED USE  
Area: 20.96 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:  
Located: SOUTH SIDE OF CHAIN BRIDGE ROAD ON BOTH SIDES OF ANDERSON ROAD

Zoning: FROM R-20 TO PTC, FROM C-6 TO PTC  
Overlay Dist:  
Map Ref Num: 030-3- /28/ / B4 /28/ /0005  
/28/ /0006 /28/ /0008



# Final Development Plan

FDP 2011-PR-017

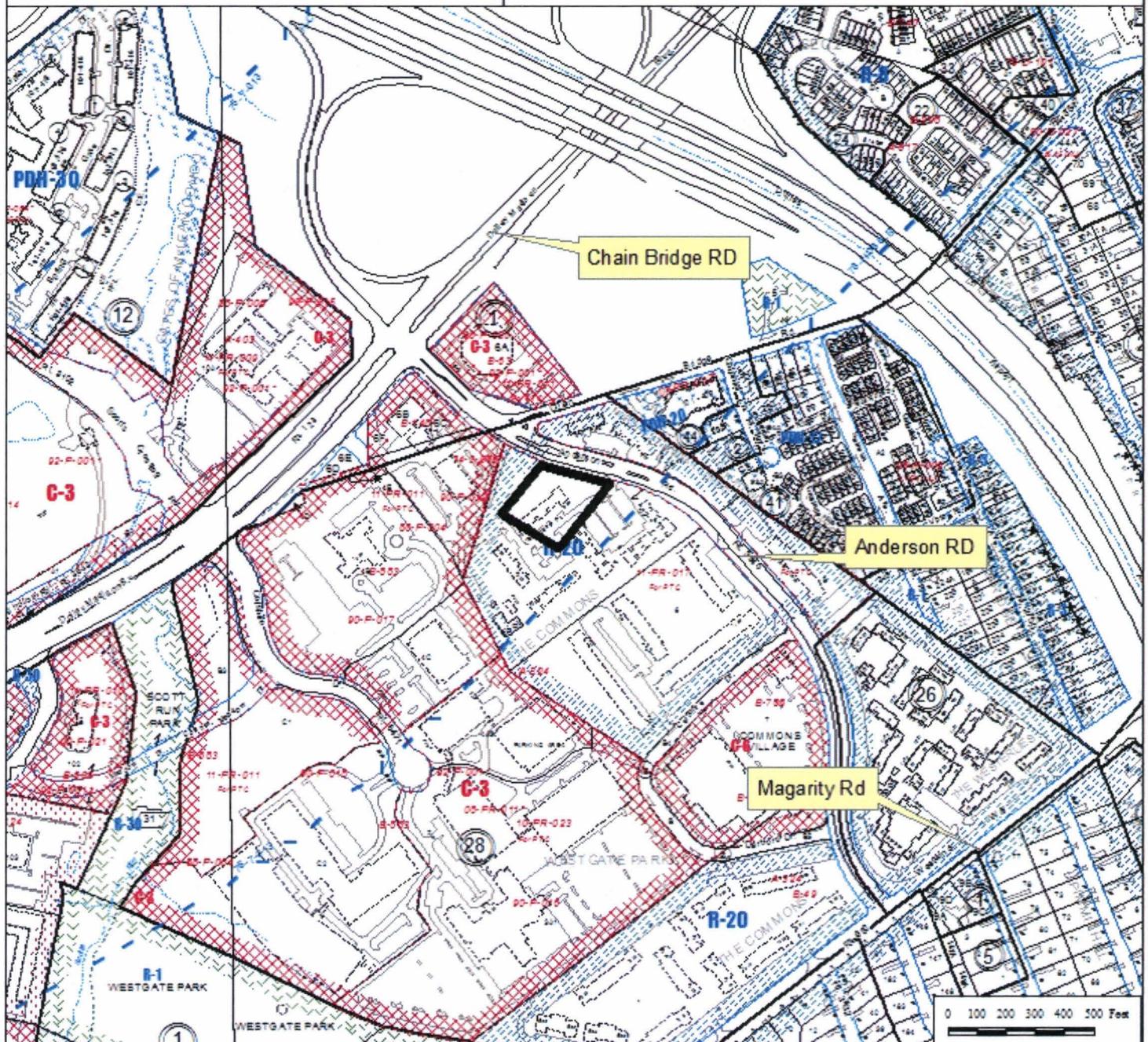
Applicant:  
Accepted:  
Proposed:  
Area:

COMMONS OF MCLEAN/CAL LLC  
12/21/2012  
RESIDENTIAL  
2.0347 AC OF LAND; DISTRICT - PROVIDENCE



Located:  
Zoning:  
Overlay Dist:  
Map Ref Num:

1600 ANDERSON ROAD, MCLEAN, VA 22102  
PTC  
HC  
030-3- /28/ /0005



**SHEET INDEX:**

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- S-02 TYSONS DESIGN STANDARDS - KEY MAP

# THE COMMONS

## RZ-2011-PR-017

# CONCEPTUAL DEVELOPMENT PLAN

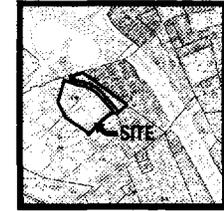
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

JANUARY 14, 2011  
REVISED MAY 31, 2011  
REVISED MAY 10, 2012  
REVISED OCTOBER 22, 2012  
REVISED FEBRUARY 15, 2013



**CONCEPTUAL DEVELOPMENT RENDERING**

TAX MAP NO. 30-3 ((30))  
PARCEL NO. 5, 6, 8 & 34



**VICINITY MAP 1"=1000'**

**APPLICANT**

COMMONS OF MCLEAN L/CAL LLC  
CARE OF L/COR, INC.  
6550 ROCK SPRING DRIVE, SUITE 280  
BETHESDA, MARYLAND 20817  
WILLIAM HARD  
301-897-0002

**APPLICANT'S REPRESENTATIVE:**

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC  
2200 CLARENDON BOULEVARD, 13TH FLOOR  
ARLINGTON, VIRGINIA 22201  
EVAN PRITCHARD  
703-528-4700

**ARCHITECTS**

WDG ARCHITECTURE  
1025 CONNECTICUT AVENUE, NW SUITE 300  
WASHINGTON, DC 20036  
FREDERICK HAMMANN  
202-857-8300

**ENGINEER**

VIKA INC.  
8180 GREENSBORO DRIVE, SUITE 200  
MCLEAN, VIRGINIA 22102  
JOHN AMATETTI, P.E.  
(703) 442-7800

**LANDSCAPE ARCHITECT**

PARKER RODRIGUEZ, INC.  
101 NORTH UNION STREET SUITE 310  
ALEXANDRIA, VIRGINIA 22314  
DAN AVRIT  
703-548-5010

**TRANSPORTATION**

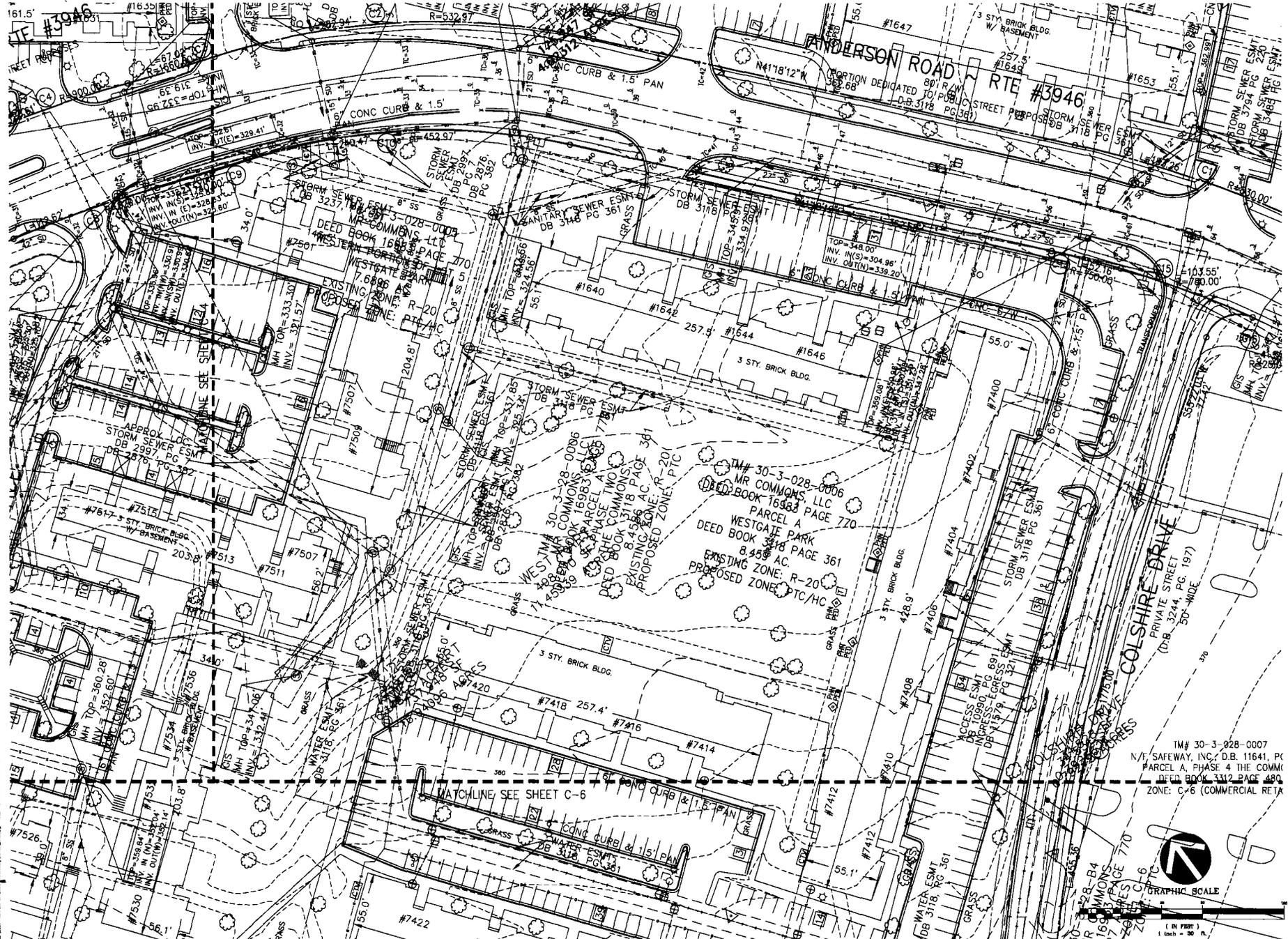
WELLS AND ASSOCIATES  
1420 SPRING HILL ROAD, SUITE 600  
MCLEAN, VIRGINIA 22102  
JAMI L. MILANOVICH, P.E.  
703-917-6620











**WDG ARCHITECTURE**  
 WDG Architecture, PLLC  
 1000 Connecticut Avenue, NW  
 Washington, DC 20036  
 Tel: 202.462.8000  
 Fax: 202.462.8000  
 www.wdgarch.com

**Project:**  
 Commons Of Midland LOCAL LLC  
 c/o LORR Incorporated  
 Corner: B17 Road  
 4800 Rock Spring Dr, Suite 900  
 Midland, MD 21113  
 Tel: 301.997.0000  
 Fax: 301.997.0100  
 www.lorrcorp.com

**Client:**  
 Common: Bruce Furr  
 8900 Greenway Drive  
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 Midland, VA 22081  
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 www.brucefurr.com

**Professional Engineer:**  
 WDG Architecture, PLLC  
 1000 Connecticut Avenue, NW  
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 Fax: 202.462.8000  
 www.wdgarch.com

**Land/Planning Attorney:**  
 Wan Cohen Latham Lewis & Wan PC  
 Corner: Oak Street East  
 8000 Courthouse Blvd.  
 10th Floor  
 Alexandria, VA 22304  
 Tel: 703.588.4700  
 Fax: 703.588.2797  
 www.wclaw.com

**Commons Of Midland LOCAL LLC**  
 c/o LORR Incorporated  
 4800 Rock Spring Dr, Suite 900  
 Midland, MD 21113  
 Tel: 301.997.0000  
 Fax: 301.997.0100  
 www.lorrcorp.com

**CDP** 01.14.11  
**REV CDP** 03.21.11  
**REV CDP** 05.21.11  
**REV CDP** 10.20.11  
**REV CDP** 09.16.13

**Existing Conditions**  
**C-5**

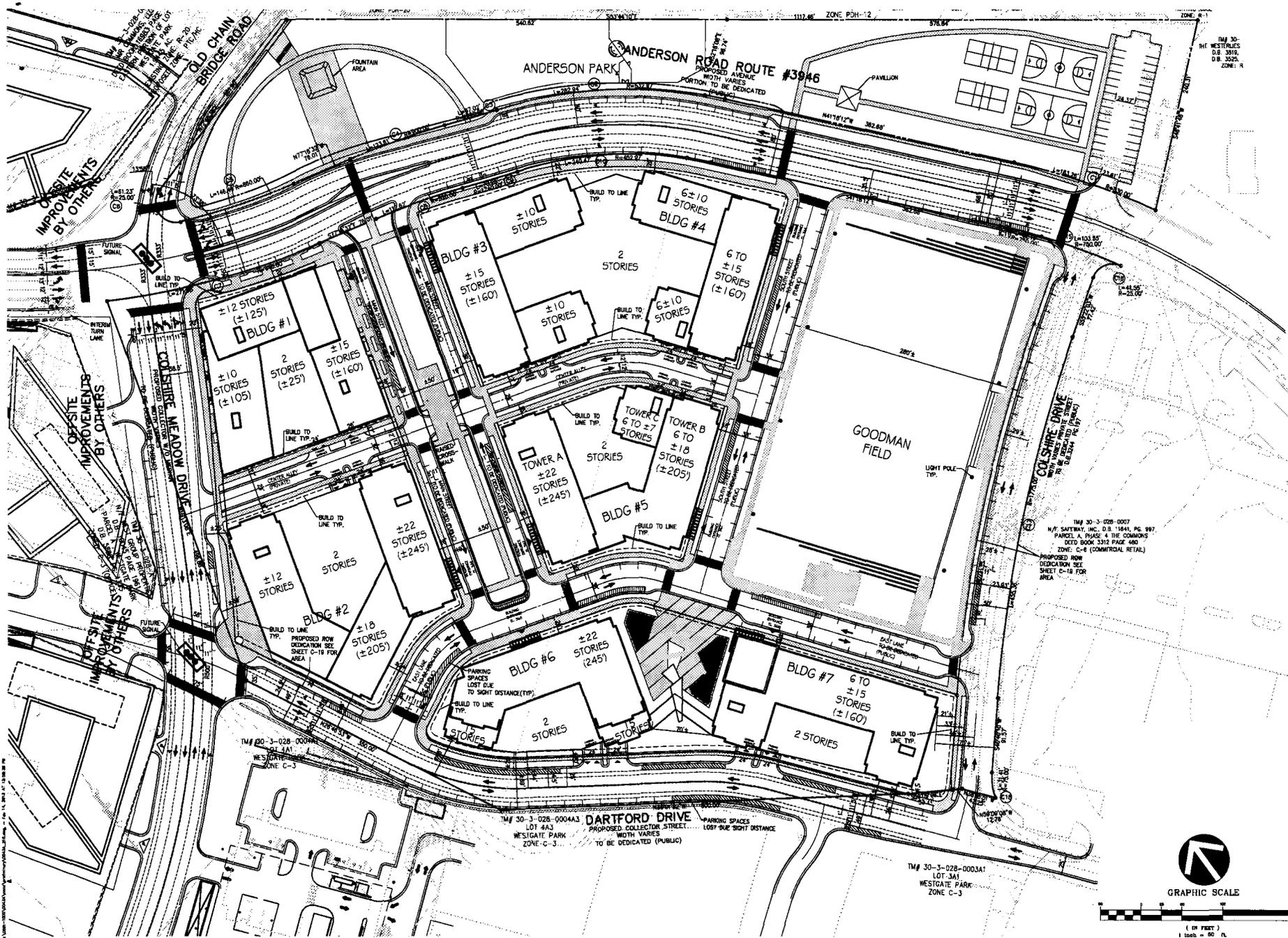
TM# 30-3-028-0007  
 N/E SAFEWAY, INC., D.B. 11641, PC  
 PARCEL A, PHASE 4 THE COMMONS  
 DEED BOOK 3312 PAGE 480  
 ZONE: C-6 (COMMERCIAL RETAIL)



MATCHLINE SEE SHEET C-6

WDG ARCHITECTURE, PLLC 1000 CONNECTICUT AVENUE, NW WASHINGTON, DC 20036





WDC Architecture, PLLC  
 100 Connecticut Avenue, N.W.  
 Washington, DC 20036  
 Tel: 202 637 5000  
 Fax: 202 637 5000  
 www.wdcarch.com

Project:  
 Common of The Commons L/LOCAL  
 4300 Back Spring Drive, Suite 400  
 Bethesda, MD 20814  
 Contact: Bill Ford  
 Tel: 301 697 8000  
 Fax: 301 697 8100  
 Email: BillFord@wdc.com

Civil Engineer:  
 Title: PE  
 Contact: Susan Faust  
 8900 Chantlery Drive  
 Suite 400  
 Manassas, VA 20108  
 Tel: 703 442 2000  
 Fax: 703 442 2000  
 Email: Susan@hntb.com

Landscaping Architect:  
 Title: PE  
 Contact: Bobo Aronson  
 100 N. Union Street  
 Alexandria, VA 22304  
 Tel: 703 548 2000  
 Fax: 703 548 2000  
 Email: Bobo@hntb.com

Lighting Architect:  
 Title: PE  
 Contact: Robert Aronson  
 100 N. Union Street  
 Suite 400  
 Alexandria, VA 22304  
 Tel: 703 548 2000  
 Fax: 703 548 2000  
 Email: Robert@hntb.com

Structural Engineer:  
 Title: PE  
 Contact: Robert Aronson  
 100 N. Union Street  
 Suite 400  
 Alexandria, VA 22304  
 Tel: 703 548 2000  
 Fax: 703 548 2000  
 Email: Robert@hntb.com

**The Commons**  
 TRIXONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

Common of The Commons L/LOCAL  
 4300 Back Spring Drive, Suite 400  
 Bethesda, MD 20814

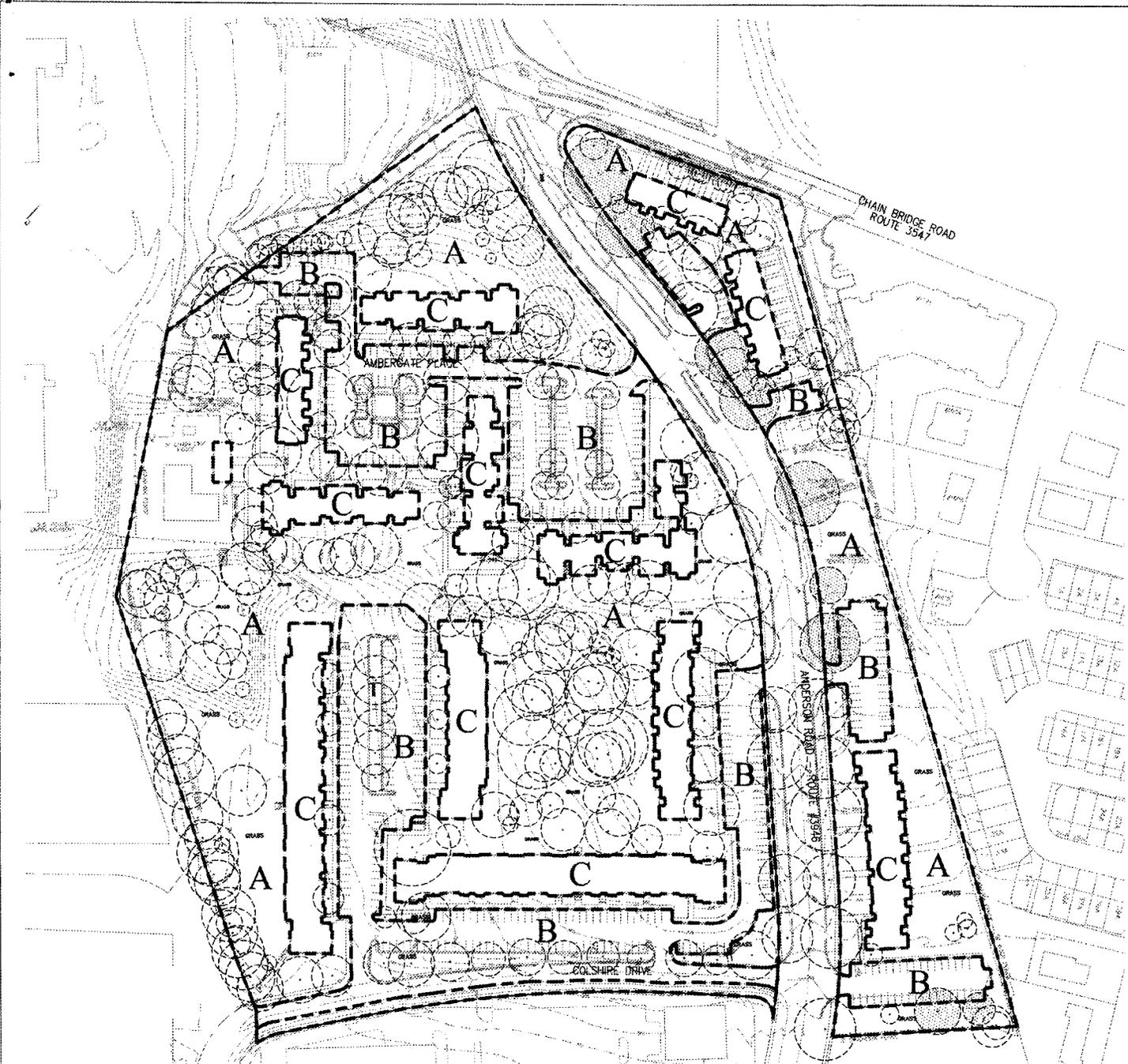
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REV CDP	03.21.11
REV CDP	05.21.11
REV CDP	10.26.11
REV CDP	09.15.13

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Conceptual  
 Development Plan

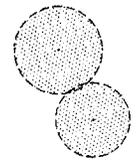
**C-7**





**LEGEND**

EXISTING TREES TO BE PRESERVED

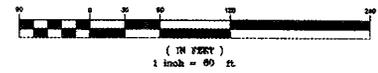


PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
 ISA CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE *N. P. Kirchner* DATE 2/14/12



GRAPHIC SCALE



1930 Ambrose, PLLC  
 1325 Connecticut Avenue NW  
 Suite 300  
 Washington, DC 20004  
 Tel: 202.661.8300  
 Fax: 202.462.1700  
 e-mail: wdg@wdgarch.com

Applicant:  
 Common of Midland LCA, LLC  
 6501 LCR9 Professional  
 Contact: Wilson Hunt  
 5500 Rock Springs Drive, Suite 8200  
 Baltimore, MD 21287  
 Tel: 301.861.0922  
 Fax: 301.861.0713  
 e-mail: whunt@com.com

Client Engineer:  
 1962, Inc.  
 Contact: Shaun Froid  
 6150 Overstone Drive  
 Suite 201  
 Midtown, VA 22102  
 Tel: 703.447.7800  
 Fax: 703.795.2797  
 e-mail: froid@1962.com

Landscaping Architect:  
 Forest Hill Group, Inc.  
 Contact: Dan Hill  
 101 N. Union Street  
 Suite 302  
 Alexandria, VA 22314  
 Tel: 703.648.5760  
 Fax: 703.548.8200  
 e-mail: dan@foresthillgroup.com

Traffic Consultant:  
 West Associates, Inc.  
 Contact: Robin Anastasi  
 1426 Spring Hill Road  
 Suite 800  
 McLean, Virginia 22102  
 Tel: 703.891.9600  
 Fax: 703.891.9750  
 e-mail: Robin@westinc.com

Utility Consultant:  
 North Potomac Utility Group & Design, PC  
 Contact: Evan Pralson  
 2028 Glenwood Road  
 106 Floor  
 Arlington, VA 22209  
 Tel: 703.696.4700  
 Fax: 703.692.5100  
 e-mail: evan@northpotomac.com

**The Commons**  
 TYSONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

Common of Midland LCA, LLC  
 161 LCR9 Professional  
 6500 Rock Springs Dr. Suite 8200  
 Baltimore, MD 21287

CDP	01.14.11
REV CDP	03.31.11
REV CDP	05.11.11
REV CDP	10.26.11
REV LSCP	02.15.12




EXISTING VEGETATION MAP

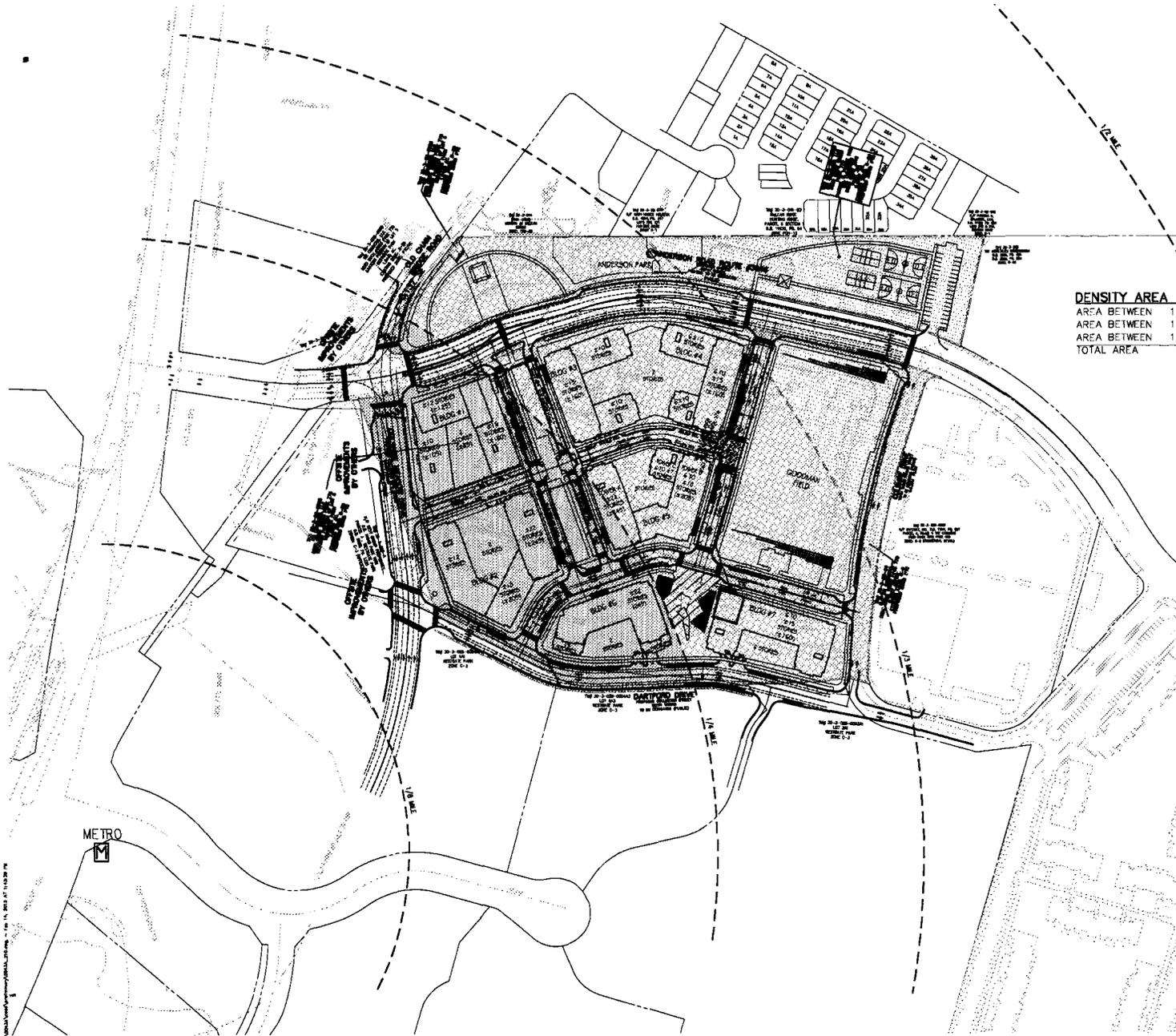
Scale: 1" = 60'

C-9

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**DENSITY AREA TABULATION**

AREA BETWEEN 1/8 AND 1/4 MILE RADIUS	06.42835 ACRES
AREA BETWEEN 1/4 AND 1/3 MILE RADIUS	10.01297 ACRES
AREA BETWEEN 1/3 AND 1/2 MILE RADIUS	4.52278 ACRES
<b>TOTAL AREA</b>	<b>20.9641 ACRES</b>



WDG Architecture, PLLC  
 1920 Connecticut Avenue, NW  
 Suite 300  
 Washington, DC 20006  
 Tel: 202 897 6500  
 Fax: 202 463 1199  
 e-mail: wdg@wdgarch.com

**Applicant**  
 Company: CH M&L L/CAL LLC  
 c/o LCOI International  
 Contact: Bill Field  
 6400 Rock Spring Drive, Suite #900  
 Bethesda, MD 20817  
 Tel: 301 897 6008  
 Fax: 301 897 2713  
 e-mail: Bfield@lcoi.com

**Civil Engineer**  
 V&A, Inc.  
 Contact: Steven Ford  
 8700 Greenbush Drive  
 Suite 300  
 McLean, VA 22102  
 Tel: 703 443 7000  
 Fax: 703 441 2200  
 e-mail: Sford@vna.com

**Landmarks Architect**  
 The Commons, LLC  
 Contact: David W. R.  
 107 N. Union Street  
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 Tel: 703 548 5070  
 Fax: 703 548 8800  
 e-mail: David@the-commons.com

**Traffic Consultant**  
 W&A Associates, Inc.  
 Contact: Robert Anderson  
 1400 Spring Hill Road  
 Suite 300  
 McLean, Virginia 22102  
 Tel: 703 917 6600  
 Fax: 703 917 2200  
 e-mail: Robert@waa.com

**Land/Planning Attorney**  
 Wake, Cohen, Larkins, Jenkins & Wake PC  
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 10th Floor  
 Arlington, VA 22204  
 Tel: 703 289 0700  
 Fax: 703 289 2207  
 e-mail: ebaker@wakecohen.com

**The Commons**  
 TYSONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

Company: CH M&L L/CAL LLC  
 c/o LCOI International  
 6400 Rock Spring Dr, Suite #900  
 Bethesda, MD 20817

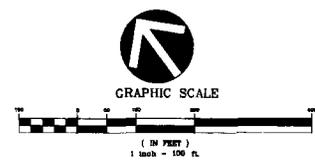
CDP	01.14.11
REV CDP	03.21.11
REV CDP	05.01.12
REV CDP	10.06.12
REV CDP	08.15.13




Metro Context Plan

Scale

C-12



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 Plot: 11/15/2013 11:15:11 AM  
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**PART I: LEED COMPUTATIONS**

UNDEVELOPED: 100% IMPERVIOUS (PERIOD)  
 DEVELOPED: 50% IMPERVIOUS (PERIOD)  
 TOTAL: 75% IMPERVIOUS (PERIOD)

Area (AC)	Runoff Coefficient (C)	Runoff Volume (CF)
1.00	0.10	100
1.00	0.20	200
1.00	0.30	300
1.00	0.40	400
1.00	0.50	500
1.00	0.60	600
1.00	0.70	700
1.00	0.80	800
1.00	0.90	900
1.00	1.00	1000

**TOTAL RUNOFF VOLUME (EX. CONDITIONS)**

1 YR: 12.7 AC x (1.63/12) = 43,360 = 75.14% OF RUNOFF  
 2 YR: 12.7 AC x (2.08/12) = 43,360 = 85.89% OF RUNOFF

UNDEVELOPED: 100% IMPERVIOUS (PERIOD)  
 DEVELOPED: 50% IMPERVIOUS (PERIOD)  
 TOTAL: 75% IMPERVIOUS (PERIOD)

Area (AC)	Runoff Coefficient (C)	Runoff Volume (CF)
1.00	0.10	100
1.00	0.20	200
1.00	0.30	300
1.00	0.40	400
1.00	0.50	500
1.00	0.60	600
1.00	0.70	700
1.00	0.80	800
1.00	0.90	900
1.00	1.00	1000

**TOTAL RUNOFF VOLUME (PROP. CONDITIONS)**

1 YR: 12.7 AC x (1.06/12) = 43,360 = 84.86% OF RUNOFF  
 2 YR: 12.7 AC x (2.54/12) = 43,360 = 117.06% OF RUNOFF

**TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)**

THIS SITE IS GREATER THAN SITE IMPERVIOUS IN THE EXISTING CONDITIONS THEREFORE PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE WALL. PER THE 2-YR 2.08" STORM RUNOFF COMPUTATIONS ABOVE, THE REQUIRED VOLUME REDUCTION FOR THE POST DEVELOPMENT STORM IS AS FOLLOWS:

2 YR: 117,067 CF - (0.75) \* 95,880 CF = 45,180 CF (REQUIRED RUNOFF REDUCTION)

**LEED PROVIDED RUNOFF REDUCTION VOLUME**

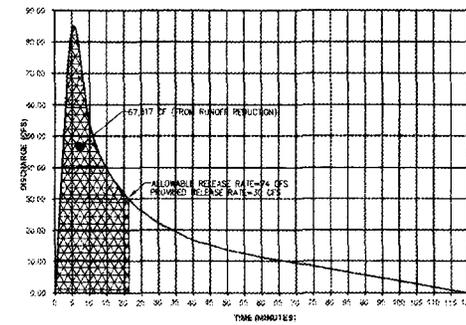
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-13, THE TOTAL STORAGE PROVIDED ON SITE IS 67,517 CFT. THIS VOLUME IS LARGER THAN THE RUNOFF REDUCTION REQUIRED PER LEED. THEREFORE, THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

**LEED ALLOWABLE RELEASE RATE**

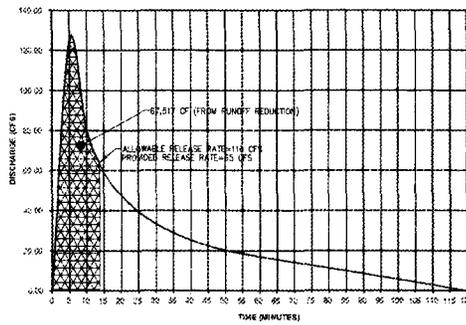
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING SEE PART II ON THIS SHEET FOR ADDITIONAL INFORMATION.

**PART III: PFM COMPLIANCE**

**2-YEAR HYDROGRAPH**



**10-YEAR HYDROGRAPH**



Method of Calculation	Area of Site (AC)	Intensity (in/hr)	Duration (min)	Peak Discharge (CFS)
1	12.7	1.63	12	67.87
2	12.7	2.08	12	67.87

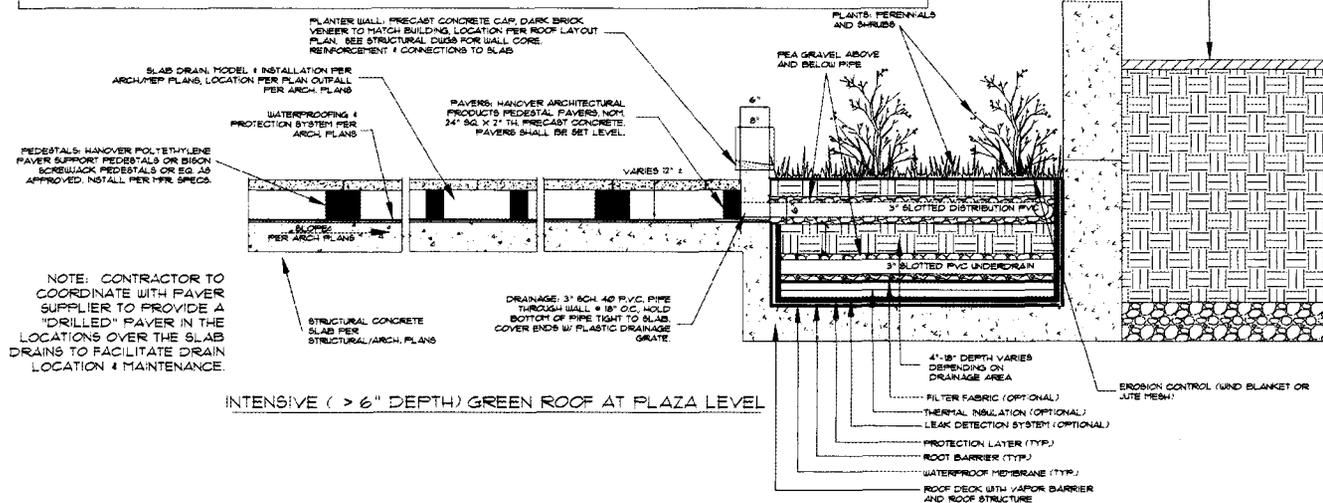
  

Design Storm 24-hr Rainfall (in)	Peak Discharge (CFS)
2.0	67.87
2.5	72.7
3.0	77.6
3.5	82.5
4.0	87.4
4.5	92.3
5.0	97.2
5.5	102.1
6.0	107.0
6.5	111.9
7.0	116.8
7.5	121.7
8.0	126.6
8.5	131.5
9.0	136.4
9.5	141.3
10.0	146.2

**ALLOWABLE RELEASE RATE**

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 21.0 AC  
 I2 = 5.45 in/hr, I10 = 7.27 in/hr  
 c2 = 0.65, c10 = 0.76 (EXISTING)  
 Q2 = 21 X 5.45 X 0.65 = 74 CFS  
 Q10 = 21 X 7.27 X 0.76 = 116 CFS



NOTE: CONTRACTOR TO COORDINATE WITH PAVES SUPPLIER TO PROVIDE A "DRILLED" PAVES 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	01.14.18
REV CDP	05.21.18
REV	05.21.18
REV CDP	10.06.18
REV CDP	08.13.18



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**SWM / BMP  
 NOTES &  
 COMPUTATIONS**

Scale:

**C-14**



**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 (E.G. VEGETATIVE ROOF, BIO-RETENTION, ETC.).

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY PROTECTION SHOULD BE INCORPORATED INTO THE DESIGN OF THE PROJECT FROM THE START TO THE END OF THE PROJECT. DESIGNERS SHOULD BE AWARE OF THE NEED TO PROTECT THE EXISTING PRACTICABLE RUNOFF VOLUME IN THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS CORNER.	INFILTRATION WILL BE USED IN THE AREA NORTH OF ANDERSON ROAD AND THE SPOTS FILLED IN THE EAST OF THE SITE. SEE SHEET C-13 FOR LOCATIONS.
AT A MINIMUM THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGHOUT THE YEAR. THIS MAY BE ACCOMPLISHED THROUGH THE USE OF BIOPAVEMENT, EVAPOTRANSPIRATION AND/OR OTHER MEASURES. THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEEMED TO BE FULLY ACHIEVABLE. ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL. TO ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL:	<p>THE PRIMARY GOAL OF THE RUNOFF REDUCTION STRATEGY IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS END, THE FOLLOWING STRATEGIES HAVE BEEN IDENTIFIED:</p> <ul style="list-style-type: none"> <li>• THE BIOPAVEMENT AREA HAS BEEN STRATEGICALLY PLACED IN THE MIDDLE OF MAIN STREET TO OPTIMIZE LID TECHNIQUES IN STREET DESIGN. URBAN BIOPAVEMENT OR TREE BOX FILTERS WILL BE IMPLEMENTED ON CENTER ALLEY AND ANDERSON ROAD. THE STORMWATER PLANTERS SHALL TREAT AREAS OF THE HIGH ROOF NOT TREATED BY EXTENSIVE GREEN ROOF.</li> <li>• INFILTRATION SHALL BE SIZED PER DCR SPECIFIC.</li> <li>• IT SHOULD BE NOTED THAT THE USE OF PERMEABLE CONCRETE AND GRASS ARE NOT APPLICABLE TO THIS SITE DUE TO THE CLOSE PROXIMITY OF THE BUILDINGS TO THE POTENTIAL LOCATION OF THESE FACILITIES.</li> <li>• DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, EXTENDED DETENTION POND, VEGETATIVE FILTER STRIPS, AND STREET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE.</li> </ul> <p>ALL OF THESE PRACTICES ARE ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM. THESE PRACTICES COMBINED YIELD AN OVERALL RETAINED RAINFALL DEPTH OF 3.04 INCHES (1.17" WHEN CONSIDERING THE LEED SPECIFIED SLOPE). THIS NUMBER IS SHORT OF THE GOAL BECAUSE OF THE COLDSHIRE DRIVE WHICH WOULD NOT CONTROL LEED-CAPTURED RUN TO TOPOGRAPHIC CONCRETE (ROADWAY) OR CROWN.</p> <p>HOWEVER, THE EXTRE BUILDING FOOTPRINT IS ABLE TO DRAIN TO THE GREEN ROOF AREA/STORMWATER PLANTERS. ALL OF THE RUNOFF REDUCTION PRACTICES ON SITE (E.G. TOTAL CONTROLLED AREA OF 15.14 ACRES OR 81% OF THE SITE).</p> <p>THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATED ROOF, BIOPAVEMENT AREA, INFILTRATION PRACTICES, TREE PITS, AND STORMWATER PLANTERS HAVE ALL BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATIONS.</p>
REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.	LEED STORMWATER CREDITS E-1 AND E-2 SHALL BE SEQUENCED THROUGHOUT THE IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, LEED URSE VAILT INFILTRATION, AND TREE BOX STORAGE VOLUME REDUCTIONS MEET LEED REQUIREMENTS.
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 GREEN BUILDING RATING SYSTEM OR THE EQUIVALENT OF THESE CREDITS SHOULD BE PROVIDED. IN AN OPEN BID, THE ATTAINMENT OF THE STORMWATER LEED CREDITS FOR CONSEQUENT IS DEEMED 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 ON-SITE MEASURES. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE CONSIDERED.	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFF-SITE OR SHARED STORMWATER ALTERNATIVES BESIDES THOSE THAT ARE DESCRIBED IN THE ENTIRE CDP AREA. HOWEVER, THE OPTION FOR SUCH TREATMENT HAS BEEN ADDED TO THE DEFERRED TREATMENT STRATEGIES SECTION ON SHEET C-14. SEE THAT STATEMENT BELOW FOR FURTHER DETAIL.
LID TECHNIQUES OF THE LEED GREEN BUILDING RATING SYSTEM SHOULD ALSO BE INCORPORATED INTO NEW AND RENOVATED STREETS WHERE ALLOWED AND PRACTICABLE.	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN OF THE BIOPAVEMENT AREA IN THE MIDDLE OF MAIN STREET. ALSO, TREE BOX FILTERS WILL BE USED ON THE STREETS THAT ARE NOT CAPTURED BY THE BIOPAVEMENT LANE.
RESTORATION AND STABILIZATION OF DEGRADED STREAMS ON DEVELOPMENT SITES SHOULD BE CONSIDERED WHERE FEASIBLE.	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN NATURE AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PRODUCE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.
RESTORATION AND STABILIZATION TECHNIQUES THAT COMPLEMENT ECOLOGICALLY AND AESTHETICALLY BENEFICIAL RESTORATION APPROACHES ARE PREFERRED. CDP-312 EFFORTS TO STRENGTHEN AND RESTORE STREAMS IN TYSONS CORNER SHOULD ALSO BE CONSIDERED. THE ABOVE MEASURES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALL FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATION PROCESSES AND/OR THROUGH RESTORATION PROJECTS.	

**COMPREHENSIVE PLAN IMPLEMENTATION**

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIOPAVEMENT AREAS (BASINS, STORMWATER PLANTERS, AND TREE BOX FILTERS) AND VEGETATIVE ROOFS AS WELL AS A POTENTIAL UNDERGROUND LEED REUSE VAULT THAT. THE BUILDING'S HIGH ROOF AREA SHALL BE CONTROLLED BY A SMALL AREA OF EXTENSIVE VEGETATIVE ROOF AND STORMWATER PLANTERS. THE PODIUM LEVEL SHALL BE TREATED BY INTENSIVE GREEN ROOFS THAT ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- AS CAN BE SEEN WITH THE COMPUTATIONS PROVIDED IN THE TYSONS CORNER STORMWATER COMPLIANCE SPREADSHEET THE REQUIRED TREATMENT VOLUME IS CALCULATED AS 1" OF RAINFALL OVER THE ENTIRE SITE AREA.
- THE SUBJECT APPLICATION SUCCESSFULLY EMPLOYS VEGETATED ROOFS, BIOPAVEMENT, RAINWATER HARVESTING, AND URBAN BIOPAVEMENT. 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 STORMWATER PLANTERS AND STREET ACCESS TO THE TREE PITS.
- THE BIOPAVEMENT AREAS, TREE PITS, RAINWATER HARVESTING SYSTEM, AND VEGETATIVE ROOFS SHALL BE PROMPTLY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE BIOPAVEMENT AREAS WILL BE LOCATED NEXT TO A SIDEWALK THAT WILL DISCOURAGE PEDESTRIAN CONFLICTS. THE TREE PITS WILL BE PROVIDED WITH A GRATE OR A FENCE.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH BLOCK SHALL HAVE INDEPENDENT SWM CONTROLS (TREE PITS, GREEN ROOF, ETC.) THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE BIOPAVEMENT AREA IS SIZED BASED ON THE ULTIMATE CDP DRAINAGE AREA.
- A DETAILED LIST OF WAIVERS REQUIRED FOR IMPLEMENTATION OF THIS SWM STRATEGY INCLUDES:

1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-4762.1B (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/APP AND AS PROVIDED IN THE PROFESSOR'S 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 (BMP'S) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-3003.3 OF THE PFM.
3. 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.
4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.40 TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 INHR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
5. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1508.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE IF REQUIRED TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
6. 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 TYSONS CORNER DESIGN GUIDELINES.
7. 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 IF REQUIRE AT SITE PLAN TIME.
  - THE LEED REUSE VAULT SHALL BE PLACED IN THE MIDDLE ALONG MAIN STREET AND THE ACCESS POINT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
  - A 4'x6' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED REUSE VAULT FOR MAINTENANCE.

**DESIGN OF BEST MANAGEMENT PRACTICES**

**RUNOFF REDUCTION PRACTICES**

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL BE VEGETATIVE ROOFS, INFILTRATION, AND BIOPAVEMENT AREAS. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICE ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF INFILTRATION SHALL CONFORM TO DCR SPEC#8
- THE VEGETATIVE ROOF SYSTEMS SHALL CONFORM TO DCR SPEC#8.
- URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL CONFORM TO DCR SPEC#9.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED. THE PROPOSED PLANS CAN ACCOUNT FOR 0.94" (1.17" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET.

**TIER 2 INNOVATIVE BMP'S (NON-RUNOFF REDUCING/FILTERING BMP'S)**

THERE ARE NO TIER 2 NEW OR INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. THE MAJORITY OF THE SITE IS CAPTURED BY A BMP.

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

THE INTENSIVE GREEN ROOF THAT TREATS BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. STORMWATER PLANTERS HAVE BEEN DESIGNED A TIER III APPROACH. AS CAN BE SEEN ON THE COMPUTATIONS ON SHEET C-14, 1.17" OF THE TOTAL DEPTH RETAINED OF THE FIRST INCH OF RAINFALL IS CONTROLLED/CAPTURED BY THESE TIER III APPROACHES. IN THE ADVENT THAT THESE APPROACHES ARE NOT FEASIBLE AT SITE PLAN TIME IF IT IS REQUESTED THAT CREDIT FOR THE LEED EVENT (2.1") BE ALLOWED. AS CAN ALSO BE SEEN IF THIS CREDIT IS GIVEN FOR THE LEED RAINFALL EVENT THEN THE TOTAL AMOUNT OF RAINFALL RETAINED SHALL BE 0.96" (0.75"+0.21")

**OFF-SITE OR SHARED FACILITIES**

CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFF-SITE OR SHARED SWM FACILITIES.

**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 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.

- THE SUBJECT APPLICATION PROPOSES TO CONTROL/CAPTURE THE FIRST 0.94" OF RAINFALL USING INFILTRATION AND RUNOFF REDUCTION TO THE MAXIMUM EXTENT POSSIBLE (1.17" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT).
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, TREE PITS, RAINWATER HARVESTING, AND BIOPAVEMENT.
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGE IS REDUCED.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF BIOPAVEMENT AREAS IN THE MIDDLE THAT WILL CAPTURE RUNOFF FROM MAIN STREET AND URBAN-BIOPAVEMENT/TREE PITS THAT WILL CAPTURE RUNOFF FROM CENTER LANE, SOUTH STREET, COLDSHIRE DRIVE, AND A PORTION OF COLDSHIRE MIDDLE 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-13 TO C-17 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/OFF-SITE 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 FOP, 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 ADJUTING THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROFESSOR'S.



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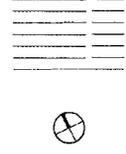
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CDP	01.14.18
REV DCP	05.21.18
REV DCP	07.21.18
REV DCP	10.26.18
REV DCP	02.14.19

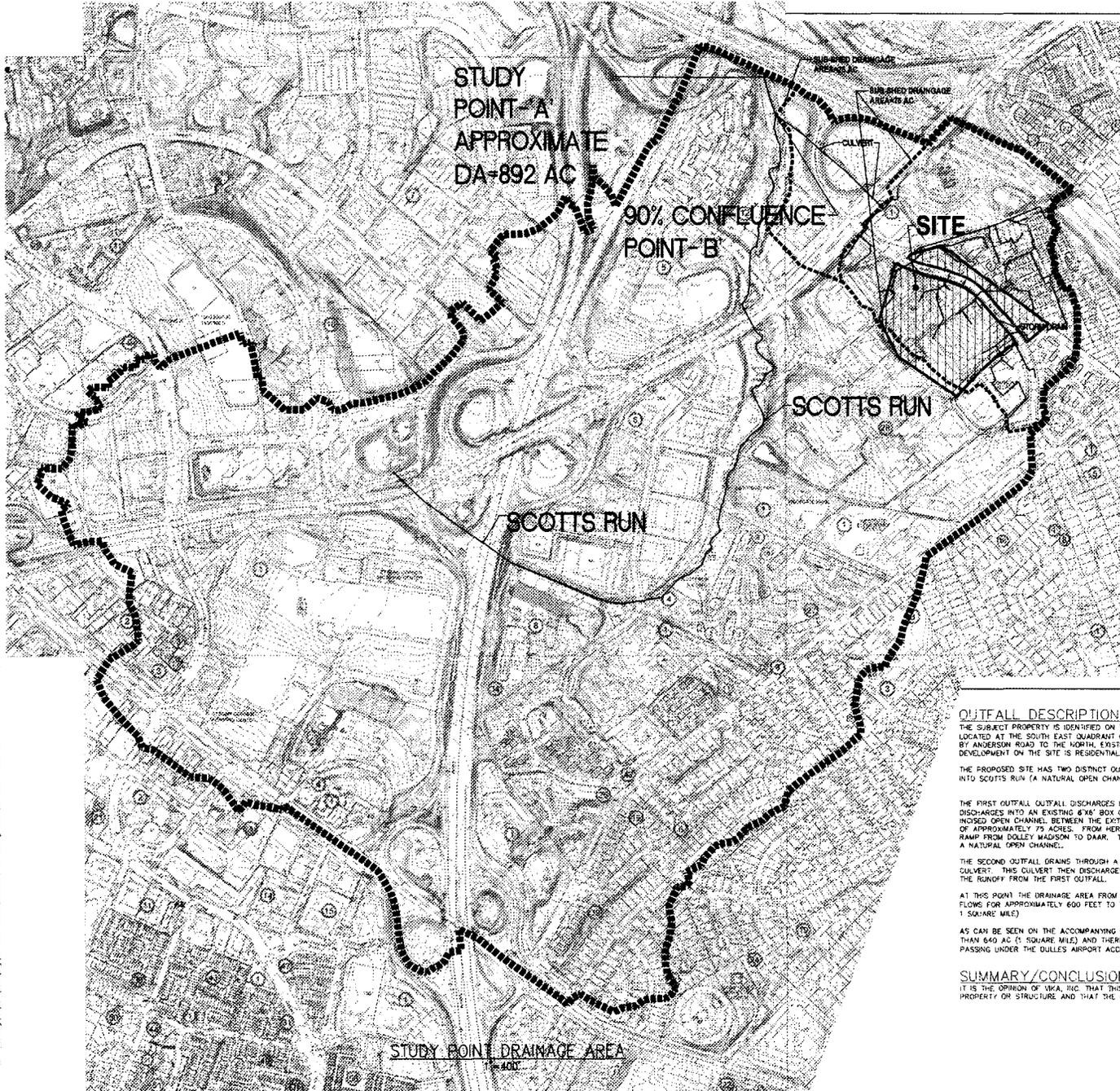


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**SWM / BMP  
NOTES &  
COMPUTATIONS**

**C-15A**





STUDY POINT 'A'  
APPROXIMATE  
DA=892 AC

90% CONFLUENCE  
POINT 'B'

SITE

SCOTTS RUN

SCOTTS RUN

STUDY POINT DRAINAGE AREA  
1"=400'

**OUTFALL DESCRIPTION:**

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 30-3--((28)) PARCELS 5, 6, R, AND B4 AND IS LOCATED AT THE SOUTH EAST QUADRANT OF CHAM BRIDGE ROAD AND ANDERSON ROAD (ROUTE 3946). THE PROPERTY IS BOUNDED BY ANDERSON ROAD TO THE NORTH, EXISTING COMMERCIAL DEVELOPMENT TO THE SOUTH AND WEST, AND TO THE EAST. THE EXISTING DEVELOPMENT ON THE SITE IS RESIDENTIAL BUILDINGS WITH PARKING AREAS.

THE PROPOSED SITE HAS TWO DISTINCT OUTFALL. THE FIRST OUTFALL IS IN THE NORTHWEST CORNER THAT ULTIMATELY DISCHARGES INTO SCOTTS RUN (A NATURAL OPEN CHANNEL). THE SECOND OUTFALL IS LOCATED IN THE SOUTH EAST CORNER OF THE SITE.

THE FIRST OUTFALL DISCHARGES INTO A CLOSED CONDUIT SYSTEM THAT FLOWS DOWN ANDERSON ROAD AND EVENTUALLY DISCHARGES INTO AN EXISTING 6"X6" BOX CULVERT THAT CROSSES BENEATH DOLLY MADISON BLVD AND DISCHARGES INTO A NATURAL PROPOSED OPEN CHANNEL BETWEEN THE EXIT RAMP FOR DAAR AND DOLLY MADISON BLVD. THIS BOX CULVERT HAS A DRAINAGE AREA OF APPROXIMATELY 75 ACRES. FROM HERE THE FLOW ENTERS INTO ANOTHER EXISTING CULVERT THAT CROSSES BENEATH THE EXIT RAMP FROM DOLLY MADISON TO DAAR. THIS EXISTING CULVERT THEN DISCHARGES INTO THE MAIN BRANCH OF SCOTTS RUN WHICH IS A NATURAL OPEN CHANNEL.

THE SECOND OUTFALL DRAINS THROUGH A CLOSED CONDUIT SYSTEM AND ALSO CROSSES BENEATH DOLLY MADISON DRIVE VIA A CULVERT. THIS CULVERT THEN DISCHARGES INTO SCOTTS RUN. FROM HERE THE WATER FLOWS TO POINT 'B' WHICH IS WHERE IT MEETS THE RUNOFF FROM THE FIRST OUTFALL.

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).

AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA OF GREATER THAN 840 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).

**SUMMARY/CONCLUSION:**

IT IS THE OPINION OF WDG ARCHITECTURE, 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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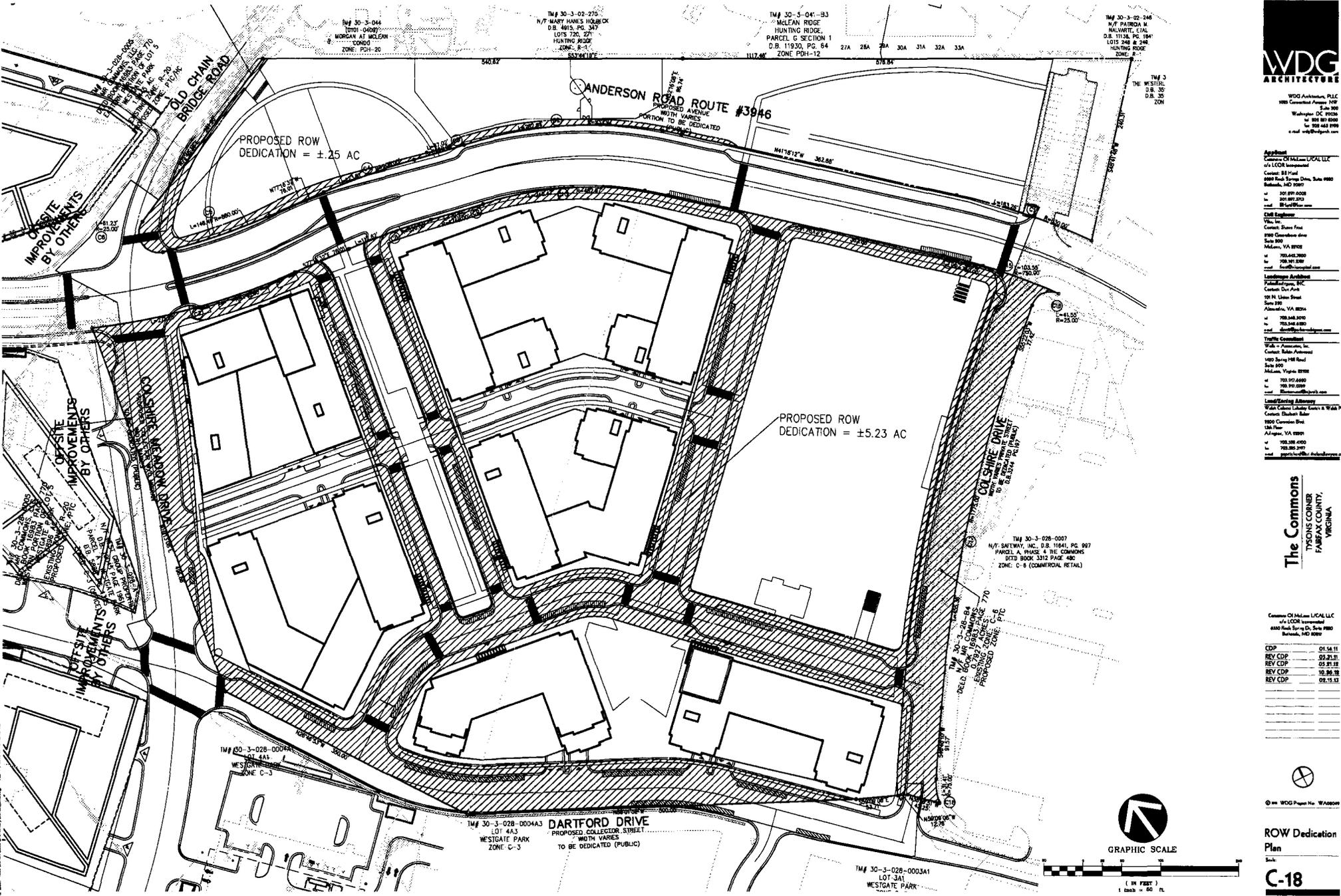
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© 2011 WDG Project No. W040001  
**ADEQUATE  
 OUTFALL  
 ANALYSIS**  
 AS SHOWN

**C-17**

FILE: A:\Shelby\Project\6881\6881.dwg (CDP) 20M 1/25/13 10:45:00 AM USER: jhorne/6881 DATE: Thu, 11/20/13 TIME: 05:03 PM



TM# 30-3-044  
 LOT 1-04027  
 MORGAN AT WELSON  
 ZONE: PDH-20

TM# 30-3-02-270  
 N/7 MARY HANES HOLBECK  
 D.B. 4615, PG. 347  
 LOTS 720, 221  
 HUNTING RIDGE  
 ZONE: R-1

TM# 30-3-041-93  
 MCFAN RIDGE  
 HUNTING RIDGE  
 PARCEL G SECTION 1  
 D.B. 11930, PG. 64  
 ZONE PDH-12

TM# 30-3-02-246  
 N/7 PATRICK W.  
 HALVART, ETAL  
 D.B. 11536, PG. 1847  
 LOTS 246 & 248  
 HUNTING RIDGE  
 ZONE: R-1

27A 28A 29A 30A 31A 32A 33A  
 540.82 578.84

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- City of Fairfax  
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Fax: 703 441 7900  
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 VIRGINIA

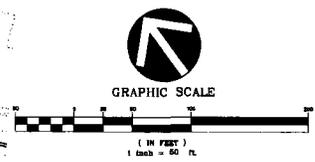
County of Loudoun LOCAL LLC  
c/o LCOR Incorporated  
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Burrhead, MD 20815

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REV CDP	02.21.11
REV CDP	03.31.11
REV CDP	10.26.11
REV CDP	01.11.12

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**ROW Dedication Plan**

Scale: **C-18**



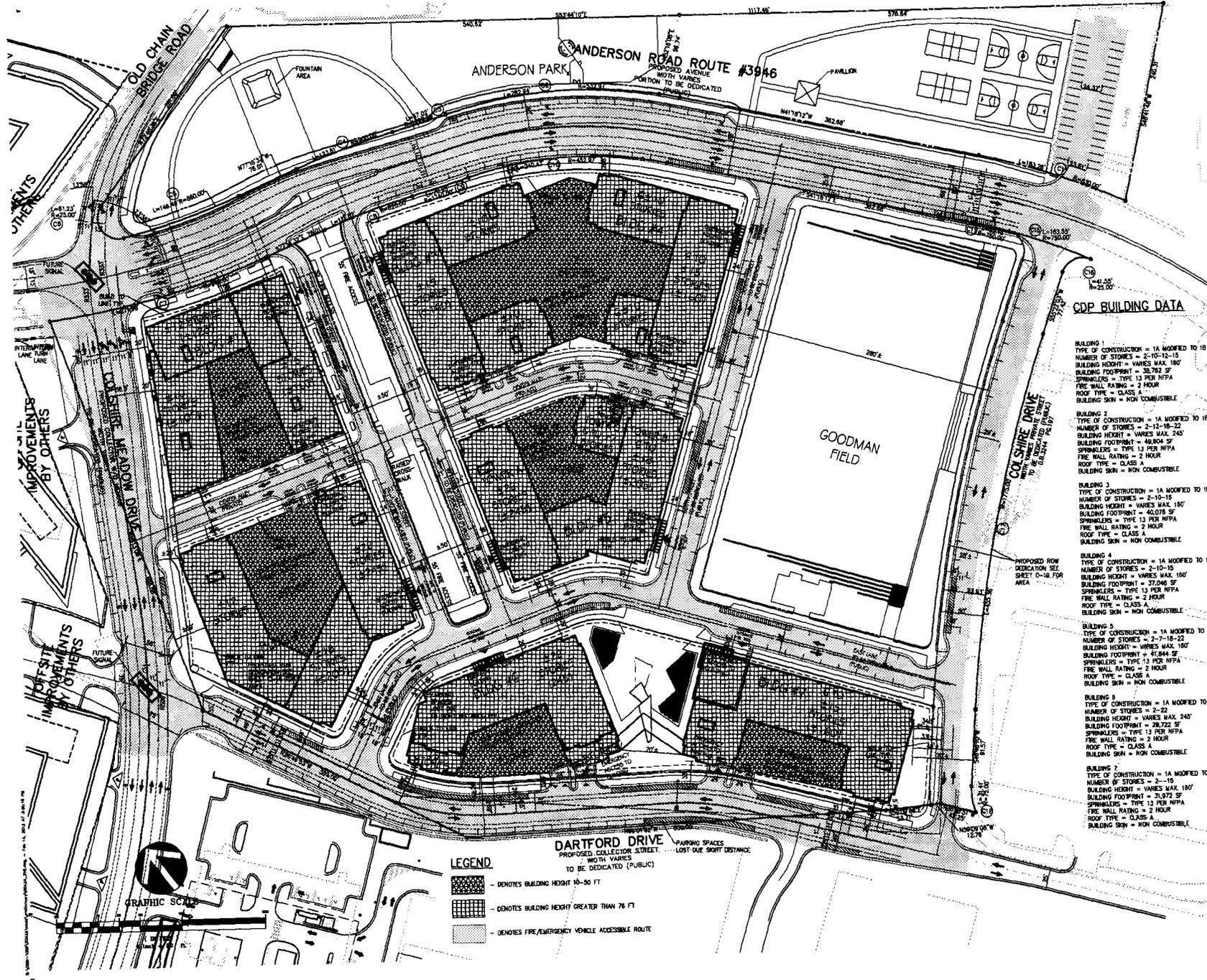
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REV CDP	02.15.12
REV CDP	10.06.12
REV CDP	09.15.13



**CDP BUILDING DATA**

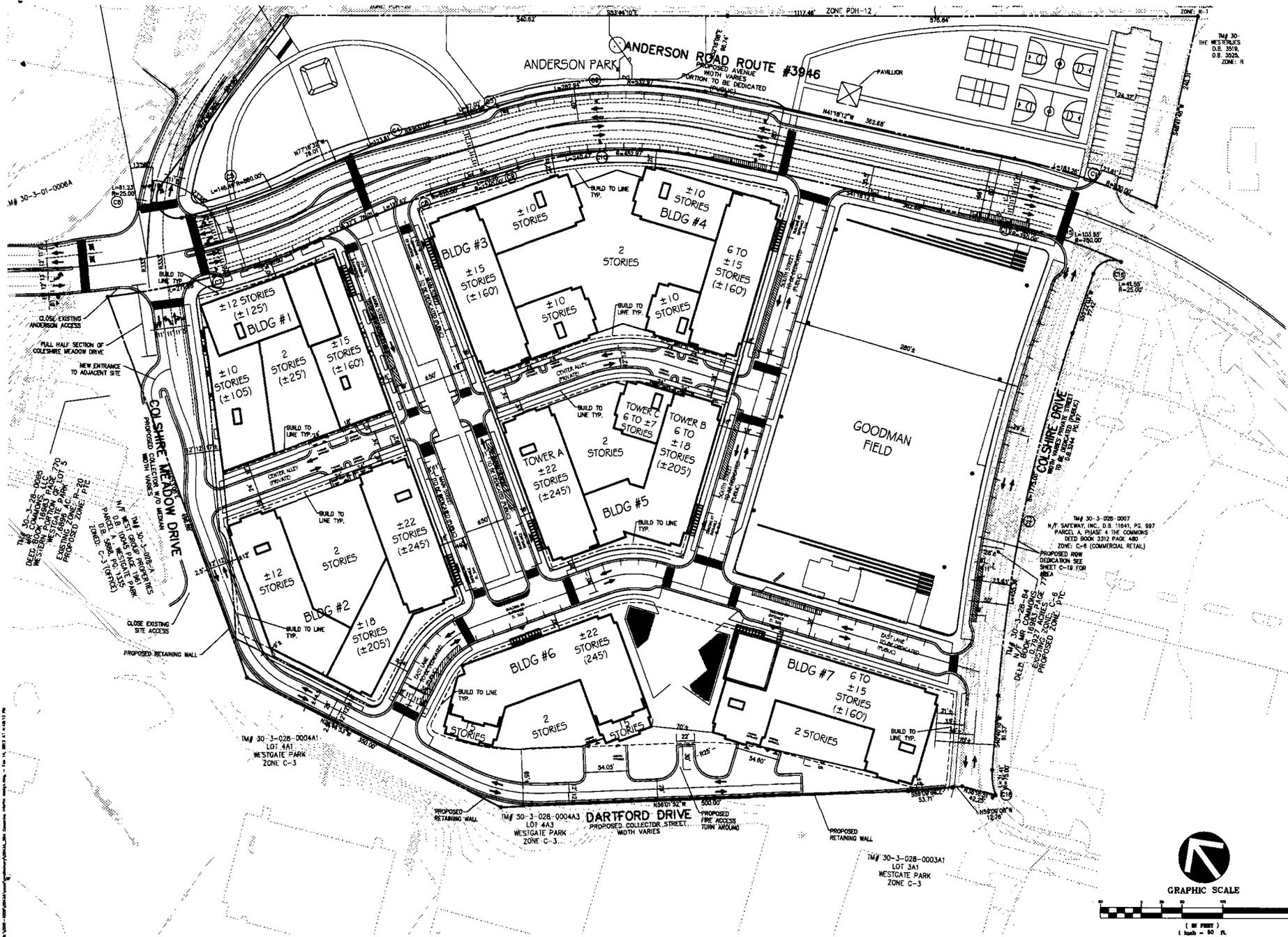
- BUILDING 1:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 50,762 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 2:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 245'  
 BUILDING FOOTPRINT = 49,804 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 3:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 40,078 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 4:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 37,046 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 5:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 41,844 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 6:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-22  
 BUILDING HEIGHT = VARIES MAX 245'  
 BUILDING FOOTPRINT = 41,844 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 7:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 31,972 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE

**CDP BUILDING DATA OPTION 2**

- BUILDING 1:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 50,762 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 2:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 245'  
 BUILDING FOOTPRINT = 49,804 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 3:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-10-15  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 40,078 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 4:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-8  
 BUILDING HEIGHT = VARIES MAX 80'  
 BUILDING FOOTPRINT = 37,046 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = WOOD\*
- BUILDING 5: TOWER A AND PLAZA**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-22  
 BUILDING HEIGHT = VARIES MAX 180'  
 BUILDING FOOTPRINT = 41,844 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = NON COMBUSTIBLE
- BUILDING 5: TOWER B AND C**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-8  
 BUILDING HEIGHT = VARIES MAX 80'  
 BUILDING FOOTPRINT = 37,046 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS A  
 BUILDING SKIN = WOOD\*
- BUILDING 6:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-15  
 BUILDING HEIGHT = VARIES MAX 80'  
 BUILDING FOOTPRINT = 31,972 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS 3A  
 BUILDING SKIN = WOOD\*
- BUILDING 7:**  
 TYPE OF CONSTRUCTION = 1A MOORED TO 1B  
 NUMBER OF STORES = 2-15  
 BUILDING HEIGHT = VARIES MAX 80'  
 BUILDING FOOTPRINT = 31,972 SF  
 SPRINKLERS = TYPE 13 PER NFPA  
 FIRE WALL RATING = 2 HOUR  
 ROOF TYPE = CLASS 3A  
 BUILDING SKIN = WOOD\*

\* WOOD FIRE RETARDANT AT THE PERIMETER BUILDING SKIN ABOVE THE POOL/DECK FLOOR





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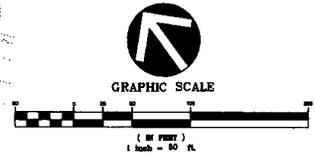
**The Commons**  
 TRYPHON CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

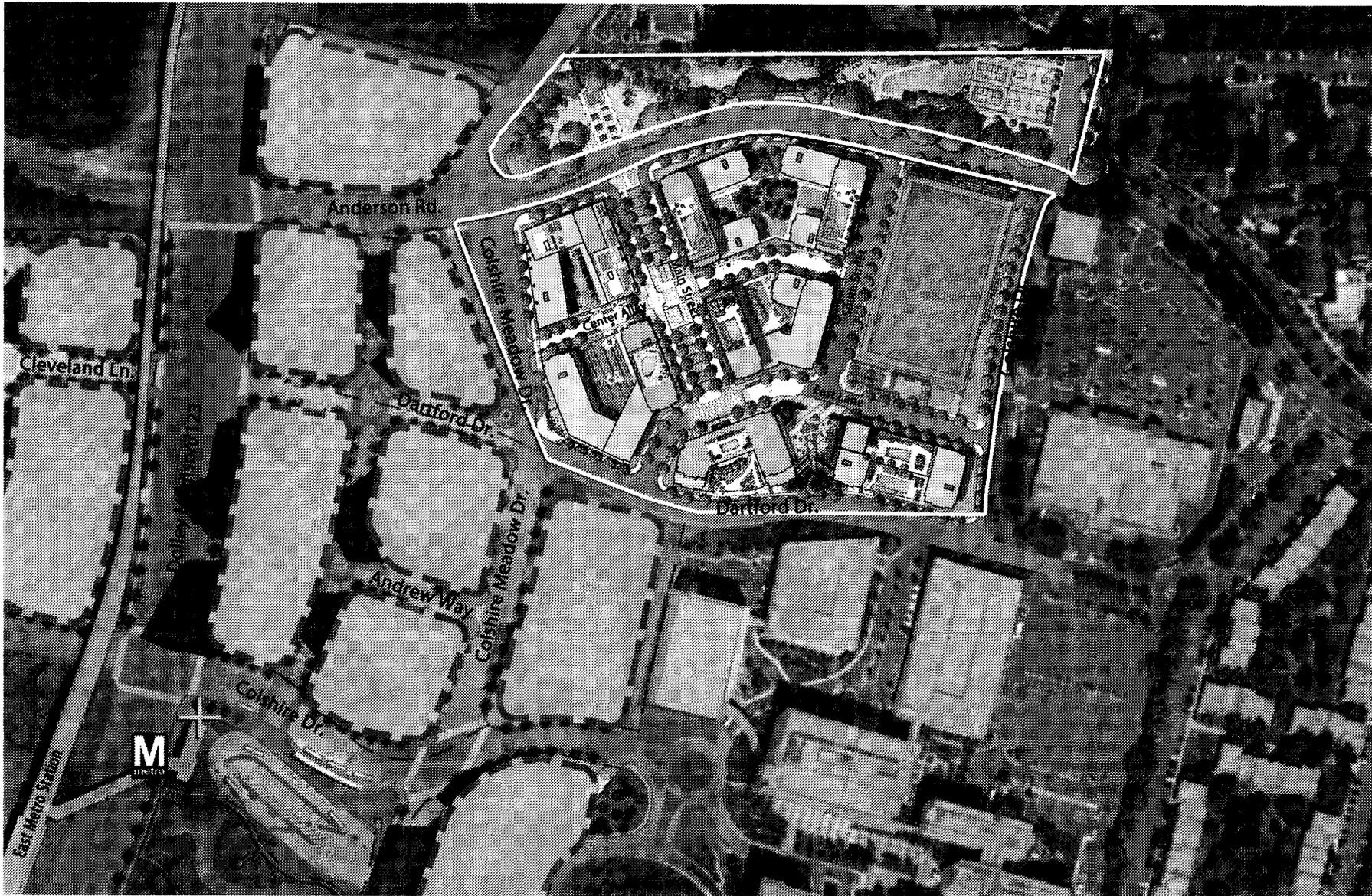
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REV CDP	09.19.11

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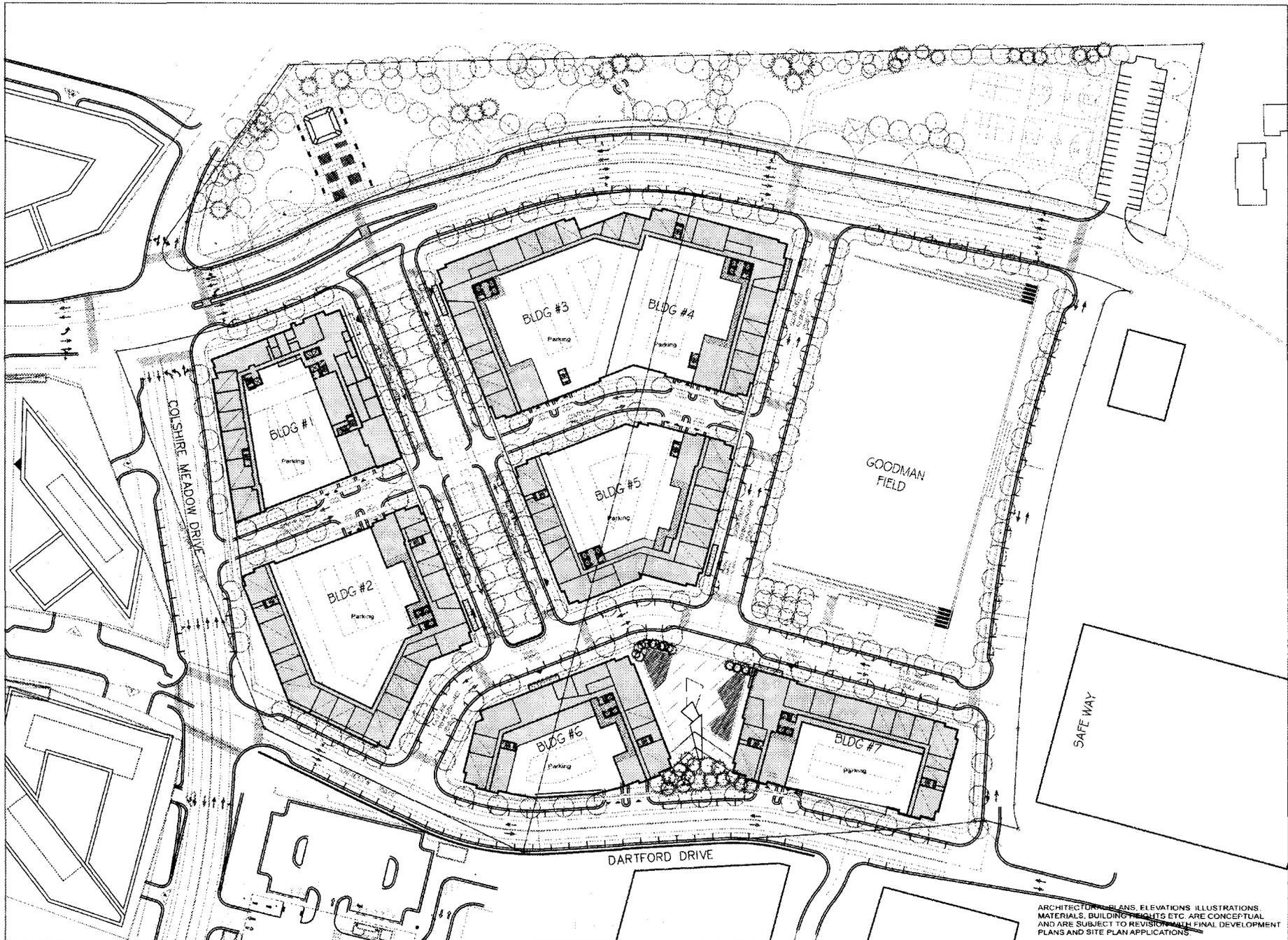




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REV CDP	05.31.11
REV CDP	10.28.12
REV CDP	02.05.13



ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.



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REV CDP	09.21.11
REV CDP	10.26.11
REV CDP	09.05.12

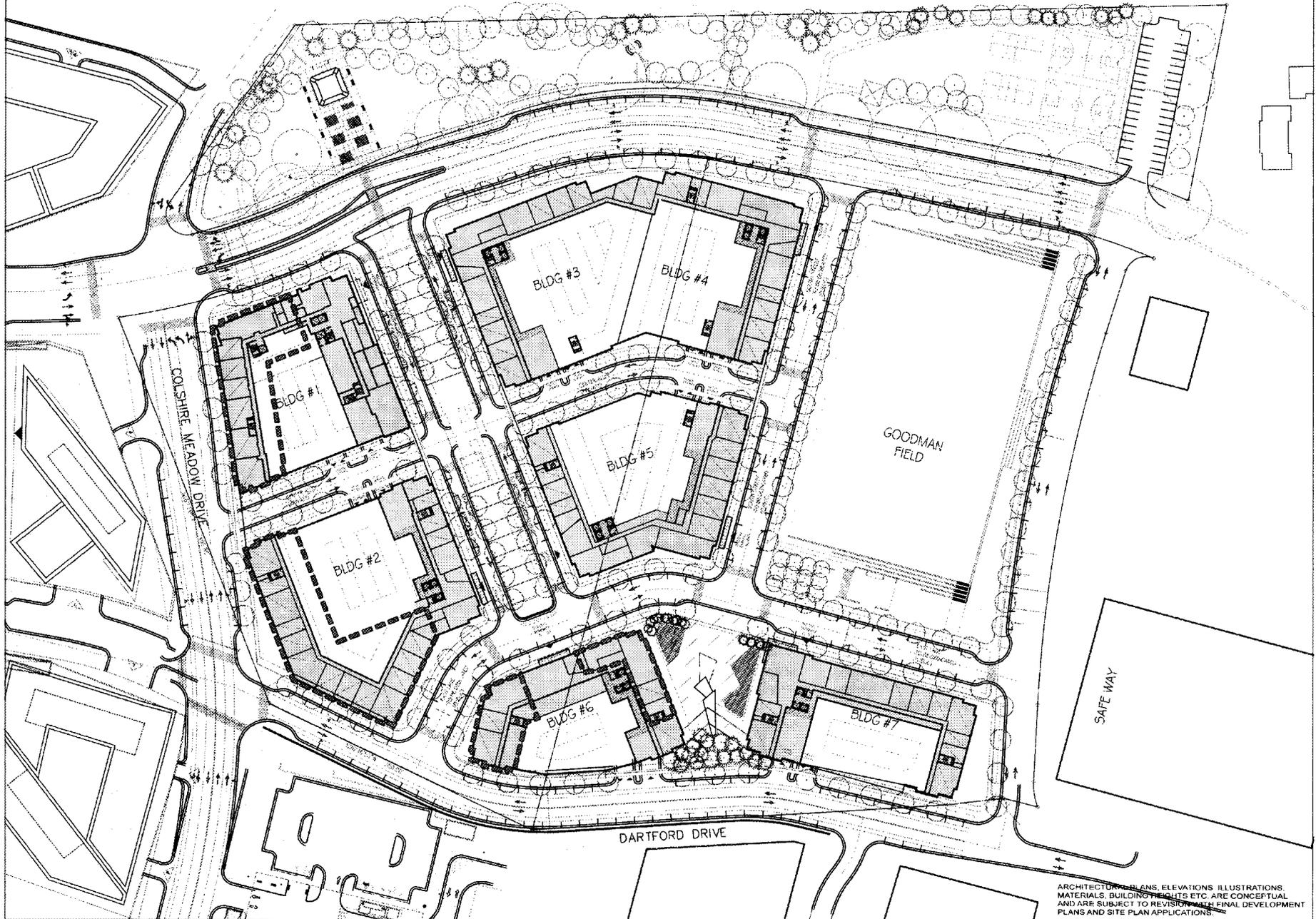
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GROUND FLOOR PLAN

Scale  
**A.02**

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**POTENTIAL RETAIL LOCATIONS**  
 +/- 50,000 SQ FT



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REV CDP	05.31.12
REV CDP	10.26.13
REV CDP	09.15.15



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**POTENTIAL  
 RETAIL  
 LOCATIONS**

**A.03**

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS,  
 MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL  
 AND ARE SUBJECT TO REVISIONS WITH FINAL DEVELOPMENT  
 PLANS AND SITE PLAN APPLICATIONS.

**Parking Tabulations**

Building	Dwelling Units (U)	Required Parking % - 1/4 mile (U)		Required Parking % - 1/2 mile (U)		Minimum Required Parking	Maximum Permitted Parking	Parking Provided (U) (P)	Parking Ratio (P/U)	Minimum Loading Spaces
		Min	Max	Min	Max					
2	53	237	267	237	267	237	478	239	4.51	10
3	456	1,956	2,208	1,956	2,208	1,956	966	470	1.0	10
4	212	848	952	848	952	848	362	362	1.71	10
5	228	912	1,032	912	1,032	912	272	272	1.2	10
6	462	1,848	2,112	1,848	2,112	1,848	812	812	1.76	10
7	490	1,960	2,240	1,960	2,240	1,960	506	506	1.03	10
8	214	856	974	856	974	856	362	362	1.7	10
<b>Total</b>	<b>2,971</b>	<b>12,175</b>	<b>13,816</b>	<b>12,175</b>	<b>13,816</b>	<b>12,175</b>	<b>2,822</b>	<b>3,796</b>	<b>1.28</b>	<b>14</b>

(1) The number of dwelling units in each building is conceptual and includes both market-rate and MDUs. The number of units may be adjusted at the time of FDP and/or site plan approval.

(2) Residential parking requirements were calculated assuming 1,020 square feet per unit and an average mix of 80% 0-1 bedroom units and 40% 2-bedroom units for all buildings. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.

(3) Parking provided and the parking ratio are estimated. The Applicant reserves the right to provide more or less parking for each building at the time of FDP approval and site plan approval provided the minimum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

(4) Up to 60 MDUs require level of residential use as indicated on the Applicant's distribution. Per the Comprehensive Plan and Zoning Ordinance, there is no minimum parking requirement for residential use. The Applicant reserves the right to provide additional parking for residential uses at FDP in an amount that is less than or equal to the parking maximums specified in the Zoning Ordinance.

**Parking Rates**

Primary Use	Parking Rates % - 1/4 Mile to Metro Station Entrance (Per Unit)		Parking Rates % - 1/2 Mile to Metro Station Entrance (Per Unit)	
	Min	Max	Min	Max
Multi-family Residential:				
0-1 BR	1.00	1.30	1.10	1.40
2 BR	1.00	1.60	1.25	1.70
3+ BR	1.00	1.80	1.60	2.00

1. Parking for new development will be provided in keeping with the parking rates set forth in Paragraph 1A of Section 6-509 of the Zoning Ordinance (See Parking Rates Table). Parking provided by building is shown in the Parking Tabulations.

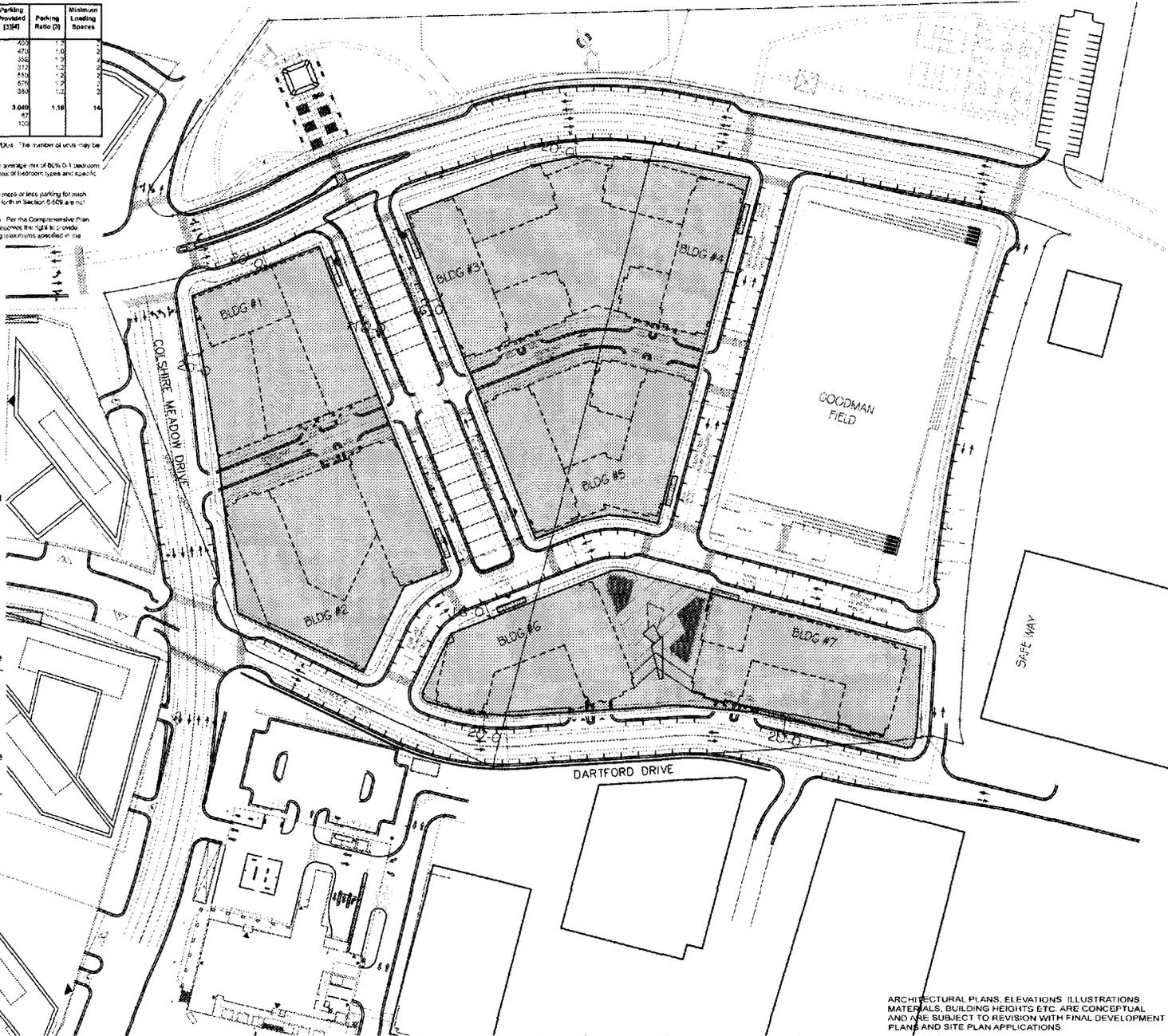
2. Surface parking lots currently exist on the Property providing parking for existing multi-family dwellings. Until redevelopment occurs, parking accessory to existing multi-family uses may remain at current rates or may opt into the rates in Paragraph 1A of Section 6-509. With development of the Property over time, existing multi-family residential buildings and their associated surface lots will be replaced with a combination of below-grade and above-grade parking structures, on-street parallel parking spaces, and minimal surface lots. Each new building constructed will have parking in keeping with Paragraph 1A of Section 6-509.

3. Due to existing topographic conditions, the numbers of levels of parking above-grade can vary. Generally, above-grade parking is two levels in height (approximately 20 feet). Entrances to parking structures are shown generally on this sheet and are subject to change with FDP approval.

4. A minimum of two loading spaces will be provided for each building. Based on market experience, two spaces are adequate for the size of residential buildings proposed. The general locations of loading spaces are shown on this sheet and are subject to change with FDP approval.

5. The Applicant reserves the right to utilize tandem/valet parking with FDP approval.

6. The limited amount of proposed parking supports the Applicant's TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.



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 FAYETTE COUNTY  
 FARMERS MARKET  
 VIRGINIA

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CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.31.11
REV CDP	10.26.12
REV CDP	09.15.13

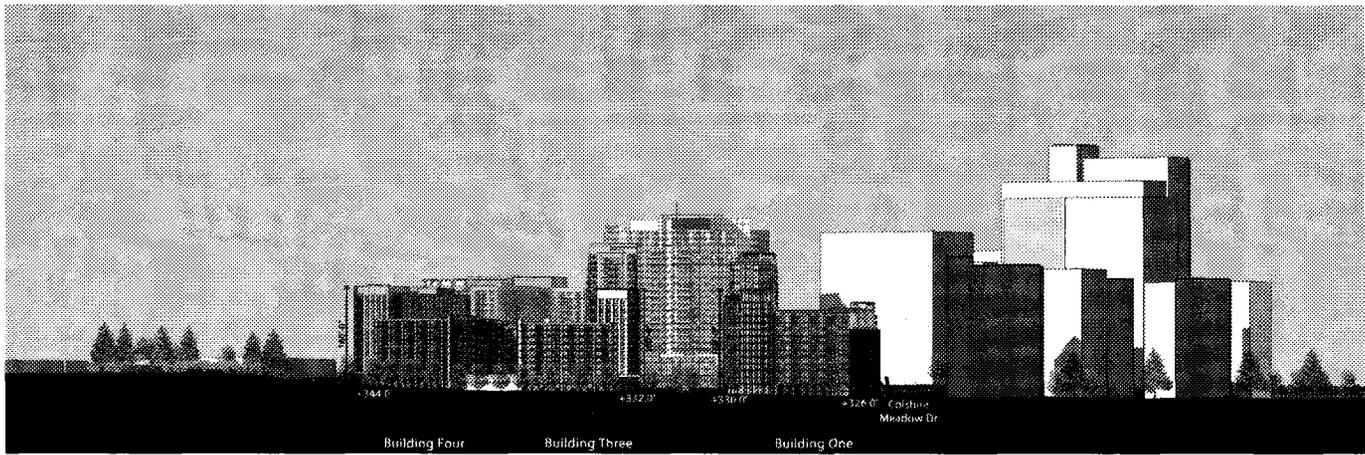
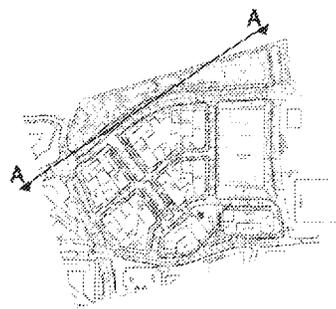
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**OVERALL PARKING PLAN**

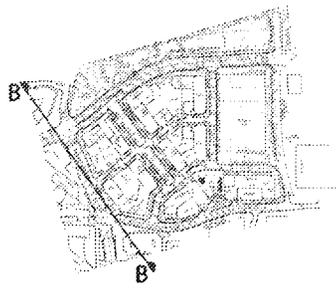
**A.04**

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SEE STATEMENT OF JUSTIFICATION FOR GENERAL QUALITIES AND MATERIALS.



**1 SECTION A-A**  
NTS



**2 SECTION B-B**  
NTS

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REV CDP	05.11.11
REV CDP	10.06.11
REV CDP	03.15.13

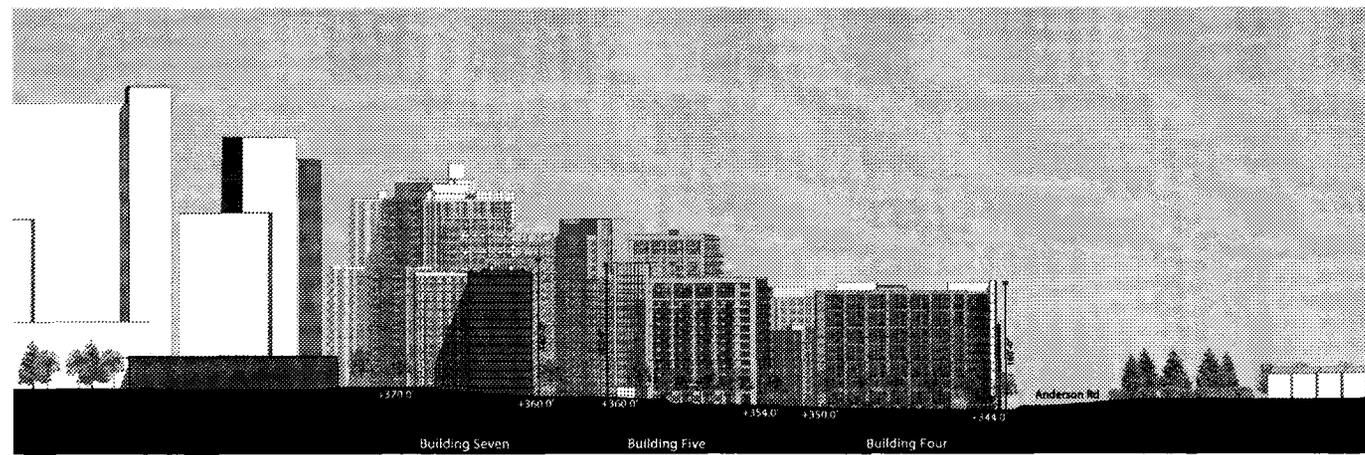
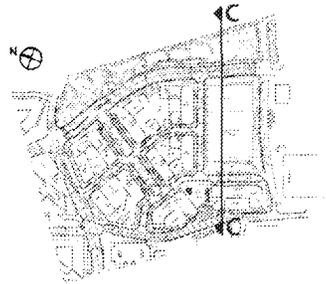


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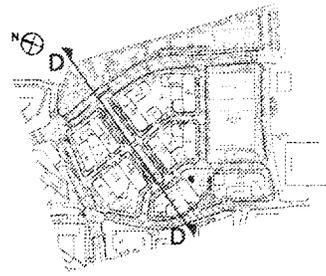
**SITE SECTIONS**

S4  
**A.05**

SEE STATEMENT OF JUSTIFICATION FOR GENERAL QUALITIES AND MATERIALS.



**1 SECTION C-C**  
NTS



**2 SECTION D-D**  
NTS

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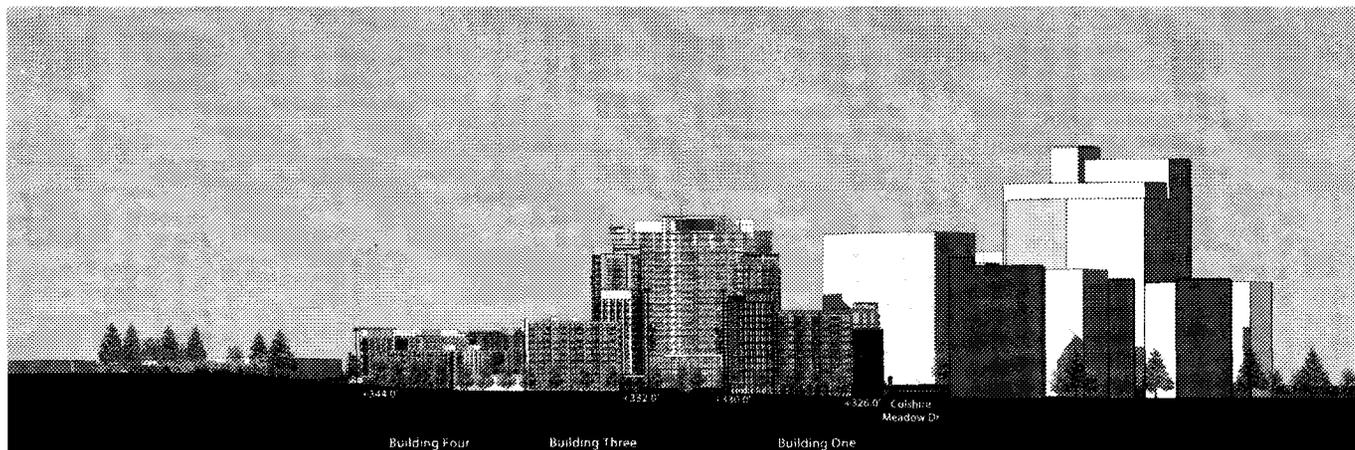
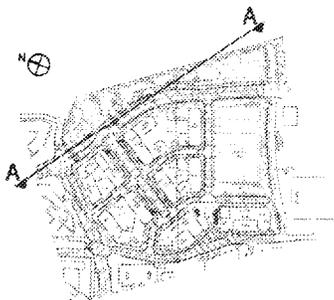


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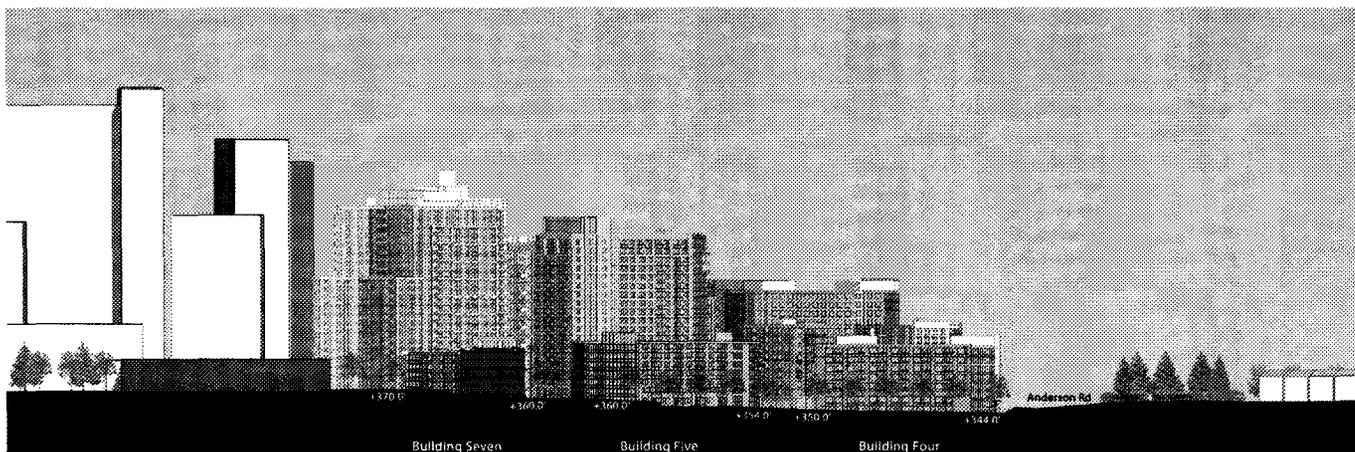
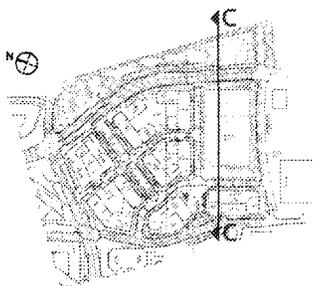
**SITE SECTIONS**

Scale  
**A.06**

SEE STATEMENT OF JUSTIFICATION FOR  
GENERAL QUALITIES AND MATERIALS.



**1 SECTION A-A**  
NTS



**2 SECTION C-C**  
NTS

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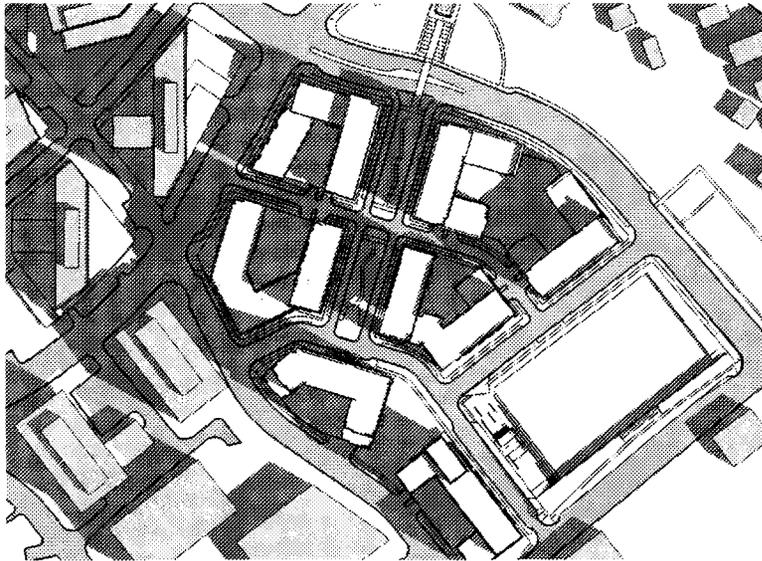
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REV CDP	03.21.17
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REV CDP	10.26.18
REV CDP	08.15.19

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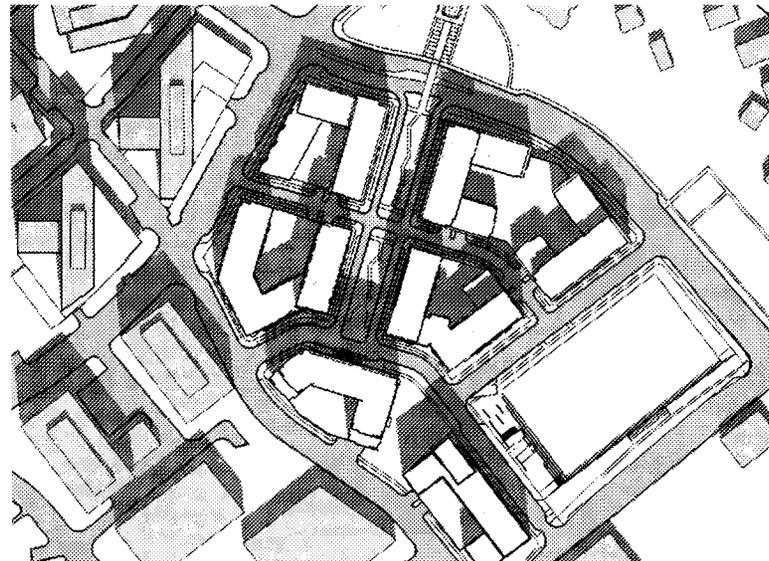
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**SITE SECTIONS**  
**6 STORY OPTION**  
S14

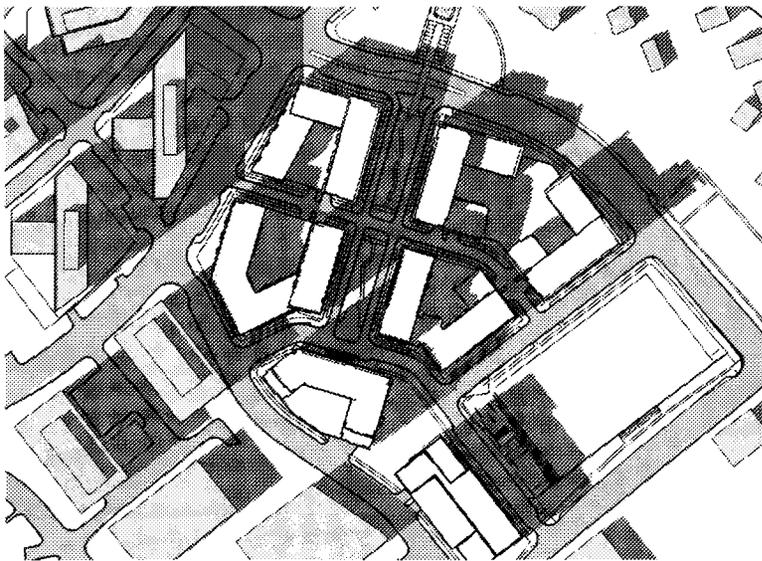
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MARCH / SEPTEMBER 21 ST\_9AM



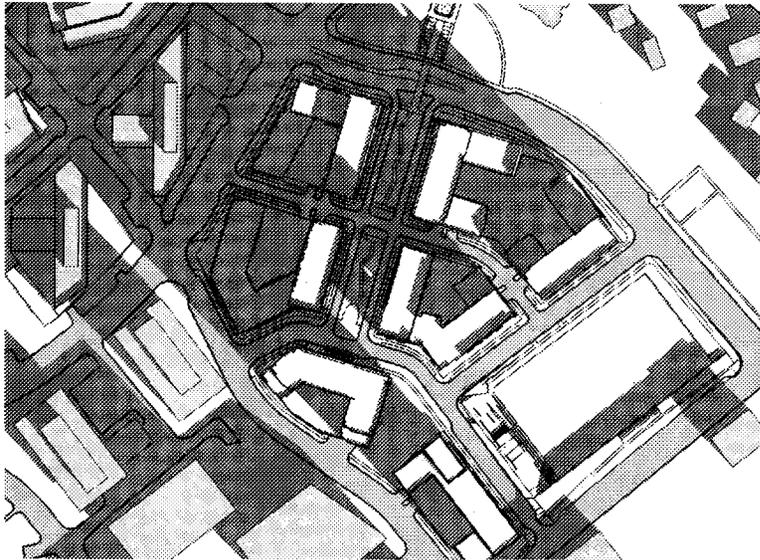
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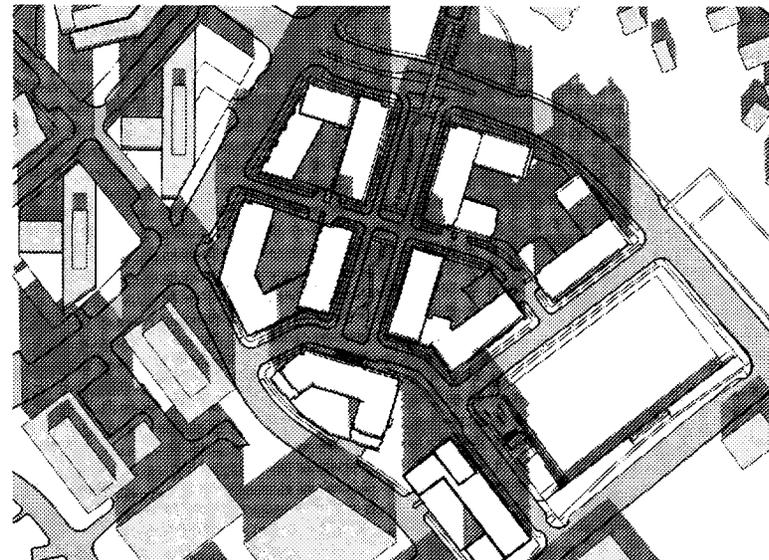
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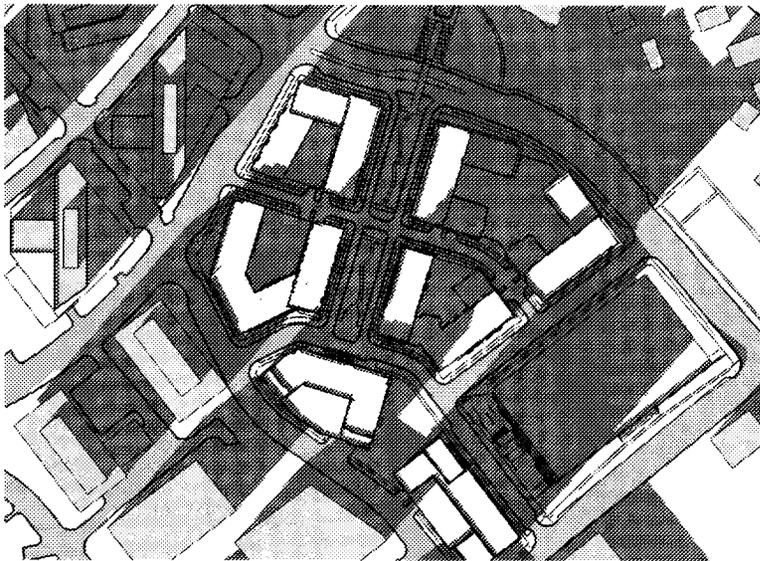




DECEMBER 21 ST\_9AM



DECEMBER 21 ST\_12PM



DECEMBER 21 ST\_3PM



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CDP	07.14.11
REV CDP	08.31.11
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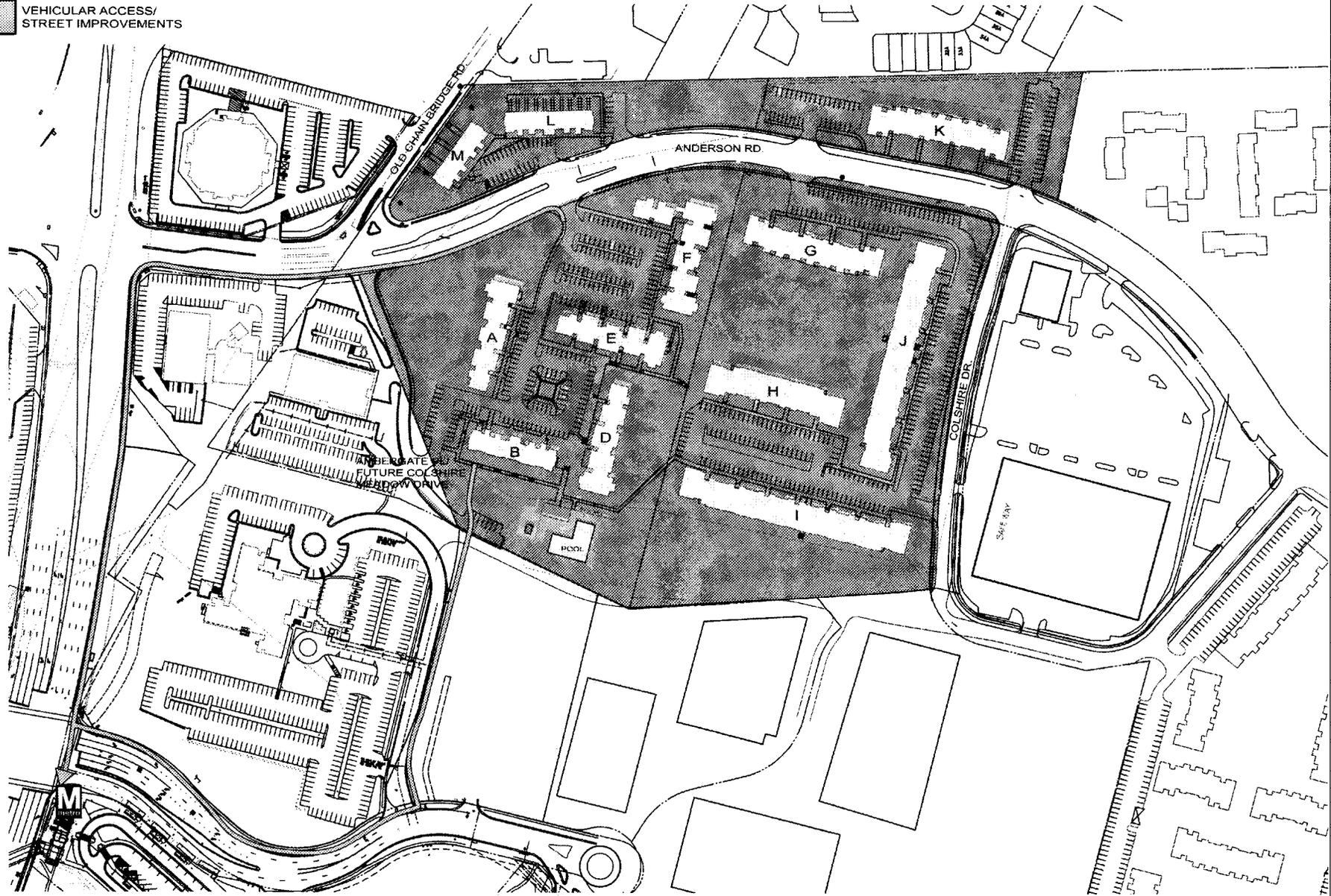


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 SHADOW STUDY

Scale:  
**A.10**

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/ STREET IMPROVEMENTS

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.



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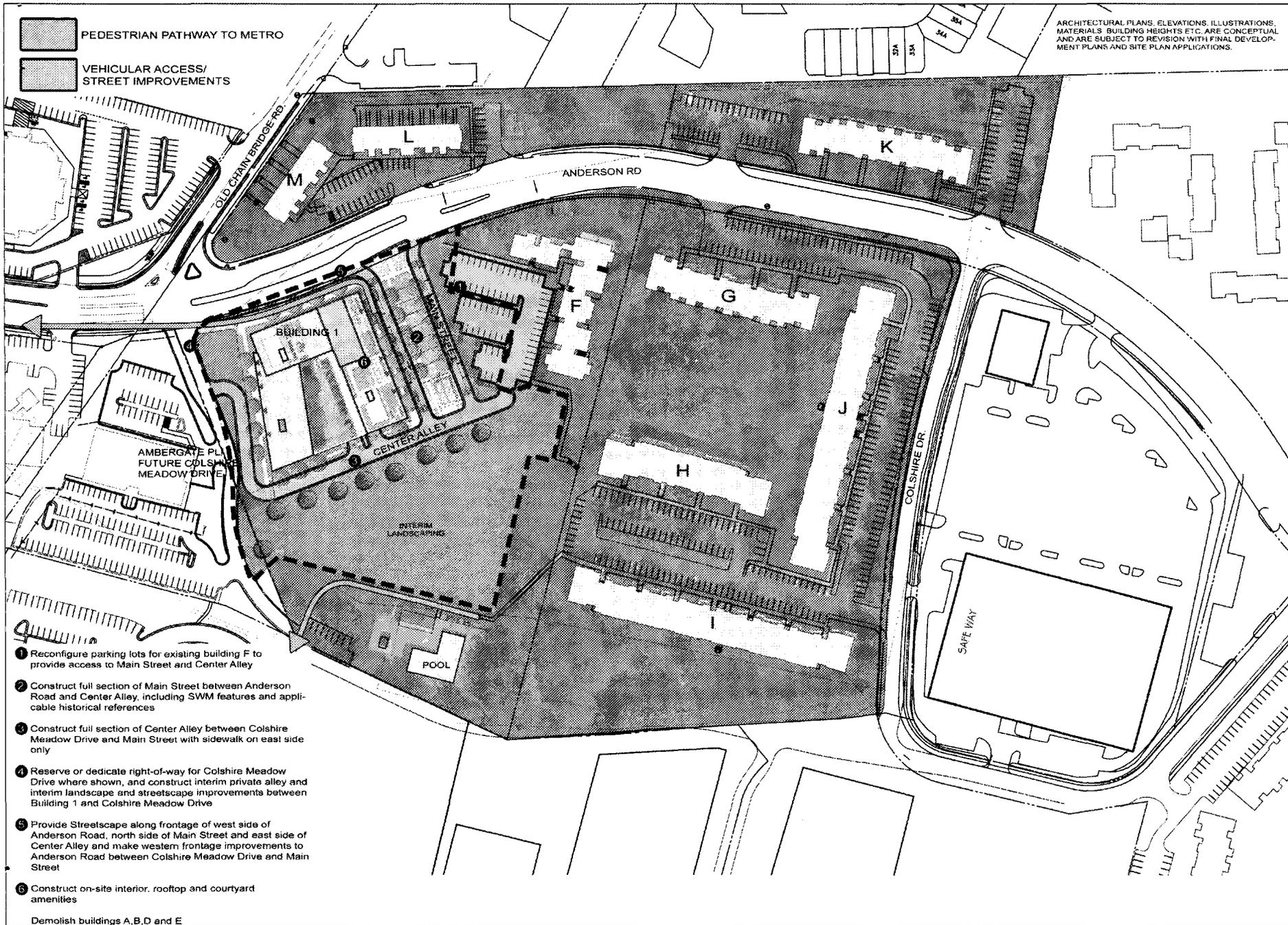
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PHASING PLAN  
 Existing

Scale:

**A.11**

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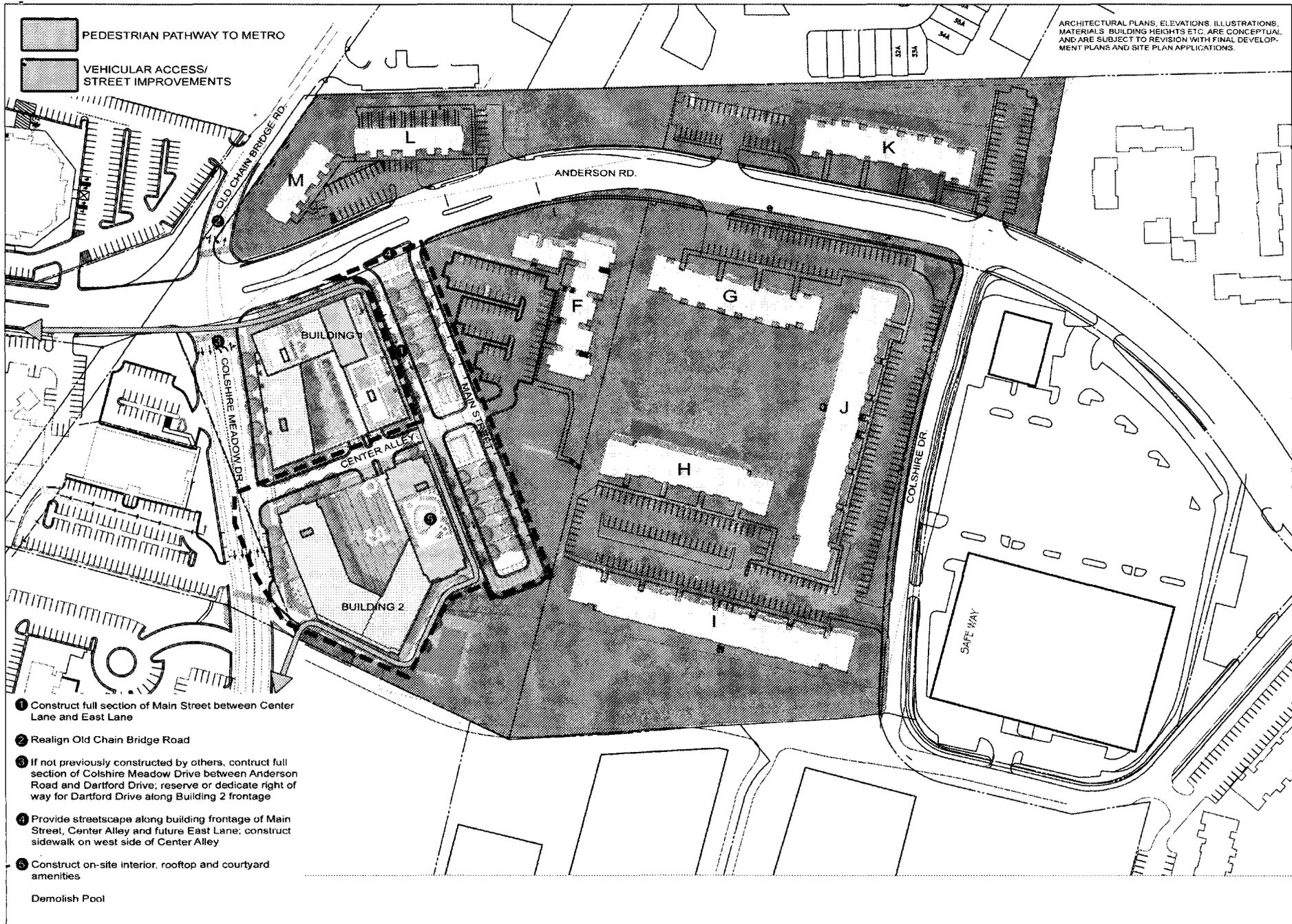
Common of Middle L.P.A. LLC  
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REV CDP	08.19.11

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PHASING PLAN  
 Building 1

Scale  
**A.12**



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-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/ STREET IMPROVEMENTS

- 1 Construct full section of Main Street between Center Lane and East Lane
- 2 Realign Old Chain Bridge Road
- 3 If not previously constructed by others, construct full section of Colshire Meadow Drive between Anderson Road and Dartford Drive; reserve or dedicate right of way for Dartford Drive along Building 2 frontage
- 4 Provide streetscape along building frontage of Main Street, Center Alley and future East Lane; construct sidewalk on west side of Center Alley
- 5 Construct on-site interior, rooftop and courtyard amenities

Demolish Pool



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REV CDP	10.26.11
REV CDP	08.13.11



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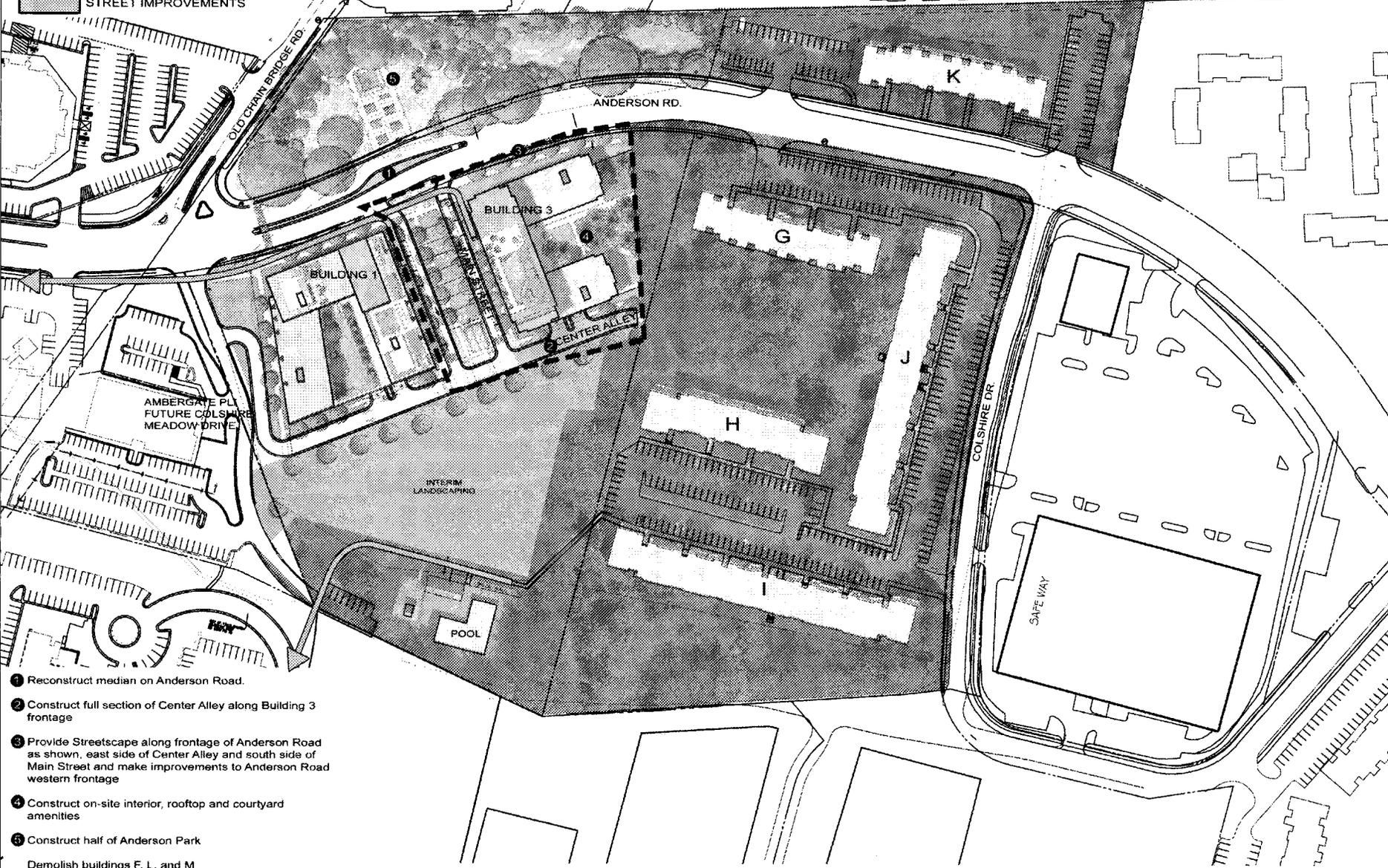
PHASING PLAN  
Building 2

Scale:

A.13

PEDESTRIAN PATHWAY TO METRO  
 VEHICULAR ACCESS/  
 STREET IMPROVEMENTS

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS,  
 MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL  
 AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT  
 PLANS AND SITE PLAN APPLICATIONS.



- 1 Reconstruct median on Anderson Road.
  - 2 Construct full section of Center Alley along Building 3 frontage
  - 3 Provide Streetscape along frontage of Anderson Road as shown, east side of Center Alley and south side of Main Street and make improvements to Anderson Road western frontage
  - 4 Construct on-site interior, rooftop and courtyard amenities
  - 5 Construct half of Anderson Park
- Demolish buildings F, L, and M



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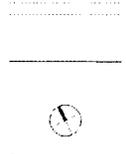
Traffic Consultant:  
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CDP	01.14.11
REV CDP	05.21.11
REV CDP	05.25.11
REV CDP	10.26.11
REV CDP	05.19.12

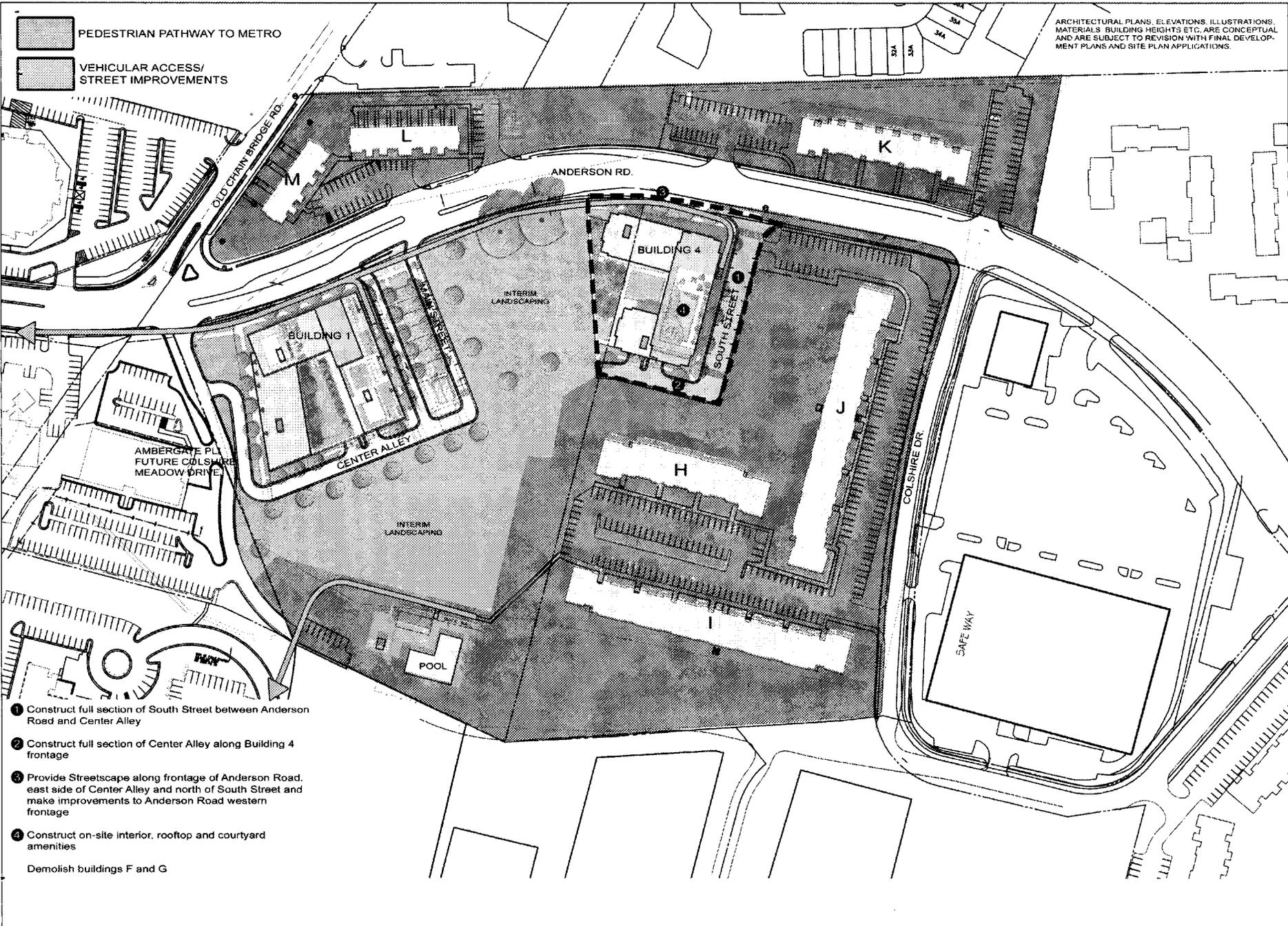


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PHASING PLAN  
 Building 3

Scale

A.14



- 1 Construct full section of South Street between Anderson Road and Center Alley
  - 2 Construct full section of Center Alley along Building 4 frontage
  - 3 Provide Streetscape along frontage of Anderson Road, east side of Center Alley and north of South Street and make improvements to Anderson Road western frontage
  - 4 Construct on-site interior, rooftop and courtyard amenities
- Demolish buildings F and G

**WDG**  
ARCHITECTURE

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**The Commons**  
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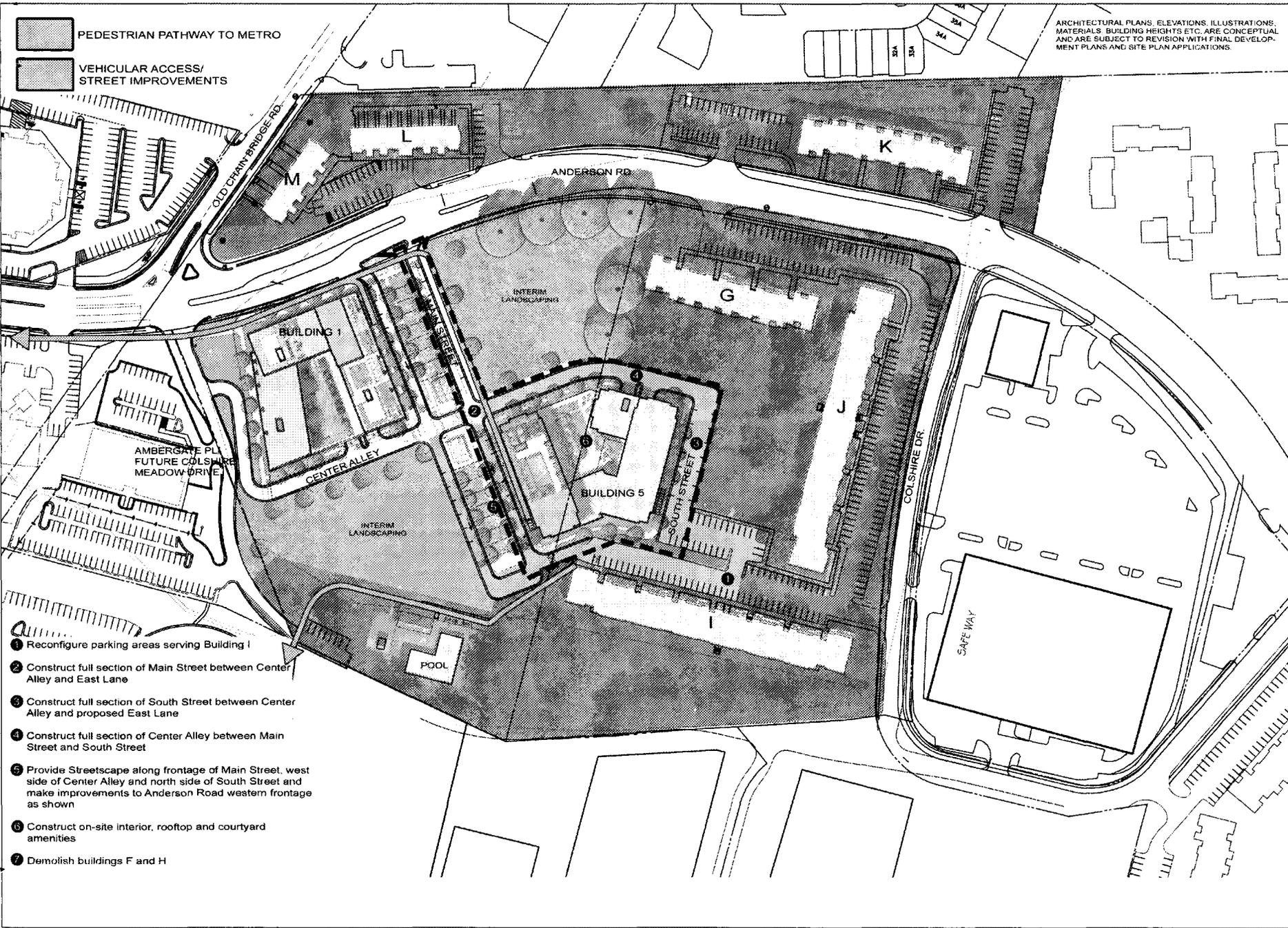
Commonwealth of Virginia L'CAL LLC  
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Baltimore, MD 21287

CDP	01.14.11
REV CDP	03.23.11
REV CDP	05.23.11
REV CDP	10.26.10
REV CDP	05.15.10

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PHASING PLAN  
Building 4

Scale:  
**A.15**



ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.

- PEDESTRIAN PATHWAY TO METRO
- VEHICULAR ACCESS/ STREET IMPROVEMENTS

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- 1 Reconfigure parking areas serving Building I
- 2 Construct full section of Main Street between Center Alley and East Lane
- 3 Construct full section of South Street between Center Alley and proposed East Lane
- 4 Construct full section of Center Alley between Main Street and South Street
- 5 Provide Streetscape along frontage of Main Street, west side of Center Alley and north side of South Street and make improvements to Anderson Road western frontage as shown
- 6 Construct on-site interior, rooftop and courtyard amenities
- 7 Demolish buildings F and H

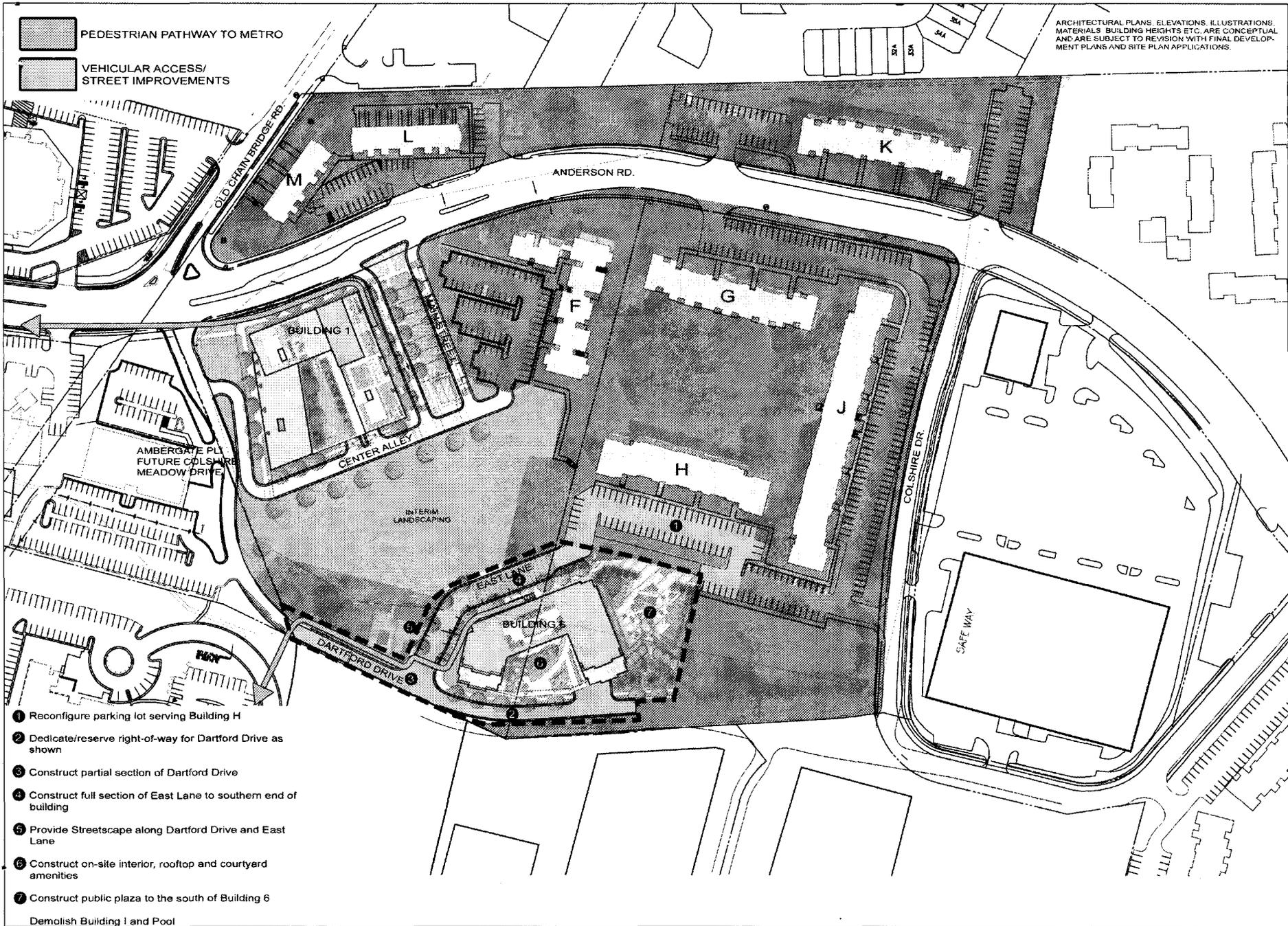
**The Commons**  
 TYSONS CORNER  
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CDP	07.16.11
REV CDP	03.23.11
REV CDP	05.29.11
REV CDP	10.26.11
REV CDP	08.19.11

See WDG Project No. W24000

PHASING PLAN  
 Building 5



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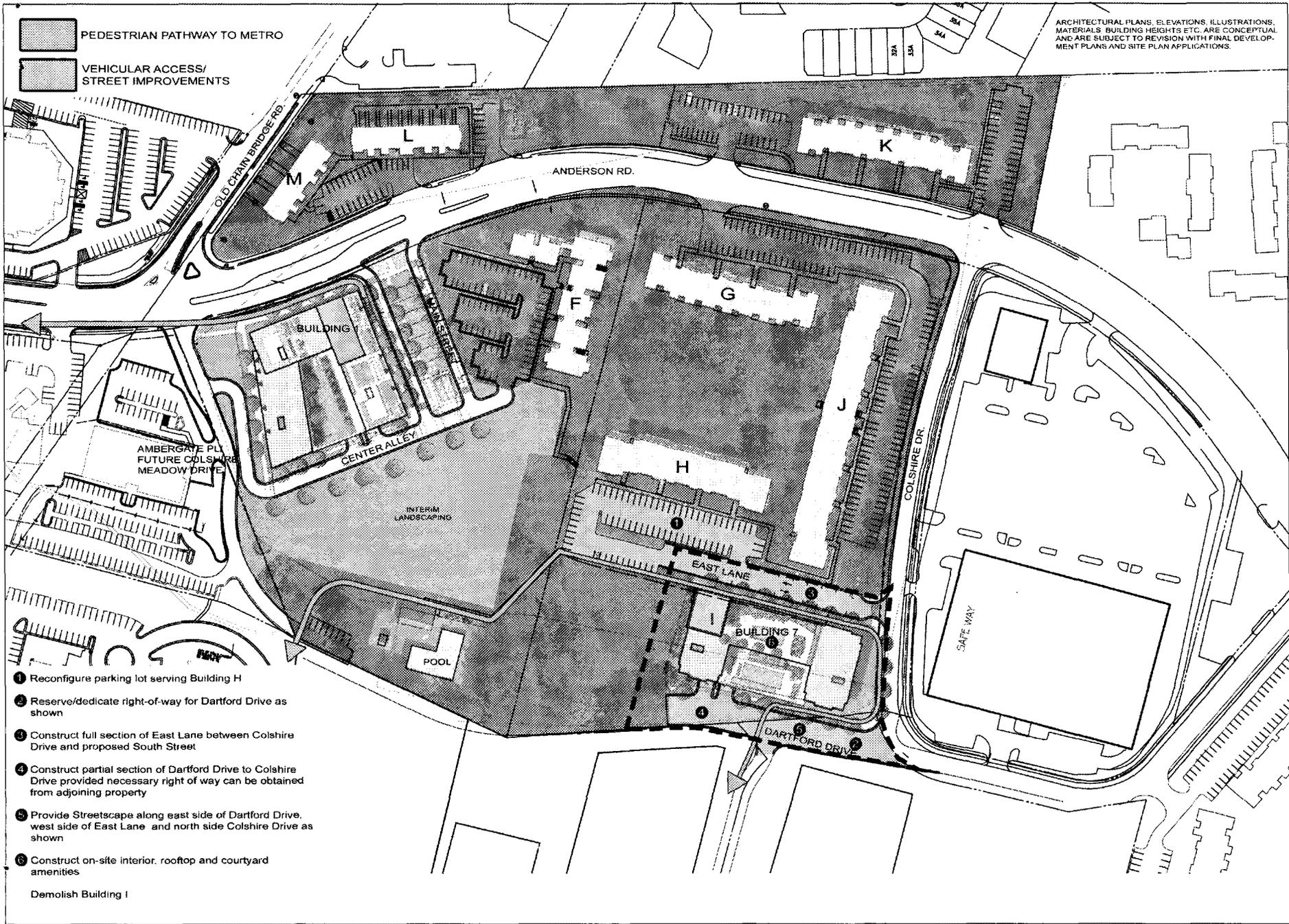
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CDP	01.14.11
REV CDP	03.28.11
REV CDP	05.21.11
REV CDP	10.26.11
REV CDP	08.15.13



PHASING PLAN  
 Building 6

Scale  
**A.17**



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CDP	01.14.11
REV CDP	05.21.11
REV CDP	05.21.11
REV CDP	10.28.11
REV CDP	08.19.11

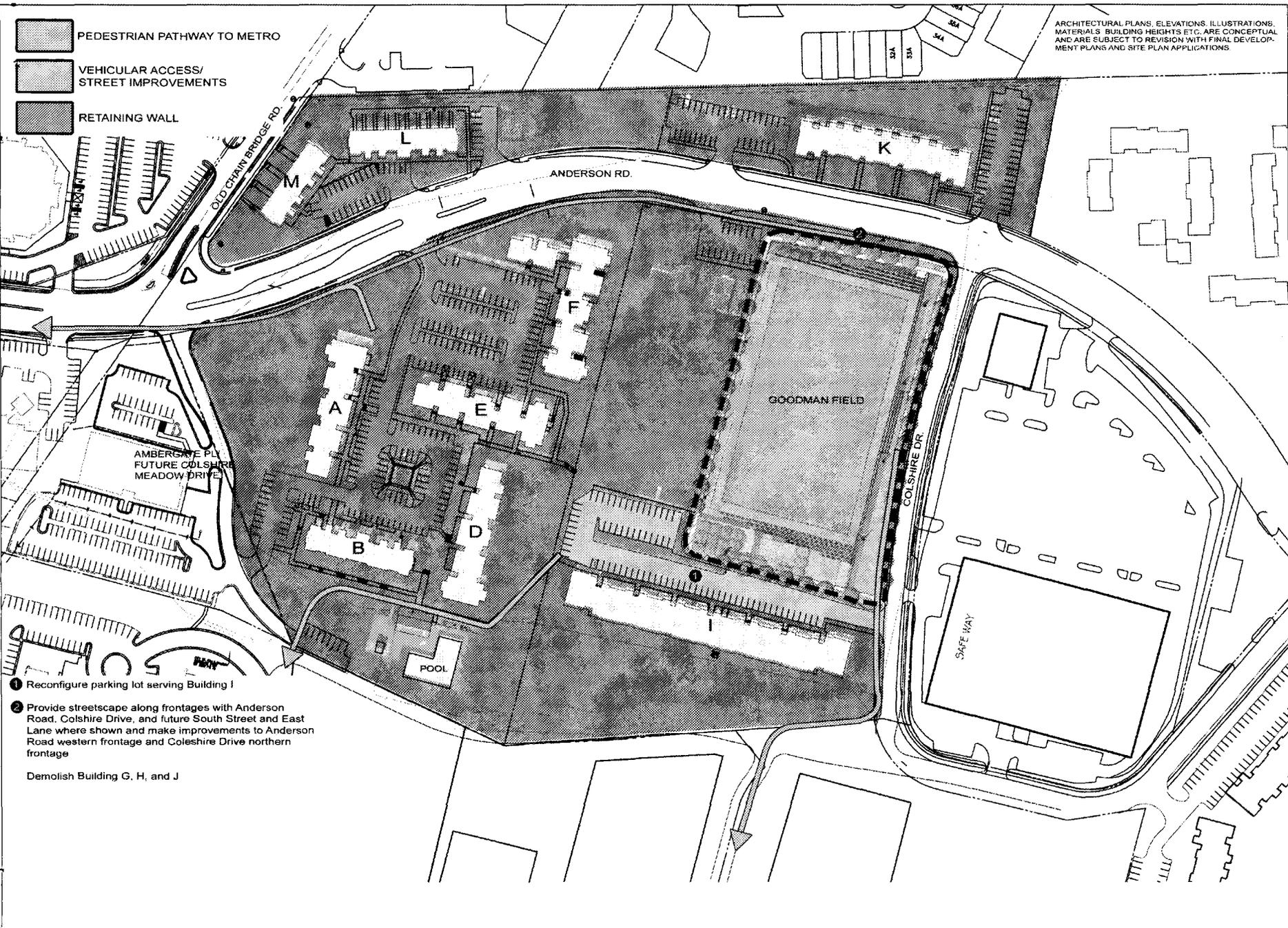


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PHASING PLAN  
 Building 7

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.

-  PEDESTRIAN PATHWAY TO METRO
-  VEHICULAR ACCESS/ STREET IMPROVEMENTS
-  RETAINING WALL



- 1 Reconfigure parking lot serving Building I
  - 2 Provide streetscape along frontages with Anderson Road, Colshire Drive, and future South Street and East Lane where shown and make improvements to Anderson Road western frontage and Coleshire Drive northern frontage
- Demolish Building G, H, and J



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Email: [eric@patriarchal.com](mailto:eric@patriarchal.com)

**The Commons**  
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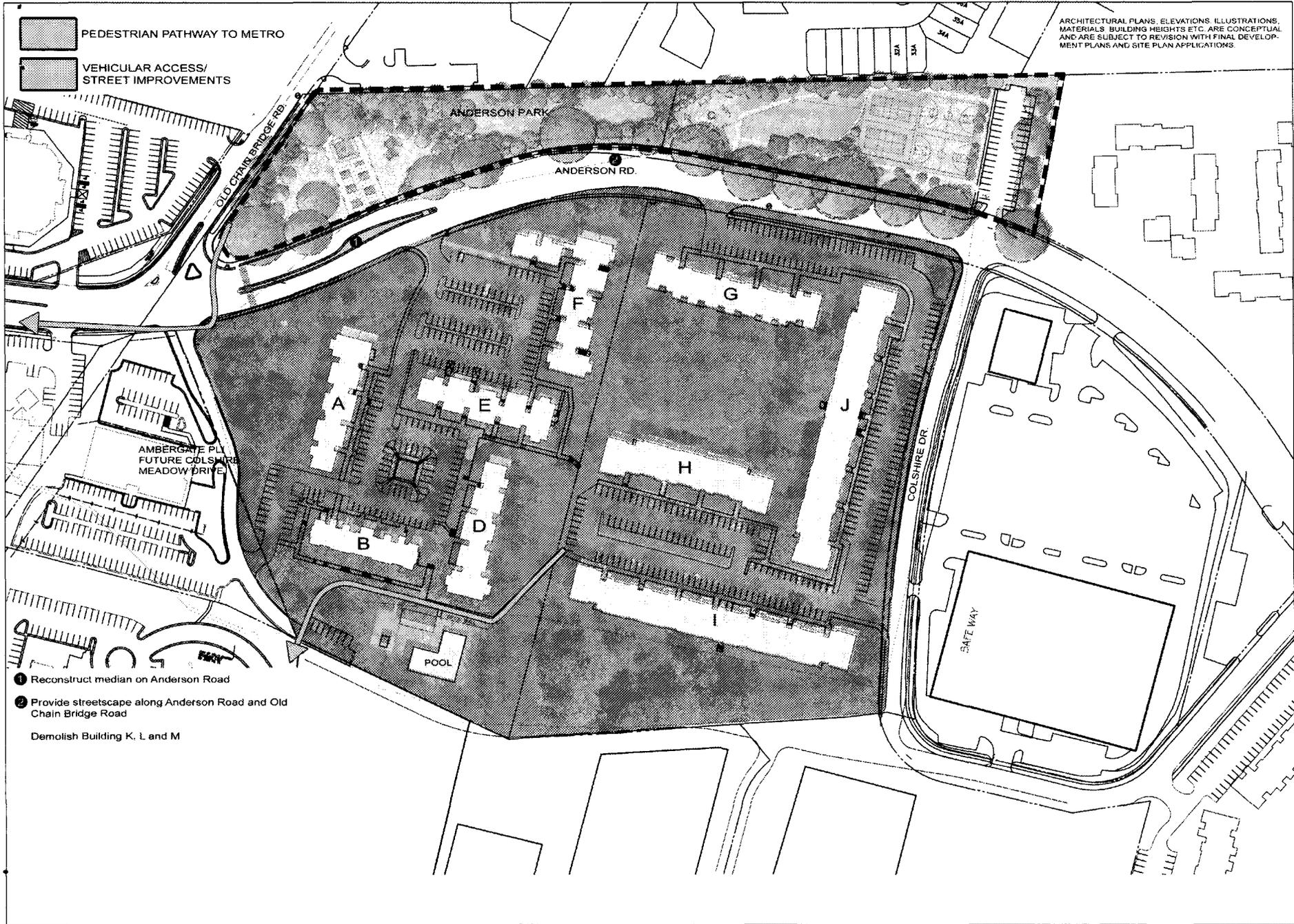
Commonwealth LKAL LLC  
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CDP	01.14.11
REV CDP	03.28.11
REV CDP	05.25.11
REV CDP	10.26.12
REV CDP	08.13.13

  
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PHASING PLAN  
Goodman Field

Scale:  
**A.19**



PEDESTRIAN PATHWAY TO METRO  
 VEHICULAR ACCESS/  
 STREET IMPROVEMENTS

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS,  
 MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL  
 AND ARE SUBJECT TO REVISION WITH FINAL DEVELOP-  
 MENT PLANS AND SITE PLAN APPLICATIONS.

- 1 Reconstruct median on Anderson Road
  - 2 Provide streetscape along Anderson Road and Old Chain Bridge Road
- Demolish Building K, L and M



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CDP	01.14.11
REV CDP	05.31.11
REV CDP	05.09.12
REV CDP	05.26.12
REV CDP	08.15.12

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 PHASING PLAN  
 Anderson Park



**1** AERIAL VIEW EAST

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.



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CDP	01.14.11
REV CDP	02.21.11
REV CDP	02.21.11
REV CDP	10.20.11
REV CDP	08.13.11



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PERSPECTIVE

Scale

**A.21**



1 AERIAL VIEW SOUTH

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.



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REV CDP	05.21.11
REV CDP	05.21.11
REV CDP	05.26.11
REV CDP	05.19.11

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PERSPECTIVE

Scale  
**A.22**

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CDP	07.14.11
REV CDP	05.21.11
REV CDP	05.21.11
REV CDP	10.20.10
REV CDP	09.15.10

See WDG Project No. WAG004

PERSPECTIVE

A.23



1 PERSPECTIVE VIEW SOUTHEAST FROM ANDERSON ROAD AND COLSHIRE MEADOW DRIVE

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.



1 PERSPECTIVE VIEW SOUTHWEST ACROSS GOODMAN FIELD FROM ANDERSON ROAD

ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS ETC. ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLANS AND SITE PLAN APPLICATIONS.

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CDP	01.24.11
REV CDP	03.24.11
REV CDP	05.21.11
REV CDP	10.26.11
REV CDP	08.15.12

  
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PERSPECTIVE

Scale  
**A.24**



**1** PERSPECTIVE VIEW SOUTH ACROSS NEW ANDERSON PARK DOWN MAIN STREET

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CDP	01.14.11
REV CDP	05.25.11
REV CDP	05.25.11
REV CDP	10.26.11
REV CDP	08.17.11

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 WDC Architecture, PLLC

PERSPECTIVE

Scale  
**A.25**



**1** PERSPECTIVE VIEW EAST FROM COLSHIRE MEADOW DRIVE DOWN EAST LANE

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REV CDP	05.21.11
REV CDP	05.21.12
REV CDP	02.26.13
REV CDP	08.03.13



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PERSPECTIVE

Scale  
**A.26**



**1** PERSPECTIVE VIEW WEST ACROSS GOODMAN FIELD FROM COLSHIRE DRIVE

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REV CDP	10.26.10
REV CDP	08.17.10



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PERSPECTIVE

Scale:

A.27



**1 PERSPECTIVE VIEW TOWARD SOUTH PLAZA**

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REV CDP	05.27.11
REV CDP	10.26.11
REV CDP	08.15.11



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PERSPECTIVE

Scale:  
**A.28**



**1** PERSPECTIVE VIEW DOWN SOUTH STREET TOWARD SOUTH PLAZA

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REV CDP	05.25.11
REV CDP	10.26.10
REV CDP	08.13.12

W.D.G. Project No. WAG008

PERSPECTIVE

Scale  
**A.29**



1 PERSPECTIVE VIEW DOWN MAIN STREET TOWARD BUILDING SIX

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REV CDP	05.21.11
REV CDP	10.26.12
REV CDP	08.13.13

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PERSPECTIVE

Scale  
**A.30**



1 PERSPECTIVE VIEW ACROSS ANDERSON PARK FROM OLD CHAIN BRIDGE ROAD

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REV CDP	05.28.11
REV CDP	05.29.11
REV CDP	10.26.11
REV CDP	09.19.12

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PERSPECTIVE

Scale  
**A.31**



**1** AERIAL VIEW EAST

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REV CDP	02.26.10
REV CDP	08.13.09

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SIX STORY  
 OPTION

Scale  
**A.32**



**1** AERIAL VIEW SOUTHWEST

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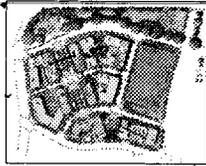
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REV CDP	05.25.11
REV CDP	10.26.11
REV CDP	08.15.12

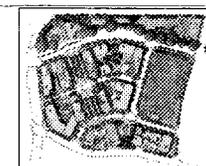
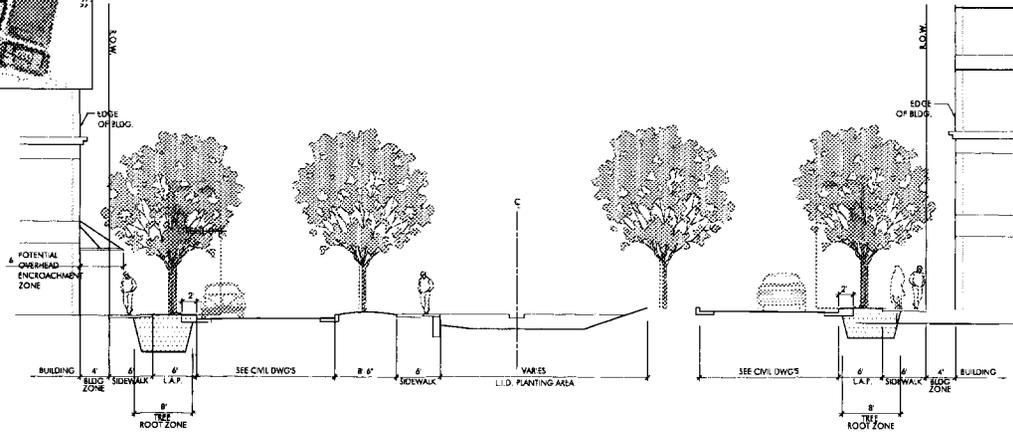
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OPTION

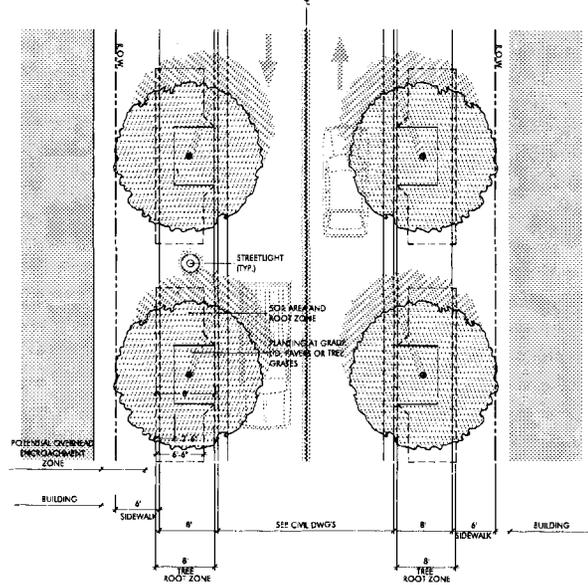
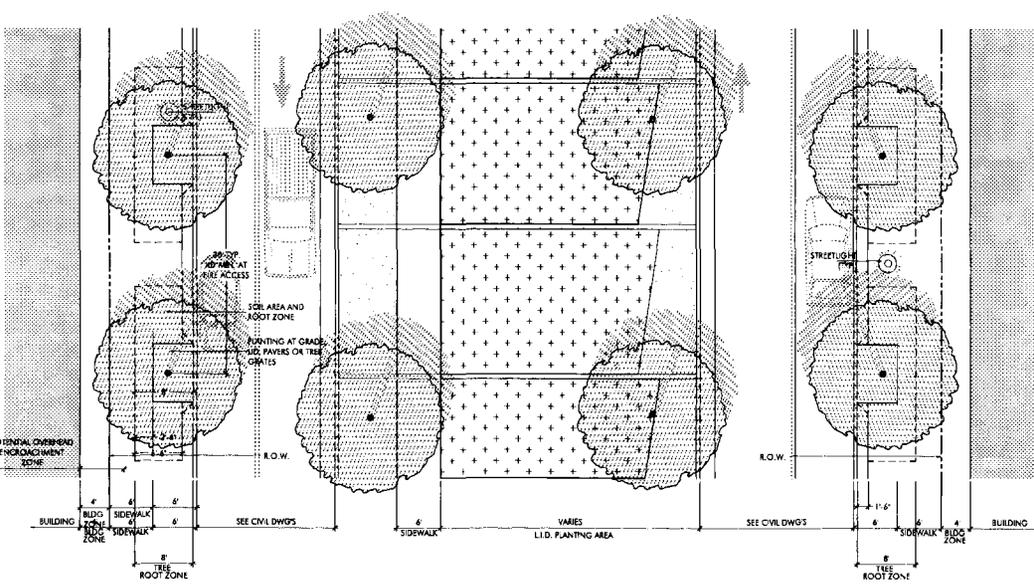
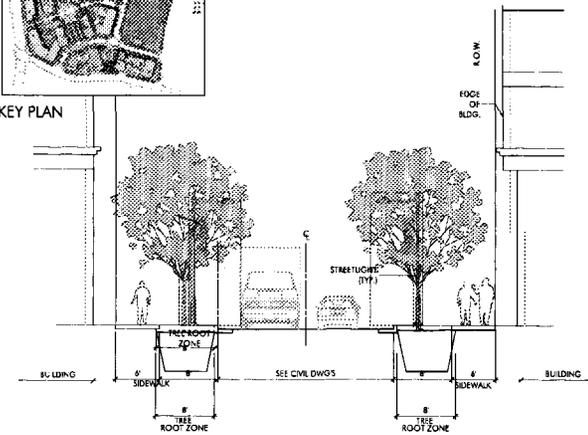
Scale  
**A.33**



KEY PLAN



KEY PLAN



1 'MAIN STREET' SECTION

1/8" = 1'-0"

2 'CENTER ALLEY' SECTION

1/8" = 1'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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 www.wattconrad.com

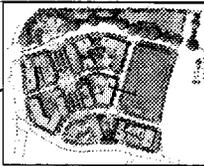
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CDP (Revised)	03.21.11
CDP (Revised)	04.27.11
CDP (Revised)	05.18.11
CDP (Revised)	05.21.11
CDP (Revised)	10.26.11
CDP (Revised)	02.03.12

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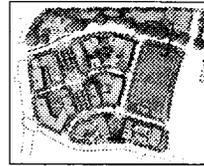
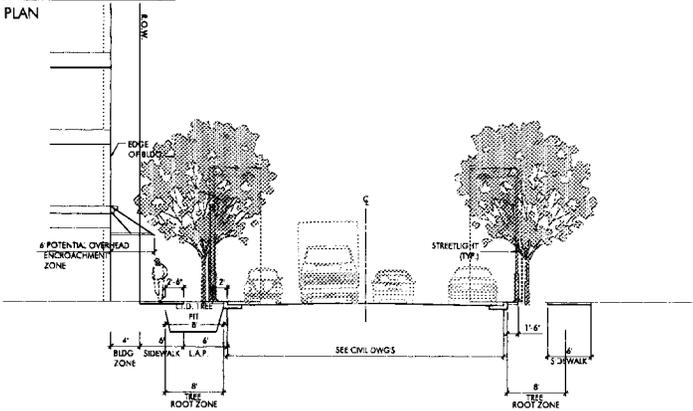
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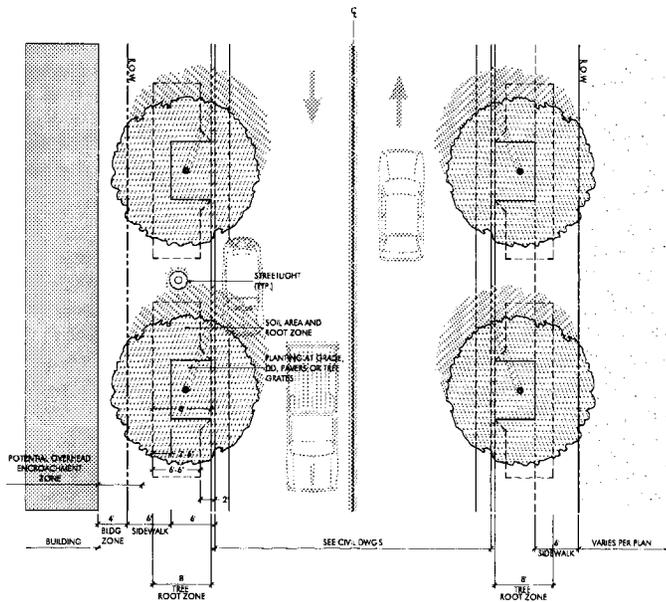
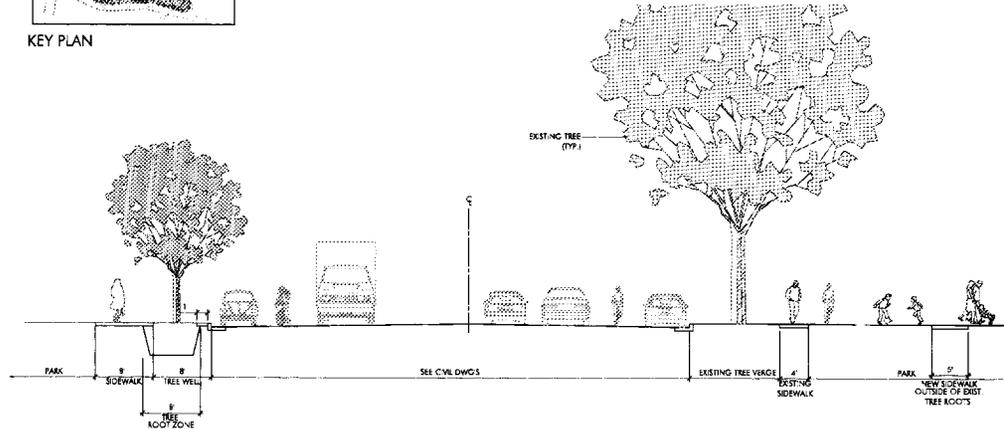
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KEY PLAN

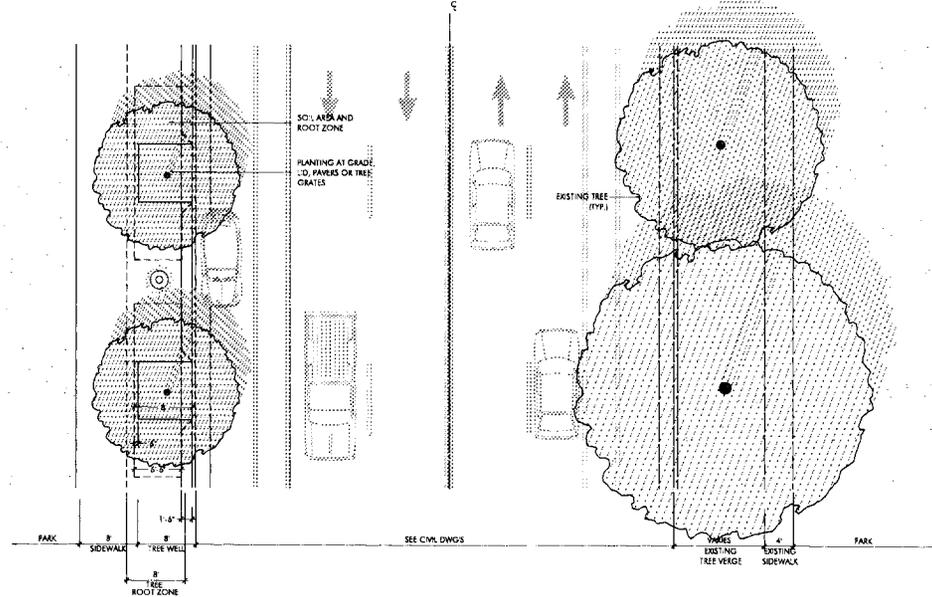


KEY PLAN



1 'SOUTH STREET' SECTION

1/8" = 1'-0"



2 ANDERSON ROAD SECTION @ GOODMAN FIELD

1/8" = 1'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



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CDP	01.16.11
CDP (Revised)	02.21.11
CDP (Revised)	04.27.11
CDP (Revised)	05.19.11
CDP (Revised)	05.21.11
CDP (Revised)	10.04.11
CDP (Revised)	02.15.12

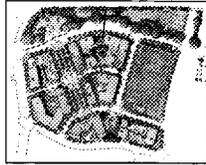


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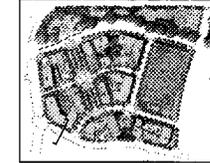
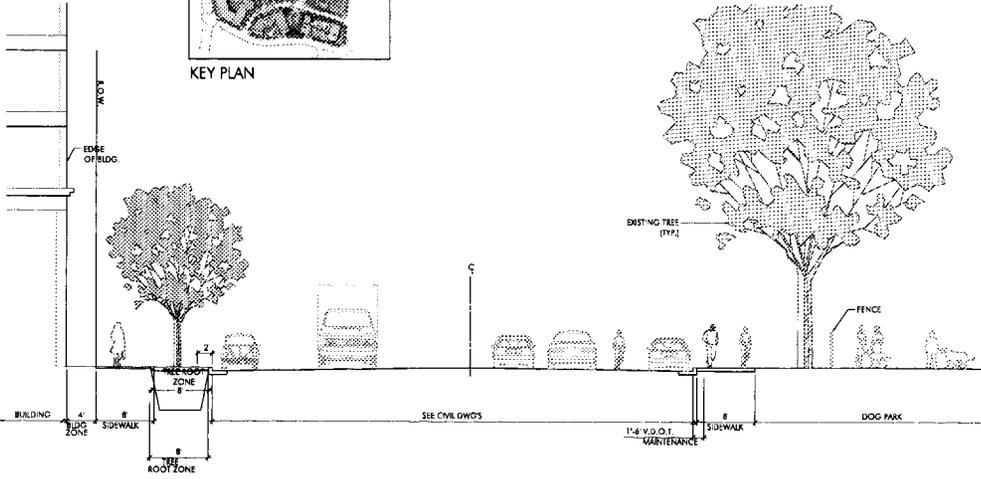
ROADWAY SECTIONS

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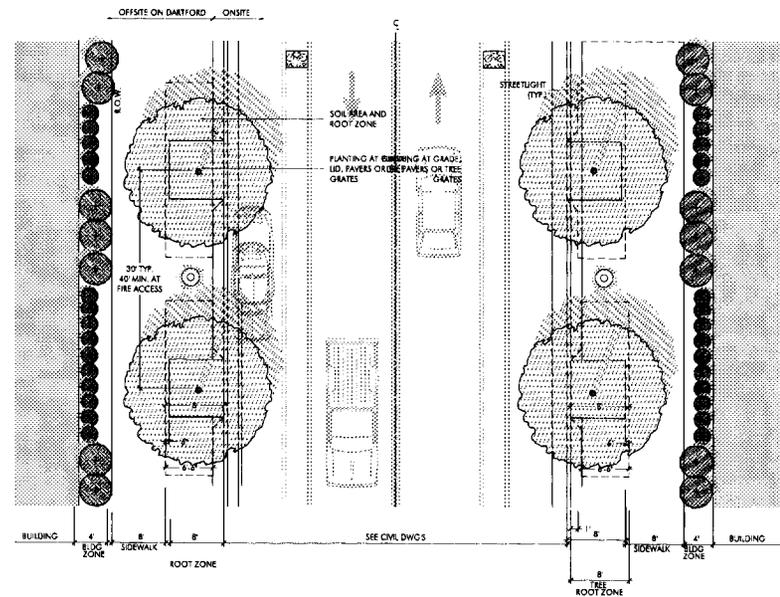
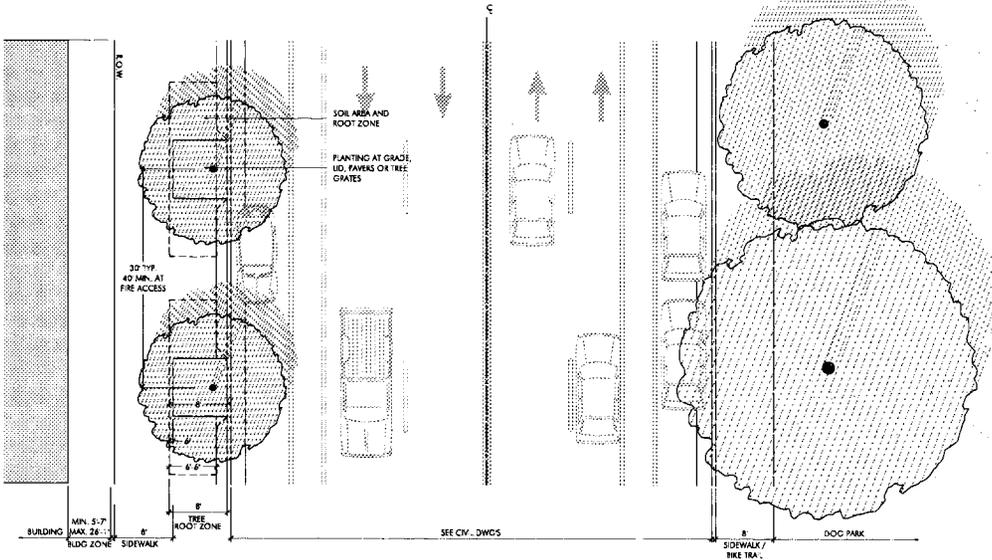
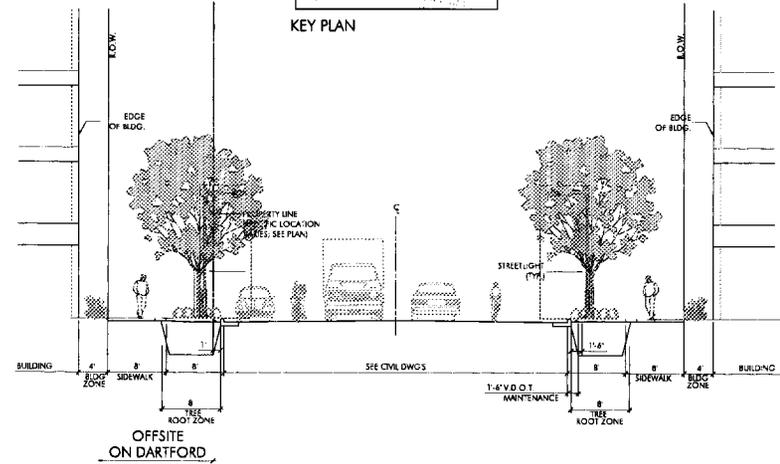
L-02



KEY PLAN



KEY PLAN



1 ANDERSON ROAD SECTION @ DOG PARK

1/8" = 1'-0"

2 'DARTFORD DRIVE' & 'EAST LANE' SECTION

1/8" = 1'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



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CDP	01.16.11
CDP (Revised)	05.21.11
CDP (Revised)	06.21.11
CDP (Revised)	05.16.12
CDP (Revised)	05.21.12
CDP (Revised)	10.26.12
CDP (Revised)	02.15.13



ROADWAY SECTIONS

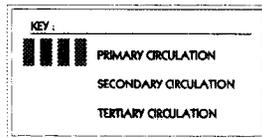
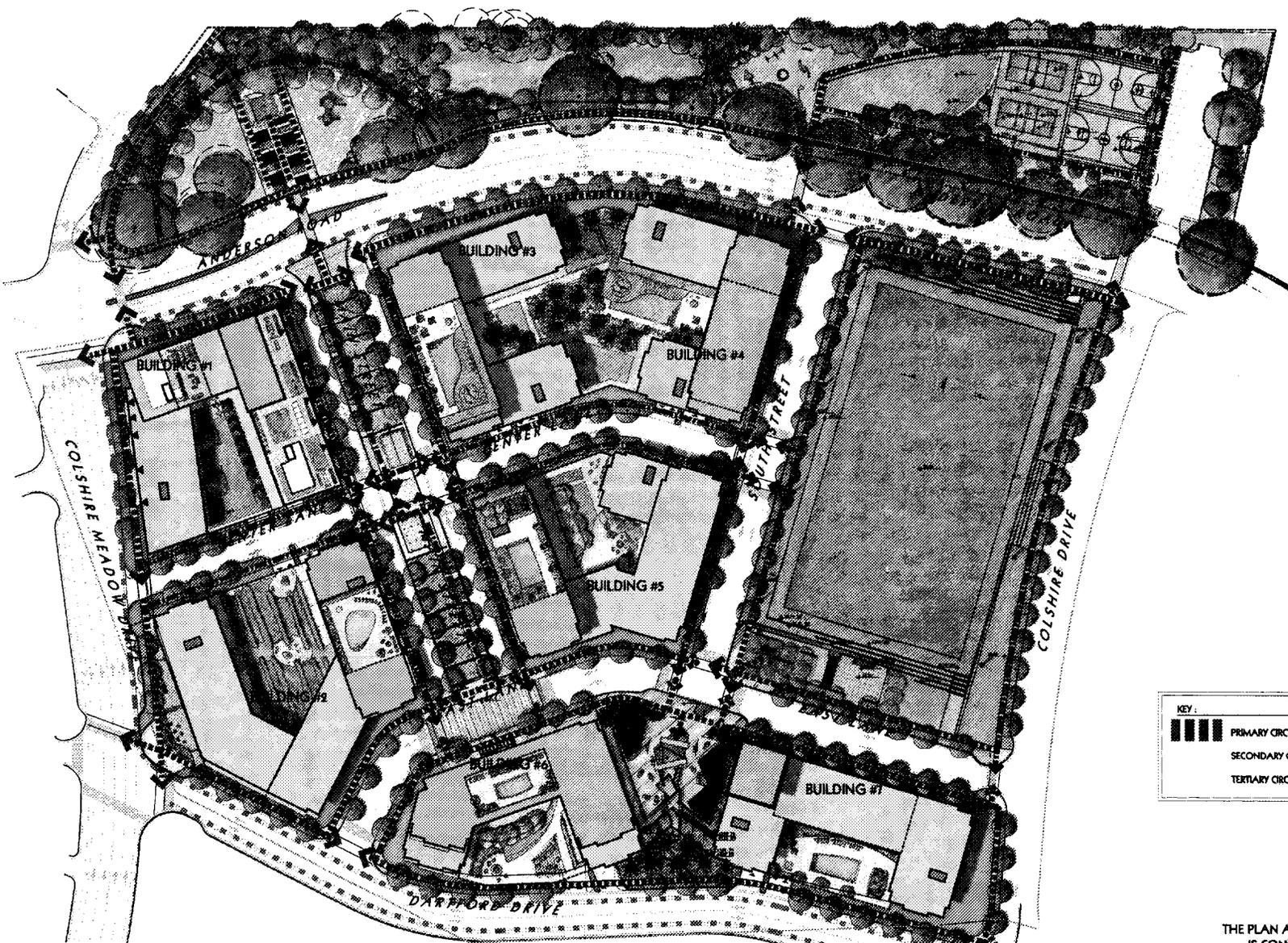
Scale: N.T.S.

L-03





# CIRCULATION HIERARCHY PLAN



THE PLAN AND IMAGERY SHOWN  
IS CONCEPTUAL AND MAY BE  
MODIFIED SUBJECT TO FINAL  
DEVELOPMENT PLAN APPROVAL



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QCP	01.14.11
QCP (Revised)	05.31.11
QCP (Revised)	04.27.12
QCP (Revised)	09.19.12
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QCP (Revised)	10.26.12
QCP (Revised)	02.15.13

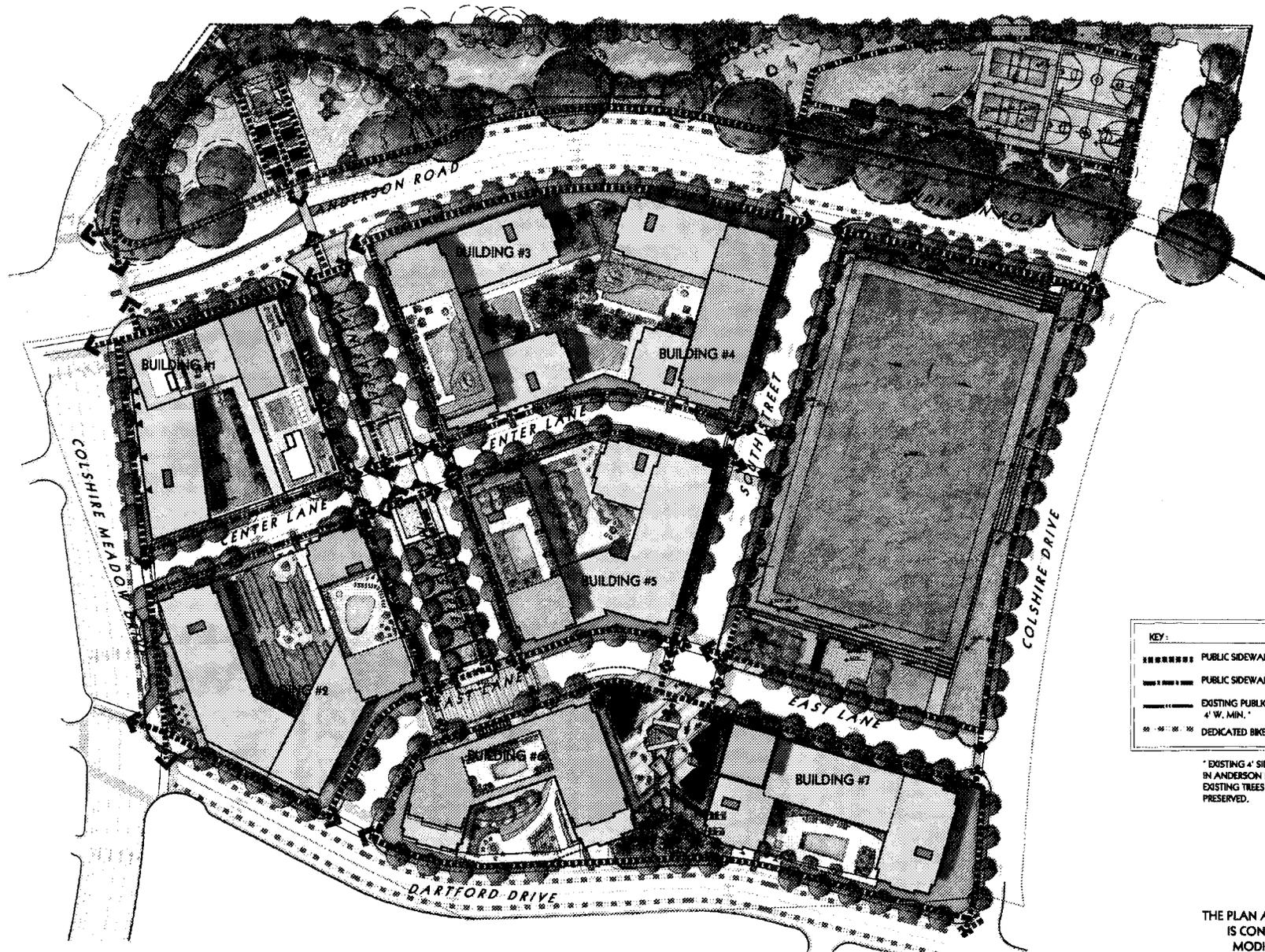


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CIRCULATION  
HIERARCHY  
PLAN  
Scale: 1" = 50'-0"

**L-06**

# CIRCULATION PLAN



**KEY :**

- PUBLIC SIDEWALK - 6' W. MIN.
- PUBLIC SIDEWALK - 4' W. MIN.
- EXISTING PUBLIC SIDEWALK - 4' W. MIN.
- DEDICATED BIKE LANE

\* EXISTING 4" SIDEWALK TO REMAIN IN ANDERSON PARK WHERE EXISTING TREES ARE TO BE PRESERVED.

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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CDP	01.26.21
CDP (Revised)	02.02.21
CDP (Revised)	04.07.21
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CDP (Revised)	03.15.23



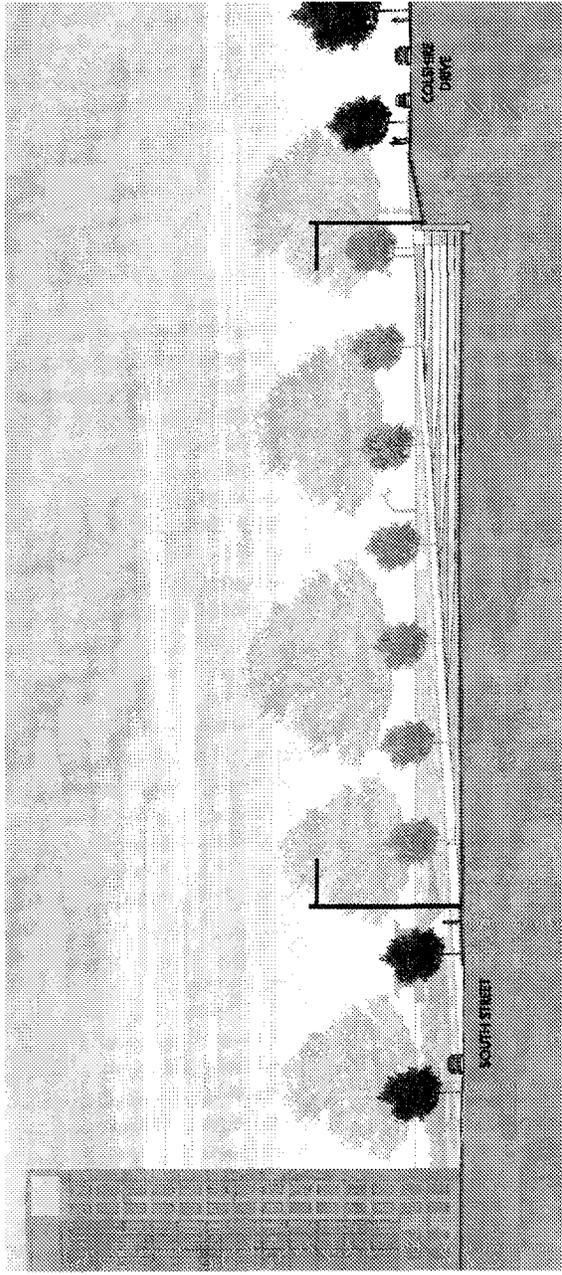

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CIRCULATION PLAN

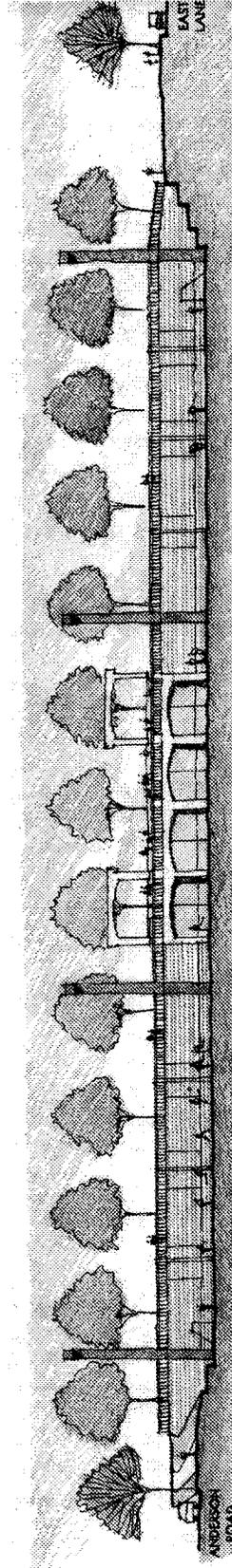
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**L-07**

# GOODMAN FIELD SECTIONS



**2** GOODMAN FIELD SECTION  
1"=20'-0"



**1** GOODMAN FIELD SECTION  
1"=20'-0"



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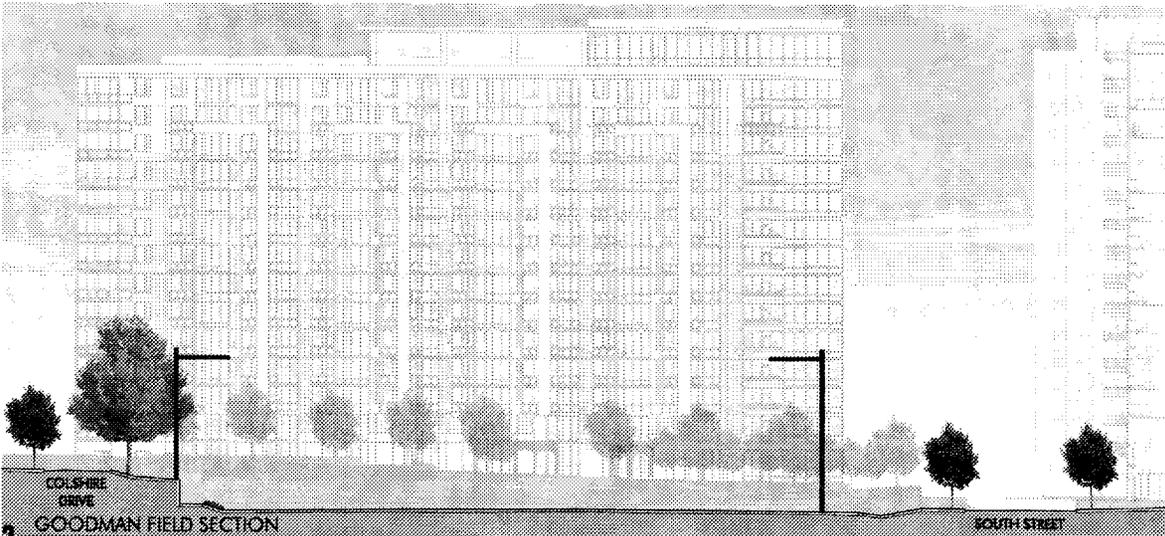
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10	10.10	10.10.10



WDC Project No. WDC001  
GOODMAN FIELD  
SECTIONS  
Scale: 1"=20'-0"

**L-08A**

# GOODMAN FIELD SECTIONS



GOODMAN FIELD SECTION  
1"=20'-0"



GOODMAN FIELD SECTION  
1"=20'-0"



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CDP	01.14.11
CDP (Revised)	02.21.11
CDP (Revised)	04.21.11
CDP (Revised)	03.10.11
CDP (Revised)	05.21.11
CDP (Revised)	10.24.11
CDP (Revised)	03.11.11



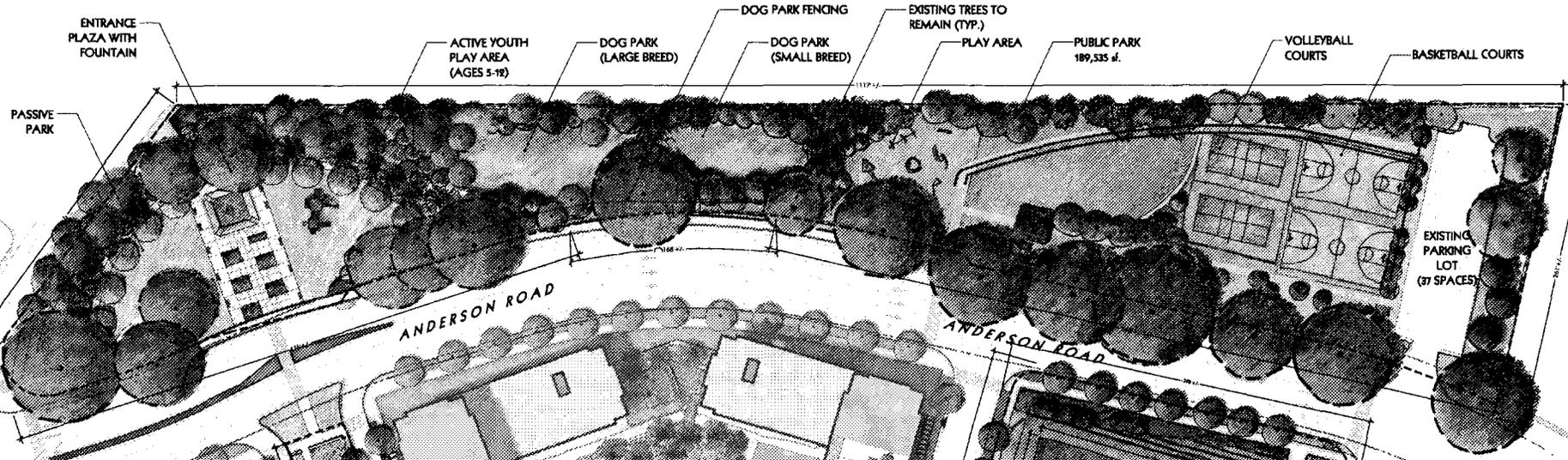
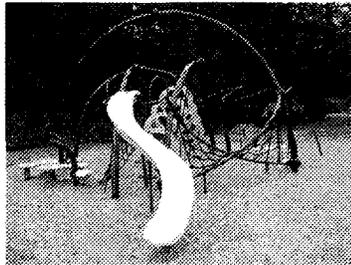
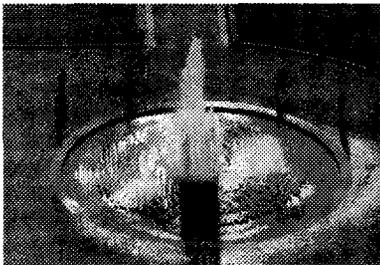
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GOODMAN FIELD SECTIONS

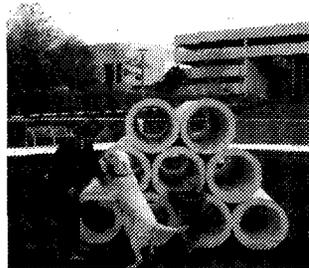
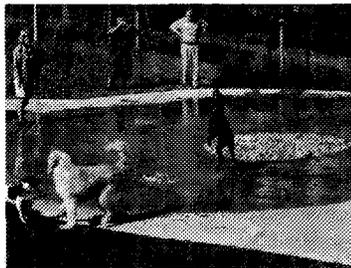
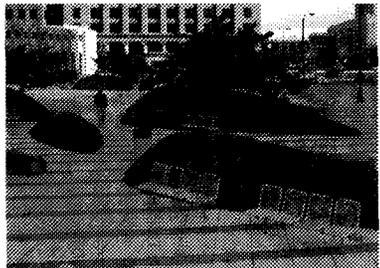
Scale: 1"=30'-0"

L-08B

# ANDERSON PARK PLAN



1 ANDERSON PARK PLAN  
1" = 40'-0"



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CDP (Revised)	05.27.11
CDP (Revised)	04.27.12
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CDP (Revised)	08.01.12
CDP (Revised)	10.26.12
CDP (Revised)	02.12.13

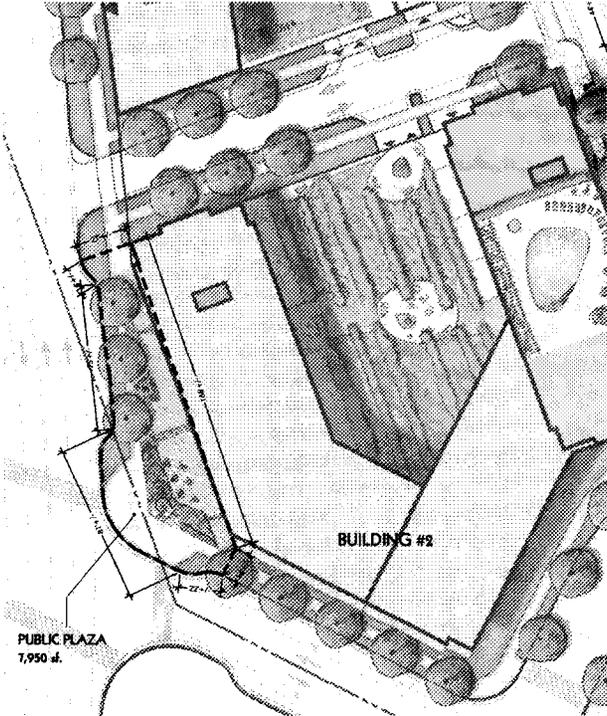
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ANDERSON  
PARK PLAN  
Scale: 1" = 40'-0"

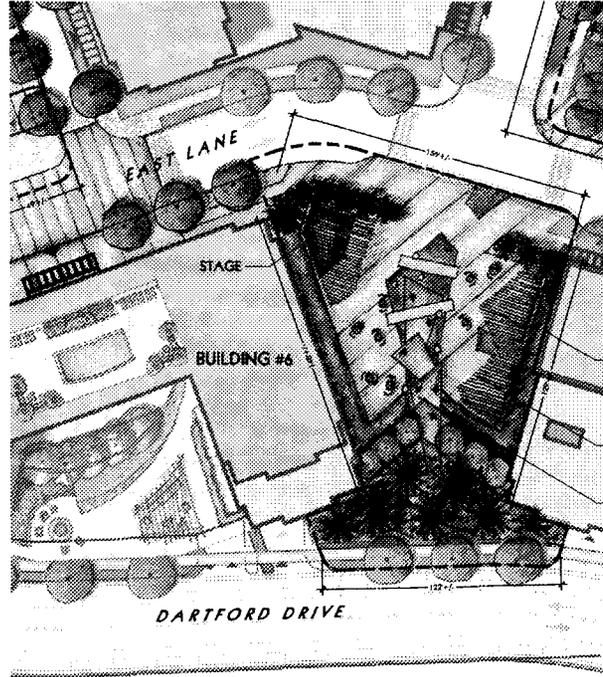
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THE PLAN AND IMAGERY SHOWN  
IS CONCEPTUAL AND MAY BE  
MODIFIED SUBJECT TO FINAL  
DEVELOPMENT PLAN APPROVAL

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

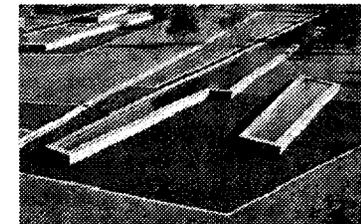
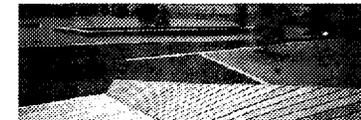
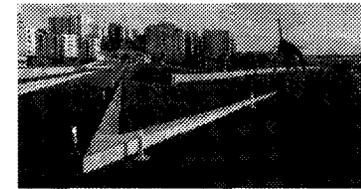
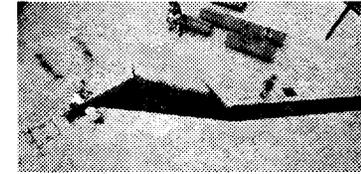


1 COMMUNITY PLAZA PLAN - (BLDG. #2)  
1"=30'-0"



2 COMMUNITY PLAZA PLAN - (BLDG. #6)  
1"=30'-0"

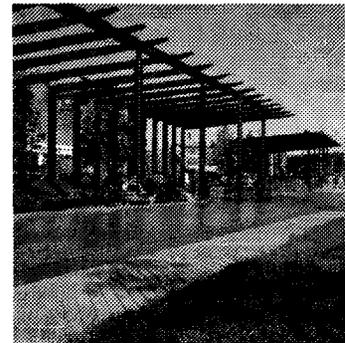
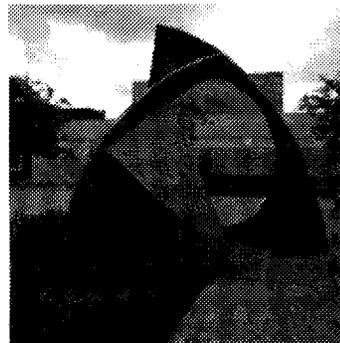
## PLAZA PLANS



PUBLIC PLAZA  
24,850 sq. ft.

OVERHEAD  
STRUCTURE (TYP.)

TERRACED  
FOUNTAIN



**WDG**  
ARCHITECTURE

WDG Architecture, PLLC  
1821 Cornerstone Avenue, #100  
Washington, DC 20006  
Tel: 301.897.8300  
Fax: 301.452.4574  
www.wdgarch.com

Appointed  
Contractor of All-Land LICAL, LLC  
via LCOB Improvement  
Contract: 8811 Road  
1800 Rock Spring Drive, Suite 1000  
Beltsville, MD 20707  
Tel: 301.897.0302  
Fax: 301.993.0712  
www.wdgarch.com

CMR Engineer  
Vicki, Inc.  
Contract: Street Front  
1800 Cornerstone Drive  
Suite 1000  
Beltsville, VA 20706  
Tel: 703.444.3300  
Fax: 703.526.4202  
www.vickiarchitect.com

Landscape Architect  
Parkscape, Inc.  
Contract: 3rd Phase  
191 N. Union Street  
Suite 200  
Alexandria, VA 22304  
Tel: 703.544.2800  
Fax: 703.544.6800  
www.parkscapeinc.com

Traffic Consultant  
W.F. Associates, Inc.  
Contract: Public Access  
1800 Spring Hill Road  
Suite 400  
Beltsville, Virginia 20705  
Tel: 703.897.6400  
Fax: 703.897.6300  
www.wfassociates.com

Landscape Architect  
W&A Cabell Landscape Design & Walk PC  
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Alexandria, VA 22304  
Tel: 703.526.4200  
Fax: 703.526.3900  
www.walshandassociates.com

The Commons  
TYSON'S CORNER  
FAIRFAX COUNTY,  
VIRGINIA

M&B Contract, LLC, a LCOB Improvement  
4800 South Lakes Dr., Suite #100  
Beltsville, MD 20707

QCP	01.14.11
QCP (Revised)	05.21.11
QCP (Revised)	04.07.12
QCP (Revised)	05.10.12
QCP (Revised)	05.01.13
QCP (Revised)	10.26.13
QCP (Revised)	09.15.13

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COMMUNITY  
PLAZA PLANS

Scale: 1"=30'-0"

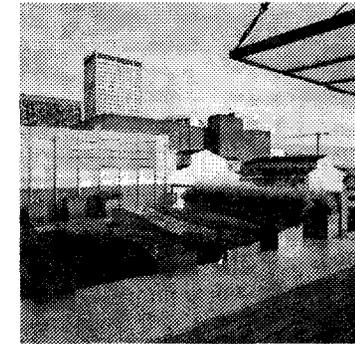
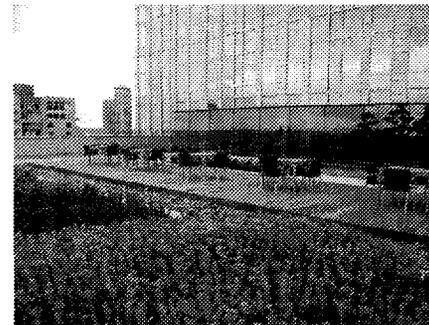
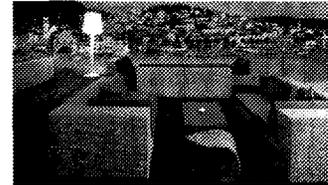
L-10

# COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)

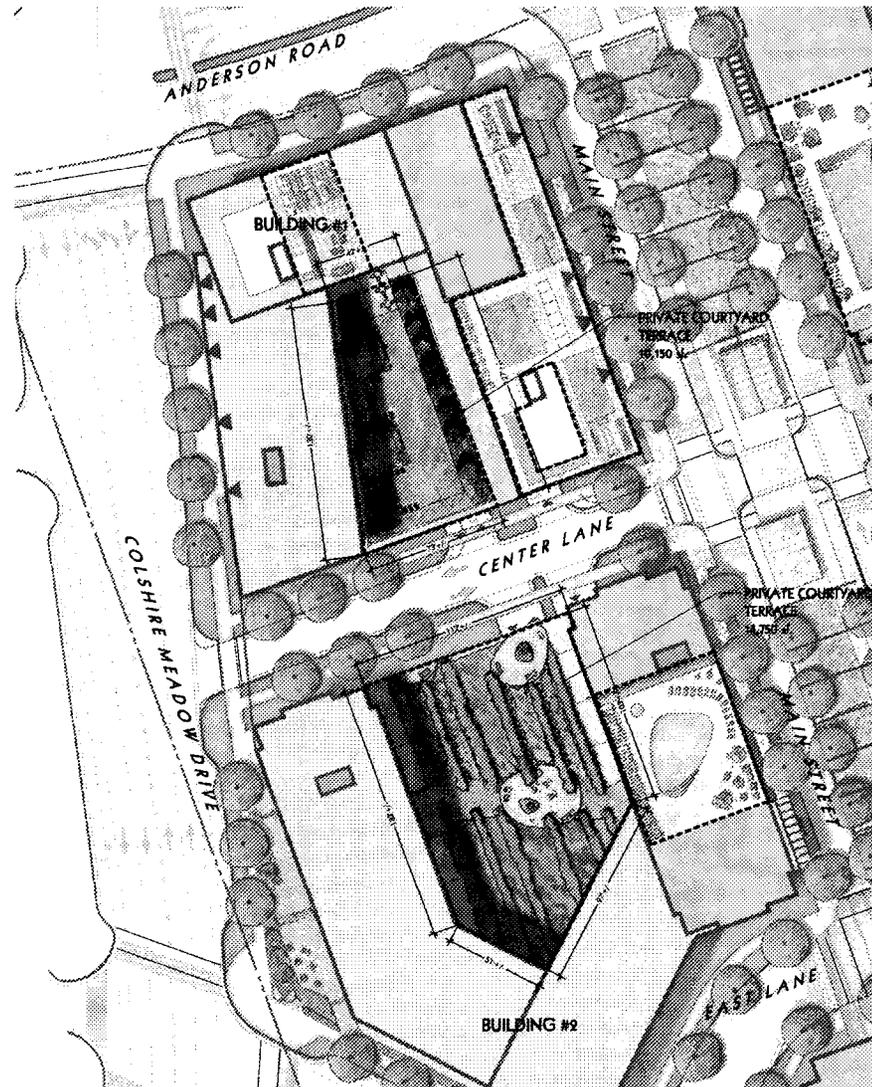
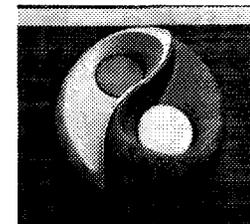
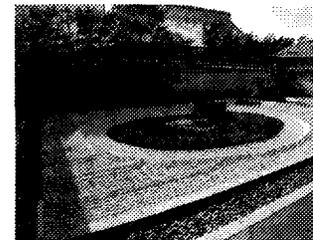
## BUILDING 1 OPEN SPACE CONCEPT - 'MEADOW'

- BLENDED LANDSCAPE FORMS
- MEADOW GRASSES
- WOOD DECKS
- OUTDOOR GATHERING AND DINING



## BUILDING 2 OPEN SPACE CONCEPT - 'ZEN GARDEN'

- ROCK AND SAND
- REFLECTIVE WATER ELEMENT
- BAMBOO FENCE MOBS
- UNIQUE, COMFORTABLE SEATING



1 BLDG 1 & 2 COURTYARD TERRACE PLANS  
1" = 30' 0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



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Fax: 202.462.9700  
e-mail: info@wdgarch.com

Architect  
Commonwealth LOCAL LLC  
c/o LECD International  
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Baltimore, MD 21087  
Tel: 202.897.0000  
Fax: 202.897.2700  
E-mail: bill@lecd.com

Civil Engineer  
VNU, Inc.  
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Fax: 703.741.9700  
E-mail: steve@vnu.com

Landscape Architect  
PachecoDesign, Inc.  
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Suite 205  
Alexandria, VA 22304  
Tel: 703.548.5000  
Fax: 703.544.6800  
E-mail: john@pacheco.com

Traffic Consultant  
Vicki Associates, Inc.  
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McLean, Virginia 22102  
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Fax: 703.497.2200  
E-mail: Vicki@vickiassoc.com

Land/Planning Attorney  
Wahk Capital Law, P.C. & WAA PC  
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E-mail: Richard@waa.com

The Commons  
TYSONS CORNER  
FAIRFAX COUNTY,  
VIRGINIA

MR Commons LLC c/o LECD International  
4000 Rock Spring Dr, Suite 2000  
Baltimore, MD 21087

COP	01.15.11
COP (Revised/Issued)	05.11.11
COP (Revised/Issued)	04.17.11
COP (Revised/Issued)	05.10.11
COP (Revised/Issued)	03.21.11
COP (Revised/Issued)	10.24.10
COP (Revised/Issued)	09.15.11

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COURTYARD  
TERRACE PLANS

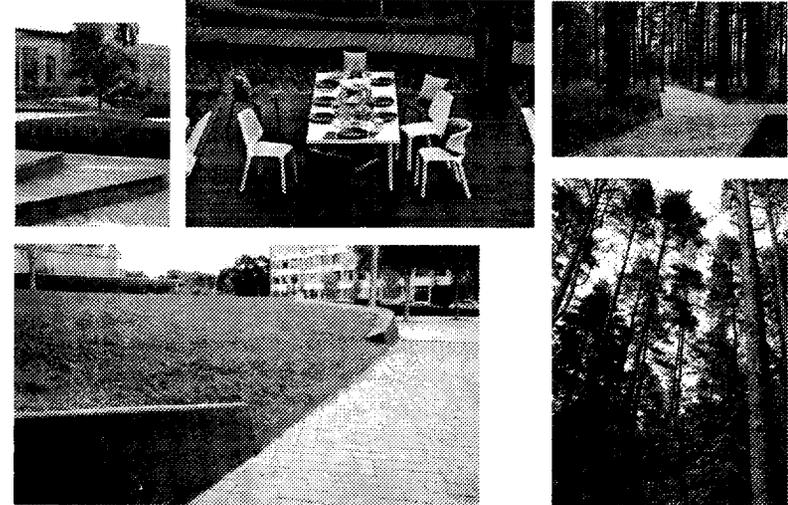
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# COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)

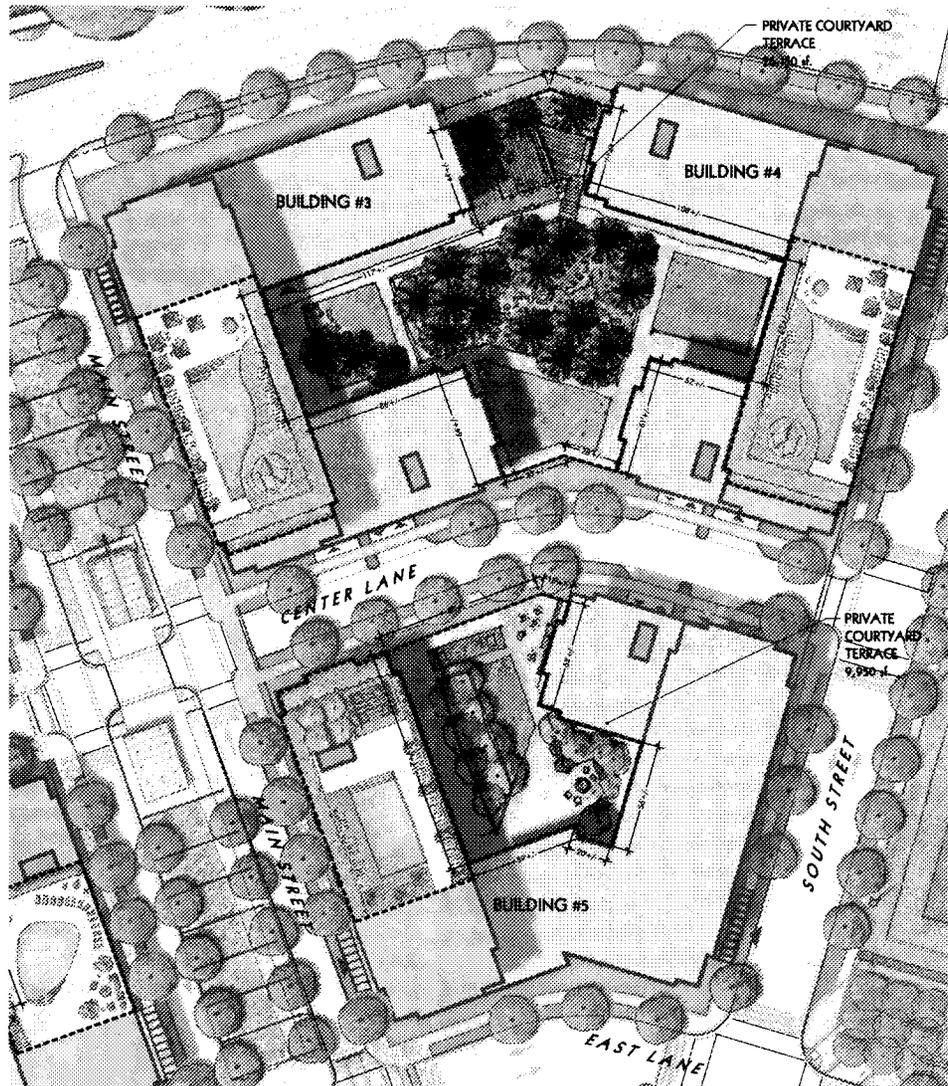
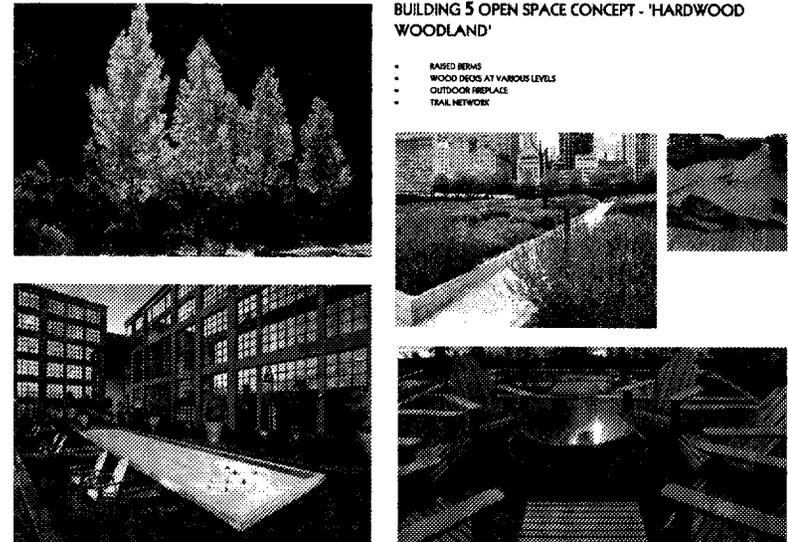
## BUILDING 3 & 4 OPEN SPACE CONCEPT - 'PINE WOODLAND'

- RAISED BERMS
- WOOD DECKS AT VARIOUS LEVELS
- OUTDOOR FIREPLACE
- TRAIL NETWORK



## BUILDING 5 OPEN SPACE CONCEPT - 'HARDWOOD WOODLAND'

- RAISED BERMS
- WOOD DECKS AT VARIOUS LEVELS
- OUTDOOR FIREPLACE
- TRAIL NETWORK



BLDG 3, 4, & 5 COURTYARD TERRACE PLANS

1"=30'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



WDC ARCHITECTURE, PLLC  
2010 Connecticut Avenue, NW  
Washington, DC 20004  
Tel: 202.833.8900  
Fax: 202.833.1998  
www.wdcarchitect.com

Applicant:  
Commons Of Millers LPAI, LLC  
c/o LUCR Incorporated  
Contract: 88 Wood  
5000 East Spring Drive, Suite 200  
Baltimore, MD 21287  
Tel: 301.977.0000  
Fax: 301.977.0100  
www.88wood.com

Civil Engineer:  
TSA, Inc.  
Contract: 88 Wood  
1900 Chantlery Ave  
Suite 100  
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Tel: 703.442.3800  
Fax: 703.442.4700  
www.tsa-engineers.com

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Project Consultant:  
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Fax: 703.670.8700  
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Landscaping Attorney:  
W&A Counsel L.L.P.  
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Fax: 703.670.8700  
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The Commons  
TYSON'S CORNER  
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VIRGINIA

Mill Commons LLC, c/o LUCR Incorporated  
5010 East Spring Dr., Suite 200  
Baltimore, MD 21287

CDP	01.14.11
CDP (Revised)	09.21.11
CDP (Revised)	04.27.12
CDP (Revised)	05.30.12
CDP (Revised)	05.21.12
CDP (Revised)	10.04.12
CDP (Revised)	08.19.13

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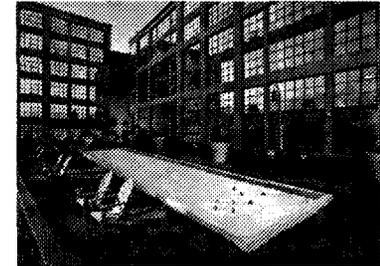
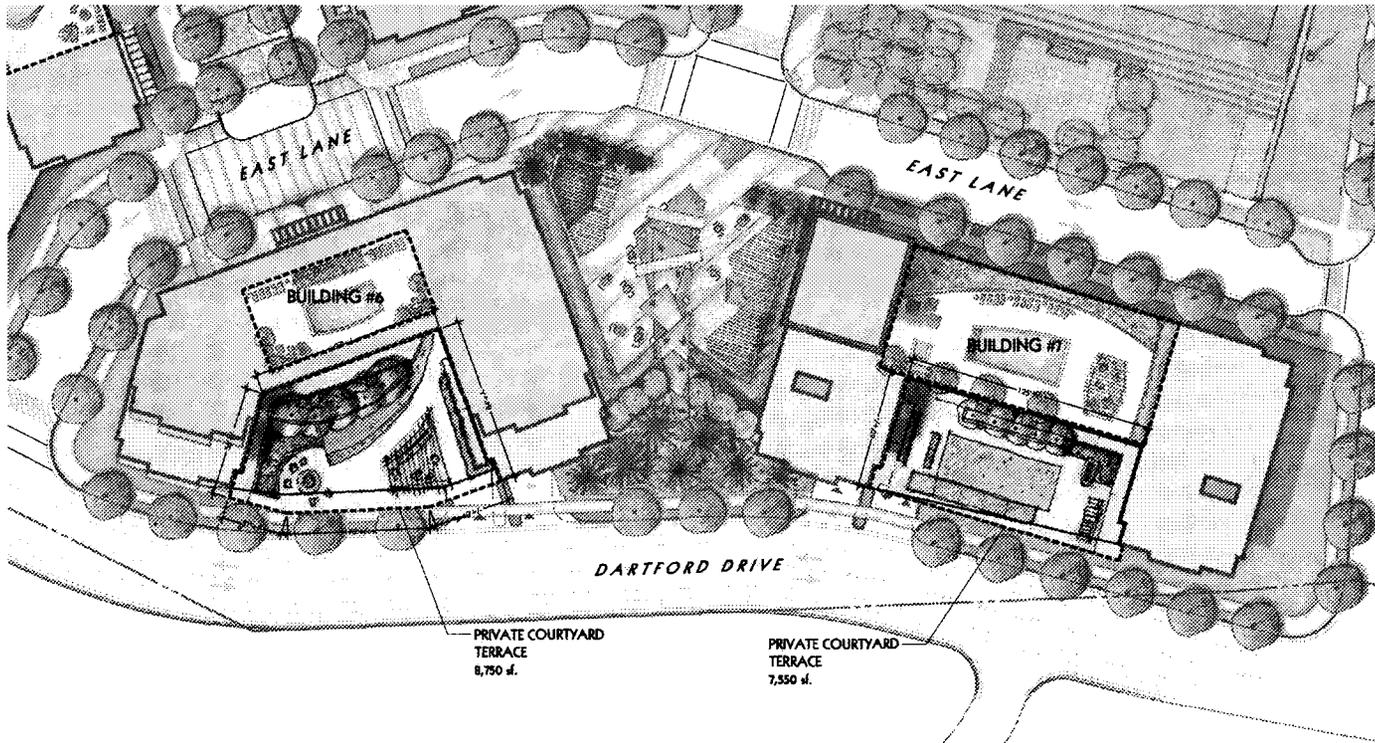
COURTYARD  
TERRACE PLANS

Scale: 1"=30'-0"

L-12

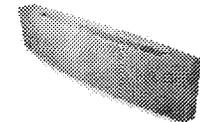
# COURTYARD TERRACE PLANS

(LOCATED ON 2ND LEVEL ABOVE PARKING GARAGE)



BUILDING 7 OPEN SPACE CONCEPT - 'OPEN LAWN'

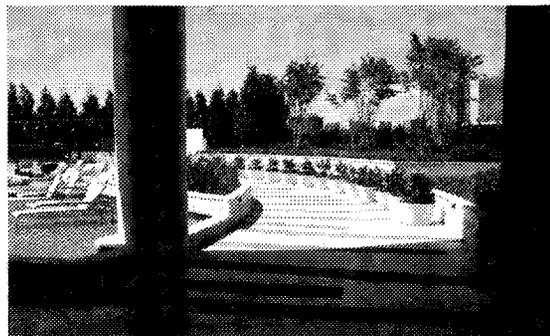
- TERRACED DECK
- WATER ELEMENT
- ROCKE / OPEN LAWN
- OUTDOOR DINING



## BLDG 6 & 7 COURTYARD TERRACE PLANS

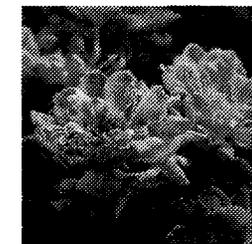
1"=30'-0"

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



BUILDING 6 OPEN SPACE CONCEPT - 'OPEN LAWN'

- OPEN SUN AREA
- FIRE WATER ELEMENT
- SHADE STRUCTURE
- OUTDOOR DINING



WDC Architecture, PLLC  
100 Commonwealth Avenue, 3rd Floor  
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Tel: 202.557.8888  
Fax: 202.463.1798  
www.wdcarchitect.com

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Contract No. H-04  
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Tel: 301.671.0000  
Tel: 301.671.2710  
www.lccb.com

Chief Engineer:  
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Contract Sheet Fee  
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703.644.2700  
www.vitaarchitect.com

Landscaping Architect:  
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Alexandria, VA 22304  
Tel: 703.544.2010  
Tel: 703.544.4890  
www.plwilliams.com

Local Drafting Assistance:  
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Tel: 703.544.2700  
www.wjconstruction.com

The Commons  
TYSON'S CORNER  
FAIRFAX COUNTY,  
VIRGINIA

CDP	01.14.11
CDP (Final/Initial)	05.21.11
CDP (Final/Initial)	04.27.11
CDP (Final/Initial)	05.10.11

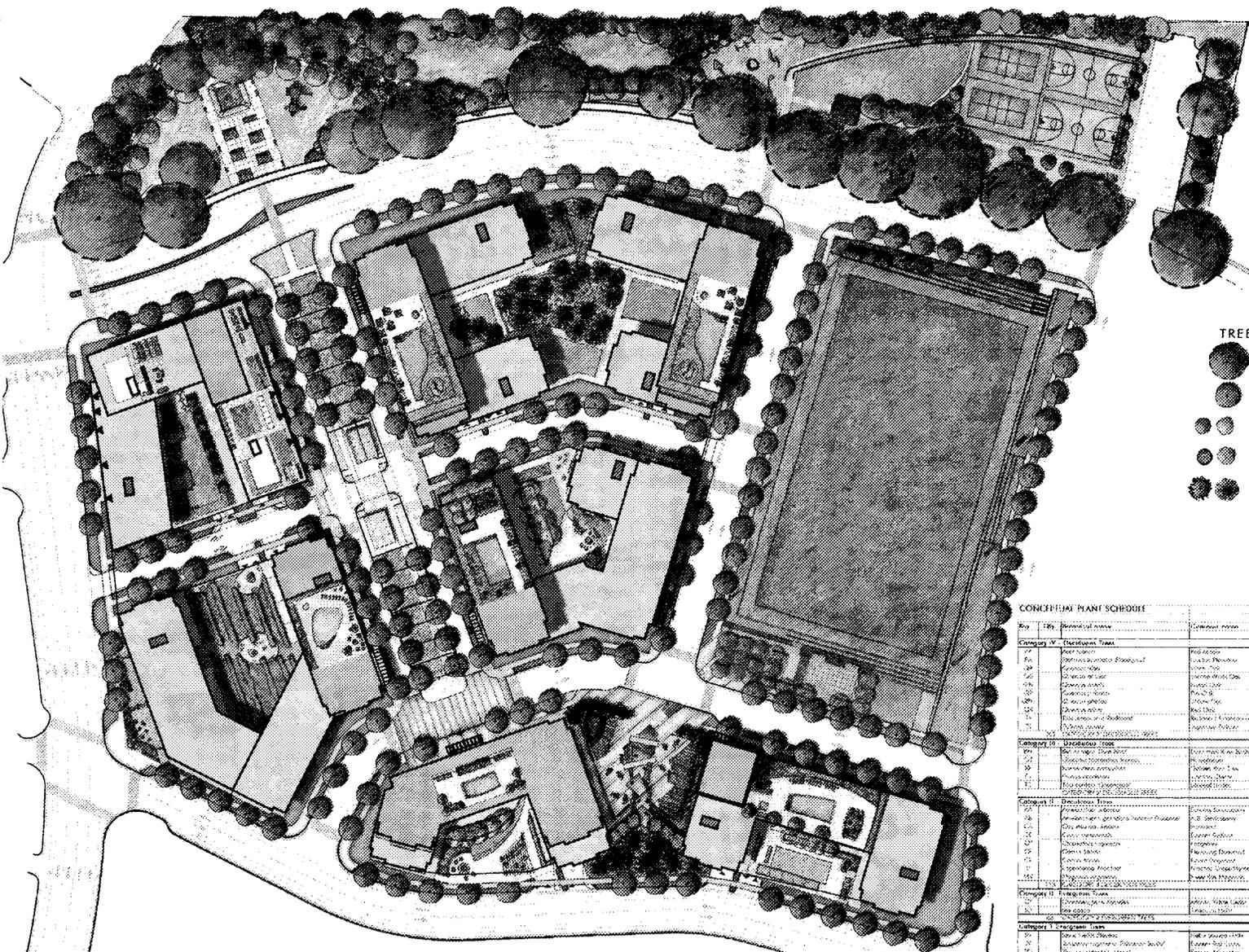


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COURTYARD  
TERRACE PLANS

Scale: 1"=30'-0"



# OVERALL LANDSCAPE PLAN



### TREE SYMBOL LEGEND

- CATEGORY V EXISTING TREE
- CATEGORY IV DECIDUOUS TREES
- CATEGORY III DECIDUOUS TREES
- CATEGORY II DECIDUOUS TREES
- CATEGORY I EVERGREEN TREES

### CONCEPTUAL PLANT SCHEDULE

Qty	Qty	Botanical Name	Container Notes	Plant Size (Height/Spread)	Stock Item	10' (Feet) Tree Cover (%)	Tree Cover Area (sq. ft.)
<b>Category IV - Deciduous Trees</b>							
17	17	Red Maple	Red Maple	5.5' (1.2' x 1.2')	412	210	
18	18	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	460	255	
19	19	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	500	285	
20	20	White Birch	White Birch	5.5' (1.2' x 1.2')	540	315	
21	21	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	580	345	
22	22	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	620	375	
23	23	White Birch	White Birch	5.5' (1.2' x 1.2')	660	405	
24	24	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	700	435	
25	25	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	740	465	
26	26	White Birch	White Birch	5.5' (1.2' x 1.2')	780	495	
27	27	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	820	525	
28	28	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	860	555	
29	29	White Birch	White Birch	5.5' (1.2' x 1.2')	900	585	
30	30	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	940	615	
31	31	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	980	645	
32	32	White Birch	White Birch	5.5' (1.2' x 1.2')	1020	675	
33	33	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1060	705	
34	34	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1100	735	
35	35	White Birch	White Birch	5.5' (1.2' x 1.2')	1140	765	
36	36	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1180	795	
37	37	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1220	825	
38	38	White Birch	White Birch	5.5' (1.2' x 1.2')	1260	855	
39	39	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1300	885	
40	40	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1340	915	
41	41	White Birch	White Birch	5.5' (1.2' x 1.2')	1380	945	
42	42	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1420	975	
43	43	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1460	1005	
44	44	White Birch	White Birch	5.5' (1.2' x 1.2')	1500	1035	
45	45	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1540	1065	
46	46	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1580	1095	
47	47	White Birch	White Birch	5.5' (1.2' x 1.2')	1620	1125	
48	48	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1660	1155	
49	49	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1700	1185	
50	50	White Birch	White Birch	5.5' (1.2' x 1.2')	1740	1215	
51	51	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1780	1245	
52	52	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1820	1275	
53	53	White Birch	White Birch	5.5' (1.2' x 1.2')	1860	1305	
54	54	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	1900	1335	
55	55	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	1940	1365	
56	56	White Birch	White Birch	5.5' (1.2' x 1.2')	1980	1395	
57	57	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2020	1425	
58	58	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2060	1455	
59	59	White Birch	White Birch	5.5' (1.2' x 1.2')	2100	1485	
60	60	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2140	1515	
61	61	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2180	1545	
62	62	White Birch	White Birch	5.5' (1.2' x 1.2')	2220	1575	
63	63	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2260	1605	
64	64	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2300	1635	
65	65	White Birch	White Birch	5.5' (1.2' x 1.2')	2340	1665	
66	66	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2380	1695	
67	67	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2420	1725	
68	68	White Birch	White Birch	5.5' (1.2' x 1.2')	2460	1755	
69	69	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2500	1785	
70	70	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2540	1815	
71	71	White Birch	White Birch	5.5' (1.2' x 1.2')	2580	1845	
72	72	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2620	1875	
73	73	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2660	1905	
74	74	White Birch	White Birch	5.5' (1.2' x 1.2')	2700	1935	
75	75	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2740	1965	
76	76	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2780	1995	
77	77	White Birch	White Birch	5.5' (1.2' x 1.2')	2820	2025	
78	78	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2860	2055	
79	79	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	2900	2085	
80	80	White Birch	White Birch	5.5' (1.2' x 1.2')	2940	2115	
81	81	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	2980	2145	
82	82	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3020	2175	
83	83	White Birch	White Birch	5.5' (1.2' x 1.2')	3060	2205	
84	84	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3100	2235	
85	85	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3140	2265	
86	86	White Birch	White Birch	5.5' (1.2' x 1.2')	3180	2295	
87	87	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3220	2325	
88	88	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3260	2355	
89	89	White Birch	White Birch	5.5' (1.2' x 1.2')	3300	2385	
90	90	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3340	2415	
91	91	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3380	2445	
92	92	White Birch	White Birch	5.5' (1.2' x 1.2')	3420	2475	
93	93	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3460	2505	
94	94	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3500	2535	
95	95	White Birch	White Birch	5.5' (1.2' x 1.2')	3540	2565	
96	96	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3580	2595	
97	97	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3620	2625	
98	98	White Birch	White Birch	5.5' (1.2' x 1.2')	3660	2655	
99	99	Japanese Quince	Japanese Quince	5.5' (1.2' x 1.2')	3700	2685	
100	100	Amelanchier	Amelanchier	5.5' (1.2' x 1.2')	3740	2715	

NOTE:  
 1. All trees are to be planted in the specified container sizes.  
 2. All trees are to be planted in the specified container sizes.  
 3. All trees are to be planted in the specified container sizes.

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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**The Commons**  
 TYSON'S CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

MR Common LLC, a LCOB Incorporated  
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CDP	01.14.11
CDP (Revised)	05.21.11
CDP (Revised)	04.21.12
CDP (Revised)	05.10.12
CDP (Revised)	09.21.12
CDP (Revised)	10.29.12
CDP (Revised)	05.15.13

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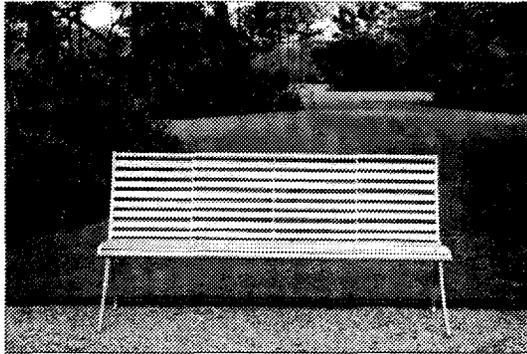
**OVERALL LANDSCAPE PLAN**

1/2" = 10'-0"

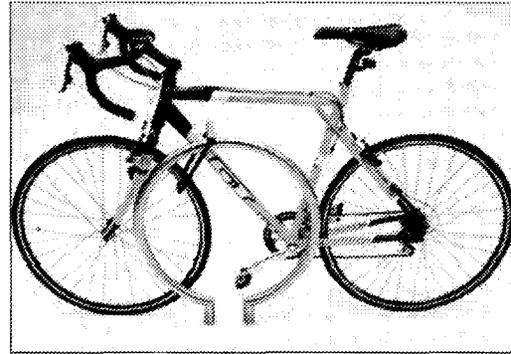
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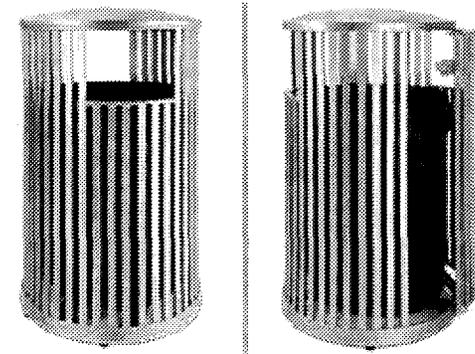
FURNITURE



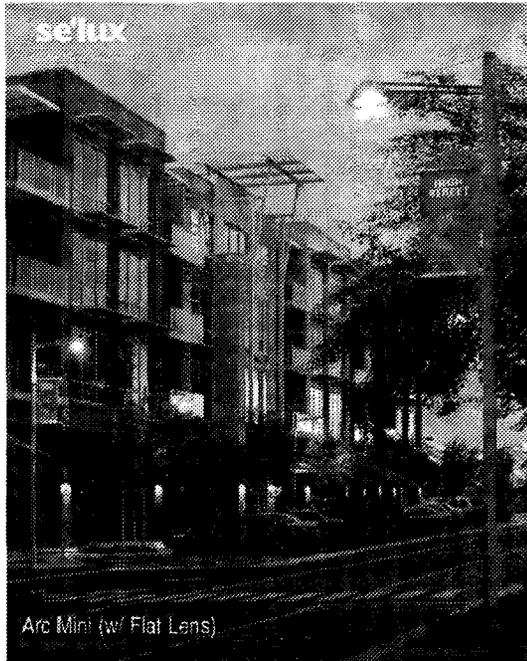
PRODUCT: PARK VUE BENCH  
 FINISH: SILVER POWDER COAT  
 MANUFACTURER: LANDSCAPE FORMS  
 LOCATION: BLDG. ZONE, LANDSCAPE AMENITY PANEL  
 OTHER: BACKLESS BENCH, AND BENCH WITH OR WITHOUT ARMS ARE ALL ACCEPTABLE



PRODUCT: RING BICYCLE RACK  
 FINISH: STAINLESS STEEL  
 MANUFACTURER: LANDSCAPE FORMS  
 LOCATION: BLDG. ZONE, LANDSCAPE AMENITY PANEL  
 OTHER:



PRODUCT: STEELITES LITTER RECEPTACLE SDC-36  
 RECYCLING RECEPTACLE RSDC-36  
 FINISH: SILVER POWDER COAT  
 MANUFACTURER: VICTOR STANLEY  
 LOCATION: BLDG. ZONE, LANDSCAPE AMENITY PANEL  
 OTHER:



PRODUCT: ARC MINI SPANNER ARM SERIES  
 FINISH: SILVER  
 MANUFACTURER: SELUX  
 LOCATION: LANDSCAPE AMENITY PANEL  
 OTHER: BANNER ARMS AND SIGNAGE CONNECTIONS ENCOUNTERED

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

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**The Commons**  
 TYSONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

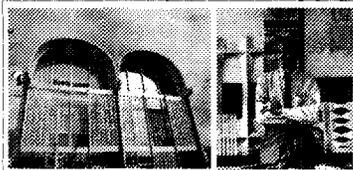
M&T Commons LLC c/o LCOB International  
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 Bethesda, MD 20817

CDP	01.14.11
CDP (Revised/Iss)	03.21.11
CDP (Revised/Iss)	04.27.11
CDP (Revised/Iss)	03.15.11
CDP (Revised/Iss)	02.17.11
CDP (Revised/Iss)	10.26.10
CDP (Revised/Iss)	04.15.10

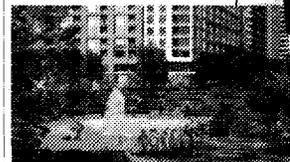
© 2011 WDG Patent No. WA999-09

FURNITURE

Scale: 1" = 50'-0"

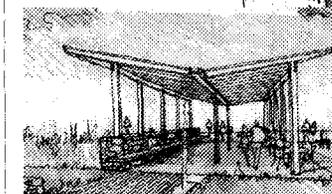


FOUNTAIN INSPIRATION FROM EXISTING SITE STONE WALLS

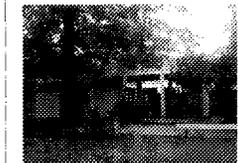


FOUNTAIN INSPIRATION FROM SITE

"GOODMAN THE ARCHITECT" INTERPRETIVE AREA INCORPORATING GOODMAN INSPIRED ARCHITECTURAL FOLIES



BUTTERFLY ROOF PAVILION INSPIRATION FROM GOODMAN



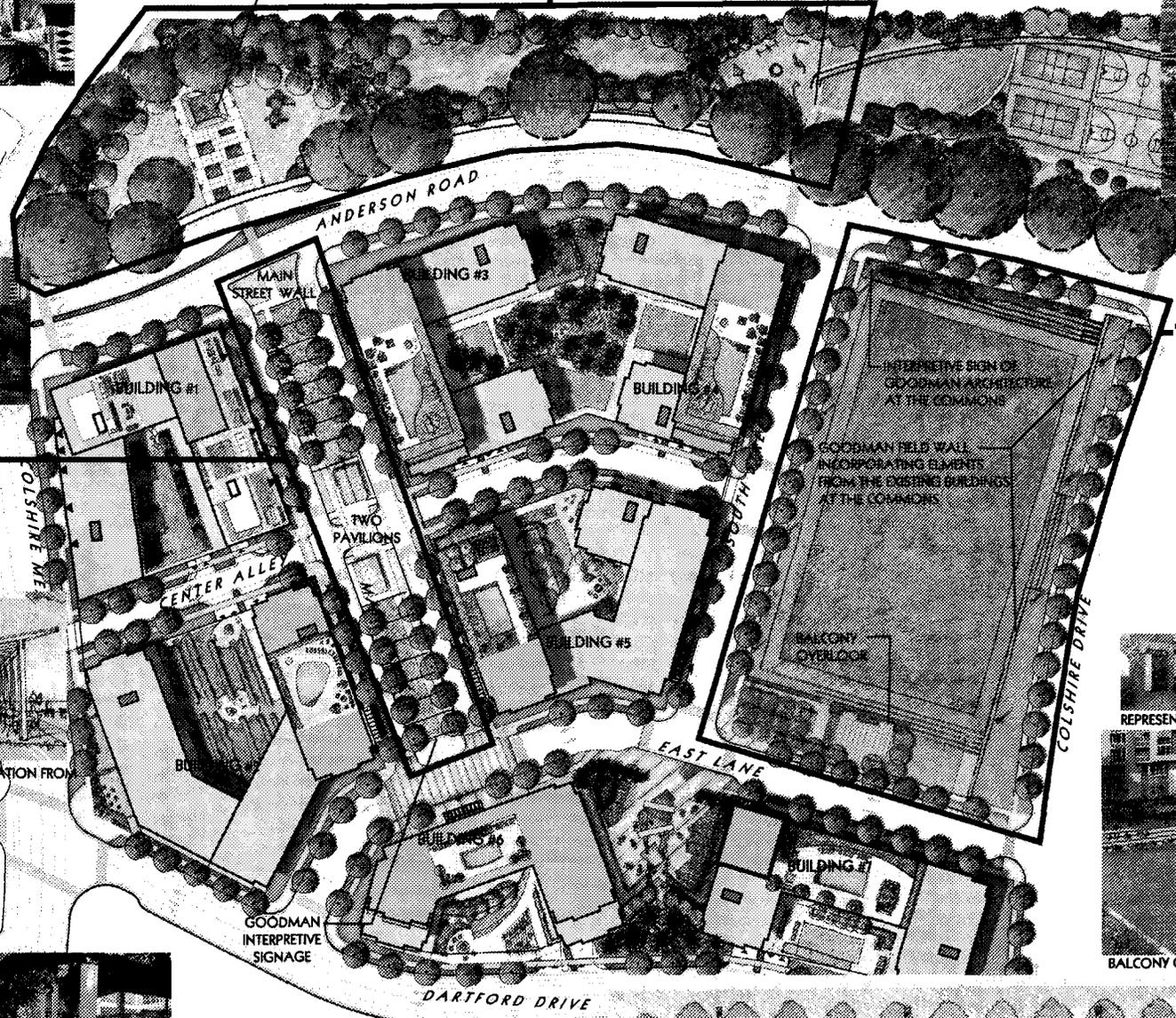
GOODMAN INSPIRATION EXAMPLES

THE PLAN AND IMAGERY SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

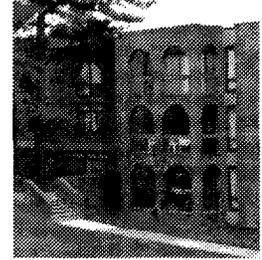
"THE SITE" INTERPRETATION AREA FOR THE COMMONS SITE, LANDSCAPE AND TYSONS CORNER CONTEXT

SITE, LANDSCAPE AND CONTEXT INTERPRETIVE SIGNAGE

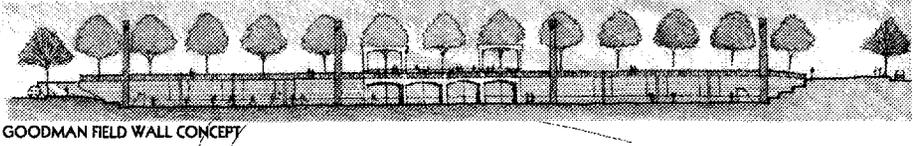
# HISTORICAL REFERENCE PLAN



"GOODMAN'S DESIGNS FOR THE COMMONS" INTERPRETIVE AREA INCORPORATING ARCHITECTURAL ELEMENTS FROM THE EXISTING BUILDINGS



BALCONY OVERLOOK CONCEPT



GOODMAN FIELD WALL CONCEPT

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**The Commons**  
 TYSONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

All Common, LLC c/o CCM International  
 4600 South Service Dr., Suite 9700  
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CDP	01.14.17
CDP (Revised)	06.21.17
CDP (Revised)	04.27.18
CDP (Revised)	05.10.18
CDP (Revised)	05.01.19
CDP (Revised)	12.04.19
CDP (Revised)	09.15.21

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**HISTORICAL REFERENCE PLAN**  
 Scale: 1" = 50'-0"



Summary of Design Standards for Tysons Corner as Applicable to "The Commons" (RZ 2011-PR-017)

CLASSIFICATION CRITERIA	LOW SPEED BOULEVARD	N/A	AVENUE	Andersons Road	COLLECTOR	Colshire Meadow Drive	Dartford Drive	LOCAL	Colshire Drive	East Lane	Main Street	South Street
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	N/A	Optional <sup>1,7</sup>	✓	Optional <sup>1,7</sup>	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) <sup>8</sup>	Restricted	N/A	Required (8')	Need Waiver (FC_P01) (FC_P02)	Required (8')	Need Waiver (FC_P03)	✓	Required (7'-8')	Need Waiver (FC_P04)	✓	✓	✓
Target LOS (Table 2, DS-5)	D/E <sup>1</sup>	N/A	E		E			E				
# of Through Lanes (Table 3, DS-10)	4-8 lanes	N/A	4-6 lanes	✓	2-4 lanes	✓	✓	2 lanes	✓	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	N/A	30-35 mph		25-30 mph			25 mph				
Operating Speed (Table 3, DS-10)	35 mph	N/A	25-30 mph		25-30 mph			25 mph				
Operational Analysis (Table 4, DS-11)	Required	N/A	Discretionary		Discretionary			N/A				
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd <sup>2</sup>	N/A	525'-660' <sup>3</sup>	✓	425'-660' <sup>5</sup>	✓	✓	325'-660'	✓	✓	✓	✓
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd <sup>2</sup>	N/A	200'-660'	✓	200'-660'	*See Below	✓	100'-660'	✓	✓	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	N/A	200'-660'	✓	155'-660'	✓	✓	N/A	✓	✓	✓	✓
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	✓	155'	✓	*See Below	50'	✓	✓	✓	✓
Lane Widths (Table 5, DS-13)	11'	N/A	10'-11" <sup>4</sup>	✓	10'-11" <sup>4</sup>	✓	✓	10'	✓	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33'- 15' Building zone 10' sidewalk 8' landscaping panel	N/A	4'-12' Building zone 8' sidewalk 8' landscaping panel	Need Waiver (FC_P01)	4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	✓	4'-12' Building zone 6' sidewalk 6' landscaping panel	✓	✓	✓	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	N/A	200'	✓	155'	✓	✓	155'	✓	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6" <sup>6</sup>	✓	4'-6" <sup>6</sup>	✓	✓	N/A	N/A	N/A	N/A	N/A

Notes on Requirements:

- District Administrator may accept lower LOS pending operational analysis.
- Spacing must be demonstrated through operational analysis; 880 to 1,230 feet recommended.
- Evaluated on a case-by-case basis.
- 10' for streets residential in character; 11' for streets more commercial in nature.
- New signalized intersections on collector's avenues within 660 feet of low speed boulevards need operational analysis.
- Widths vary depending on location relative to curb and curbside parking.
- On circulator routes medians should be 24'-36' on Avenues and Collectors.
- Parking may be restricted in the vicinity of circulator routes.

\*Spacing requiring exceptions - distances shown (required):

Colshire Meadow Drive  
- Dartford Drive to Center Alley (private) 175' (200') (AM-2\_01)

Dartford Drive  
- Building #7 driveway to opposite existing commercial property driveway 100' (155') (AM-2\_02)



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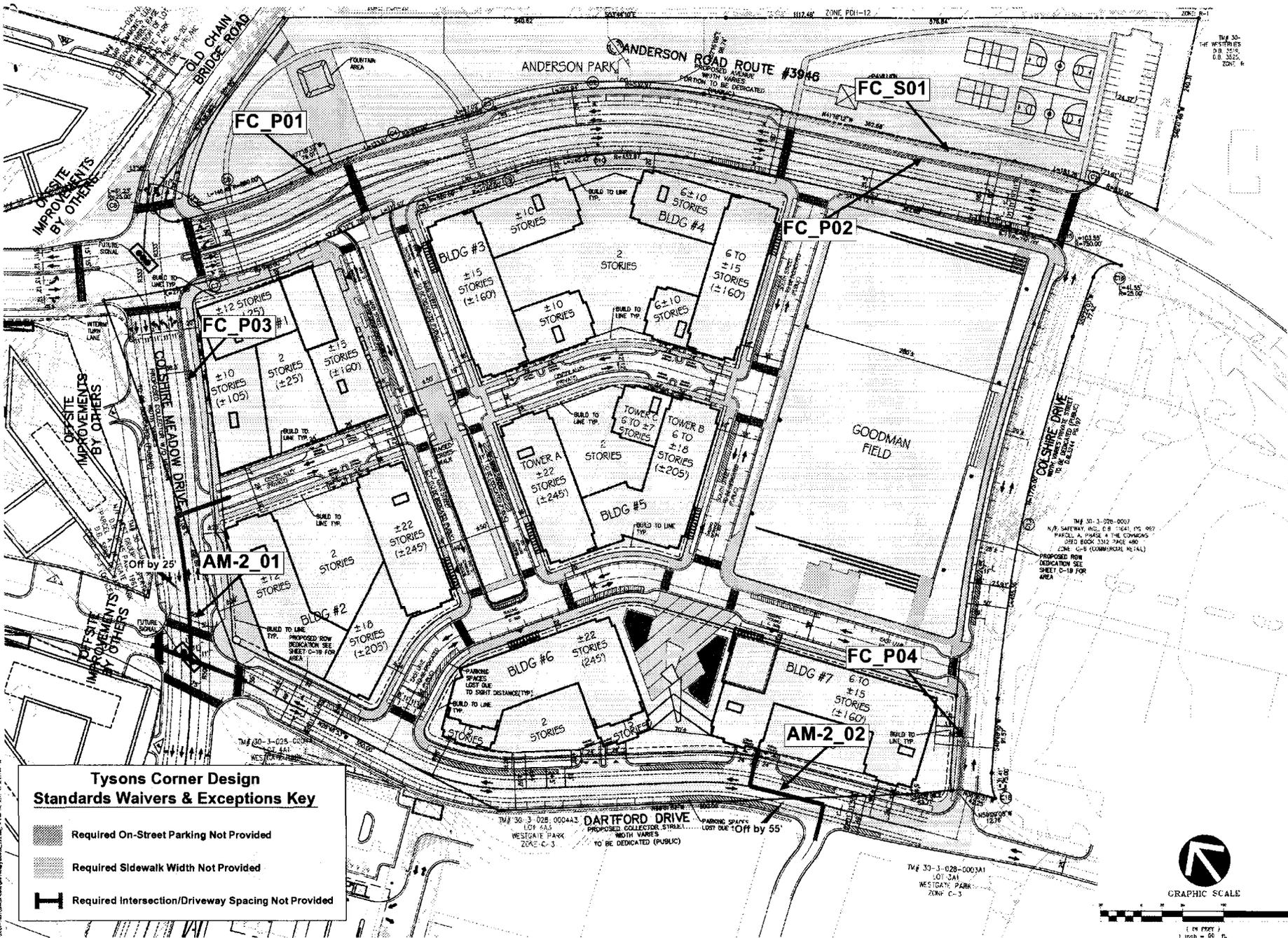


Center of Mass LOCAL LLC  
c/o COB International  
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CDP ..... 01/14/11  
REV CDP ..... 05/12/11  
REV CDP ..... 03/21/11  
REV CDP ..... 10/30/10  
REV CDP ..... 09/13/10



© WDG Patent No. WA0000  
TYSONS  
DESIGN  
STANDARDS -  
SUMMARY  
Form



**Tysons Corner Design Standards Waivers & Exceptions Key**

- Required On-Street Parking Not Provided
- Required Sidewalk Width Not Provided
- Required Intersection/Driveway Spacing Not Provided



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**The Commons**  
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VIRGINIA

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CDP	01.14.11
REV CDP	05.31.11
REV CDP	01.21.12
REV CDP	10.20.12
REV CDP	09.10.13

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TYSONS  
DESIGN  
STANDARDS -  
KEY MAP  
Scale:  
**S-2**

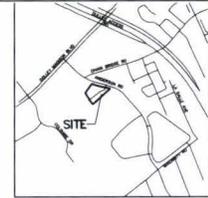
# The Commons - Building 1

TYSON'S CORNER FAIRFAX COUNTY, VA  
COMMONS OF MCLEAN L/CAL LLC C/O LCOR INCORPORATED



Final Development Plan  
February 15, 2013

RZ-2011-PR-017  
Revised March 25, 2013



VICINITY MAP  
SCALE: 1" = 1000'

## DRAWING LIST

- C-1 FDP Overall Notes and Tabulations
- C-2 Overall Development Plan (CDP Plan)
- C-3 Existing Conditions Plan
- C-4 Final Development Plan
- C-5 FDP ROW Dedications
- C-6 Ultimate CDP Vehicular Circulation Plan (For Information Only)
- C-7 FDP Circulation Plan
- C-8 Overall Road Grid Drawing
- C-9 Existing Vegetation Map
- C-10 FDP Utilities Plan
- C-11 Overall CDP DWN Plan (For Information Only)
- C-12 FDP SWM / BMP Plan # Computations
- C-13 FDP SWM / BMP Plan # Computations
- C-14 FDP SWM / BMP Plan # Computations
- C-15 FDP SWM / BMP Plan # Computations
- C-16 Adequate Outfall Plan
- C-17 Emergency Access Plan
- C-18 Conceptual Utility Master Plan
  
- L1.01 Overall Parking Plans
- L1.02 Overall Landscape Plan
- L1.03 Landscape Plan - Site
- L1.04 Landscape Plan - Building 1
- L1.05 Landscape Plan - Level 3 # 11
- L1.06 Landscape Plan - Level 13 # 15
- L1.07 Planting Details # Plant Schedule
- L1.08 Street Sections
- L1.09 Street Sections
- L1.10 Street Sections
  
- A-1 Floor Plans
- A-2 Floor Plans
- A-3 Floor Plans
- A-4 Building Sections
- A-5 Shadow Studies
- A-6 Building Elevations
- A-7 Building Elevations
- A-8 Enlarged Elevations
- A-9 Building Perspectives
- A-10 Building Perspectives
- A-11 Overall Site Perspectives
- A-12 Building Perspectives



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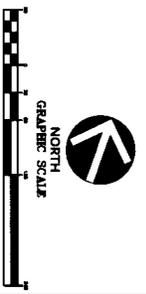
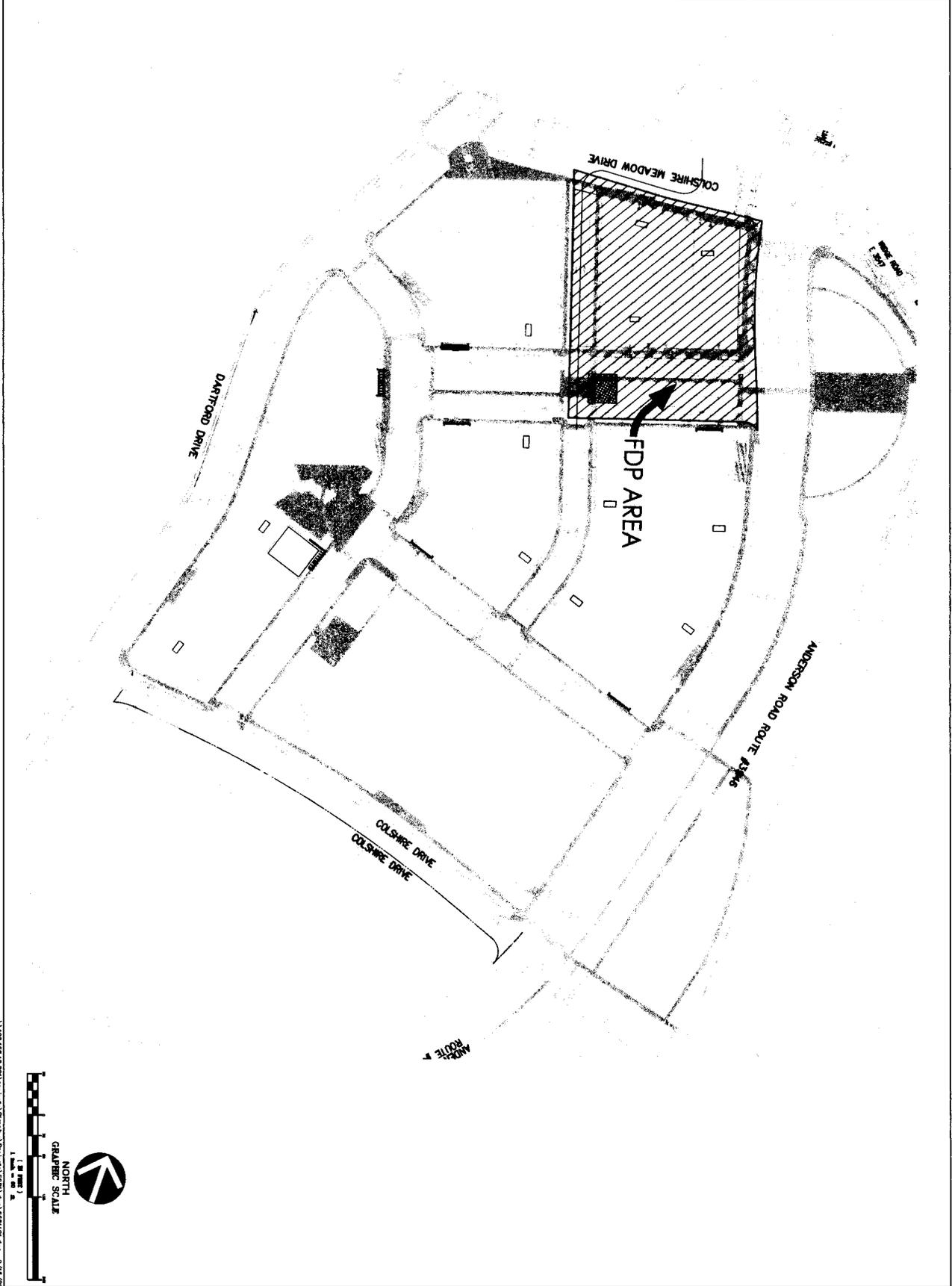


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FDP SUBMISSION	12.03.12
FDP SUBMISSION	02.15.13
FDP SUBMISSION	03.25.13







\\192.168.10.201\Projects\Working\Projects\6681\WBG\668101.dwg 2/15/2013 8:07:28 AM EST

Overall  
Development Plan  
(ODP Plan)  
Scale: AS SHOWN  
**C-2**  
8:07:28 AM EST

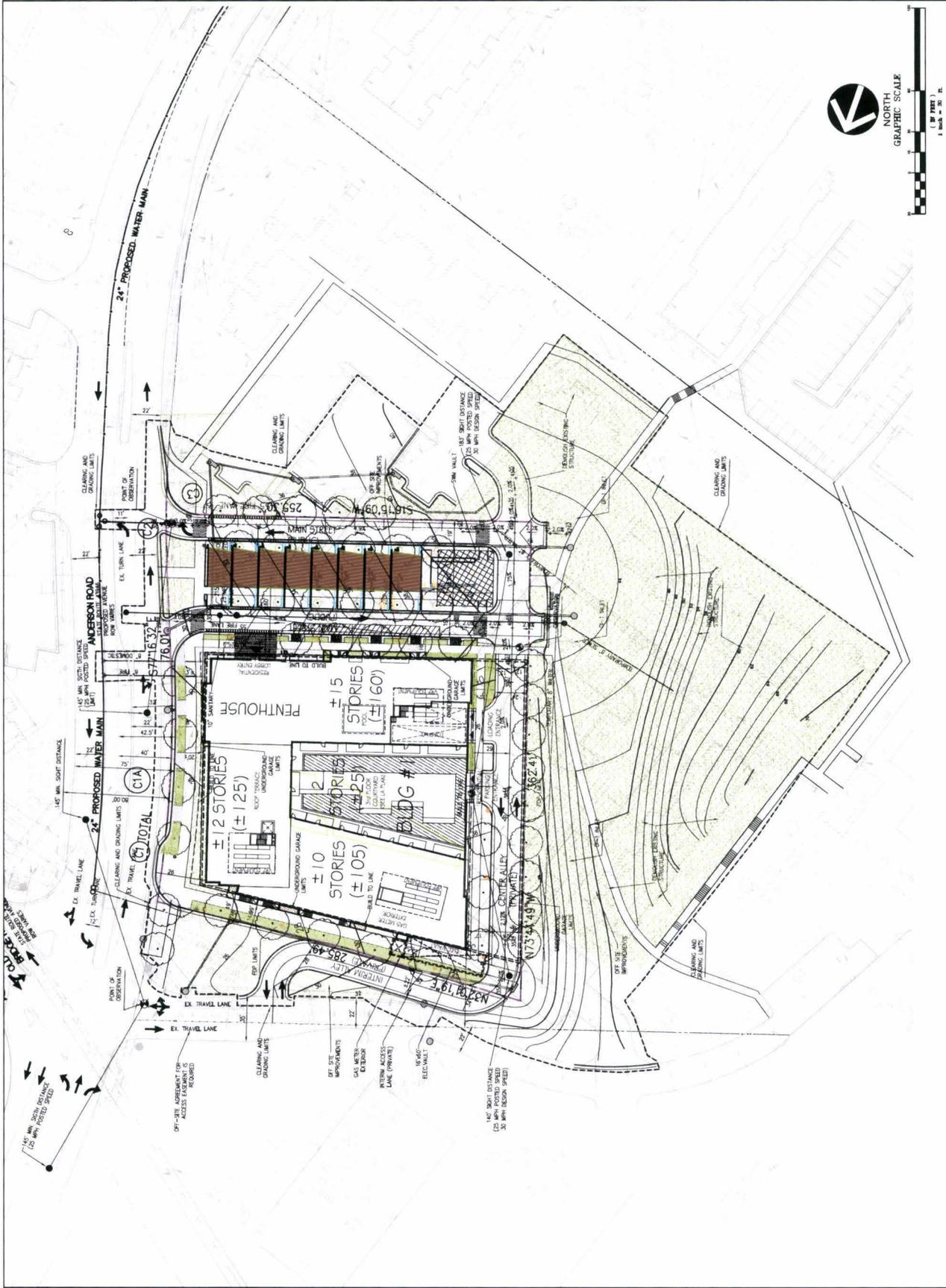
Customer: The Commons, LLC  
4711 COMMONS ROAD  
FAIRFAX COUNTY, VA 22031  
DATE: 02/14/2013  
PROJECT: THE COMMONS  
DRAWN: WBG  
CHECKED: WBG  
DATE: 02/14/2013

**The Commons**  
TYSONS CORNER  
FAIRFAX COUNTY,  
VIRGINIA

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	02/14/2013
2	ISSUED FOR CONSTRUCTION	02/14/2013
3	ISSUED FOR OCCUPANCY	02/14/2013
4	ISSUED FOR AS-BUILT	02/14/2013
5	ISSUED FOR FINAL REVIEW	02/14/2013
6	ISSUED FOR RECORD	02/14/2013
7	ISSUED FOR ARCHIVE	02/14/2013
8	ISSUED FOR CLOSURE	02/14/2013
9	ISSUED FOR DECOMMISSIONING	02/14/2013
10	ISSUED FOR DEMOLITION	02/14/2013
11	ISSUED FOR REDEMPTION	02/14/2013
12	ISSUED FOR REUSE	02/14/2013
13	ISSUED FOR RECYCLING	02/14/2013
14	ISSUED FOR REPAIR	02/14/2013
15	ISSUED FOR REPLACEMENT	02/14/2013
16	ISSUED FOR RECONSTRUCTION	02/14/2013
17	ISSUED FOR REFORMATION	02/14/2013
18	ISSUED FOR REFORMATION	02/14/2013
19	ISSUED FOR REFORMATION	02/14/2013
20	ISSUED FOR REFORMATION	02/14/2013

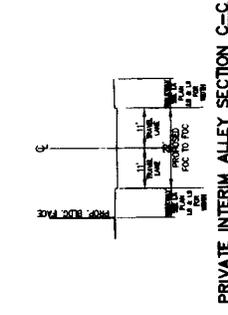
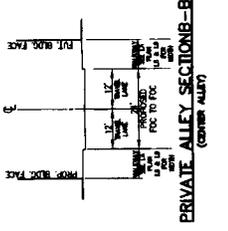
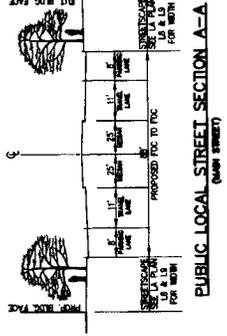
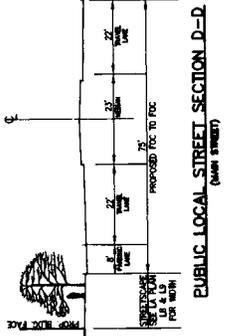
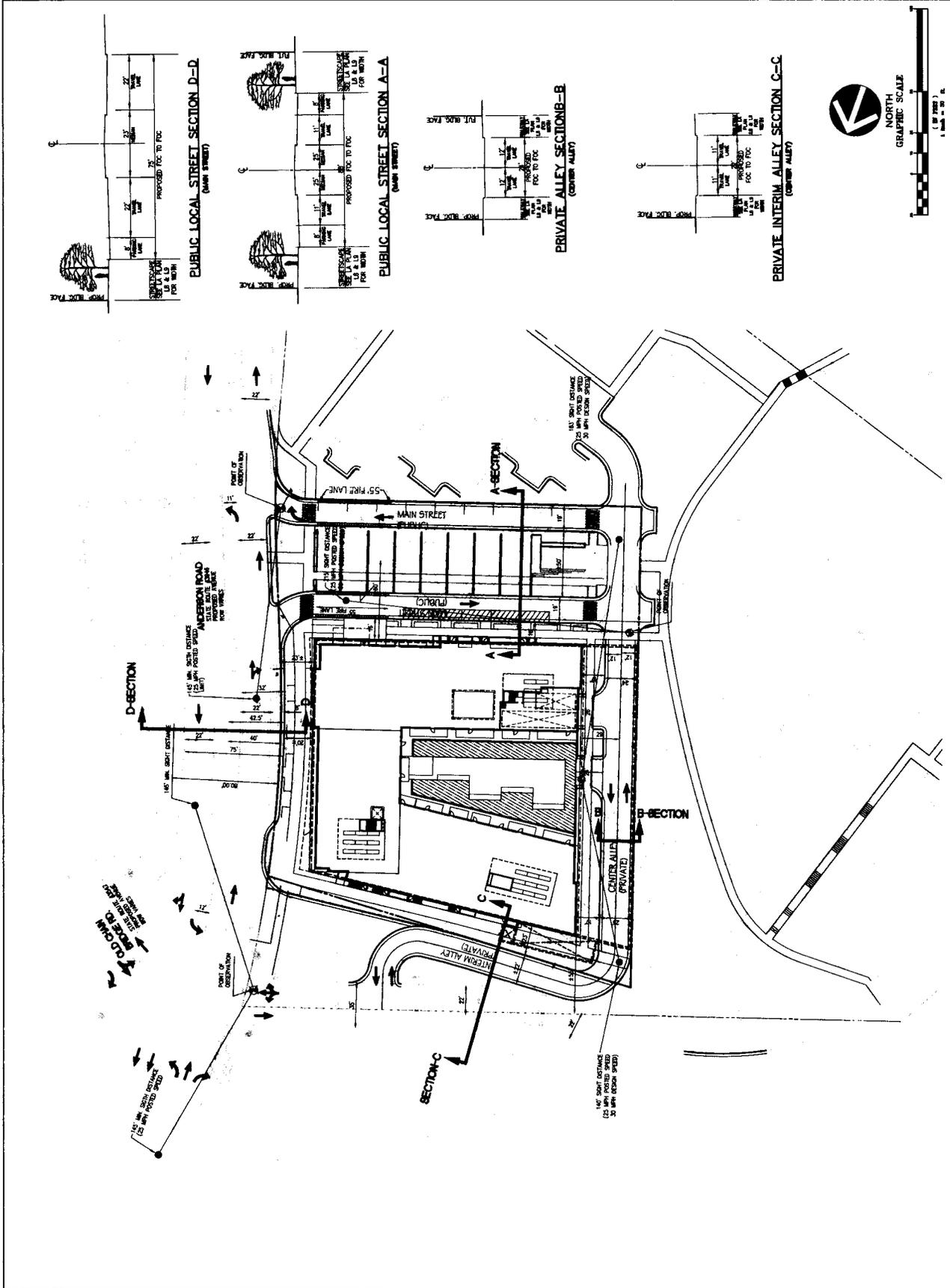
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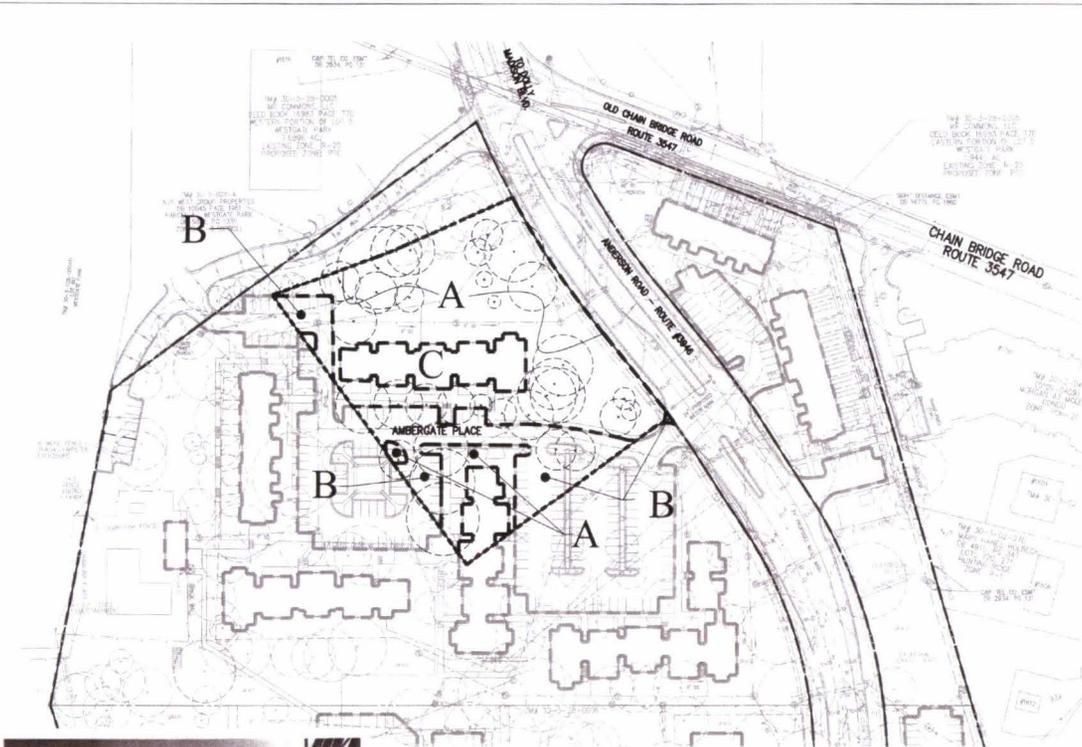












### FDP EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED/LANDSCAPED	MAINTAINED GRASS AND LANDSCAPE	56,802 SF (1.304 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"B"	DEVELOPED/PARKING	EXISTING ASPHALT PARKING COMPOUND WITH LANDSCAPING	18,868 SF (0.433 AC)	SEE NARRATIVE	SEE COVER TYPES BELOW	SEE DESCRIPTIONS
"C"	DEVELOPED/BUILDING	EXISTING MULTI-FAMILY RESIDENTIAL BUILDING	12,886 SF (0.296 AC)	N/A	N/A	
TOTAL AREA			88,556 SF (2.033 AC)			

### VEGETATION COVER TYPES

- |  |  |
|--|--|
| <p><b>"A" PRIMARY COVER</b></p> <ul style="list-style-type: none"> <li>• Acer rubrum – Red Maple</li> <li>• Acer saccharinum – Silver Maple</li> <li>• Castanea dentata – American Chestnut</li> <li>• Cercis canadensis – Eastern Redbud</li> <li>• Cladostema xanthocarpa – Yellowwood</li> <li>• Fagus grandifolia – American Beech</li> <li>• Glehnia frutescens – Common Honeylocust</li> <li>• Ilex opaca – American Holly</li> <li>• Juniperus chinensis – Chinese Juniper</li> <li>• Juniperus virginiana – Eastern Red Cedar</li> <li>• Magnolia stellata – Star Magnolia</li> <li>• Morus nigra – Sargent Flowering Crabapple</li> <li>• Morus alba – White Mulberry</li> <li>• Picea abies – Norway Spruce</li> <li>• Picea pungens – Colorado Spruce</li> <li>• Pinus strobus – Eastern White Pine</li> <li>• Prunus subhirtella – Higan Cherry</li> <li>• Quercus alba – White Oak</li> <li>• Quercus paustris – Pin Oak</li> </ul> | <p><b>"A" PRIMARY COVER (cont)</b></p> <ul style="list-style-type: none"> <li>• Quercus phellos – Willow Oak</li> <li>• Quercus robur – English Oak</li> <li>• Quercus rubra – Red Oak</li> <li>• Sophora japonica – Japanese Pagoda Tree</li> <li>• Thuja occidentalis – Eastern Arborvitae</li> <li>• Tilia cordata – Littleleaf Linden</li> </ul> |
| <p><b>"B" PRIMARY COVER</b></p> <ul style="list-style-type: none"> <li>• Acer rubrum – Red Maple</li> <li>• Prunus subhirtella – Higan Cherry</li> <li>• Quercus alba – White Oak</li> <li>• Quercus rubra – Red Oak</li> </ul>  | <p><b>"C" PRIMARY COVER</b></p> <ul style="list-style-type: none"> <li>• Existing Building</li> <li>• Existing Sidewalk</li> </ul>   |

### EXISTING VEGETATION NARRATIVE

THE AREA OF THIS FDP APPLICATION IS CLASSIFIED AS MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THIS DEVELOPMENT IS OF AN OPEN CAMPUS STYLE THAT WHICH WAS LANDSCAPED AT THE TIME OF THE INITIAL SITE DEVELOPMENT. THERE ARE OPEN TURF LAWN AREAS WITH MATURE HIGH CANOPY DECIDUOUS TREES. THE SITE LANDSCAPING IS MAINTAINED AS ARE THE OPEN SPACE TURF LAWN AREAS. THROUGHOUT THE DEVELOPMENT, THERE ARE A NUMBER OF MATURE TO SEMI-MATURE DECIDUOUS AND CONIFER TREES AND SHRUBS. THE DECIDUOUS TREES ARE PRIMARILY MAPLES, OAKS, LOCUSTS, AND FLOWERING CHERRIES WHILE THE EXISTING CONIFER TREES ARE SPRUCE, JUNIPER, PINE AND CEDAR. FOR A COMPREHENSIVE VEGETATION LIST, SEE THE PLANT COVER TYPE LIST ON THIS SHEET. THE SUCCESSIONAL STAGE IS GENERALLY SUB-CLIMAX TO CLIMAX. THE MAJORITY OF THE VEGETATION IS MATURE. THIS EXISTING VEGETATION OVERALL SHOWS GOOD HEALTH, MOOR AND VITALITY THROUGH SOME OF THE EXISTING VEGETATION IS NOT MAINTAINED AND SHOWS DECLINE. SOME OF THESE CANOPIES ARE A HAZARD TO THE RESIDENCES AND PLAY AREAS.

WITH THE PROPOSED DEVELOPMENT THIS PLANT MATERIAL WILL NOT BE CONSIDERED FOR PRESERVATION AND THE SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THE SUBJECT AREA IS ZONED PTC AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING BUILDINGS, PARKING AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT PROVIDE THE TREE PRESERVATION TARGET AREA REQUIRED. IN ACCORDANCE WITH PFM 12-0507.4 A TREE PRESERVATION TARGET DESIGNATION REQUEST HAS BEEN PREPARED AND IS INCLUDED IN THIS APPLICATION SUBMITAL. SEE CORRESPONDENCE ON THIS SHEET.

### TABLE 12.3 TREE PRESERVE CALCULATIONS

Table 12.3 FDP Tree Preservation Target Calculations			
A.1	Pre-development area of existing tree canopy (from existing vegetation map) (1)	40,244	see § 12-0508.2
A.2	Percentage of gross site area covered by existing tree canopy	46%	
A.3	Percentage of 10-year tree canopy required for site	26%	see Table 12.4
A.4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	65%	
A.5	Proposed percentage of canopy requirement that should be met through tree preservation	0.0%	
A.6	Has the Tree Preservation Target been met? If no for line A.6, 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	No	Provide Yes or No
A.7	Has the Tree Preservation Target been met? If no for line A.7, 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	CB	Provide sheet number see § 12-0508.3
A.8	If line A.7 requires a narrative, it shall be provided in accordance with § 12-0508.4	YES	see § 12-0508.4

ENVIRONMENT • PLANNING • LANDSCAPE ARCHITECTS • SURVEYORS • UTILITIES DESIGN

February 12, 2013  
 Mr. Michael Knapp, Director UPMD  
 Forest Conservation Branch, UPMD  
 Department of Public Works and Environmental Services  
 Land Development Services, Urban Forest Management Division  
 12001 Overmountain Center Parkway, Suite 818  
 Roanoke, Virginia 24060-5000

**RE: The Commons - Building 1  
 Tree Preservation Target Deviation Request  
 FDPE 2013-0017  
 VMA # 1766812**

Dear Mr. Knapp:  
 This letter is to request a deviation to the Tree Preservation Target (TP) requirements for the above referenced site. In June 22, 2010 the Fairfax County Board of Supervisors adopted the new annual density for Towns Center, the PTC District, Planned Towns Center Urban Center. The above referenced site, The Commons, is zoned in this PTC District and is associated with the existing Successional Development Plan (SDP) number 82-2011.PTC-017. This deviation is requested to waive and to be based upon the following two allowable deviation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:  
 12-0508.3(4) - where existing the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance  
 12-0508.3(6) - where construction activities could be reasonably expected to impact existing trees or harvest areas used to meet the Tree Preservation Target to the extent there would not likely survive to a healthy and structurally sound manner of a minimum of 10 years in accordance with the post-development standards for trees and harvested areas provided in PFM 12-0502 and 12-0504

The existing vegetation on the site has been planted with the development of the subject site. This site will be razed of all existing features. The re-development will include major redesign of the utility infrastructure, the street grid, both on and off-site, as well as various other components such as building types and uses, active and passive recreation and storm transportation improvements.

The basis for this deviation is warranted as a result of the site re-engineering necessary within this portion of the Towns Center Urban Center redesign. The TP requirements requirements cannot be fulfilled with the re-engineering of the subject site. Therefore, it is requested that the UPMD deem the tree preservation requirements will be better satisfied with the planting of the landscape plan as specified in the submitted and approved site plan application. The landscape plan submitted with this FDP application has been prepared in accordance with the Towns Center Urban Design Ordinance and the approved CDP. Therefore, the tree landscape specified with this development will meet the Towns Center Urban landscape requirements. Refer to sheet C-3 of this plan set for Existing Vegetation Map which provides the existing vegetation inventory, identification and numbers. See project landscape plan in this submittal for new planting design.

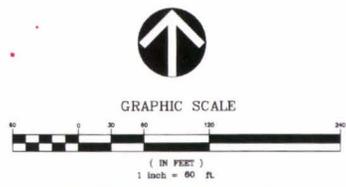
VMA logo  
 8180 Greenway Drive, Suite 200 • McLean, Virginia 22102 • 703.442.7800 • Fax: 703.731.3787  
 McLean, VA • Greenway, MD • Washington, DC  
 www.vma.com

Mr. Michael Knapp, Director UPMD  
 Forest Conservation Branch, UPMD  
 RE: The Commons - Building 1  
 Tree Preservation Request  
 PFM # 82-2011.PTC-017  
 VMA # 1766812  
 February 12, 2013  
 Thank you for your time and attention and should you have any questions or need additional information, please do not hesitate to contact our office.

(SIGNED)  
 VMA, Inc.  
 Nelson P. Kirchner, VLA  
 Landscape Architect (VLA Certified Arborist)  
 Associate  
 VMA, Inc.  
 121 Stephanie Richardson, P.L.L.C. - Land Design  
 Robert S. Cochran, Associate Principal - VLA, Inc.  
 Todd Nelson, Urban Forester II, Fairfax County UPMD

PLAN PREPARED BY: NELSON P. KIRCHNER, P.L.A.  
 ISA CERTIFIED ARBORIST, No. MA-4720AM

SIGNATURE *Nelson P. Kirchner* DATE 3/21/13



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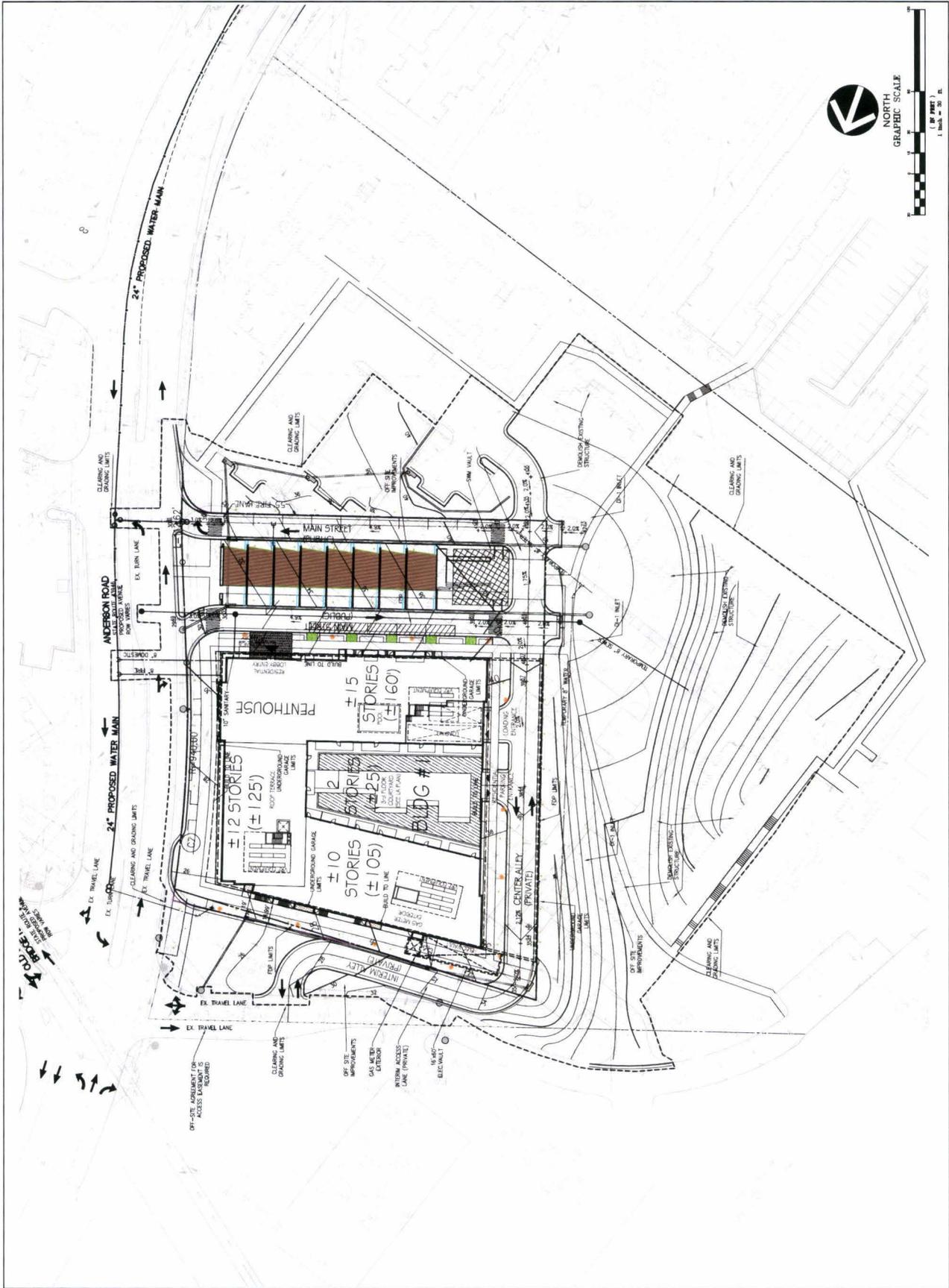
Common of McLean LCA, LLC  
 c/o LOR Incorporated  
 8500 Ross Bayview Dr. Suite 400  
 Bethesda, MD 20817

FDPE SUBMISSION 12.07.13  
 FDPE SUBMISSION 02.15.13  
 FDPE SUBMISSION 03.26.13

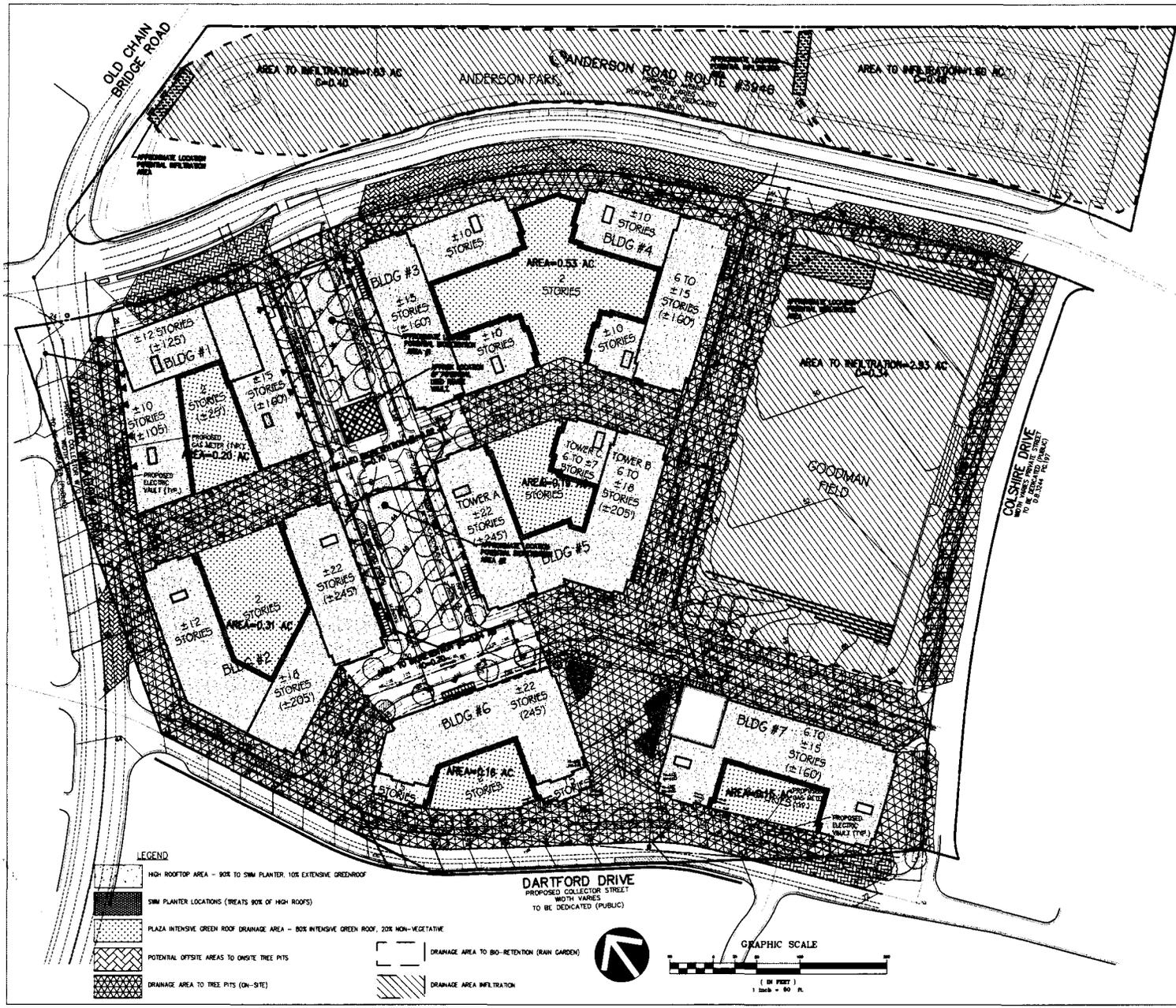
Common of McLean LCA, LLC  
 c/o LOR Incorporated  
 8500 Ross Bayview Dr. Suite 400  
 Bethesda, MD 20817

EXISTING VEGETATION MAP

Scale  
**C-9**



Architectural\Projects\668101.dwg 2/14/2013 4:32:50 PM EST



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VIRGINIA

Commonwealth LOCAL LLC  
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FDP SUBMISSION 01.27.18  
FDP SUBMISSION 01.15.18  
FDP SUBMISSION 03.15.18

© WDG Patent No. W41616

**OVERALL SWM PLAN (CDP)**

Scale

**C-11**



**PART I: LEED COMPUTATIONS**

**EXISTING CONDITIONS**

REVISED PRINTED PAGE FILE	REVISIONS OF INPUT DATA LIST	TRNO	TRP
WTRN-20 VERSION 1.10	0	0	0.05
COMBNS - FDP BLDG 'A'			
EXISTING COND - COMBNS - FDP 'A'			
SUB-AREA: EXISTING OUTLAY	.00317	87.	.1
STREAM REACH: EXISTING			
STORM ANALYSIS: 2-YR	3.2	TYPE II	2
STRUCTURE RATING:			
GLOBAL OUTPUT: 2	0.05	TTTTT	TTTTT

WTRN-20 PRINTED PAGE FILE END OF INPUT DATA LIST

COMBNS - FDP BLDG 'A'  
EXISTING COND - COMBNS - FDP 'A'

NAME OF PRINTED PAGE FILE: TR20.002

STORM 2-YR

AREA OR REACH	CHALLENGE (SQ FT)	RAINFALL (IN)	RUNOFF COEFFICIENT	WATER VOLUME (CU FT)	PEAK FLOW (GPM)	TIME (MIN)	DATE (MM/DD)
EXISTING	0.003	1.886		11.83	5.97	1884.01	

**TOTAL RUNOFF VOLUME (EX. CONDITIONS)**  
2 YR: 2.03 AC x (1.886/12) x 43.560 = 13,897 CF

**PROPOSED CONDITIONS**

REVISED PRINTED PAGE FILE	REVISIONS OF INPUT DATA LIST	TRNO	TRP
WTRN-20 VERSION 1.10	0	0	0.05
COMBNS - FDP BLDG 'A'			
PROP COND - COMBNS - FDP 'A'			
SUB-AREA: PROP OUTLAY	.00317	87.	.1
STREAM REACH: EXISTING			
STORM ANALYSIS: 2-YR	3.2	TYPE II	2
STRUCTURE RATING:			
GLOBAL OUTPUT: 2	0.05	TTTTT	TTTTT

WTRN-20 PRINTED PAGE FILE END OF INPUT DATA LIST

COMBNS - FDP BLDG 'A'  
PROP COND - COMBNS - FDP 'A'

NAME OF PRINTED PAGE FILE: TR20.002

STORM 2-YR

AREA OR REACH	CHALLENGE (SQ FT)	RAINFALL (IN)	RUNOFF COEFFICIENT	WATER VOLUME (CU FT)	PEAK FLOW (GPM)	TIME (MIN)	DATE (MM/DD)
PROP	0.003	2.819		11.92	8.10	2536.03	

**TOTAL RUNOFF VOLUME (PR. CONDITIONS)**  
2 YR: 2.03 AC x (2.819/12) x 43.560 = 20,773 CF

**TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)**

THIS SITE IS GREATER THAN 500 IMPERVIOUS IN THE EXISTING CONDITIONS THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2-YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A RETENTION VALVE. FOR THE 2-YR STORM RUNOFF COMPUTATIONS ABOVE THE REQUIRED VOLUME REDUCTION FOR THE POST DEVELOPMENT STORM IS AS FOLLOWS

2 YR: 20773 CF - (0.75 x 13,897 CF) = 10,351 CF (REQUIRED RUNOFF REDUCTION)

**LEED PROVIDED RUNOFF REDUCTION VOLUME**

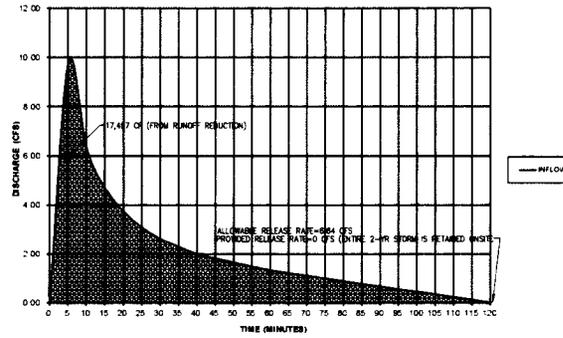
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-12, THE TOTAL STORAGE PROVIDED ON SITE IS 17,497 CFT THIS VOLUME IS LARGER THAN THE RUNOFF REDUCTION REQUIRED PER LEED, THEREFORE THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

**LEED ALLOWABLE RELEASE RATE**

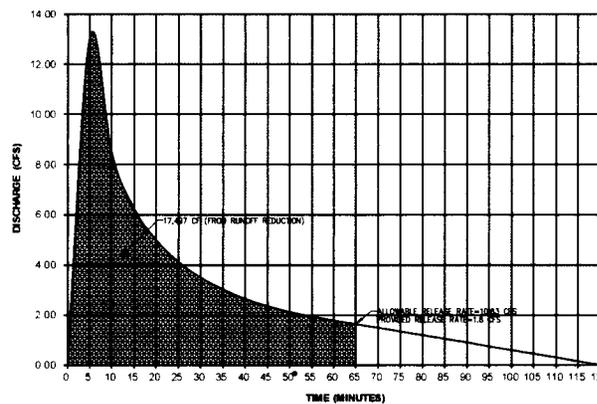
THE ALLOWABLE RELEASE RATE FOR THIS PLAN SHALL BE DICTATED BY THE PFM WHICH DOES NOT ALLOW FOR A RATE GREATER THAN EXISTING. SEE PART 4 ON THIS SHEET FOR ADDITIONAL INFORMATION.

**PART II: PFM COMPLIANCE**

**2-YEAR HYDROGRAPH**



**10-YEAR HYDROGRAPH**

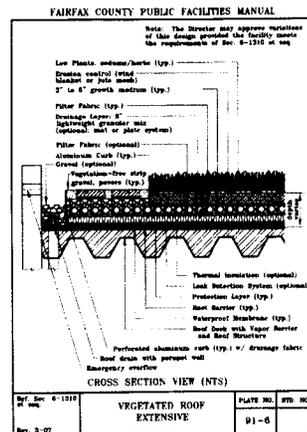


**ALLOWABLE RELEASE RATE**

PER FAIRFAX COUNTY, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE:

SITE AREA = 1.51AC  
 $i2 = 5.45 \text{ IN/HR}$ ,  $i10 = 7.27 \text{ IN/HR}$   
 $c2 = 0.60$ ,  $c10 = 0.72 \text{ (EXISTING)}$   
 $Q2 = 2.03 \times 5.45 \times 0.60 = 6.64 \text{ CFS}$   
 $Q10 = 2.03 \times 7.27 \times 0.72 = 10.63 \text{ CFS}$

AS CAN BE SEEN THE RUNOFF REDUCTION PRACTICES ALLOW FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT OF 2-YR AND 10-YR PEAK RELEASE RATE HAS BEEN MET.



**EXTENSIVE GREEN ROOF DETAIL**



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**TOP SUBMISSION 03.07.10**  
**FDP SUBMISSION 03.15.10**  
**FDP SUBMISSION 03.25.10**

**WDG ARCHITECTURE**  
**FDP SWM/BMP**  
**Plan & Computations**  
**C.13**

TOTAL RUNOFF REDUCTION REQUIRED	7,369 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	7,162 CFT	
RAINFALL DEPTH RETAINED ON-SITE	0.97 IN	
SITE AREA	2.03	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE						
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	ACTUAL RUNOFF RETAINED (INCHES)	EQUIVALENT DEPTH RETAINED
ANDERSON ROAD	0.11	0.95	379	667	1.00	0.05
N/A	0.00	0.95	0	0	0.00	0.00
N/A	0.00	0.95	0	0	0.00	0.00
			<b>TOTAL VOLUME</b>	<b>379</b>	<b>0.00</b>	<b>0.00</b>

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)	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.20	0.95	690	1,306	1.99	0.06
INTENSIVE GREEN ROOF	0.19	0.95	655	866	1.01	0.00
INFILTRATION	0.00	0.00	0	0	0.00	0.00
BIO-RETENTION (RAIN GARDEN)	0.61	0.74	1646	737	3.20	0.49
BIO-RETENTION (TREES)	0.44	0.95	1517	636	3.20	0.45
DISCONNECTION TO BIO-RETENTION	0.00	0.95	0	0	0.00	0.00
STORMWATER PLANTERS	0.42	0.95	1448	184	1.27	0.05
			<b>TOTAL EXCESS VOL</b>	<b>7960</b>	<b>1.00</b>	<b>1.00</b>

\*SMALL NOT EXCEED 3.2" WHEN CONSIDERING THE LEED SPECIFIED RAINFALL EVENT

OVERALL APPLICATION BREAKDOWN BY PRACTICE			
PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER	TOTAL
EXTENSIVE GREEN ROOF	0.09	TIER 1	0.71 IN
INTENSIVE GREEN ROOF (VEGETATIVE AREAS)	0.02		
INFILTRATION	0.00		
BIO-RETENTION (RAIN GARDEN)	0.22		
BIO-RETENTION (TREES)	0.26	TIER III 0.26 IN	0.97 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.11		
STORMWATER PLANTERS	0.20		
DISCONNECTION TO BIO-RETENTION	0.00		
<b>TOTAL</b>	<b>0.97 IN</b>		

Tysons Corner Tree Pit Sizing chart (CDP/FDP)											
TREE PIT NUMBER	DA TO TREE PIT SURFACE AREA (sq. ft.)	DA RV	1" SURFACE AREA PONDING (MGD) (DPT)	SOIL PONDING (MGD) (DPT)	GRAVEL PONDING (MGD) (DPT)	GRAVEL TV (IN)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	TOTAL
ANDERSON RD	0.11	0.95	379	667	1.00	1.00	1.00	0.05	0.4	0.4	1112
WINTER ALLEY	0.13	0.95	379	180	2	4	3	0.25	0.4	0.4	1132
CENTER ALLEY	0.13	0.95	379	1194	3	4	1	0.25	0.4	0.4	1908
<b>TOTALS</b>	<b>0.44</b>	<b>0.95</b>	<b>1137</b>	<b>964</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>0.50</b>	<b>0.8</b>	<b>0.8</b>	<b>3452</b>

Note: Sizing based on DCP Speed 9-A  
 SA(MGD) = 1.10 \* DA / 12  
 DA(MGD) = 1.10 \* DA / 12  
 TV(MGD) = 1.10 \* DA / 12

Tysons Corner Green Roof Sizing chart (CDP/FDP)											
TREE PIT NUMBER	DA TO TREE PIT SURFACE AREA (sq. ft.)	DA RV	1" SURFACE AREA PONDING (MGD) (DPT)	SOIL PONDING (MGD) (DPT)	GRAVEL PONDING (MGD) (DPT)	GRAVEL TV (IN)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	TOTAL
ANDERSON RD	0.11	0.95	379	667	1.00	1.00	1.00	0.05	0.4	0.4	1112
WINTER ALLEY	0.13	0.95	379	180	2	4	3	0.25	0.4	0.4	1132
CENTER ALLEY	0.13	0.95	379	1194	3	4	1	0.25	0.4	0.4	1908
<b>TOTALS</b>	<b>0.37</b>	<b>0.95</b>	<b>1137</b>	<b>964</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>0.50</b>	<b>0.8</b>	<b>0.8</b>	<b>3452</b>

Note: Sizing based on DCP Speed 9-A  
 SA(MGD) = 1.10 \* DA / 12  
 DA(MGD) = 1.10 \* DA / 12  
 TV(MGD) = 1.10 \* DA / 12

Tysons Corner Tree Pit Sizing chart (OFFSITE)											
TREE PIT NUMBER	DA TO TREE PIT SURFACE AREA (sq. ft.)	DA RV	1" SURFACE AREA PONDING (MGD) (DPT)	SOIL PONDING (MGD) (DPT)	GRAVEL PONDING (MGD) (DPT)	GRAVEL TV (IN)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	TOTAL
ANDERSON RD	0.11	0.95	379	667	1.00	1.00	1.00	0.05	0.4	0.4	1112
WINTER ALLEY	0.13	0.95	379	180	2	4	3	0.25	0.4	0.4	1132
CENTER ALLEY	0.13	0.95	379	1194	3	4	1	0.25	0.4	0.4	1908
<b>TOTALS</b>	<b>0.37</b>	<b>0.95</b>	<b>1137</b>	<b>964</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>0.50</b>	<b>0.8</b>	<b>0.8</b>	<b>3452</b>

Note: Sizing based on DCP Speed 9-A  
 SA(MGD) = 1.10 \* DA / 12  
 DA(MGD) = 1.10 \* DA / 12  
 TV(MGD) = 1.10 \* DA / 12

Tysons Corner Rain Garden Sizing chart (CDP/FDP)											
TREE PIT NUMBER	DA TO TREE PIT SURFACE AREA (sq. ft.)	DA RV	1" SURFACE AREA PONDING (MGD) (DPT)	SOIL PONDING (MGD) (DPT)	GRAVEL PONDING (MGD) (DPT)	GRAVEL TV (IN)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	TOTAL
ANDERSON RD	0.11	0.95	379	667	1.00	1.00	1.00	0.05	0.4	0.4	1112
WINTER ALLEY	0.13	0.95	379	180	2	4	3	0.25	0.4	0.4	1132
CENTER ALLEY	0.13	0.95	379	1194	3	4	1	0.25	0.4	0.4	1908
<b>TOTALS</b>	<b>0.37</b>	<b>0.95</b>	<b>1137</b>	<b>964</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>0.50</b>	<b>0.8</b>	<b>0.8</b>	<b>3452</b>

Note: Sizing based on DCP Speed 9-A  
 SA(MGD) = 1.10 \* DA / 12  
 DA(MGD) = 1.10 \* DA / 12  
 TV(MGD) = 1.10 \* DA / 12

Tysons Corner Stormwater planter Sizing chart (CDP/FDP)											
TREE PIT NUMBER	DA TO TREE PIT SURFACE AREA (sq. ft.)	DA RV	1" SURFACE AREA PONDING (MGD) (DPT)	SOIL PONDING (MGD) (DPT)	GRAVEL PONDING (MGD) (DPT)	GRAVEL TV (IN)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	SOIL GRAVEL TV (IN)	PROVIDE (DPT)	TOTAL
ANDERSON RD	0.11	0.95	379	667	1.00	1.00	1.00	0.05	0.4	0.4	1112
WINTER ALLEY	0.13	0.95	379	180	2	4	3	0.25	0.4	0.4	1132
CENTER ALLEY	0.13	0.95	379	1194	3	4	1	0.25	0.4	0.4	1908
<b>TOTALS</b>	<b>0.37</b>	<b>0.95</b>	<b>1137</b>	<b>964</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>0.50</b>	<b>0.8</b>	<b>0.8</b>	<b>3452</b>

Note: Sizing based on DCP Speed 9-A  
 SA(MGD) = 1.10 \* DA / 12  
 DA(MGD) = 1.10 \* DA / 12  
 TV(MGD) = 1.10 \* DA / 12

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

Site Name: Commons of McLean  
 Description: FDP - Building A

Post-Development Land Cover: [ ] Data input cells highlighted in yellow

Drainage Area A	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Land Cover Type					
Forest - Preserved Open Space					
Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.18
Impervious Cover (acres)					1.85
					<b>Total</b>
					<b>2.03</b>

Drainage Area B	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Land Cover Type					
Forest - Preserved Open Space					
Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
					<b>Total</b>
					<b>0.00</b>

Drainage Area C	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Land Cover Type					
Forest - Preserved Open Space					
Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
					<b>Total</b>
					<b>0.00</b>

Drainage Area D	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Land Cover Type					
Forest - Preserved Open Space					
Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
					<b>Total</b>
					<b>0.00</b>

Drainage Area E	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Land Cover Type					
Forest - Preserved Open Space					
Undisturbed, protected forest and open					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)					0.00
					<b>Total</b>
					<b>0.00</b>

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

Drainage Area A Post-Development Land Cover	HGB A soils	HGB B Soils	HGB C Soils	HGB D Soils	Totals
Forest - Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Undisturbed, protected forest and open	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.00	0.00
					<b>D.A. Total (acres)</b>
					<b>2.03</b>

Apply Runoff Reduction Practices	Description of Area	Runoff Reduction Practice	Design Storm (1" Depth)	Max Volume Captured by Practice (cf)	Volume Retained by Practice (cf)	Volume Released by Practice (cf)	Runoff Reduction Practice (cf)					
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Turf	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Impervious Cover	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Turf	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Impervious Cover	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Turf	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Impervious Cover	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Turf	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Impervious Cover	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Turf	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Impervious Cover	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Forest - Preserved Open Space	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Undisturbed, protected forest and open	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apply Runoff Reduction Practices	Drainage Area A	Managed Tur										

**TYSON 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 TYSON CORNER COMPREHENSIVE PLAN.

**COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS**

THIS STORMWATER MANAGEMENT NARRATIVE EXPLAINS HOW THIS PLAN PROPOSES TO MEET THE STORMWATER REQUIREMENTS OF THE TYSON CORNER COMPREHENSIVE PLAN. THE NARRATIVE DESCRIBES THE VARIOUS STRATEGIES BY WHICH THE VARIOUS GOALS ARE TO BE MET (E.G. VEGETATIVE ROOF, BIO-RETENTION, ETC).

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROL FOR DEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE CHANNELS WHERE SOILS ARE SUITABLE OR REUSE IT, WHERE ALLOWED, TO THE EXTENT PRACTICABLE.	HOWEVER, INFILTRATION SHALL NOT BE USED WITHIN THE LIMITS OF THIS FDP APPLICATION.
REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSON.	
IF A MINIMUM OF THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, BIORETENTION, OR BIORETENTION AND/OR REUSE IF, ON AN OPEN SITE, THE RETENTION AND/OR REUSE IS DEEMED 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 END, THE FOLLOWING STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, BIORETENTION, AND URBAN BIORETENTION (TREE PITS AND BIORETENTION PLANTERS). THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC AND ARE SITED IN THE MIDDLE OF THE MAIN STREET TO OPTIMIZE LID TECHNIQUES IN STREET DESIGN. URBAN BIORETENTION ON TREE BOX FILTRATION WILL BE IMPLEMENTED ON CENTER ALLEY, AND ANDERSON ROAD. THE STORMWATER PLANTERS WILL TREAT AREAS OF THE MAIN STREET NOT TREATED BY EXTENSIVE GREEN ROOF. IT SHOULD BE NOTED THAT THE USE OF PERMEABLE PAVEMENT AND OPEN WELLS ARE NOT APPLICABLE TO THIS SITE DUE TO THE CLOSE PROXIMITY OF THE SUBCHARGE TO ANY POTENTIAL LOGGED OFFSITE DRAINAGE FACILITIES. DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, LEGGED DETENTION PAVEMENT, VEGETATIVE FILTER STRIPS, AND SHEET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE.
ALL OF THESE PRACTICES ARE ADEQUATELY SIZED FOR THE PROPOSED DEVELOPMENT TO MEET THESE PRACTICES COMBINED YIELD AN ON-SITE RETAINED RAINFALL DEPTH OF 0.87 INCHES (2.17 INCHES) WHEN CONSIDERING THE LEED SPECIFIED EVENT. THIS NUMBER FALLS SHORT OF THE GOAL SPECIFIED IN THE TYSON CORNER COMPREHENSIVE PLAN. HOWEVER, THE ENTIRE BUILDING FOOTPRINT IS ABLE TO DRAIN TO THE GREEN ROOF AREA (STORMWATER PLANTER). A SMALL AREA ALONG E.L. ANDERSON DRIVE AND PROPOSED CENTER ALLEY COULD NOT CONTROLLED OFFSITE DRAINAGE TO TYPICAL CONCRETE PAVEMENT (AS HAS BEEN NOTED). THIS AREA IS CURRENTLY UNPAVED AND WILL BE TREATED WITH A FUTURE PHASE AS CAN BE SEEN ON THE ORIGINAL LID PLAN ON SHEET C-11 AND SHALL YIELD AN ADDITIONAL CONTROLLED DEPTH OF 0.87" THEREBY PROVIDING A TOTAL CONTROLLED DEPTH ON SITE OF 1.04". ALL OF THE RUNOFF REDUCTION PRACTICES ON SITE YIELDS A TOTAL CONTROLLED AREA OF 1.87 ACRES OR 87% OF THE SITE. PLEASE NOTE THAT THIS AREA INCLUDES OFFSITE DRAINAGE AREAS FROM EXISTING ROOF OF LOT 1.	
REUSE OF RAINFALL FOR IRRIGATION, WASHING, OR OTHER PURPOSES SHOULD BE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT TO THE EXTENT PRACTICABLE.	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THESE. THE VEGETATIVE ROOFS, BIORETENTION AREAS, TREE PITS, AND STORMWATER PLANTERS HAVE ALL BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
REUSE OF RAINFALL FOR IRRIGATION, WASHING, OR OTHER PURPOSES SHOULD BE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT TO THE EXTENT PRACTICABLE.	LEED STORMWATER CREDIT 1 AND 6.2 SHALL BE ADOPTED THROUGH THE IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, LEED RAINFALL VAULT, AND TREE BOX STORAGE VOLUME REDUCTIONS MEET LEED REQUIREMENTS.
REUSE OF RAINFALL FOR IRRIGATION, WASHING, OR OTHER PURPOSES SHOULD BE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT TO THE EXTENT PRACTICABLE.	THIS SUBJECT APPLICATION DOES NOT PROPOSE SHARED STORMWATER ALTERNATIVE, HOWEVER OFFSITE DRAINAGE FROM EXISTING ROOF MAY HAVE BEEN INCLUDED IN THE CALCULATIONS TO MEET THE REQUIRED 1" RUNOFF REDUCTION.
REUSE OF RAINFALL FOR IRRIGATION, WASHING, OR OTHER PURPOSES SHOULD BE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT TO THE EXTENT PRACTICABLE.	LOW IMPACT DEVELOPMENT (LID) TECHNOLOGIES ARE PROVIDED THROUGH THE IMPLEMENTATION OF STORMWATER PRACTICES AROUND THE SITE. GREEN ROOF, LEED RAINFALL VAULT, AND TREE BOX STORAGE VOLUME REDUCTIONS MEET LEED REQUIREMENTS.
REUSE OF RAINFALL FOR IRRIGATION, WASHING, OR OTHER PURPOSES SHOULD BE INCORPORATED INTO THE DESIGN OF THE DEVELOPMENT TO THE EXTENT PRACTICABLE.	THIS SUBJECT APPLICATION DOES NOT PROPOSE AN STREAM RESTORATION. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE CONSIDERED IN PHASES AND NOT PROVIDED IN PLACE REAL FORM TO BETTER PROTECT AESTHETIC AND RECREATIONAL VALUE TO TYSON CORNER.

**COMPREHENSIVE PLAN IMPLEMENTATION**

THE TYSON CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIORETENTION AREAS (RAIN GARDENS), STORMWATER PLANTERS, AND TREE BOX FILTRATION AND VEGETATIVE ROOFS AS WELL AS A POTENTIAL UNDERGROUND LEED REUSE VAULT. THE BUILDING'S HIGH ROOF AREA SHALL BE CONTROLLED BY A SMALL AREA OF EXTENSIVE VEGETATIVE ROOF AND GREEN ROOF. THE ROOFER LEVELS SHALL BE TREATED BY WETTING GREEN ROOFS THAT ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- AS CAN BE SEEN WITH THE COMPUTATIONS PROVIDED IN THE TYSON CORNER COMPREHENSIVE STORMWATER CONFORMANCE CHECKLIST THE REQUIRED TREATMENT VOLUME IS CALCULATED AS 1" OF RAINFALL OVER THE ENTIRE SITE AREA.
- THE SUBJECT APPLICATION SUCCESSFULLY EMPLOYS VEGETATED ROOF, BIORETENTION, AND URBAN BIORETENTION. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL EMPLOY 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 STORMWATER PLANTERS AND STREET ACCESS TO THE TREE PITS AND RAIN GARDENS.
- THE BIORETENTION AREAS, TREE PITS, SUBSTRATE HARVESTING SYSTEMS, AND VEGETATIVE ROOFS SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE BIORETENTION AREAS WILL BE LOCATED NEXT TO A SIDEWALK THAT WILL DISCOURAGE PEDESTRIAN CONFLICTS. THE TREE PITS WILL BE PROVIDED WITH A GRATE OR A FENCE.
- THE OVERALL COP PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH BLOCK HAS INDEPENDENT BWM CONTROL (TREE PITS, GREEN ROOF, ETC.) THAT MEET THE GOALS OF THE TYSON CORNER COMPREHENSIVE PLAN. THE BIORETENTION AREA IS SIZED BASED ON THE ULTIMATE COP DRAINAGE AREA.
- A DETAILED LIST OF WAIVERS REQUESTED FOR IMPLEMENTATION OF THIS BWM STRATEGY IS BELOW.

- IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 13-073.18 (3) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT. THE REDUCTION OF THE MINIMUM PLANTING AREA SHALL BE LIMITED TO 10% OF THE TOTAL PLANTING AREA AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE USED TO FACILITATE THE INSTALLATION OF BIORETENTION SYSTEMS. IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON CORNER DESIGN GUIDELINES.
- A WAIVER TO ALLOW STORMWATER MANAGEMENT (BWM) AND BEST MANAGEMENT PRACTICES (BMP) TO BE SATISFIED AND ENCOURAGED SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 4-0063.5 OF THE PFM.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 4-1506.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN THE BWM STRATEGY SHALL BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 4-1507.2E TO SET THE MINIMUM HORIZONTAL RETAINING WALL FOUNDATION TO BE REDUCED TO 80% IN FEET IN ORDER TO FACILITATE THE INSTALLATION OF BIORETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON CORNER DESIGN GUIDELINES.
- ALL REQUESTED DEVIATIONS OF PFM SECTION 4-1507.2G TO ALLOW FOR THE MAXIMUM BIORETENTION AREA TO BIORETENTION FILTER STRIPS AND BIORETENTION SYSTEMS FOR THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOF TOP RUNOFF PAVED TO PROPOSED STRUCTURES IF REQUIRED AT SITE PLAN TIME.
  - THE LEED RAINFALL VAULT SHALL BE PLACED IN THE MIDDLE ALONG MAIN STREET AND THE ACCESS POINT SHALL NOT ADVERSELY IMPACT LANDSCAPING OF THE SIDEWALK ZONE.
  - A 4'x4' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED RAINFALL VAULT FOR MAINTENANCE.

**DETAILED LIST OF WAIVERS REQUESTED FOR IMPLEMENTATION OF THIS BWM STRATEGY IS BELOW.**

**DETAILED LIST OF WAIVERS REQUESTED FOR IMPLEMENTATION OF THIS BWM STRATEGY IS BELOW.**

- BIORETENTION/TREE PITS BMP** WILL CAPTURE RUNOFF FROM CENTER LAIR, SOUTH STREET, COLBIERE DRIVE, AND A PORTION OF COLBIERE NEARBY DRIVE. STREAM STABILIZATION AND RESTORATION HAS NOT BEEN PROVIDED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S BWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-18 TO C-19 FOR DETAILS.

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SMM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREIN.

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL COP/FDP.

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

COMPUTATIONS ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREAS. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON THE FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SMM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREIN.

ALL GRADING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL COP/FDP.

ALL STORMWATER MANAGEMENT FACILITIES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE REQUIRED BEFORE THE CONSTRUCTION PLAN IS APPROVED.

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**SMM NARRATIVE**

**EXISTING CONDITIONS**

THE 2.02 ACRE SITE CURRENTLY CONSISTS OF EXISTING BUILDINGS/PARKING AREAS AND A LARGE OPEN SPACE AREA. THE SITE DRAINS TO THE NORTH INTO AN EXISTING LOADED CONDUIT SYSTEM THAT CROSSES CHAIN BRIDGE ROAD, EVENTUALLY OUTFALLING INTO SCOTTS RUN STREAM.

**PROPOSED CONDITIONS**

THIS SITE PROPOSES A MULTILEVEL RESIDENTIAL AND RETAIL BUILDING. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES SUCH AS URBAN BIO-RETENTION AREAS (TREE PITS), BIORETENTION AREAS, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN.

THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE, AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING, AS APPROVED BY DPWS AND IN SUBSTANTIAL CONFORMANCE WITH THE FDP.

**QUANTITY REQUIREMENTS**

THE STORMWATER MANAGEMENT CONTROLS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF TECHNIQUES, INCLUDING THE INSTALLATION OF GREEN ROOFS, BIORETENTION AREAS, AND TREE PITS TO SHAPE THE PEAK RELEASE RATE FOR THE GIVEN POST DEVELOPED STORM EVENT. THE STORMWATER PROGRAM WILL (AS CALLED FOR IN THE TYSON CORNER URBAN CENTER COMPREHENSIVE PLAN) BE EVALUATED FOR THREE DISTINCT CRITERIA. THESE CRITERIA INCLUDE AN EVALUATION FOR COMPLIANCE WITH LEED, CAPTURING/CONTROLLING THE FIRST ONE INCH OF RAINFALL, AS WELL AS THE DETENTION REQUIREMENTS OF THE PFM. IN ORDER TO DESCRIBE THE DETAILS OF THE PROPOSED SMM/LID ELEMENTS, WE HAVE BROKEN OUR COMPUTATIONS DOWN INTO THREE PARTS.

**PART I: LEED**

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO ATTEMPT TO MEET CURRENT LEED REQUIREMENTS. BECAUSE THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION (NO EXISTING VOLUME REDUCTION FACILITIES), THE LEED REQUIREMENT (AND THEREFORE THE TARGET FOR THIS PLAN) IS THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION FOR THE 2-yr, 24-HOUR STORM EVENT MUST NOT EXCEED 70% OF THE TOTAL VOLUME RELEASED FOR THIS SAME STORM EVENT IN THE EXISTING SITE CONDITION.

**PART II: PFM COMPLIANCE**

ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-yr AND 10-yr DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 10-yr STORM PEAK RELEASE RATE FOR THE ENTIRE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED THROUGH THE REDUCTION OF THE STORMWATER RUNOFF VIA THE PROPOSED RUNOFF REDUCTION METHODS SHOWN. THE PEAK RELEASE RATE FOR THE 2-yr AND 10-yr POST DEVELOPED STORM WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE PEAK RELEASE RATE FOR THE EXISTING CONDITION.

**PART III: CAPTURE/CONTROL THE FIRST 1"**

**SEE THIS SHEET FOR CONTINUATION**

**BMP NARRATIVE**

THE PROPOSED STORMWATER MANAGEMENT PLAN WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. THIS WILL BE ACCOMPLISHED BY WAY OF LID TECHNIQUES DESCRIBED IN THE SMM NARRATIVE (BIORETENTION, TREE PITS AND GREEN ROOFS). FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE DIFFERENT THAN ALTERNATES ALLOWED BY THE PFM.

**NOTE:**

COMPUTATIONS ARE BASED ON APPROXIMATIONS OF PROPOSED PERVIOUS/IMPERVIOUS AREAS. AT THE TIME OF FINAL CONSTRUCTION PLANS, BASED ON THE FINAL PERVIOUS/IMPERVIOUS AREAS, THE FINAL SMM VOLUME REQUIREMENTS WILL BE DETERMINED. THE METHODOLOGY USED SHALL BE CONSISTENT WITH THAT SHOWN HEREIN.

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The Commons  
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FDP SUBMISSION 02.15.19  
FDP SUBMISSION 02.15.19  
FDP SUBMISSION 02.15.19

WDC Pwnt No. WDC000000  
FDP SWM/BMP  
Plan &  
Computations

Scale: N/A

C.15

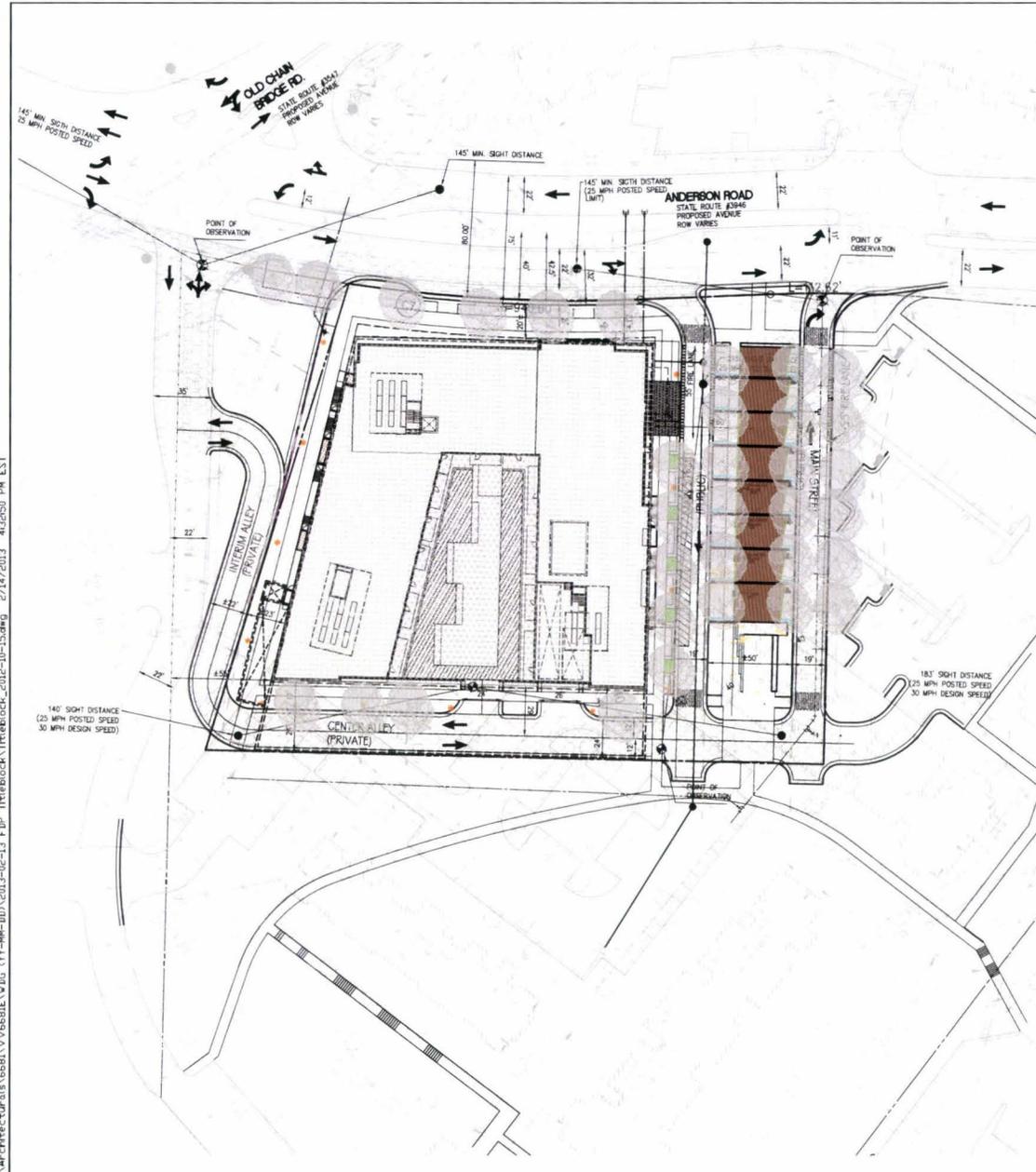
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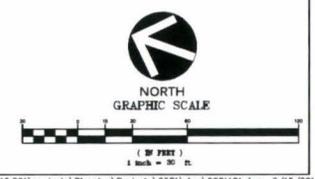
### FDP Building Data

**BUILDING 1:**  
 2 - 15 STORY  
 TYPE OF CONSTRUCTION 1A MODIFIED TO 1B PER TABLE 601  
 (EXCEPTION 403.2.1.1)  
 NUMBER OF STORIES 15  
 BUILDING HEIGHT ± <160'  
 BUILDING FOOTPRINT 38,762 SF  
 BUILDING FULLY SPRINKLED  
 PER NFPA 13  
 SPRINKLER TYPE Yes  
 FIRE WALL RATING 2 HOUR  
 OCCUPANCY/USE GROUP R-2 (APARTMENTS - PRIMARY USE GROUP)  
 A-3 (AMENITIES/FITNESS)  
 B (LEASING OFFICE)  
 S-1 (RESIDENTIAL STORAGE)  
 S-2 (PARKING GARAGE)

-  - DENOTES BUILDING HEIGHT 10 - 50 FT.
-  - DENOTES BUILDING HEIGHT GREATER THAN 76 FT.
-  - DENOTES FIRE/EMERGENCY VEHICLE ACCESSIBLE ROUTE



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**WDG ARCHITECTURE**  
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**The Commons**  
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 VIRGINIA

Common of McLane LOCAL LLC  
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 6500 Rock Surface Dr, Suite #200  
 Bethesda, MD 20817

FDP SUBMISSION: 01.03.13  
 FDP SUBMISSION: 01.15.13  
 FDP SUBMISSION: 01.22.13

© WDG Patent No. WA1800

**Emergency Access Plan**  
 Scale AS SHOWN  
**C-17**



# OVERALL PLAN



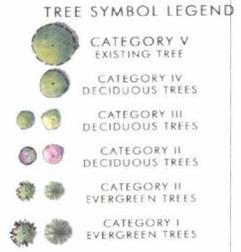
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**Land/Estating Attorney**  
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Fax: 703 282 1000  
Email: elizabeth@wclaw.com



## THE COMMONS - PARK SPACE PROVIDED

Public Park Space	394,395 sq ft 9.05 ac.
Private Courtyard Terrace Space	74,500 sq ft 1.71 ac.
Private Roof Deck Space	53,400 sq ft 1.23 ac.
<b>Total Public Parks</b>	<b>9.05 ac.</b>
<b>Total Private Parks</b>	<b>2.94 ac.</b>
<b>Total Comprehensive Park Space</b>	<b>11.99 ac.</b>

Comprehensive Plan Recommendations for Urban Parks  
2,504 total units X 1.7 residents = 4,257 population  
1.5 acres per 1,000 residents = 6.53 acres

Recommended: 6.53 acres  
Public Park Provided: 9.05 acres  
Public Park Surplus: +2.52 acres

Commons of MidLean L/CAL LLC  
c/o LICOR Incorporated  
4500 Rock Spring Dr, Suite 990  
Bethesda, MD 20814

FDP SUBMISSION 11.07.13  
FDP SUBMISSION 09.15.13  
FDP SUBMISSION 03.15.13



## OVERALL PARKS PLAN

Scale: 1" = 50'-0"



**Address:** 1955 Commonwealth Ave, Suite 200, Arlington, VA 22202  
**Client:** Fairfax County  
**Project No.:** 2015-000000  
**Project Name:** The Commons  
**Site No.:** 1955 Commonwealth Ave  
**City:** Arlington, VA  
**State:** VA  
**Zip:** 22202  
**Scale:** 1/8" = 1'-0"

**Commonwealth Landscape Architecture, LLC**  
 4000 Leesville Road, Suite 100  
 Fairfax, VA 22031  
 Tel: 703 261 1000  
 www.commonwealthlandscape.com



**LANDSCAPE COMPUTATIONS FOR OVERALL SITE**

13.001 TOTAL PLANTING LIST LANDSCAPE CALCULATIONS  
 13.002 PLANTING LIST LANDSCAPE CALCULATIONS  
 13.003 PLANTING LIST LANDSCAPE CALCULATIONS  
 13.004 PLANTING LIST LANDSCAPE CALCULATIONS  
 13.005 PLANTING LIST LANDSCAPE CALCULATIONS

Item	Quantity	Species	Planting Rate	Total Area	Planting Area	Planting Density
1	100	Small Tree	100/1000	1000	1000	100%
2	200	Medium Tree	200/2000	2000	2000	100%
3	300	Large Tree	300/3000	3000	3000	100%
4	400	Shrub	400/4000	4000	4000	100%
5	500	Flower Bed	500/5000	5000	5000	100%
6	600	Grass	600/6000	6000	6000	100%
7	700	Path	700/7000	7000	7000	100%
8	800	Water	800/8000	8000	8000	100%
9	900	Light	900/9000	9000	9000	100%
10	1000	Other	1000/10000	10000	10000	100%



**CONCEPTUAL PLANT SCHEDULE**

Item	Quantity	Species	Planting Rate	Total Area	Planting Area	Planting Density
1	100	Small Tree	100/1000	1000	1000	100%
2	200	Medium Tree	200/2000	2000	2000	100%
3	300	Large Tree	300/3000	3000	3000	100%
4	400	Shrub	400/4000	4000	4000	100%
5	500	Flower Bed	500/5000	5000	5000	100%
6	600	Grass	600/6000	6000	6000	100%
7	700	Path	700/7000	7000	7000	100%
8	800	Water	800/8000	8000	8000	100%
9	900	Light	900/9000	9000	9000	100%
10	1000	Other	1000/10000	10000	10000	100%

NOTE: All quantities are based on the site plan and shall be subject to the final planting schedule. All quantities are based on the site plan and shall be subject to the final planting schedule.





PRODUCT: A/C MINI SPANNER ARM SERIES  
FINISH: SILVER  
MANUFACTURER: SELUX

**1 TYSON'S EAST-STREET LIGHT**

N.T.S.



PRODUCT: STEEL SITES LITTER RECEPTACLE SDC-36  
FINISH: SILVER POWDER COAT  
MANUFACTURER: VICTOR STANLEY

**2 TYSON'S EAST-TRASH RECEPTACLE**

N.T.S.



PRODUCT: PARK VIEW BENCH  
FINISH: SILVER POWDER COAT  
MANUFACTURER: LANDSCAPE FORMS

**3 TYSON'S EAST-TRASH RECEPTACLE**

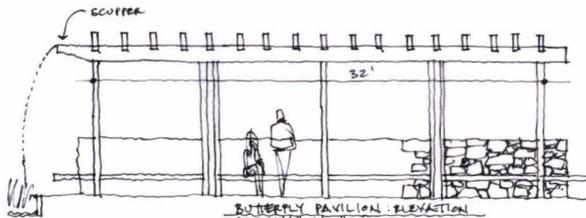
N.T.S.



PRODUCT: RING BICYCLE RACK  
FINISH: STAINLESS STEEL  
MANUFACTURER: LANDSCAPE FORMS

**4 TYSON'S EAST-BIKE RACK**

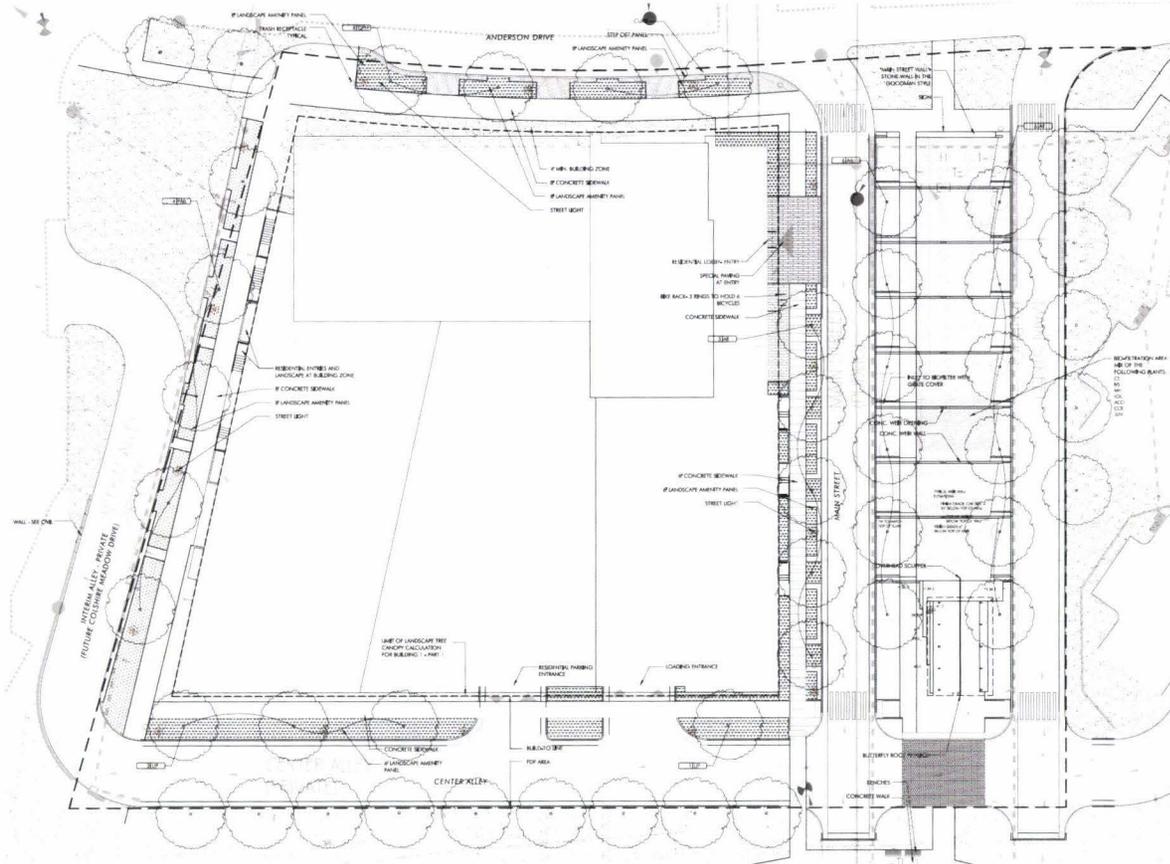
N.T.S.



BUTTERFLY PAVILION - ELEVATION  
SCALE: 1/4" = 1'-0"

**5 BUTTERFLY PAVILION**

N.T.S.



**5 LANDSCAPE PLAN**

1" = 10'



FINAL PAVING MATERIAL SELECTION WILL BE DETERMINED AT SITE PLAN SUBMISSION

**LANDSCAPE NOTES**

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.



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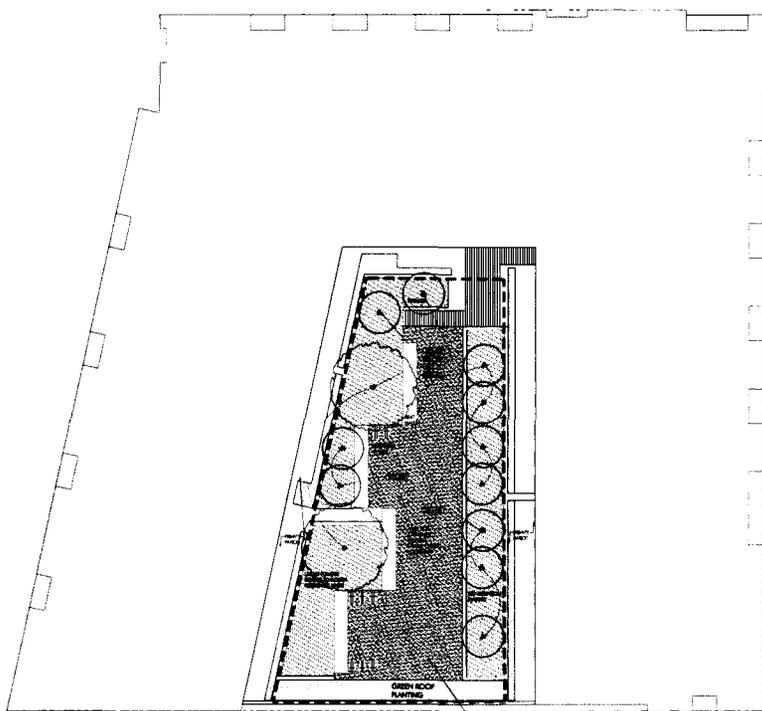
Landscape Attorney:  
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PDF SUBMISSION 03.25.18

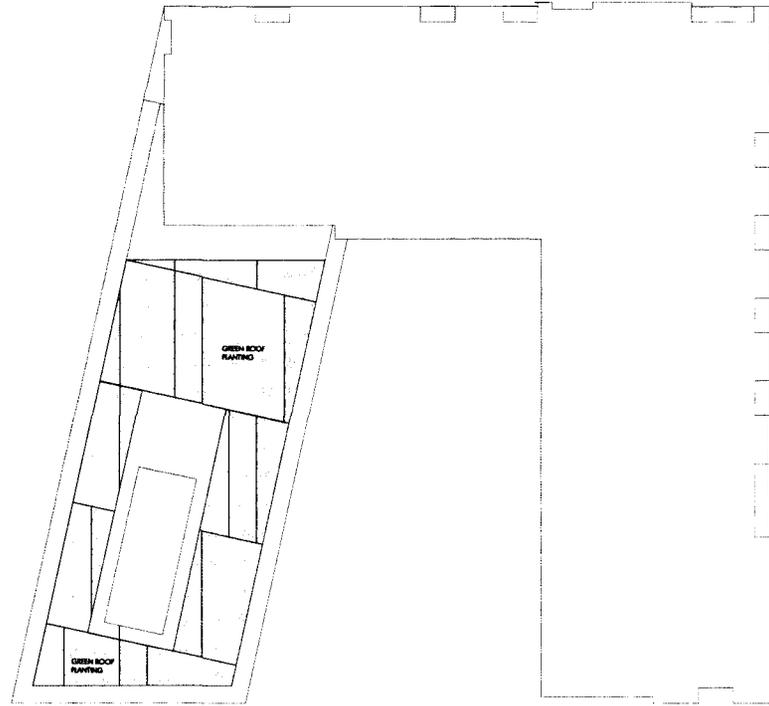
© WDC Patent No. WA1803  
LANDSCAPE PLAN  
BUILDING 1

Scale: 1" = 30'  
L-4

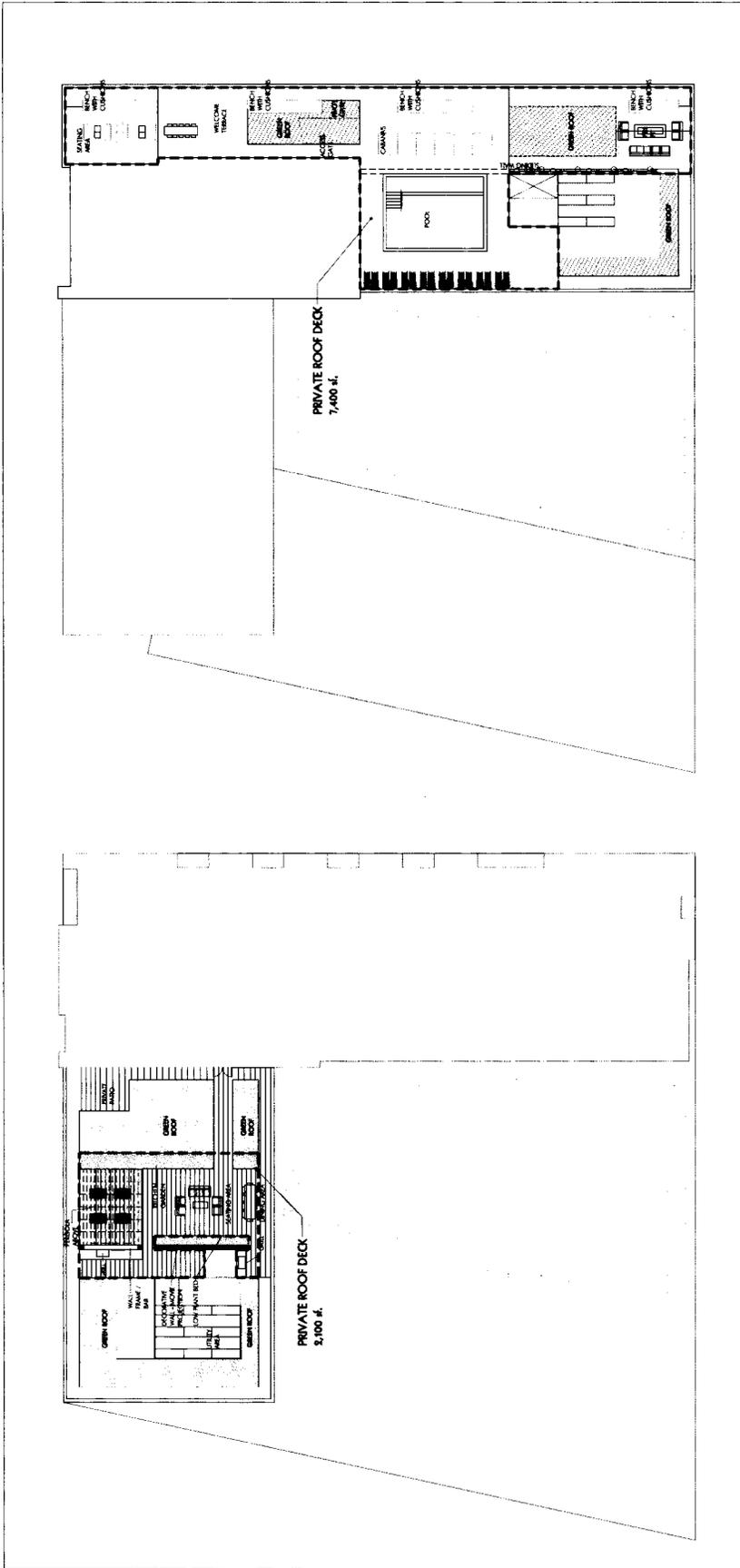


PRIVATE COURTYARD TERRACE  
7,960 sf.

**1** LANDSCAPE PLAN - LEVEL 3  
1/16" = 1'-0"



**2** LANDSCAPE PLAN - LEVEL 11  
1/16" = 1'-0"



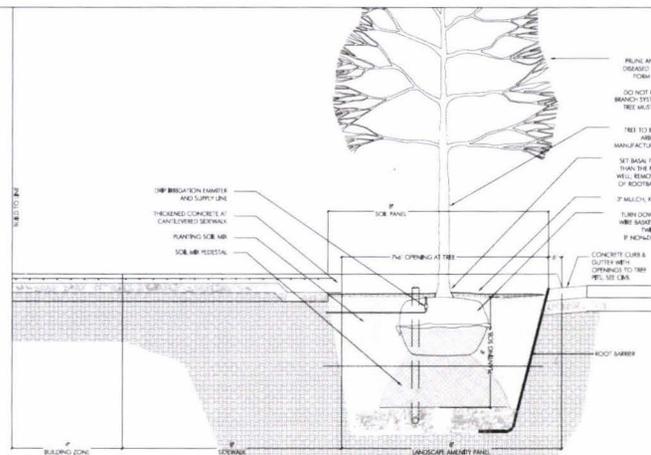
**2** LANDSCAPE PLAN - LEVEL 15  
1/16" = 1'-0"

**1** LANDSCAPE PLAN - LEVEL 13  
1/16" = 1'-0"

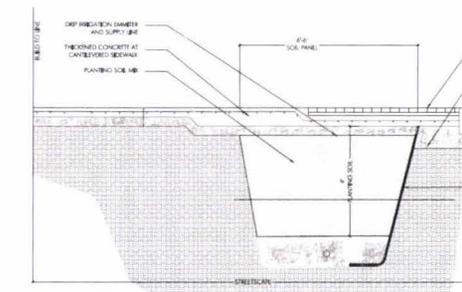
**THE COMMONS, BUILDING 1 - PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	Gly.	STOCK SIZE	STOCK TYPE	10 YR TREE TYPE	TREE CANOPY	REMARKS
						SQ. FT.	TOTAL SQ. FT.	
<b>Category IV Canopy Trees</b>								
AR	Araucarium	Red Maple	10	7' tall	BA3	25'	4,250'	Single, straight trunk, limited up to 6', symmetrical
SA	Quercus prinus / Quercus macrocarpa	White Oak	3	7' tall	BA3	25'	250'	Single, straight trunk, full canopy, tapering
PA	Prunus americana	London Planetree	4	7' tall	BA3	25'	1,000'	Single, straight trunk, limited up to 6', symmetrical
CPH	Chamaecyparis	White Pine	4	7' tall	BA3	25'	1,000'	Single, straight trunk, limited up to 6', symmetrical
LP	Liriodendron tulipifera	Lacepede Elm	4	7' tall	BA3	25'	1,000'	Single, straight trunk, tapering, full canopy, tapering
<b>Category II Canopy Trees</b>								
AG	Araucarium	Amur Maple	4	2' tall	BA3	100'	400'	Single, straight trunk, tapering, full canopy, tapering
MO	Malus domestica / Malus domestica	Servicetree	2	2' tall	BA3	100'	200'	Multiple, 3 stems maximum, full spreading
MY	Myrica pennsylvanica	Lowland Myrica	2	2' tall	BA3	100'	400'	Multiple, 3 stems maximum, full spreading
						<b>TOTAL 10-YEAR TREE CANOPY PROVIDED BY PLANTING</b>	<b>8,850'</b>	
<b>Shrubbery Plants - Main Street Park and LED Tree Park</b>								
CT	Cornus amomum	Red Dogwood	12	12" H	CL			
NY	Yucca filamentosa	Red Spine	36	40" H	CL			
NY	Yucca filamentosa	Red Spine	36	40" H	CL			
NY	Yucca filamentosa	Red Spine	36	40" H	CL			
<b>Perennials</b>								
CO	Colobrydium	Cardinal Flower	2	gal.	CL			
<b>Grasses</b>								
CO	Cortaderia selloana	Chaco Silver Grass	2	gal.	CL			
CO	Cortaderia selloana	Chaco Silver Grass	2	gal.	CL			
CO	Cortaderia selloana	Chaco Silver Grass	2	gal.	CL			

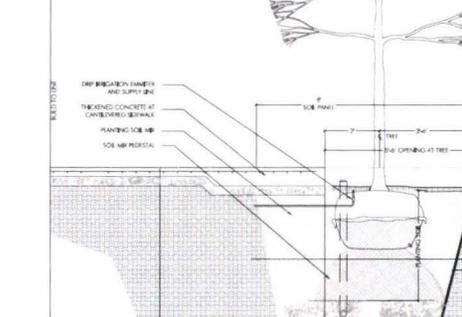
(NOTE: Trees in the plant schedule are indicative of the trees which will be selected for the final planting schedule. Species may vary depending on final design and availability.)



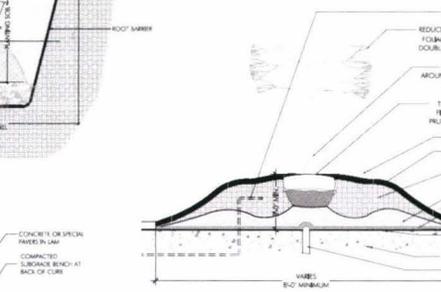
**01 TREE PLANTING DETAIL - 8' AMENITY PLAN**  
SCALE: 1/2"=1'-0"



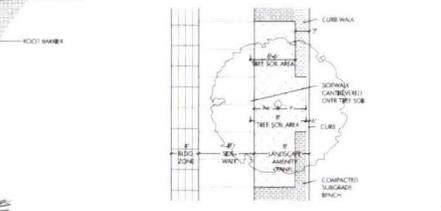
**02 TREE PLANTING DETAIL - TREE SOIL BRIDGE**  
SCALE: 1/2"=1'-0"



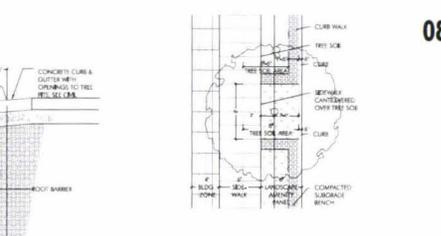
**03 TREE PLANTING DETAIL - 6' AMENITY PANEL**  
SCALE: 1/2"=1'-0"



**05 TREE PLANTING ON STRUCTURE DETAIL**  
SCALE: 3/8"=1'-0"



**06 PLAN VIEW - 8' AMENITY PANEL**  
SCALE: 1/8"=1'-0"



**07 PLAN VIEW - 6' AMENITY PANEL**  
SCALE: 1/8"=1'-0"



**08 SHRUB PLANTING DETAIL**  
SCALE: 1/2"=1'-0"



**09 GROUNDCOVER PLANTING DETAIL**  
SCALE: 1/2"=1'-0"

**LANDSCAPE NOTES:**

- THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
- 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.

**13-001 INTERIOR PARKING LOT LANDSCAPE CALCULATIONS**

No Surface Parking Lots  
Interior Parking Lot Landscaping Not Required

**13-002 PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS**

No Surface Parking Lots  
Peripheral Parking Lot Landscaping Not Required

**13-003 TRANSITIONAL SCREENING AND BARRIERS**

Property Zoning District: PTC/MC  
Adjacent Zoning District: 15-C-7 PDC, PDC/H  
Transitional Screening and Barriers are Not Required

**13-401 TREE COVER CALCULATIONS**

Table 13.13 10-year Tree Canopy Calculation Worksheet	Totals
1. Tree Preservation Target and Statement	
A1. See Table 13.3 on Street C-8	

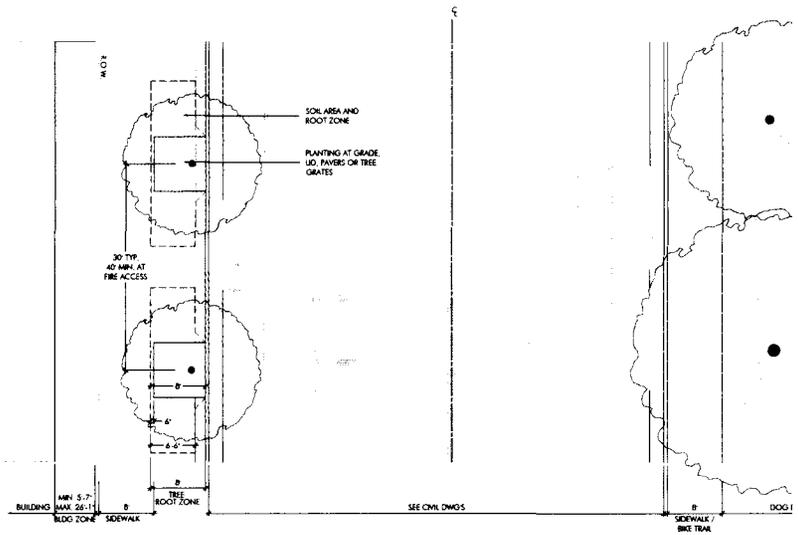
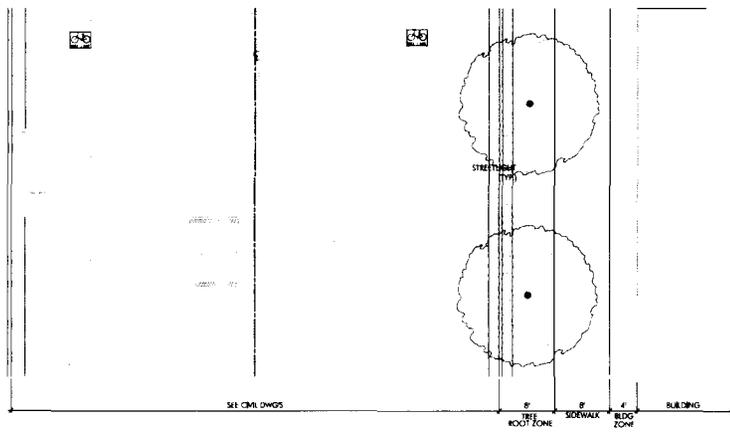
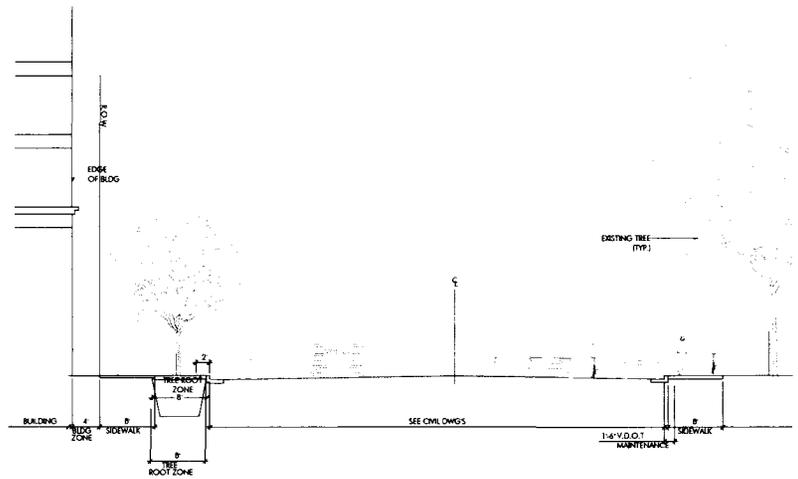
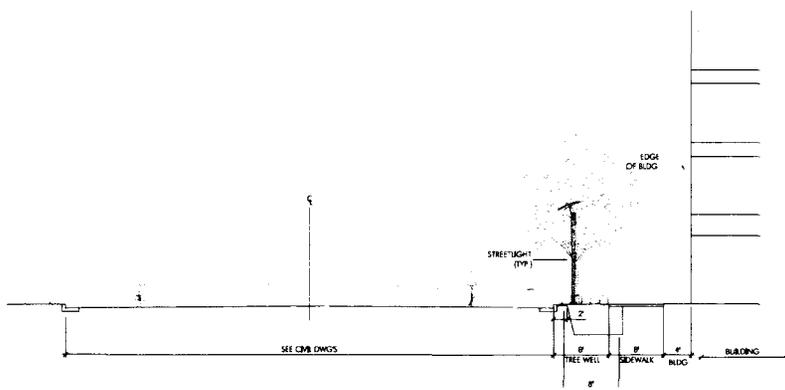
B. Tree Canopy Requirement	Grass Site Area	Grass Site Area
B1	88,833	88,833
B2	0	0
B3	0	0
B4	0	0
B5	88,833	88,833
B6	0	0
B7	10%	8,883
B8	0	0
B9	Yes	C-3

C. Tree Preservation	Tree Preservation Target	Tree Preservation Target
C1	0	0
C2	0	0
C3	0	0
C4	0	0
C5	0	0
C6	0	0
C7	0	0
C8	0	0
C9	0	0
C10	0	0

D. Tree Planting	Area of Canopy met through tree planting (D1-C10)	Area of Canopy met through tree planting (D1-C10)
D1	8,850	8,850
D2	0	0
D3	0	0
D4	0	0
D5	0	0
D6	0	0
D7	0	0
D8	0	0
D9	0	0
D10	0	0
D11	0	0
D12	0	0
D13	0	0
D14	0	0
D15	0	0
D16	0	0
D17	0	0
D18	8,850	8,850
D19	0	0
D20	0	0
D21	0	0

E. Total of 10-year Tree Canopy Provided	Total of Canopy Provided through tree planting (D1-D21)	Total of Canopy Provided through tree planting (D1-D21)
E1	8,850	8,850
E2	0	0
E3	0	0
E4	8,850	8,850

Note: Tree Cover Credit calculations for B1 are part of overall site canopy coverage calculations.



1 'COLSHIRE MEADOW DRIVE' SECTION  
1/8" = 1'-0"

2 ANDERSON ROAD SECTION  
1/8" = 1'-0"

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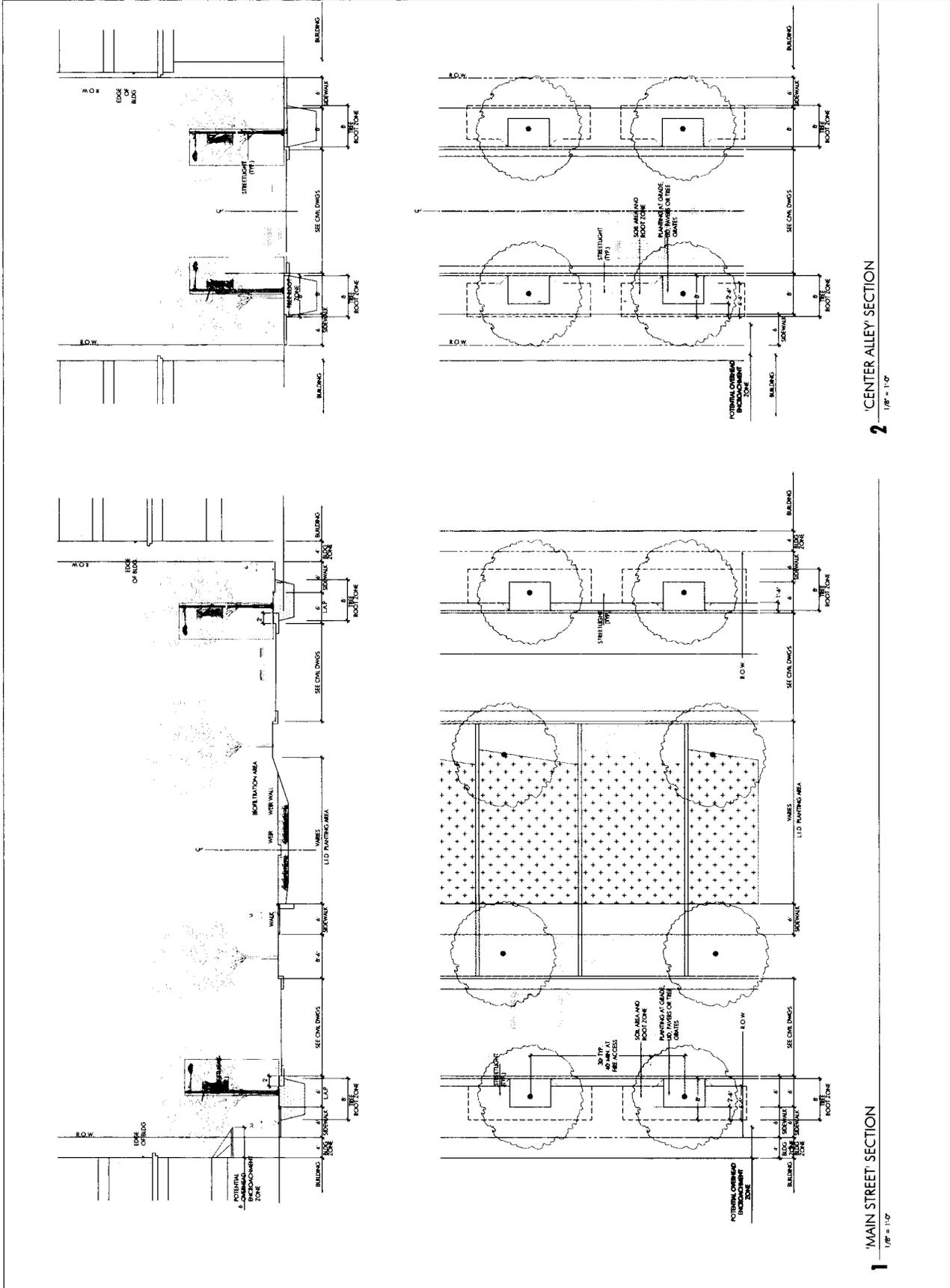
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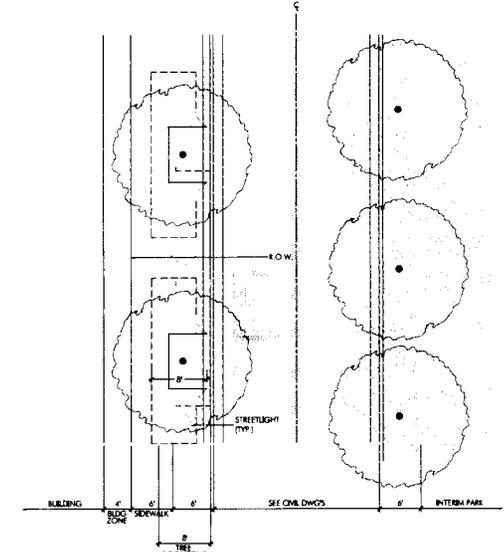
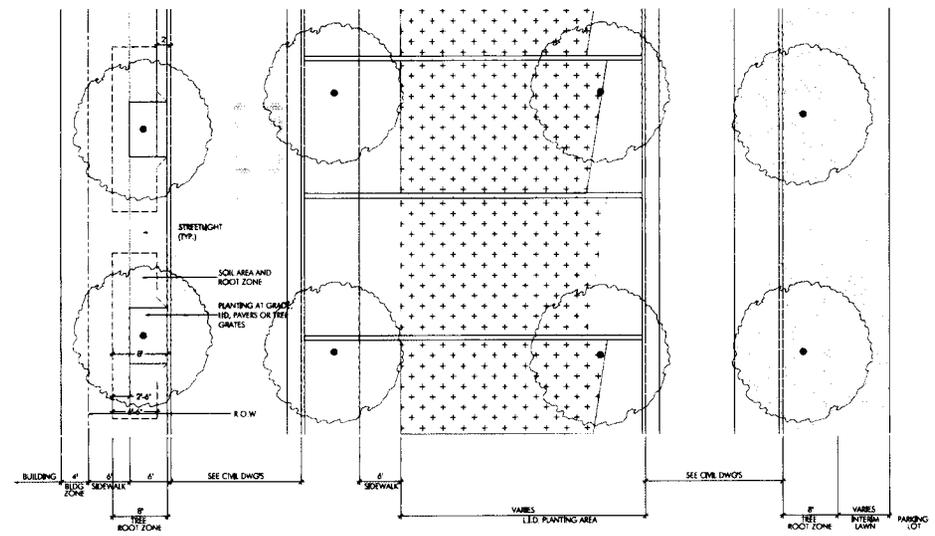
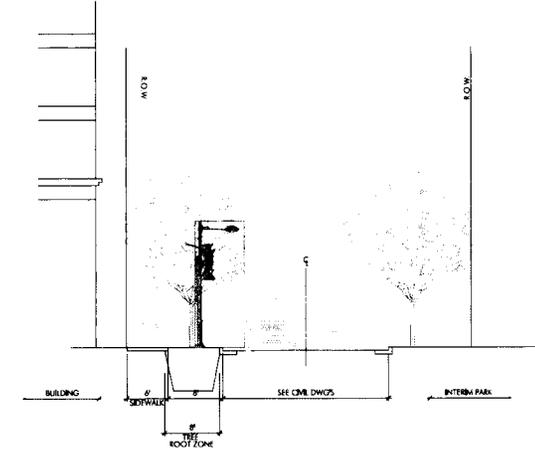
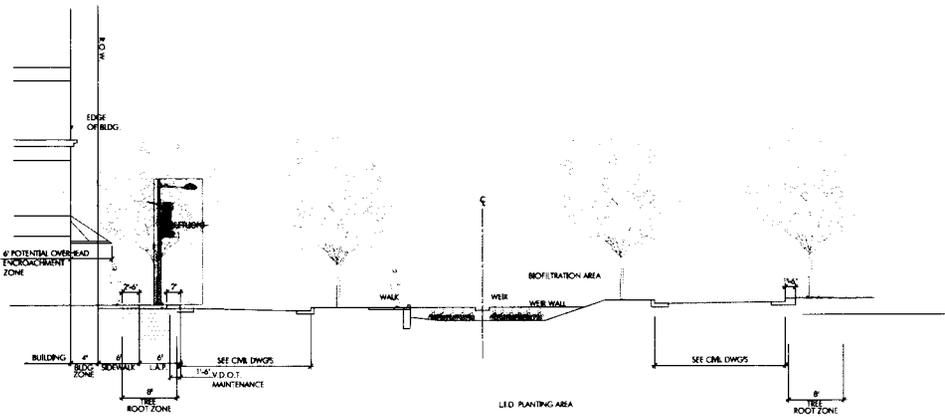
FDP SUBMISSION	05.07.10
FDP SUBMISSION	06.15.10
FDP SUBMISSION	06.15.10

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 ROADWAY SECTIONS  
 Scale: N.T.S.



2 CENTER ALLEY SECTION  
 1/8" = 1'-0"

1 MAIN STREET SECTION  
 1/8" = 1'-0"



1 'MAIN STREET' - INTERIM SECTION  
1/8" = 1'-0"

2 'CENTER ALLEY' - INTERIM SECTION  
1/8" = 1'-0"



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PDF SUBMISSION 03.18.13

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ROADWAY SECTIONS

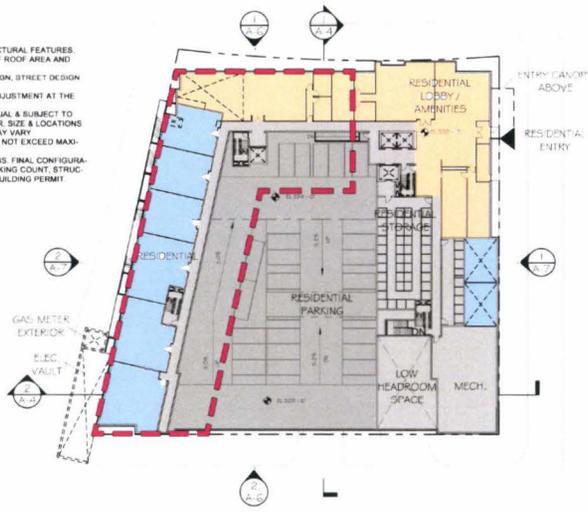
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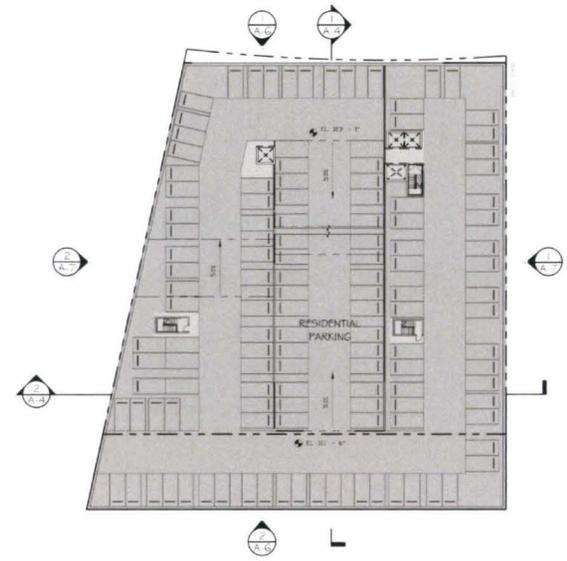
**NOTES**

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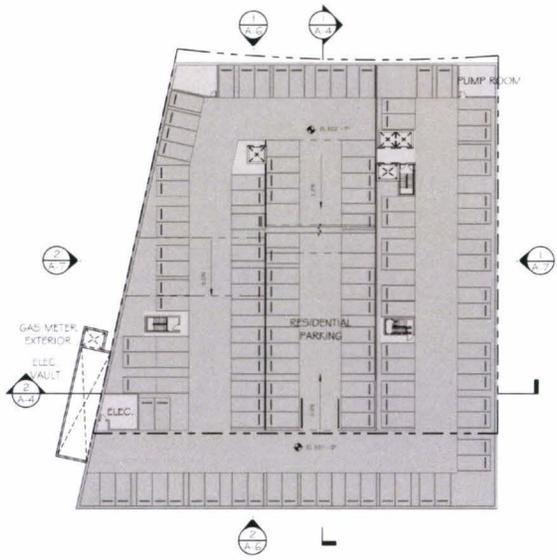
— POTENTIAL RETAIL LOCATION



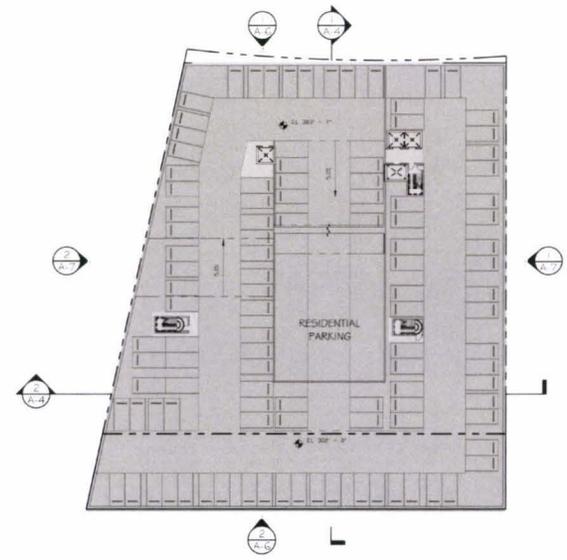
4 LEVEL I  
12'0" - 12'0"



2 LEVEL B2  
12'0" - 12'0"



3 LEVEL B1  
12'0" - 12'0"



1 LEVEL B3  
12'0" - 12'0"



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www.walkcoltonloreyenochwain.com

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VIRGINIA

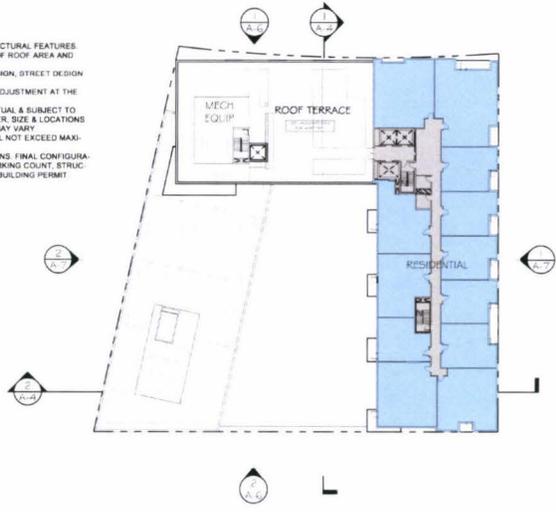
Commons of Midway L'CAL LLC  
c/o L'COR Incorporated  
4000 Rock Spring Dr., Suite P100  
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FDP SUBMISSION: 10.07.18  
FDP SUBMISSION: 08.15.19  
FDP SUBMISSION: 03.25.19

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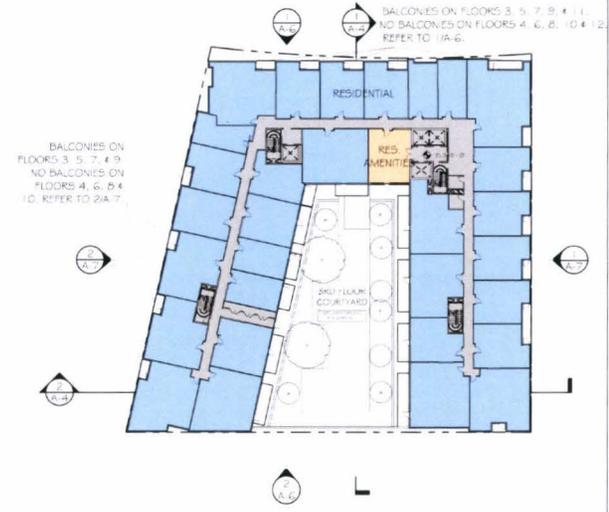
**Floor Plans**  
Scale: 1/8" = 1'-0"  
**A-1**

**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.
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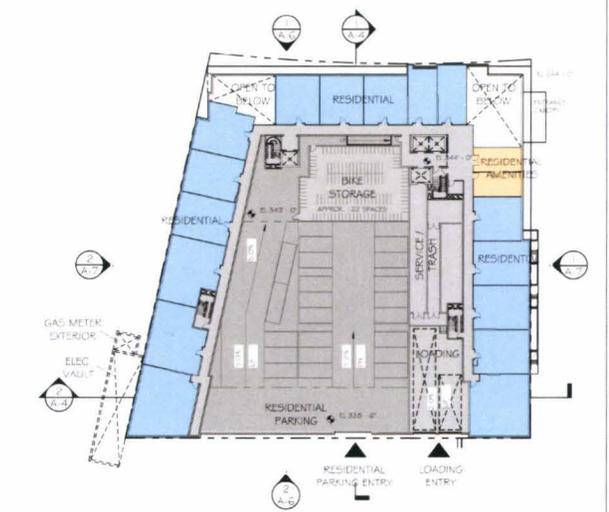
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2 COURTYARD LEVEL 3 (TYP. FLS. ABOVE SIMILAR)  
13'-0" x 14'-0"



3 LEVEL 11 (LEVEL 12 SIMILAR)  
13'-0" x 14'-0"



1 LEVEL 2  
13'-0" x 14'-0"



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 FDP SUBMISSION: 03.15.15  
 FDP SUBMISSION: 03.25.15

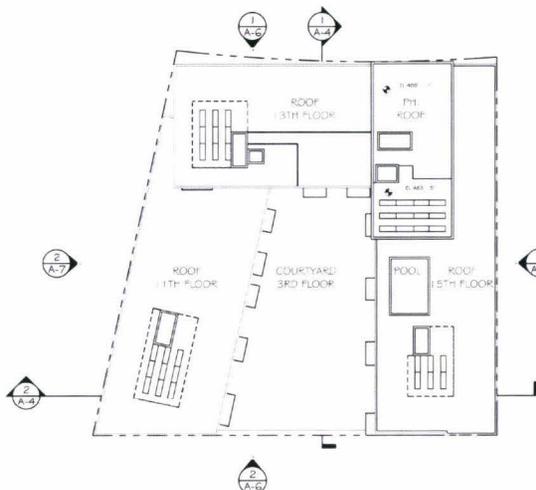
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Floor Plans  
 Scale: 1" = 30'

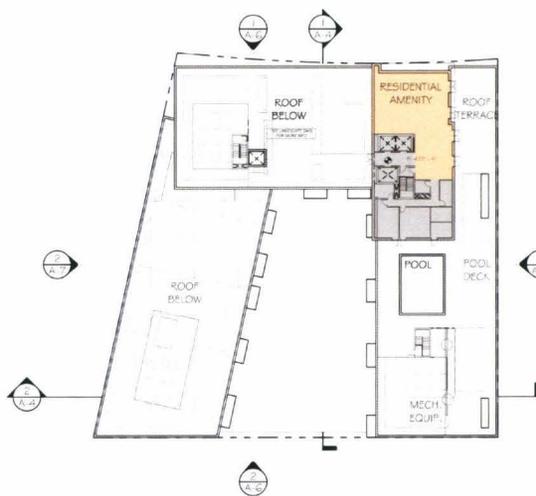
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**2 ROOF LEVEL**  
 Floor: 13.00'



**1 LEVEL 15**  
 Floor: 15.00'



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**The Commons**  
 TYSONS CORNER  
 FAIRFAX COUNTY,  
 VIRGINIA

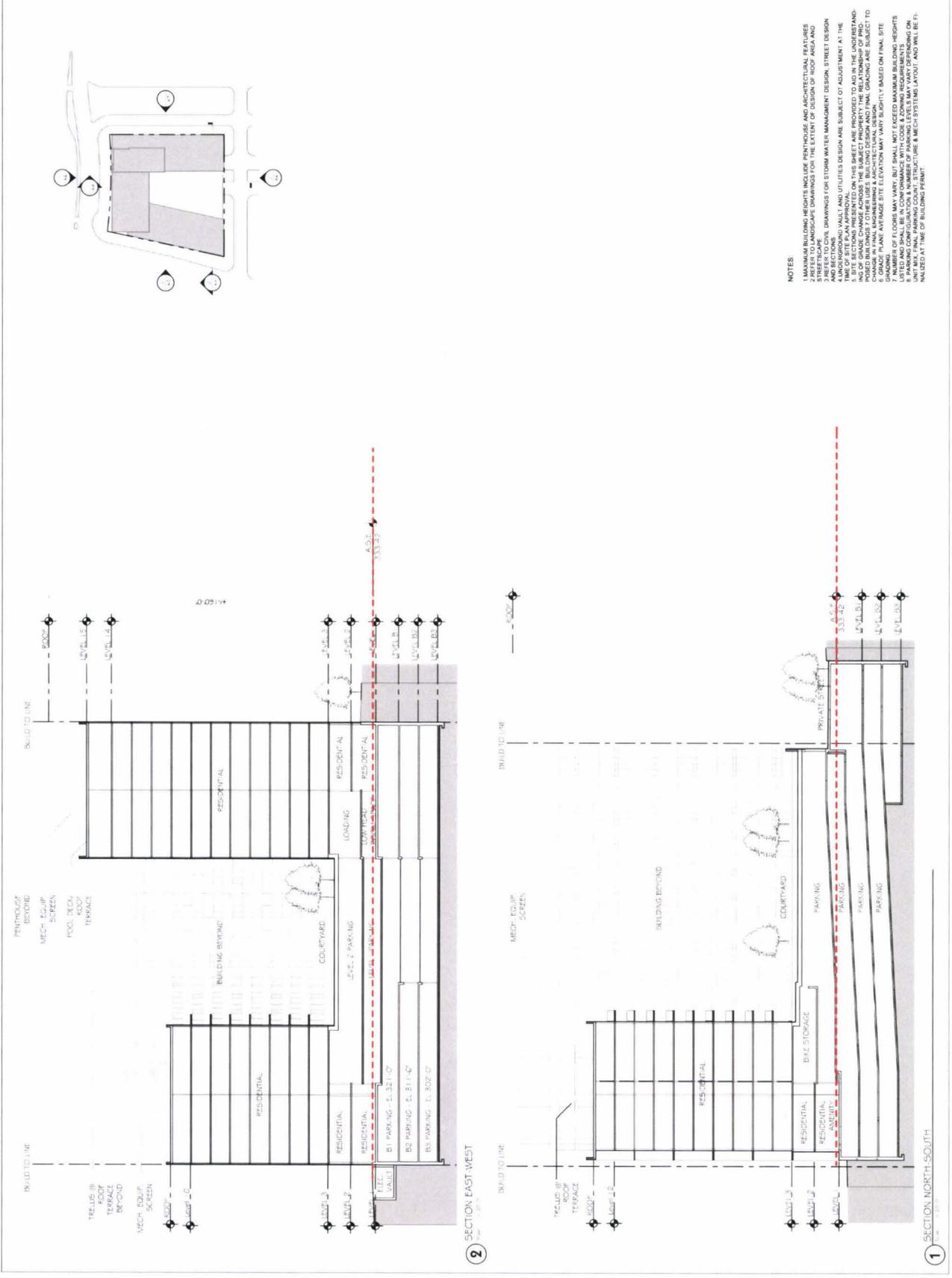
Common of McLane L-CAL LLC  
 c/o LCOB Incorporated  
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 Bethesda, MD 20817

FDP SUBMISSION: 02.07.13  
 FDP SUBMISSION: 02.15.13  
 FDP SUBMISSION: 03.25.13



Floor Plans  
 Scale: 1" = 30'

**A-3**

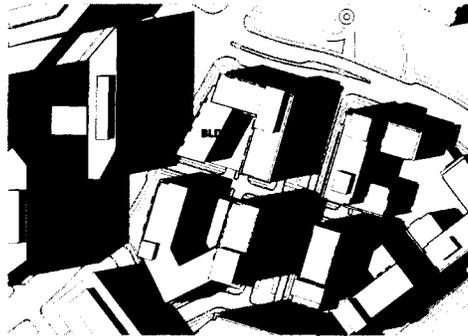


**NOTES**

1. MAXIMUM BUILDING HEIGHTS INCLUDE PENHOUSE AND ARCHITECTURAL FEATURES
2. REFER TO LANDSCAPE DRAWINGS FOR THE EXTENT OF ROOF AREA AND
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SCHEDULING VALVE AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL
4. THE NUMBER OF FLOORS ON THIS SHEET ARE PROPOSED TO ADJUST TO THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY THE RELATIONSHIP OF PROPOSED GRADE TO EXISTING GRADE AND THE RESULTING FINAL GRADING ARE SUBJECT TO CHANGE IN FINAL ENGINEERING & ARCHITECTURAL DESIGN
5. GRADE PLANT AVERAGE SITE ELEVATION MAY VARY SLIGHTLY BASED ON FINAL SITE
6. NUMBER OF FLOORS MAY VARY, BUT SHALL NOT EXCEED MAXIMUM BUILDING HEIGHTS
7. PARKING CONFIGURATION & NUMBER OF PARKING LEVELS MAY VARY DEPENDING ON
8. FINAL ENGINEERING & ARCHITECTURE & MECH SYSTEMS LAYOUT AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.



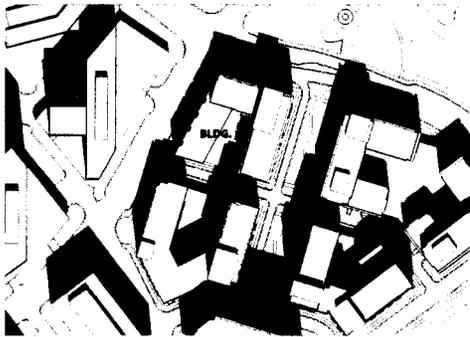
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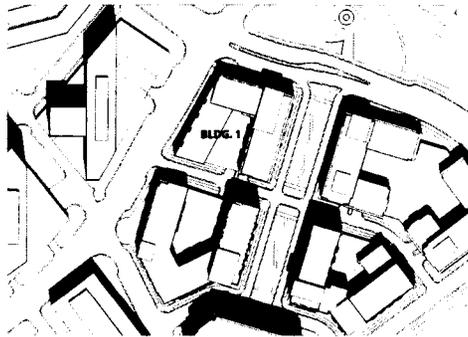
JUNE 21st\_3pm



DECEMBER 21st\_3pm



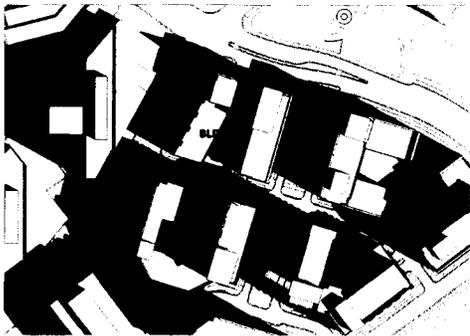
MARCH / SEPTEMBER 21st\_12pm



JUNE 21st\_12pm



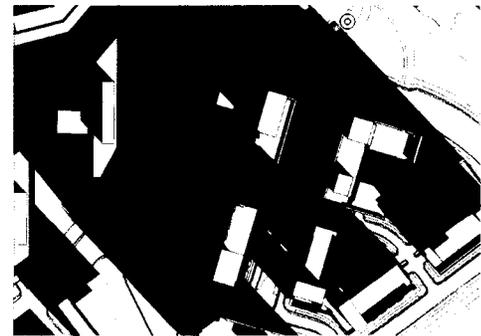
DECEMBER 21st\_12pm



MARCH / SEPTEMBER 21st\_9am



JUNE 21st\_9am



DECEMBER 21st\_9am

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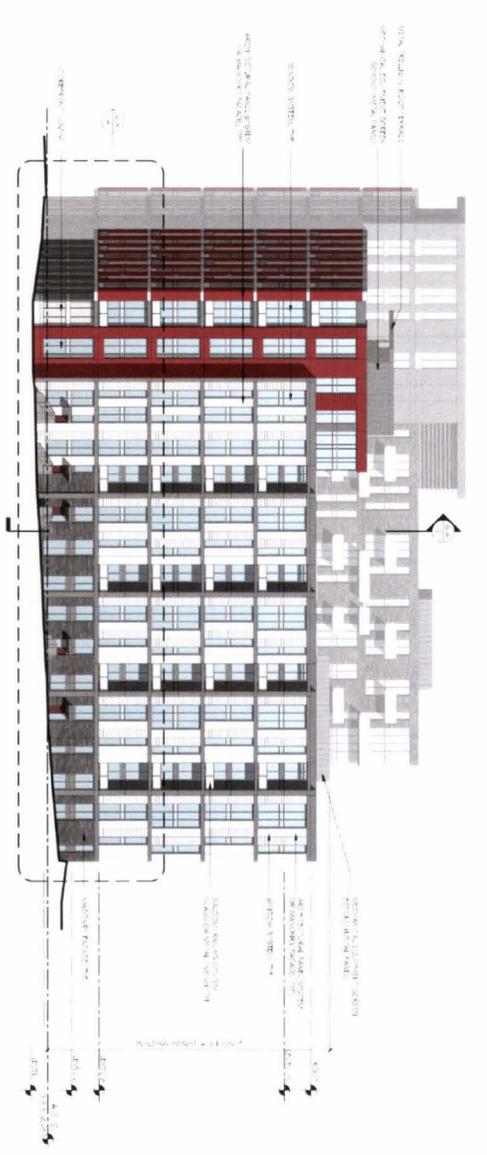
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FAIRFAX COUNTY,  
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Bethesda, MD 20817  
FDP SUBMISSION 10.01.11  
FDP SUBMISSION 09.15.11  
FDP SUBMISSION 03.25.12

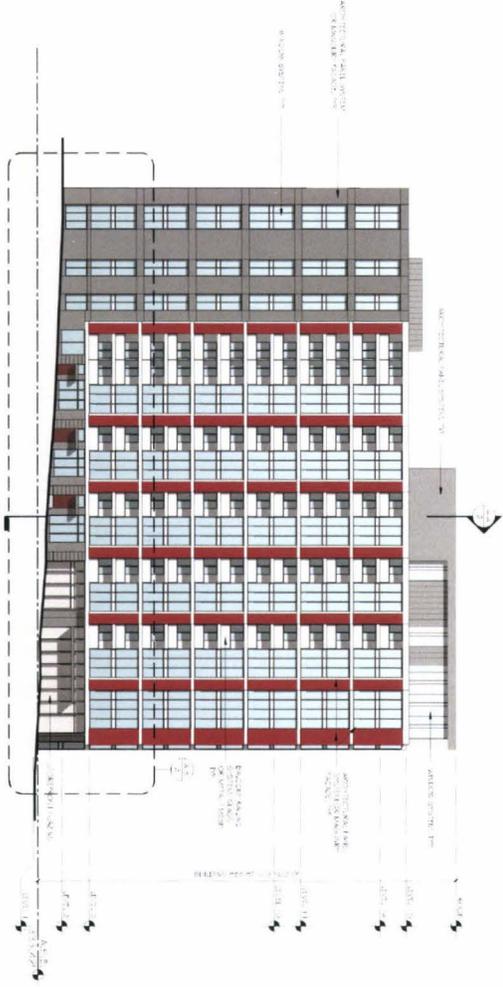
© WDG Patent No. WFA008

Shadow Studies  
Scale: 1" = 10'  
**A-5**





2 WEST ELEVATION ALONG COLESHIRE MEADOW DRIVE



1 EAST ELEVATION ALONG MAUI STREET

- GENERAL NOTES:**
1. ELEVATION AND PERSPECTIVE DRAWING ILLUSTRATIONS AND PHOTOGRAPHS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT DOCUMENT. CONTRACT DOCUMENTS SHALL BE THE CONTRACT AND SPECIFICATIONS.
  2. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
  3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  4. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- MATERIALS NOTES:**
1. ARCHITECTURAL PAINTS, STAINES, FINISHES, ETC. REFER TO ONE OF THE FOLLOWING:
    - 1. DUNN EDWARDS
    - 2. BEHR
    - 3. PPG
    - 4. BENEFIELD
  2. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  4. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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IFP SUBMISSION 10.01.13  
 IFP SUBMISSION 09.01.13  
 IFP SUBMISSION 03.01.13

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 Building Elevations  
 Scale: 1" = 1'-0"

**A-7**



**4 ENLARGED BASE: WEST ELEVATION ALONG COLSHIRE MEADOW DRIVE**  
Scale: 1/8" = 1'-0"



**3 ENLARGED BASE: EAST ELEVATION ALONG MAIN STREET**  
Scale: 1/8" = 1'-0"



**2 ENLARGED BASE: SOUTH ELEVATION ALONG CENTER ALLEY**  
Scale: 1/8" = 1'-0"



**1 ENLARGED BASE: NORTH ELEVATION ALONG ANDERSON ROAD**  
Scale: 1/8" = 1'-0"



**8 ENLARGED BASE: WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**7 ENLARGED BASE: EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**6 ENLARGED BASE: SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**5 ENLARGED BASE: EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**GENERAL NOTES:**  
1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.  
**MATERIALS NOTE:**  
ARCHITECTURAL PANEL SYSTEM: REFERS TO ONE OF THE FOLLOWING POSSIBLE MATERIALS:  
1. METAL PANEL SYSTEM  
2. GLASS FIBER REINFORCED CONCRETE PANEL SYSTEM  
3. FIBER-CLUST PANEL SYSTEM  
4. REINFORCED COMPOSITE PANEL SYSTEM



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FDP SUBMISSION: 03.07.13  
FDP SUBMISSION: 03.15.13  
FDP SUBMISSION: 03.25.13

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**Enlarged Elevations**  
Scale: 1/8" = 1'-0"  
**A-8**



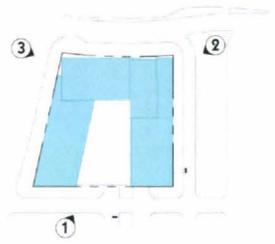
3 ANDERSON ROAD AND COLSHIRE MEADOW DRIVE



2 ANDERSON ROAD AND MAIN STREET



1 CENTER ALLEY



**Notes:**  
 1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED



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 IFP SUBMISSION 03.25.13



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Building Perspectives

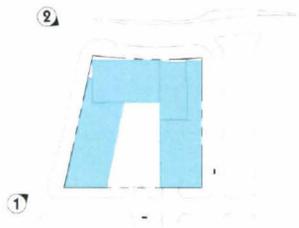
Scale  
**A-9**



2 ANDERSON ROAD AND COLSHIRE MEADOW DRIVE



1 CENTER ALLEY AND COLSHIRE MEADOW DRIVE



**Notes:**  
 1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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PDF SUBMISSION: 12.07.15  
 PDF SUBMISSION: 09.15.15  
 PDF SUBMISSION: 03.25.15

North Arrow  
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Building Perspectives

Scale  
**A-10**



**NOTES:**  
 1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED



2 OVERALL PERSPECTIVE



1 OVERALL PERSPECTIVE

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Overall Site  
 Perspectives

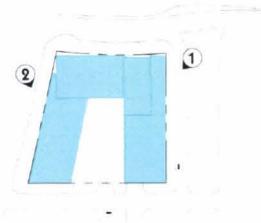
A-11



2 COLSHIRE MEADOW DRIVE TOWNHOUSES



1 MAIN STREET BUILDING ENTRANCE AND TOWNHOUSES



**Notes:**

1. ELEVATIONS AND PERSPECTIVES ARE ILLUSTRATIVE AND ALL BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

Zoning Evaluation Division  
MAR 25 2013  
Department of Planning & Zoning  
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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. The BOS adopted both amendments.

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 home to up to 100,000 residents and 200,000 jobs by 2050. The Plan envisions that Tysons will be a 24-hour urban center where people live, work and play, with growth focused around the stations.

The companion zoning ordinance amendment established a new zoning district for Fairfax County, known as 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 APPLICATION**

Commons of McLean L/CAL, LLC submitted RZ 2011-PR-017 to rezone 20.96 acres in the vicinity of the easternmost Metrorail stop in Tysons (the McLean Station) from the R-20, C-6 and Highway Corridor (HC) Overlay Districts to the PTC with HC Overlay Districts. The rezoning would permit a complete redevelopment of the 331-unit garden apartment complex, known as the Commons of McLean, with seven high-rise, multifamily residential buildings containing a maximum of 2,571 units and up to 50,000 square feet of retail/commercial uses. The existing apartment complex is zoned R-20 (residential up to 20 dwelling units [du] per acre) and its northern third is included within the HC Overlay District. The HC Overlay District will not be altered as part of this rezoning. Along the southern edge of the Commons is a segment of Colshire Drive. This portion of Colshire Drive is privately owned and is currently split-zoned R-20 and C-6. As part of this rezoning, this street segment will be dedicated and rezoned to the PTC.

Besides Colshire Drive, the rezoning will facilitate the creation of several key grid streets, including Colshire Meadow Drive and Dartford Drive, as well as several new streets interior to the site. The rezoning will also result in road improvements to Anderson Road, which runs through the subject site. A final development plan (FDP), covering proposed Building 1, located on the southwest corner of the Anderson Road/Colshire Meadow Drive intersection, has also been filed and is discussed in this report.

For the purposes of this report, the project's north is defined by Colshire Meadow Drive and Old Chain Bridge Road, across from the recently reviewed Scotts Run Station South project (RZ 2011-PR-010 and 011). Utilizing this orientation, Dolly Madison Boulevard (Route 123) is to the north of the subject site. The subject site is bounded to the south by Colshire Drive, across from the Commons Village Shopping Center (Safeway). The western boundary of the site is defined by Dartford Drive, across from the existing Mitre campus.

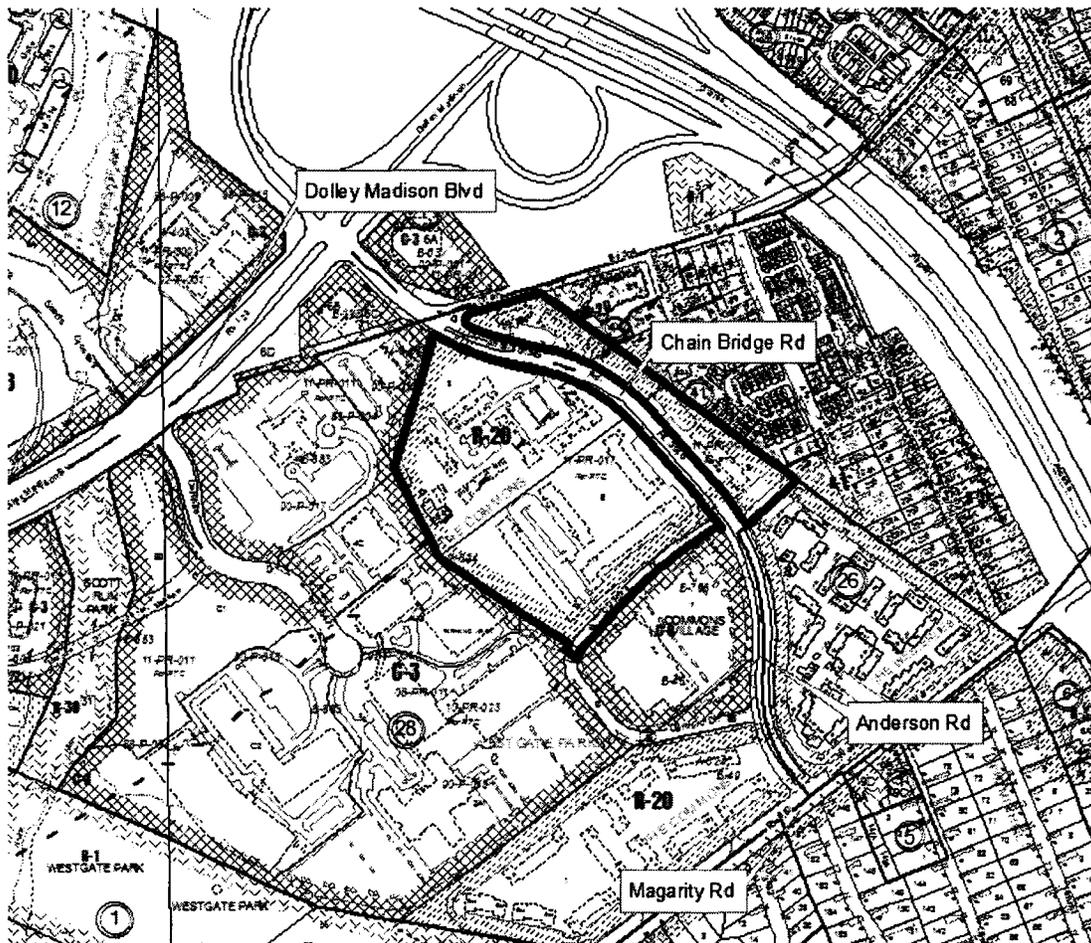


Figure 1: RZ 2011-PR-017 Location and Zoning Map

### *Overview of CDP 2011-PR-017*

This rezoning will be effectuated by the accompanying Conceptual Development Plan (CDP) and Final Development Plan (FDP), as well as future FDPs. The CDP presents the

project's general design and layout, including a grid of streets that serves the development and provides connections to surrounding areas. In addition, the CDP establishes the residential densities and the network of parks and open space.

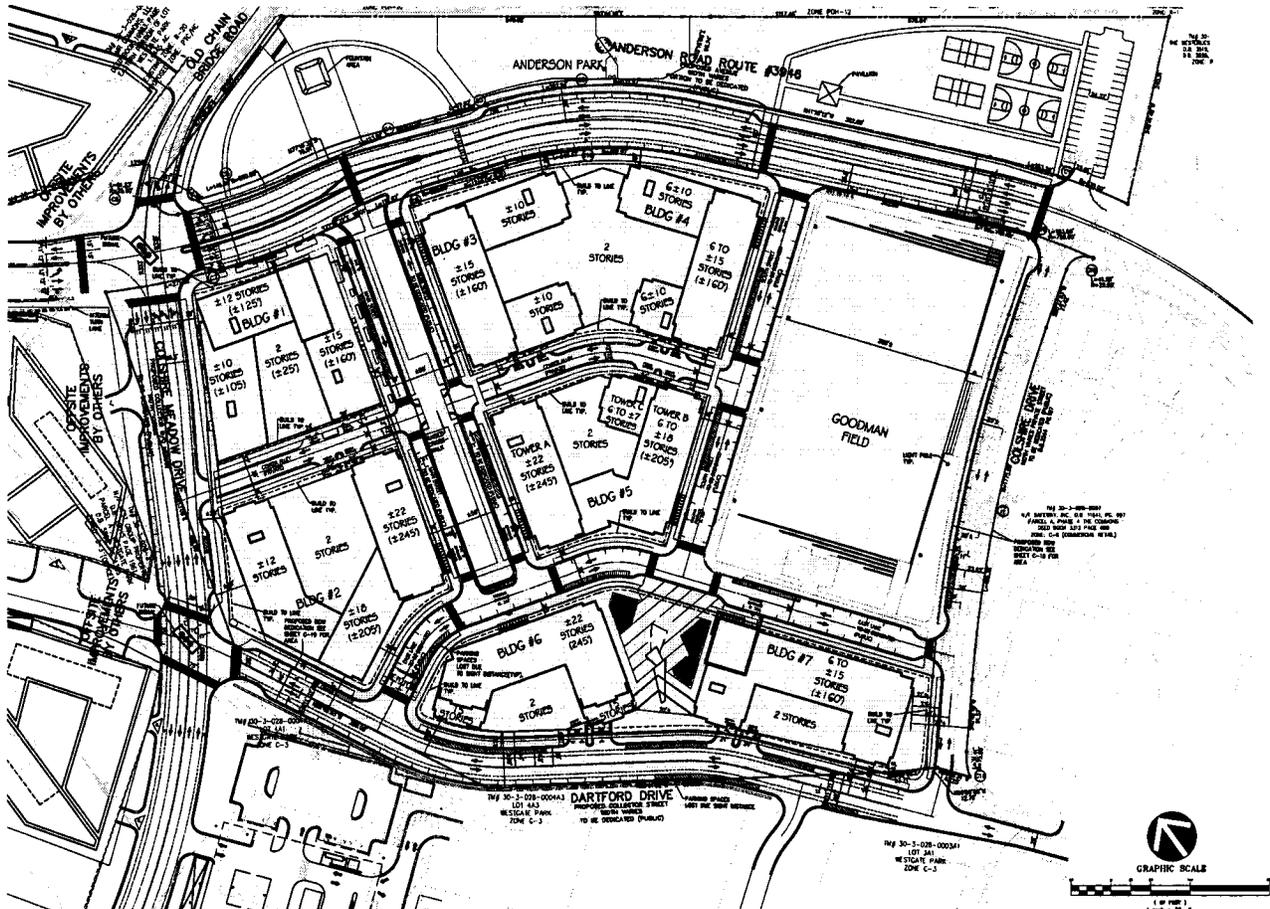


Figure 2: CDP 2011-PR-017 Overview of the Commons

The subject site contains 20.96 acres; the site is planned to be divided into seven blocks, two of which will be developed solely with parks. In general, the buildings will range in height from 75 to 240 feet and contain six to 22 stories. Several of the buildings are planned to accommodate relatively small amounts of retail and service uses, generally located on the ground floor.

The overall grid for this area has been extensively negotiated with staff through the zoning process along with the Consolidated Traffic Impact Analysis (CTIA) undertaken by the Fairfax County Department of Transportation (FCDOT). As detailed under the Transportation heading of this report, the proposed grid generally complies with the Comprehensive Plan, with the exception of an offset between two streets: Mitre Plaza and Colshire Drive.

Parking will be provided both underground and above-ground. The above-ground parking will be located in the center of the structures and will be faced with residential units and non-residential uses. A maximum of 3,040 parking spaces will be provided in these garages. Additionally, up to 133 on-street parking spaces for the residential, retail/commercial uses,

and parks will be established. There will also be a 34-space surface parking lot located at the south end of the Anderson Park. On limited street frontages, primarily along Center Alley, up to two levels of the semi-subterranean garages will be visible from street grade.

The CDP shows two large open space amenities. Located on the east side of Anderson Road is a 4.35-acre public park that will contain a fountain (or other focal feature), two play areas, two dog parks, four sports courts, a surface parking lot, and retain a number of large, mature trees. The second large open space is a 3.43-acre public park encompassing an entire block, bounded by South Street, Anderson Road, Colshire Drive, and East Street. This park will be primarily developed with a multi-purpose athletic field, referenced as Goodman Field, along with related field lighting, seating, and entrance plaza.

Supplementing these large open spaces will be two public plazas adjoining Buildings 2, 6, and 7 and a linear public park within the Main Street median. In addition, there will be a number of private parks and recreational amenities. As shown on the CDP, each of the proposed buildings will have landscaped courtyard terraces located on top of the respective garage podiums, between the wings of the U-shaped buildings. Roof decks will contain amenities such as landscaping, seating areas, barbeque grills, and swimming pools.

A reduced copy of the proposed CDP for RZ 2011-PR-017 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 included in Appendix 3 and the applicant's Statements of Justification regarding this application are included in Appendix 4.

#### *Overview of FDP 2011-PR-017*

The FDP submitted with this rezoning application covers a 2.03 acre rectangular section of the site, located on the southwest corner of the Colshire Meadow Drive/Anderson Road intersection. The FDP permits the development of Building 1, a new residential building containing 331 dwelling units. The FDP also depicts the eastern segment of Main Street and the northern segment of Center Alley, facilitating those road improvements.

A reduced copy of FDP 2011-PR-011 is included in the front of this report. The affidavit for this application is contained in Appendix 3 and the applicant's Statement of Justification regarding the FDP is included in Appendix 4.

#### *Waivers and Modifications*

The requested waivers and modifications include:

##### **Zoning Ordinance Waivers and Modifications**

1. Waiver/modification of Par. 2 of Sect. 2-506 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.

2. Modification of Par. 1A and 1C of Sect. 2-506 to allow structures located on the building roof to occupy an area greater than 25% of the roof as proffered.
3. Waiver of Par. 7 of Sect. 6-505 requiring the designation of specific outdoor dining areas on the CDP.
4. Waiver of Par. 3E of Sect. 10-104 to permit a maximum fence height of 14 feet instead of seven feet for any proposed sports courts and urban plaza areas.
5. Modification of Par. 12 of Sect. 11-102 and Par. 1 of Sect. 6-509 to allow for tandem spaces and valet spaces to count toward required parking
6. Modification of Sect. 11-201 and Sect. 11-203 to reduce the required number of loading spaces to that shown on the CDP.
7. Modification of Par. 4 of Sect. 11-202 requiring minimum distance of forty feet (40') of a loading space in proximity to drive aisles, to that shown on the CDP.
8. Waiver of Par. 2 of Sect. 11-302 to permit private streets in excess of 600 feet in length.
9. Modify the transitional screening and waive the barrier requirement along the northern property to that shown on the CDP.
10. Modify the tree preservation target per Sect. 13-400 to that shown on the CDP.
11. Waiver of Sect. 16-403 requiring approval of a FDP as a prerequisite of a site plan to permit the submission for Public Improvement Plans of all public roadway and park development
12. Waiver of Par. 3B of Sect. 17-201 requiring additional interparcel access to adjoining parcels (other than those shown on the CDP).
13. Waiver of Par. 7 of Sect. 17-201-(7) requiring no parking signs along travel ways at 15 meter intervals.
14. 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.
15. Waiver of Par. 4 of Sect. 17-201 requiring any further dedication and construction of widening for existing roads beyond that which is indicated on the CDP.
16. Waiver of Par. 7 of Sect. 17-201 to permit the establishment of parking control, signs and parking meters along public and private streets within and adjacent to the development.

17. Waivers of Par. 12, 13 and 14 of Sect. 17-201 to permit 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.

#### PFM Waivers/Modifications Requested

1. Deferral of PFM Section 6-0203 requiring an analysis of the outfall until such time that the entire portion of the drainage shed of the sites outfall that is within the PTD District has been full redeveloped under the PTC Zoning.
2. 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. (Waiver # 003797WPFM-003-01).
3. Waiver of PFM Section 7-0403.4 requiring the minimum width of 30 feet for a private street and commercial entrances connecting to VDOT roadways, as allowed by approval of the Director of DPWES at the time of site plan.
4. 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.
5. Modification of Section 7-0802.2 parking geometric standards to allow for up to a four percent projection of structural columns within parking structures into the required parking stall area.
6. Waiver of Section 8-0202.3 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 12-0508 tree preservation target, as allowed by deviations described in Section 12-0508.3a(1) through Section 12-0508.3a(3).
8. Modification of Section 12-0510-4e-(5) to permit reduction of the minimum planting area from eight (8) feet, to a minimum of five (5) feet in order for trees to satisfy the tree cover requirement.
9. Modification of Section 12-0511 for required 10 percent tree canopy coverage on individual lots/land bays, to allow for canopy to be calculated on the overall CDP development area, as demonstrated on the CDP herein.
10. 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.
11. 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 6-1304.41 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 inch of runoff on-site.
- b) 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.
- c) 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 for in-situ material.
- d) 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.
- e) 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.
- i) 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 inch runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.
- g) 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 Tysons's Corner Design Guidelines.

**LOCATION AND CHARACTER**

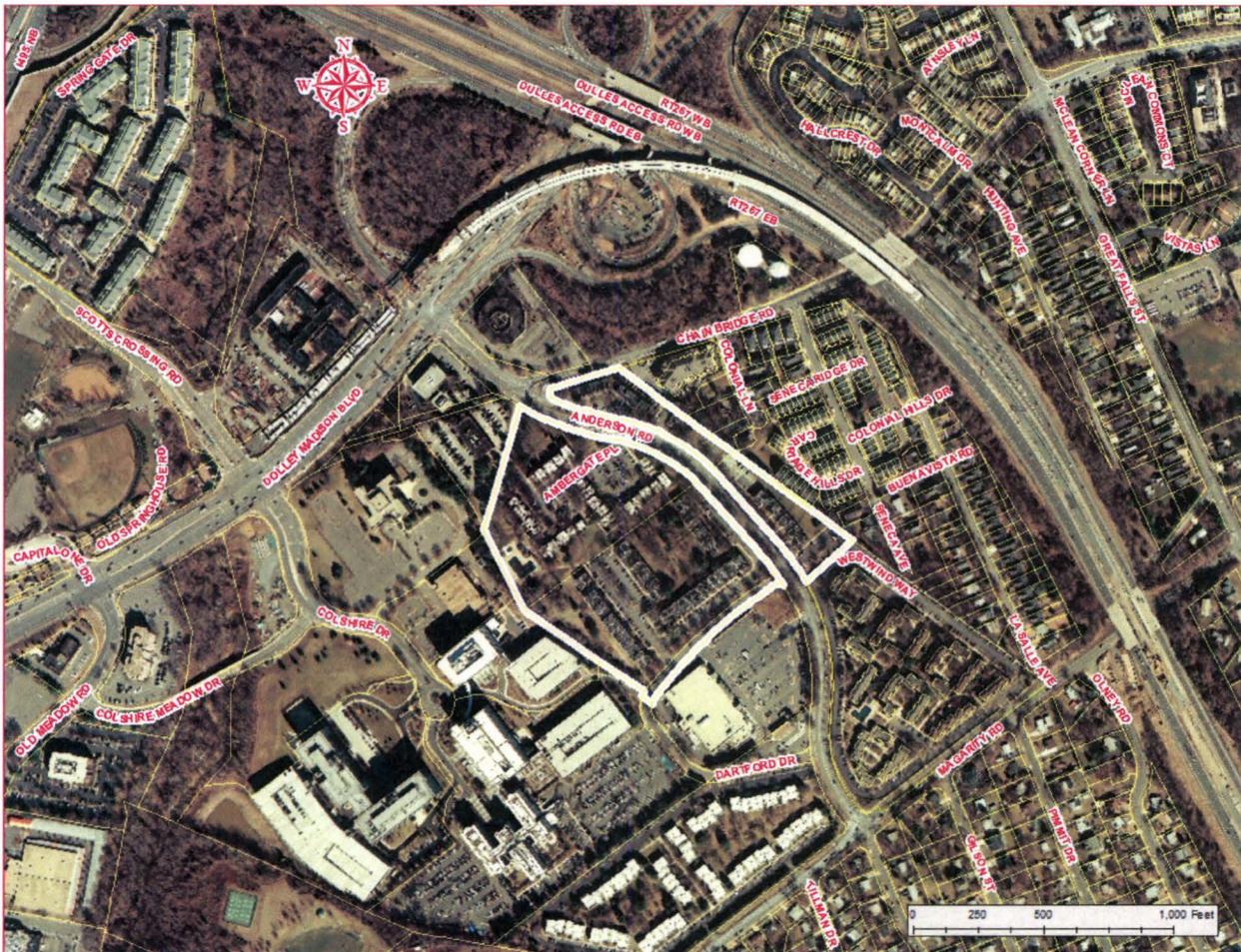


Figure 3: Location Map

As depicted above, the properties associated with the rezoning application lie south of Route 123, between the recently approved Scotts Run South proposal and Commons Village (Safeway) shopping center and along both sides of Anderson Road. The Mitre campus abuts the project site to the west.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Mixed-Use	PTC*	Transit Station Mixed Use
East	Multifamily, Single Family Attached, and Single Family Detached	PDH-20, PDH-12, & R-1	Residential
South	Commons Village Shopping Center and apartments	C-6 and R-20	Residential Mixed Use and Residential
West	Office (West*gate Office Park and MITRE campus)	C-3	Office

\*This site, known as Scotts Run Station South, was rezoned to PTC District on April 9, 2013 for a mixed-use development per RZ 2011-PR-010 and 011.

The subject site is developed with 13 garden-style apartment buildings and related surface parking. A swimming pool and adjoining one-story community building, which serves the entire complex, are located in the westernmost area of the site. The northern half of the site still retains some of the pre-development topography of low, rolling hills. The property is landscaped with a significant number of mature trees and shrubs, most of which were planted with the apartment development in the late 1960s and early 1970s. The site does not contain any resource protection areas or environmental quality corridors.

## **BACKGROUND**

As mentioned above, the project site is currently developed with the McLean Commons Apartments. This existing complex contains 331 units located in 13 two- and three-story buildings, most with basements. The units are a mix of flats and townhouses. The buildings were constructed in phases starting in the late 1960s and completed in the early 1970s. Parking is supplied by surface parking lots. The existing complex is essentially a single, large block. Access is provided by four short driveways off Anderson Road and Colshire Drive and off a private driveway, which is shared by the apartment complex and the Van Buren Building to the north. The project was constructed by right and the property is not encumbered by proffers or conditions.

Based on a historical assessment prepared by History Matters Phases, 1 and 3 of the development, roughly the northern half of the existing apartment complex, were designed by Charles Goodman, a renowned local architect. (The History Matters Report is on file and available for review upon request.) Reflecting Goodman's site planning elements, the Phase 1 buildings utilize the natural topography, with the buildings stepping up and down with the site's slopes. Also, the Phase 1 buildings were located towards the perimeter of the Phase 1 boundaries, with parking lots located in the interior of the property. The site is heavily landscaped with mature trees. Reflecting Goodman's design elements, these buildings also contain deep insets, such as doorways and windows, which modulate the buildings' frontages. Another element of Goodman's design is the arched windows and balconies.

The History Matters report notes that Phase 2 lacks many of the site planning and design elements associated with Goodman. The five Phase 2 buildings are located in the southern half of the property, with four of the buildings located on the west side of Anderson Road and the remaining building located on the east side of Anderson Road. The Phase 2 buildings do not reflect the site's natural slope; rather, there was significant grading to create large, flat building pads for the long, multifamily buildings. Also, along Anderson Road and Colshire Drive, the parking lots were located along the perimeter of the site, as opposed to being located in the site's interior.

Phase 3 consists of two buildings composed of 18 townhomes. Each of these units has a rear yard abutting the site's north or east property lines. The front side of these buildings, along Anderson Road, is dominated by a surface parking lot that serves the units. As with Phase 1, these buildings reflect design elements associated with Charles Goodman.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 6)**

**Plan Area:**

Area II

**Planning District:**

Tysons Corner Urban Center

**Tysons Corner Urban Center District:**

Tysons East (Anderson Subdistrict)

The land use concept for the Tysons East District is shown in Figure 4, which may also be found in the Comprehensive Plan. The Tysons East District Comprehensive Plan Map (in color) shows the application properties to be planned for Residential Mixed Use and Park/Open Space.

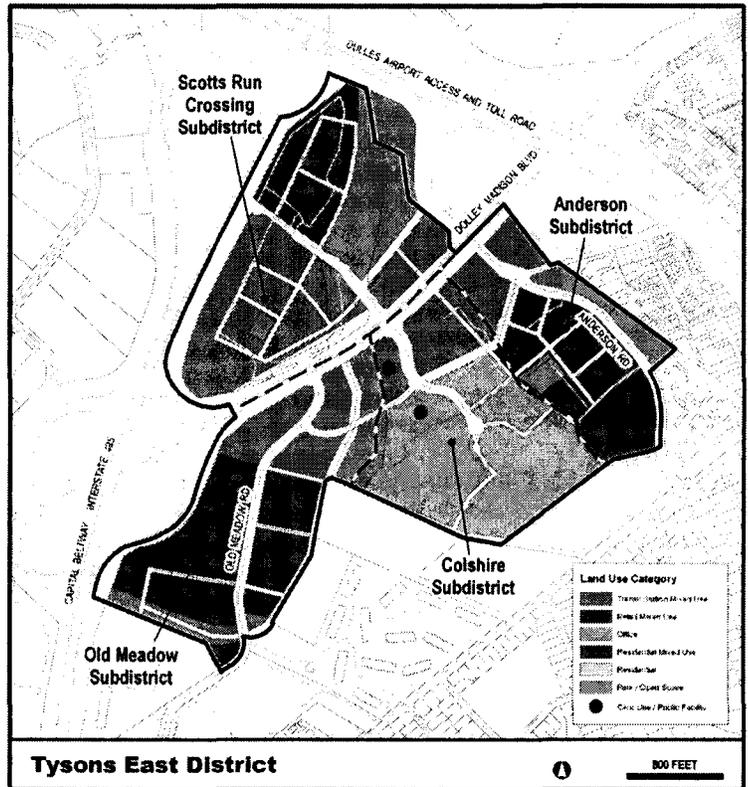


Figure 4: Tysons East District

**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, Dulles Airport Access Road (DAAR) on the east, the Colshire Subdistrict on the west and the East Side District on the south.

**Base Plan**

The Old Meadow Subdistrict is planned for and developed with office and light industrial uses up to an average .65 FAR. Most of the Anderson Subdistrict is planned for and developed with residential use up to 20 dwelling units per acre. The exceptions are the shopping center located on Anderson Road south of Colshire Drive, which is planned for and developed with retail use, and the northernmost parcels (Tax Map 30-3 ((28)) A, 6A and 6B), which are developed and planned for office uses up to and average .65 FAR.

The subject applications are filed under the redevelopment option, as described as follows.

## 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.
  - 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. 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.
  - 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.

## DESCRIPTION OF THE DEVELOPMENT PLANS

### Conceptual Development Plan (Reduction at front of staff report)

Title: The Commons  
Prepared By: WDG Architecture; VIKA, Inc.; Parker Rodriguez, Inc.  
Original and Revision Dates: January 14, 2011 revised through February 15, 2013

### Overview

This CDP is divided into three sections: Civil (C) Sheets (22 sheets); Architectural (A) Sheets (32 sheets); and Landscape (L) Sheets (18 sheets). There are also several supplemental sheets (S) at the end of the CDP which provide context and supplemental information not proffered in this rezoning.

Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, stormwater management plans, street layouts and sections, building/site layouts, fire access, and interim road plans for Dartford Drive and Colshire Meadow Road. 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, and a historical reference sheet. The CDP also contains supplemental sheets, which summarize and depict design standards for Tysons Corner as applicable to this project, indicating requested waivers and modifications. These two sheets provide background and are discussed under the Waivers and Modifications section of this report.

As seen in the following graphic, taken from Sheet L-04 of the CDP, the development plan shows seven buildings, a road grid system including existing roads supplemented by new or extended streets, two large at-grade public parks, two at-grade public plazas, a linear public park within the median on Main Street, and numerous private above grade amenity spaces for occupants of the buildings.



With the exception of Center Alley, all of roadways will be public. The applicant proffers to improve street frontages along the property lines in accordance with the *Tyson's Corner Urban Street Design Standards* unless a specific modification has been requested.

### Buildings

Seven 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 2.87. It should be noted that the maximum and minimum building height, number of floors, gross floor area, and number of units are proffered.

Building	Maximum Building Height	Maximum Number of Floors	Building Gross Floor Area	Number of Dwelling Units
1	160	15	338,000	331
2	245	22	465,800	456
3	160	15	277,500	272
4	160	15	260,800	256
5	245	22	461,100	452
6	245	22	499,300	490
7	160	15	319,000	314
Totals			2,622,400	2,571

The buildings will contain a mix of multifamily units, including flats and ground floor townhouses. As shown on the above table, the buildings will range in height from 15 to 22 stories. In addition, the CDP and proffers contain provisions that segments of Buildings 4, 5, and 7 in the vicinity of the perimeter of the proposed athletic field have the option of being reduced to a minimum of six stories. Several of the buildings fronting primary pedestrian corridors shown on Sheet L-06 of the CDP can accommodate relatively small amounts of retail and service uses, generally located on the ground floor. The proffers define "retail and service uses" (Proffer No. 4) as any use that is permitted in the PTC District (subject to the use restrictions of Sect. 6-505 of the Zoning Ordinance and subject to design limits and parking considerations). The proffer further state that the location of such uses will be designated at the time of FDP approval.

As noted earlier, parking will be provided both under and above ground. Where parking is above ground, the garages will be hidden from view by ground level residential units, lobbies, residential amenity areas, or retail/commercial space. Exceptions to this type of cladding are the frontages along Center Alley and portions of Dartford Drive, and the frontages facing the plaza between Buildings 6 and 7. In these areas, architectural treatment designed to restrict views into the garage spaces from street level will be provided. The proffers commit to further refine podium treatment at the time of FDP review.

### 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, Sheets A.12 to A.20, which demonstrate how each building could be developed if the surrounding properties have not yet redeveloped (i.e., what improvements are needed to serve that building). The draft proffers further detail which road, park space and public facilities will be provided with each building. Since FDP approval for the entire site 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 Buildings and Uses

The proffers allow the residential uses within the existing buildings to be continued until those buildings are demolished. As the existing multifamily use is allowed by-right in the PTC District, it can continue in its present state or can be incrementally replaced as proposed on the phasing sheets, Sheets A.12 to A.20, of the CDP.

### Streetscapes

With one exception, the CDP provides for typical streetscape sections that reflect the Comprehensive Plan recommendations. The exception applies to the south half of the east side of Anderson Road. Along this road segment, the applicant is requesting a reduction in sidewalk width from eight to four feet to accommodate retention of the adjoining mature willow oaks. As shown on the CDP, the existing four-foot wide sidewalk will be retained and supplemented with a five-foot wide, parallel sidewalk planned about 15 feet to the east, within Anderson Park, beyond the root zone of the Willow Oaks.

### Parks and Open Space

The CDP shows five new at-grade public parks: Anderson Park, Goodman Field, Main Street Park, Building 6 Plaza, and Building 2 Plaza. All of the residential buildings would have additional private open spaces provided on the tops of the parking podiums and on the tops of the residential towers.

- Anderson Park, located along the east side of Anderson Road, contains 4.35 acres and is proffered to be developed with two asphalt basketball courts, two sand volleyball courts, a play area for ages 5 to 12, a play/exercise area with specialized apparatus for teenagers, two fenced-in, off-leash dog parks (one for small dogs and one for larger dogs), a 36-space parking lot (retention of the existing leasing office parking lot), a water feature or other focal point, open lawns, sidewalks, seating, and other passive amenities. As shown on the Historical Reference Plan on Sheet L-18 of the CDP, the applicant intends to create a fountain (or other prominent feature) as the park's focal point and incorporate design features from the existing McLean Commons. The park will also contain interpretive signage regarding the McLean Commons site, landscaping, and Tysons Corner context.

- Goodman Field, located in the southern portion of the project, is bordered by four roadways: Anderson Road, Colshire Drive, East Lane, and South Street. All of these surrounding streets are planned to accommodate on-street parking. This 3.41-acre site will be improved with a full-size athletic field with a synthetic, all-weather turf, and field lights. This park will also contain a seatwall overlook along Colshire Drive and an entry plaza at the corner of East Lane and South Street. This park will also incorporate elements of the Historical Reference Plan shown on Sheet L-18. These elements include an interpretive sign of Goodman's architecture at McLean Commons, a field wall incorporating Goodman's design elements contained within McLean Commons, and a balcony overlook to view this wall.
- Main Street Promenade, a 0.57-acre park, will be developed within the 50-foot wide median of Main Street. A predominant feature of this park will be the stair-stepping stormwater bio-detention areas. The park will also include landscaping, a pedestrian path, and seating. As with the two previously described public parks, the promenade will contain elements shown in the Historical Reference Plan, in this case, two pavilions reflecting Goodman design elements and interpretive signs.

In addition to these public parks, the proposal includes two public plazas – one located between Building 2 and Colshire Meadow Drive (Building 2 Plaza) and another located between Buildings 6 and 7 (Building 6 Plaza). These plazas will be improved with seating and landscaped areas, and in the case of the Building 6 Plaza, a stair-stepped water feature and a stage. Finally, the rooftops of each of the buildings will be developed with a swimming pool and decks with landscaping, seating, and barbecuing grills.

#### *FDP 2011-PR-017*

#### **Final Development Plan (Reduction at front of staff report)**

Title: The Commons – Building 1  
 Prepared By: WDG Architecture; VIKA, Inc.; Parker Rodriguez, Inc.  
 Original and Revision Dates: December 7, 2012 revised through February 15, 2013

#### Overview

The FDP is divided into three sections: Civil (C) Sheets (15 sheets), Landscape (L) Sheets (9 sheets), and Architectural (A) Sheets (12 sheets). The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, CDP and FDP diagrams, stormwater management plans and computations, street layouts, emergency access plan, and Utility Master Plan. The Landscape Sheets include landscape plans for the entire FDP area, including the podium and roof top amenity/planting areas, parking plans, and the streetscape sections and illustrations of the buildings and streetscapes and planting details. The Architectural Sheets include the building's floor plans, sections, elevations, and perspective, and shadow studies.

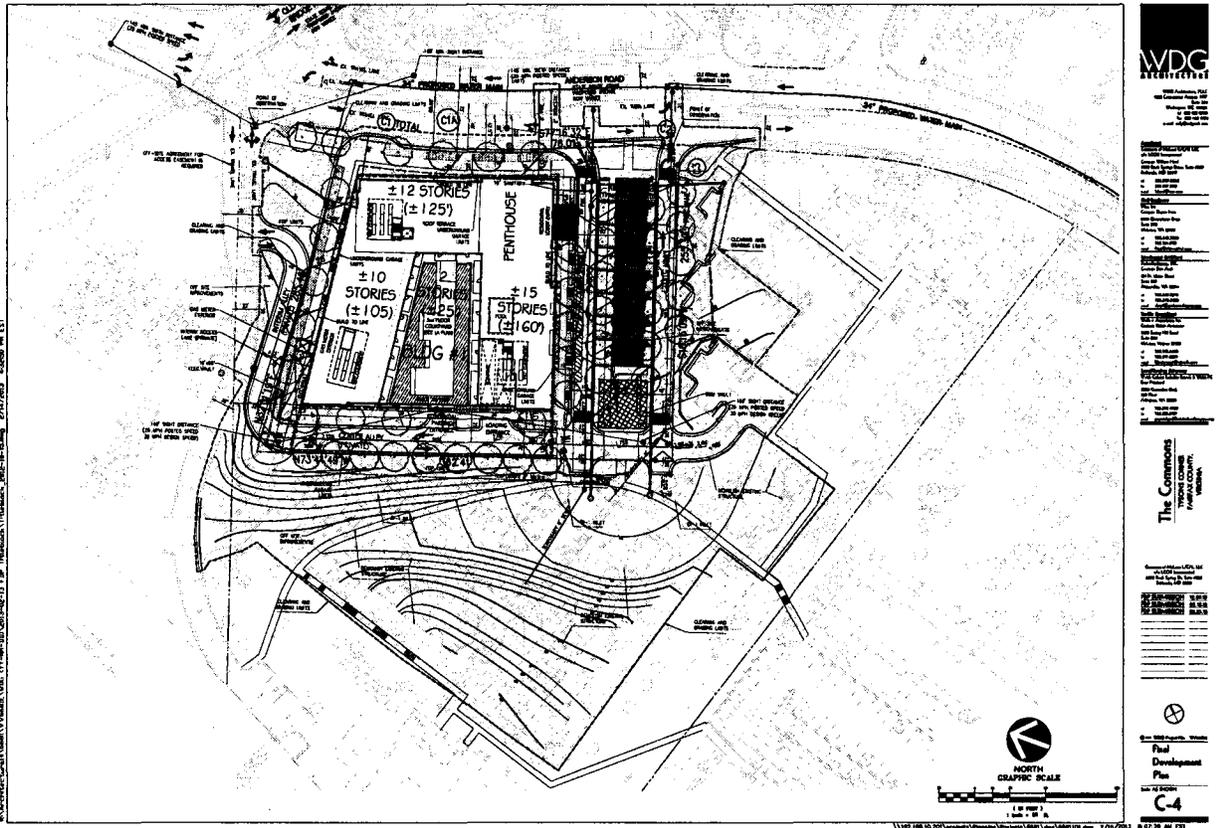


Figure 6: Final Development Plan for Building 1 of the Commons

The FDP covers Building 1, the eastern portion of Main Street and the northern portion of Center Alley. Main Street will be comprised of a pair of one-way travel lanes separated by a 50-foot wide median containing stormwater management facilities and park amenities, including walkways, benches, landscaping, and a butterfly-roof pavilion, which will serve as part of the “Goodman the Architect” interpretive area as depicted on Sheet L-18 (the Historical Reference Plan) of the CDP.

Although not included within the boundaries of the FDP, an interim “S”- shaped alley, located on the northwest side of Building 1, will be constructed under a separate public improvement permit. This interim alley will connect to an existing driveway that leads to the Anderson Drive/Old Chain Bridge Road intersection. The interim alley will eventually be replaced with the extension of Colshire Meadow Drive. However, until Colshire Meadow Drive is constructed, the interim alley will provide emergency vehicle access and a vehicular connection to the stoplight at Anderson Road, facilitating left turns for northbound traffic.

Construction of Building 1 will require the razing of four of the site's existing apartment buildings and portions of the complex's surface parking lots. As a result of this clearing and grading, a temporary open space area containing approximately 1.5 acres of lawn-covered slopes will be created to the southwest of Building 1. This temporary open space will contain a temporary pedestrian trail to provide residents of Building 1 and of the remaining McLean Commons units a walkway to the Metro Station.

Building 1 will consist of three segments configured in the shape of a "U". The segments will range in height from 105 to 160 feet, with the segment along Colshire Meadow Drive being 10 stories, the segment along Anderson Road containing 12 stories, and the segment along Main Street topping out at 15 stories.

The building will be located on a podium created by a semi-subterranean garage, with three levels below grade. Up to two levels of the garage will be above grade. Along Colshire Meadow Drive, Anderson Road, and Main Street, these parking levels will be clad by street-level residential units and non-residential uses such as the lobby and residential amenities. Along Center Alley, however, almost two levels of parking garage will be exposed. As proffered, this area will be clad in architectural finishes which minimize views into the garages.

The private open space facilities will be located in the courtyard on top of the podium and roof levels of the 12 and 15-story portions of the building. The courtyard will contain landscaping, including trees, turf area, a deck area, and green roof planter areas. The open space amenity on top of the 12-story portion of the building will contain green roof plantings and a deck containing landscaping, seating areas, pergola, and barbeque grills. The open space amenity on top of the 15-story portion of the building will contain green roof plantings, a pool, seating areas, cabanas, and a fire pit. The top of the 10-story portion of the building will not contain open space amenities other than green roof plantings. As with roofs of all high rise structures, a portion of the roof areas of all three levels will accommodate utility structures, including penthouses containing mechanical equipment.

### Streetscapes & Landscaping

The FDP depicts a streetscape along Anderson Road and the future Colshire Meadow Road consistent with the avenue streetscape type recommendations of the Tysons Plan, including landscape amenity panel, a sidewalk area and a building zone. Along Main Street, the FDP depicts a streetscape consistent with the local streetscape type, including landscape amenity panel, a sidewalk area and a building zone. The FDP depicts streetscape along Center Alley to include a sidewalk area and an eight-foot wide tree planting area.

### Building Design & Uses

Building 1 will be entirely residential and will not include retail at the ground level. Rather, the ground level will be activated by lobby, residential amenities, and services related to management of the building. In addition, as noted earlier, ground-level residential units, utilizing townhouse design, will be situated along the building's Colshire Meadow Drive and Main Street frontages. The entry doors of these units will generally be elevated several steps above the abutting sidewalk to impart a sense of privacy for these units. In addition, these steps will be parallel, as opposed to perpendicular, to the units, leading up to semi-private entry landings which will further helping define these as entrances to private units. These entry steps and landings will be located within the building zone and therefore will not impede pedestrian flow on the adjoining sidewalks.

## ANALYSIS

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons East (Anderson Sub-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. 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, this staff report will not separately address the Residential Development Criteria and the Transit Oriented Development Guidelines in order to avoid redundancy.

### *Land Use*

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The subject applications are designated as Residential Mixed Use and Park and Open Space on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines these land use categories as follows:

**“Residential Mixed Use:** These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents' daily needs, such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development.

**Parks/Open Space:** These areas are planned for passive and active park land and urban open spaces such as plazas and pocket parks. In instances when intensity credit is given for dedicating land for a park or open space, the land use mix applied to the intensity credit should be consistent with the land use category of an adjacent area. Additional guidance on parks and open space can be found in the Environmental Stewardship section.”

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:

<b>Land Use</b>	<b>Gross Floor Area (square footage)</b>	<b>Percentage of Land Use</b>	<b>Land Use FAR (based on total site area including density credits)</b>
Residential	2,572,400 <sup>1</sup>	98 to 100%	2.82 to 2.87
Retail/Commercial	Maximum of 50,000 square feet <sup>2</sup>	0 to 2%	0 to 0.05
<b>Totals</b>	<b>2,622,400</b>	<b>100%</b>	<b>2.87</b>

<sup>1</sup> The residential gross floor area excludes potential retail/commercial areas.

<sup>2</sup> Conversion of residential to retail/commercial square footage, up to a maximum of 50,000 square feet, is allowed under the proffers. Such areas will be identified at time of FDP.

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. For areas designated as Residential Mixed Use, the land use mix, if the maximum amount of retail/commercial is developed, would be 98% residential and 2% retail/commercial. This figure complies with the Comprehensive Plan definition of that designation, which states that the residential component should be on the order of 75% or more of the total development.

The proffers provide that up to 50,000 square feet of the proposed residential square footage can be converted to retail/commercial use. However, no minimum commitment to retail/commercial uses has been made. Given this small amount of potential retail use (up to 2%) and given the proximity of the existing Village Commons Shopping Center and the proposed retail along the future Station Place (proposed with Scotts Run Station South), staff believes that a minimum commitment was not necessary. However, staff did recommend that if retail/commercial uses were incorporated into the development, they should be located along primary pedestrian corridors. To this end, the applicant designated potential retail locations on Sheet A.03 of the CDP to reflect the primary pedestrian corridors depicted on Sheet L-06 of the CDP. In this manner, any proposed retail/commercial uses will activate the appropriate streetscapes.

Intensity

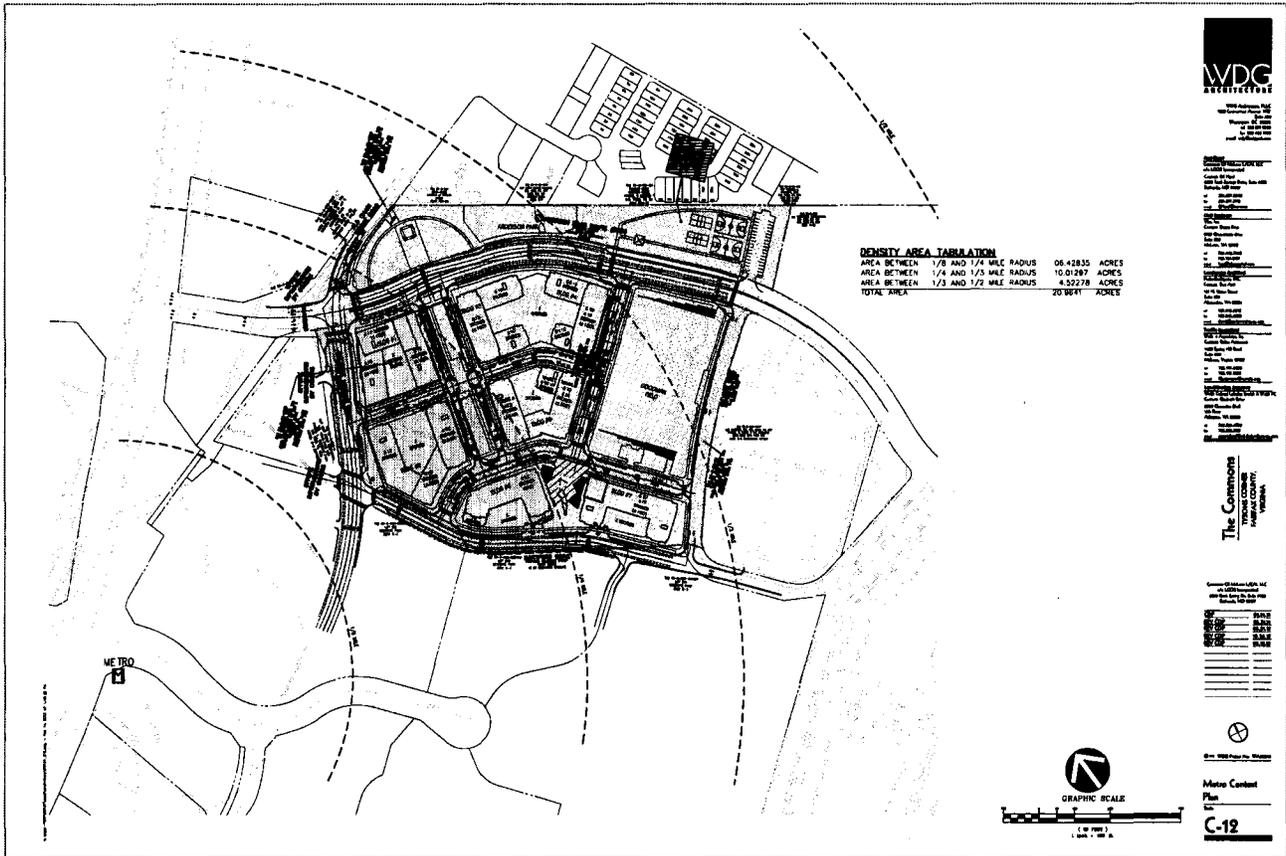


Figure 7: Vicinity to Metro Map

The entire 20.96-acre site is within the Transit Oriented Development (TOD) district, which the Comprehensive Plan identifies as the area generally within 1/2 mile of each of the Metro stations. About 30% of the subject property is located within 1/4 mile of the McLean Metro Station. The adjoining 10 acres, or almost 50% of the property, is within the 1/4 to 1/3 mile radius of the station. The remainder of the property is within the 1/3 to 1/2 mile radius of the station.

The Comprehensive Plan does not set a maximum FAR for those properties within a 1/4 mile of a Metro station. For TOD district areas located between 1/4 and 1/3 mile from a Metro station, the Plan states that in developments that do not include any office space or other high trip generating uses, an intensity of 2.5 FAR, plus any bonuses achieved, should be allowed. The project’s proposed intensity is shown on the table below.

Intensity Tiers, WDU Bonus Calculations and FAR

Intensity Tier	Land Area in sq. ft. & Density Credit (% of total)	Estimated Dwelling Units	Work-force Dwelling Units <sup>1</sup>	GFA (% of Total) <sup>2</sup>	Portion of GFA associated with WDU Bonus <sup>3</sup>	FAR without WDU Bonus	FAR with WDU Bonus
<b>Tier 2</b> <b>1/8-1/4 mile</b> <b>(Unlimited FAR)</b>	280,020 (31%)	1,322	264 (20.0%)	1,352,800 (52%)	0	4.83	4.83
<b>Tier 3</b> <b>1/4-1/3 mile</b> <b>(Maximum 2.5 FAR + Bonus)</b>	436,166 (48%)	1,249	207 (16.6%)	1,269,600 (48%)	211,600	2.43	2.91
<b>Tier 4</b> <b>1/3-1/2 mile</b> <b>(Maximum 2.0 FAR + Bonus)</b>	197,012 (21%)	0	0	0	0	0	0
<b>Totals</b>	913,198	2,571	471	2,622,400	211,600	2.64	2.87

[1] Per the Comprehensive Plan for the Tysons Corner Urban Center, within 1/4 mile of a Metro Station (Tier 2), 20% of the total number of dwelling units to be constructed should be WDUs. Beyond 1/4 mile of a Metro station (Tiers 3 and 4), any units created with bonus floor area should be excluded from the 20% WDU calculation.

[2] Buildings 1, 2, 6, and a portion of Building 5 (49,700 sf) are located within Tier 2. Buildings 3, 4, 7, and a portion of Building 6 (411,400 sf) are located within Tier 3.

[3] In accordance with the Comprehensive Plan for Tysons Corner Urban Center, Tier 2 is not entitled to a bonus for the provision of WDUs. Tiers 3 and 4 are allowed a 20% residential floor area ratio bonus.

The proposal complies with intensity recommendations of the Comprehensive Plan. The buildings with the highest density are closest to the station in the Tier 2 area. The density decreases in the Tier 3 area and only park/open space is proposed for the Tier 4 area.

*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.

The proffers include language stipulating that the applicant will receive and deduct credits against the Tysons-wide and Tysons Grid of Streets transportation funds for off-site public street and intersection improvements. Staff is supportive of credit being requested by the applicant at CDP, but requests that the applicant identify the potential creditable off-site public street and intersection improvement and 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. The applicant has identified completion of the southern segment of Dartford Drive, which is off-site, as a potential creditable improvement. The applicant and staff are still negotiating an appropriate creditable amount for this off-site improvement.

Staff further notes 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, the applicant has 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.

*Affordable and Workforce Housing*

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The Comprehensive Plan provides that all projects within the Tysons Corner Urban Center which seek to utilize the redevelopment option included within the District Recommendations should provide 20% affordable and workforce dwelling units (WDUs). In addition to this general recommendation, the Plan specifically states that if the McLean Commons property (the subject site) were to redevelop, the development proposal should have, as an objective, increased affordable housing opportunities (in addition to other positive impacts).

At present, about 80% of the existing 331 apartment units are at or below the 80% Average Median Income (AMI) level. To properly reflect the Comprehensive Plan's general affordable/workforce housing recommendation, the proffers provide that 20% of the total number of units will be designated as WDUs. This provision will result in a maximum of 471 WDUs. To meet the Plan's guidance for this property, the proffers further provide allocation of WDUs in a manner that results in more WDUs being provided in the lower income tiers. The current proffers include a table showing the percentages of WDUs to be provided in the various income tiers, with an increase in the percentage of the WDUs to be provided in the lower ranges. Unfortunately, staff found this proffer to be difficult to track and that it did not guarantee that the units in the lower income tiers would ever be built if less than proposed the maximum number of overall units were built. Therefore, the applicant has agreed to modify the proffer to state that the first 331 WDUs will be provided at tiers that match AMI levels of the existing units and after these units are constructed, additional WDUs, up to a total of 471 units, would then be provided utilizing the standard breakdown identified in the Comprehensive Plan. The standard and modified breakdowns for WDUs are provided below:

The Tysons Plan recommends the following standard breakdown for WDUs, which will be applicable to the 332<sup>nd</sup> through 471<sup>st</sup> WDU, per the applicant's proposed proffer.

<b>Income Tier</b>	<b>% of Total Units</b>
101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
> 60% of AMI	2% of total units

To address the Comprehensive Plan's affordable housing recommendation applicable to this property, the first 331 WDUs provided on the site will comply with the table below:

<b>Income Tier</b>	<b>% of Total Units</b>
101-120% of AMI	2.8% of total units
81-100% of AMI	3.6% of total units
71-80% of AMI	8.2% of total units
61-70% of AMI	4.8% of total units
> 60% of AMI	0.6% of total units

Staff is supportive of this proposed modification.

The FDP for Building 1 provides that 20 percent of the building's 331 units (66 units) will be designated as WDUs. For future buildings, the proffers note that it is the intent of the applicant to pro-rate the WDUs into each residential building but that the applicant reserves the right to consolidate the WDUs into one or more buildings. In any case, all of the proposed WDUs will be located on the project site. In addition, the proffers provide that the WDUs in each building shall have a bedroom mix similar to that provided in the market rate of such building.

While the Comprehensive Plan recommends that rezoning applicants contribute \$3.00 (one-time) or \$0.25 (annually) per non-residential square foot toward affordable housing opportunities in Tysons, it further states that ground level retail located in office, hotel, and residential buildings should not be included when calculating this contribution amount. Therefore, as the proposed retail/service uses will generally be located on the ground level of several of the buildings, this contribution would not be applicable to this project. However, because the proffers state that retail/uses may also be provided within upper floors if shown on an FDP, staff recommends that the applicant add the appropriate contribution language to the proffers. The applicant has indicated that the appropriate provision will be added to the proffers.

Staff finds the subject application in conformance with the Comprehensive Plan guidance on affordable and workforce housing.

#### Coordinated Development and Parcel Consolidation

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The Comprehensive Plan's consolidation guidance for the subject application 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."

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 extensions of Colshire Meadow Drive and Dartford Drive, and by 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, including an athletic field. The quality of these parks and other park-related Plan objectives will be evaluated further in this report.

- "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 in coordination with Capital One (RZ 2010-PR-021), another rezoning application in the Tysons East District. In this arrangement, Capital One will provide a public facility, a 30,000 square foot community center that meets the Comprehensive Plan guidance for both its application and the Commons' application. In turn, with its redevelopment, the Commons will provide a full-sized athletic field to satisfy its active recreation contribution, as well as a portion of Capital One's contribution (0.5 of Capital One's 0.86 athletic field need).

- "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 provided staff with an exhibit showing potential building massing for redevelopment of the Commons Village Shopping Center, to the south of the subject site, across Colshire Drive [Tax Map 30-3 ((28)) 002, 007, and B5]. The exhibit demonstrated that the subject application will not preclude the future redevelopment of these adjacent properties. The other surrounding properties are either involved in recent rezonings (including RZ 2011-PR-011 and RZ 2010-PR-023) to redevelop or are not identified in the Plan as properties with current redevelopment potential.

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*

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The Plan contemplates that the actual redevelopment of zoning approvals in Tysons will occur over time in reaction to market conditions. Because a zoning case might involve a large amount of land, it is likely that not all buildings will be built at the same time. While these situations are expected, they do create a challenge for site design.

Some proposed blocks contain multiple buildings 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 at the time of FDP, to address all interim design conditions. 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.

#### *Public Facilities (Comprehensive Plan Recommendations)*

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The Comprehensive Plan does not recommend a specific public facility that should be developed in the Old Meadow and Anderson Subdistricts. However, given the large amount of potential office and residential development in the area, a community center with a gym was identified as a needed facility. As noted above, in exchange for the excess athletic field credit (half of a field) generated by the Common's Goodman Field, Capital

One will provide a 30,000 square foot community center that meets both the public facility recommendations for both Capital One and the Commons' applicant. This cooperation will result in two major community facilities in the Tysons East District.

Staff finds that the applicant has met the public facilities recommendations of the Comprehensive Plan for this application.

### *Street Grid and Design*

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The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross sections for various street types. The subject application shows a grid layout for the blocks surrounding Colshire Meadow Drive, Anderson Road, Colshire Drive, and Dartford Drive. The subject application proposes to construct the on-site portions of this grid and limited off-site portions to provide necessary, interim grid connections along Colshire Meadow Drive and Dartford Drive.

#### **Colshire Meadow Drive/Anderson Road/Old Chain Bridge Road Intersection**

During review of this application, staff expressed considerable concern about the configuration of the existing Anderson Road/Old Chain Bridge Road intersection. Currently, Old Chain Bridge Road and an access driveway located on the opposite side of Anderson Road both intersect Anderson Road at angles considerable less than the standard 90 degrees. This configuration creates several problems such as confusing lane placement, limited sight distance, and longer pedestrian crossing distances. Rectifying this intersection is essential given the anticipated increase in traffic, the extension of Colshire Meadow Drive, and the desire to increase walkability in the area.

To address this issue, staff encouraged the applicant to "flatten" the angles of this intersection, even though doing so would reduce the footprint of Building 1 and would require greater coordination with Cityline Partners, LLC, the Scotts Run Station South applicant. The applicant subsequently prepared several iterations of a possible reconfiguration of the intersection. As currently designed, the intersection does not contain the 90 degree angles found in typical crossings due to limits imposed by topography, existing infrastructure, and property ownership patterns. However, it does lessen the acuteness of the intersection angles and thereby creates an intersection that both the County and VDOT feel is safe and pedestrian friendly.

On March 21, 2013, the applicant entered into an agreement with Cityline Partners, LLC that outlines the timing and financial responsibilities regarding the extension of Colshire Meadow Drive between Dartford Drive and Anderson Road. This agreement will facilitate the road extension and allow for reconfiguration of this intersection to occur.

#### **Creating a Direct Connection between Mitre Plaza and Colshire Drive**

The Conceptual Tysons Road Network Map contained in the Comprehensive Plan shows a local street providing a direct east-west link between the north-south portion of Colshire Drive and Anderson Road. Under the proposed site layout, this conceptual road would align with Main Street. However, Main Street, as proposed, is a much shorter road, which

would run only two blocks between East Lane and Anderson Road. Because the Comprehensive Plan map is conceptual, many alternatives can fulfill the envisioned grid. In this case, staff feels that providing a direct connection between Mitre Plaza, a local street traversing the Mitre campus, and the east-west segment of Colshire Drive, which forms the southern boundary of the Commons project site, would create a suitable east-west grid connection as envisioned by the Plan. In addition, this alignment would eliminate a two offset intersections that are within close proximity to each other.

In order to accomplish this connection, a portion of the east-west segment of Colshire Drive would have to be re-aligned northward. This configuration would result in having to relocate and redesign proposed Building 7. The applicant feels staff's suggested re-alignment of Colshire Drive would result in bifurcating the southern edge of the property, creating a non-developable, remnant parcel and the elimination of Building 7. As such, the applicant has not made staff's recommended change. Although the traffic counts do not strongly support the need for this direct connection, staff still believes that the re-alignment would provide additional connectivity to the grid and eliminate extraneous turning movements related to the nearby, offset intersections.

**Route 123 and the Super Boulevard**

Although the proposed project does not front on Route 123, that roadway will provide essential access to the development. 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:

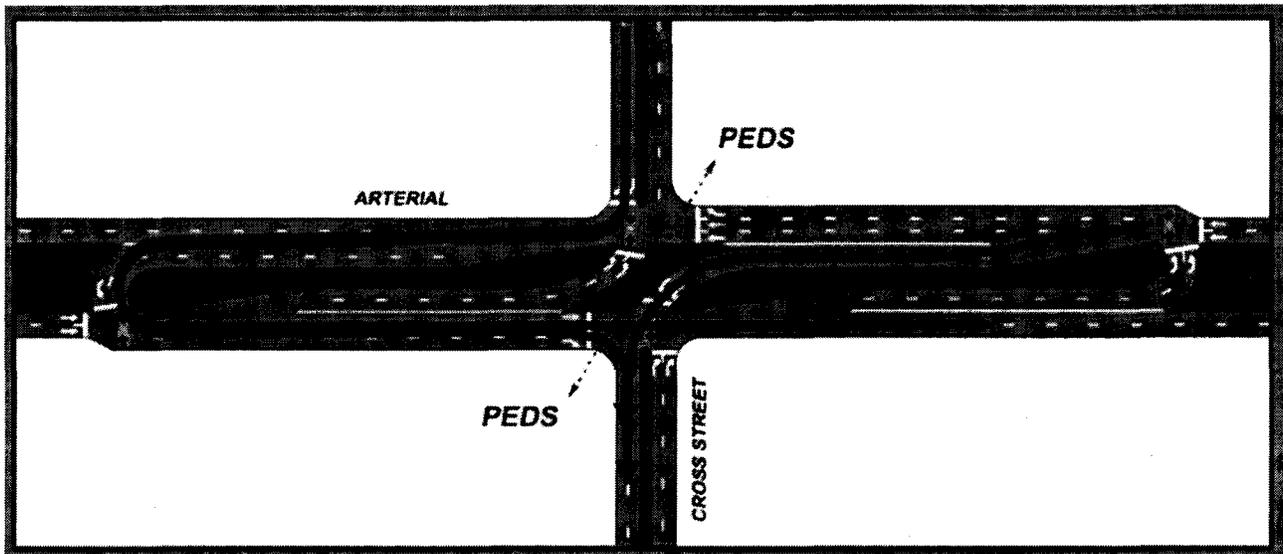


Figure 8: Typical Super Boulevard Schematic

To offset traffic congestion created from this development and to implement this concept, 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 contribute \$0.06 per square foot of GFA to Fairfax County for the reconstruction of Route 123. The contribution would be paid in five equal installments of \$31,469 each, to be made upon site plan approval for each of the first five buildings to be constructed.

### **Phasing**

Phasing internal transportation improvements is complicated due to the need for improvements to links not immediately adjacent to the applicant's next construction site. On the whole, the applicant proposes to phase the construction of the roads in this application as shown on the A-11 to A-20 Sheets 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 Main Street, which could be partially constructed if Building 1 is constructed first, but would be almost fully completed fully if Building 2 were to be built first.

Staff has identified several issues related to the applicant's proposed schedule for improvements. On Sheets C-21 and C-22 of the CDP, the applicant shows how the project can be completely built out without fully extending Dartford Drive southward, to connect with Colshire Drive. The applicant notes that the property needed to complete that segment of Dartford Drive is controlled by an adjoining owner (Mitre). Nonetheless, staff feels that complete build out of the subject site should not occur without this important grid connection as the remaining streets would unlikely to provide adequate capacity. The applicant has since revised the proffers to complete this segment of Dartford Drive with whichever of Buildings 2, 6, or 7 is last to be constructed. Staff recommends that construction of this road segment be moved up so that this segment of Dartford Drive be constructed with whichever of Buildings 2, 6, or 7 is constructed second.

In addition, Sheet C-22 shows the project being completely built out with only an interim section for Colshire Meadow between Dartford Drive and Anderson Road. This two-lane interim roadway is unlikely to provide adequate capacity for the project at build out and does not further the Comprehensive Plan goals for the grid of streets. However, as previously mentioned, the applicant has entered into an agreement with the Scotts Run South applicant outlining the shared costs and responsibilities for construction of this portion of Colshire Meadow Drive. This agreement will help ensure that Colshire Meadow Drive will eventually be developed to its ultimate width.

### **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 of the required on-street parking in four areas. Staff, which has provided recommendations on each of these waivers under separate cover, supports these requests as modified. Two of the waivers, FC\_P01 and FC\_P02, would allow Anderson Road to be widened to four lanes without inclusion of on-street

parking along the specified segments of the east side of the street. These waivers would facilitate retention of the mature willow oaks lining these segments of the road. The third on-street parking waiver, FC\_P03, requests that no on-street parking be provided along the Building 1's Colshire Meadow Drive frontage due to proximity to the Colshire Meadow Drive/ Anderson Road intersection. The last waiver involves segments of Dartford Drive and Colshire Drive, where there may be sight distance concerns related to short, interrupted frontages created by intervening driveways or short blocks. Staff is negotiating these waivers with the applicant to ensure that the maximum number of on-street parking spaces is provided while traffic safety standards are maintained.

The proposed street grid for the overall project is in general conformance with the guidance in the Comprehensive Plan.

### *Pedestrian and Bicycle Facilities*

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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 submitted FDP includes 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)*

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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 with regard to 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:

<b>Development Levels</b>	<b>Percentage Vehicle Trip Reduction</b>
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 traffic counts every year 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 funds 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*

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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 the PTC district. Additionally, the proffers provide that “the sale or lease rates of parking spaces shall be unbundled from the purchase price or lease rate of the individual dwelling units; meaning a unit’s purchase price or lease rate shall be exclusive of parking costs.” 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.

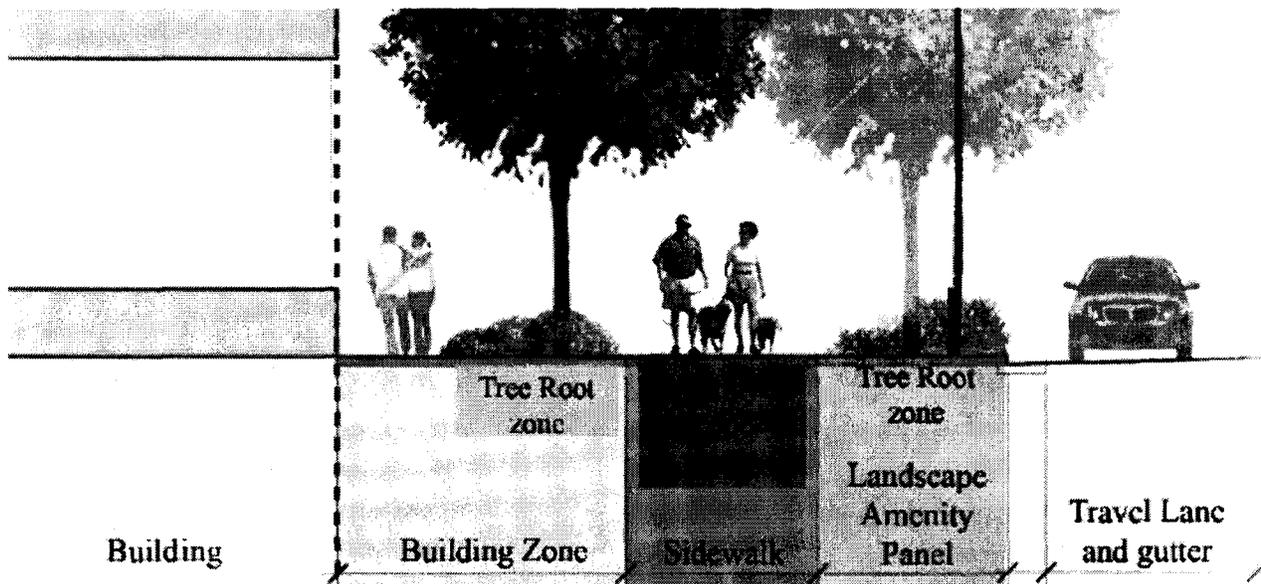


Figure 9: Streetscape Zone Illustration

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 require 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 to proffer that the public right-of-way be extended to the sidewalk and landscape amenity panel and to dedicate the appropriate land area accordingly. However, the proffers provide several caveats allowing reduction of streetscape dedication widths to 18 inches from face of curb for specified infrastructure related situations. This caveat language has been accepted with previous Tyson cases to allow for flexibility where topography or other limitations preclude compliance with the standard Tysons right-of-way widths.

All of the proposed streetscapes meet the dimensional standards set forth in the Plan and the Urban Design Guidelines with the exception of the four-foot sidewalk width along a portion of Anderson Road that accommodates retention of the adjoining, mature willow oaks. (As shown on the CDP, the existing four-foot wide sidewalk will be retained and supplemented with a five-foot wide, parallel sidewalk planned about 15 feet to the east,

within Anderson Park, beyond the root zone of the willow oaks.) Staff supports this exception.

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 FDP for Building 1 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*

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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 to provide for more interaction between the building and the sidewalk (plazas, cafes, storefronts, etc.) The proffers commit to appropriate design articulation and fenestration commitments for those buildings frontages identified on FDPs as accommodating non-residential uses. The proffers also provide that ground floor dwelling units shall be elevated 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 includes 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 Building 1 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-017 includes notes which state that the drawings are illustrative, it further notes that the drawings are subject to change "provided that the general quality and characteristics are maintained". 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.

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. Screening with façade treatment is proposed to limit visibility into the garages. However, refining details, including detailed elevations of the screened areas, should be provided at FDP. The applicant has agreed to modify the proffers to address this concern.

Staff finds generally that the site design is in conformance with the standards expected in Tysons Corner, as the site design:

- Concentrates the buildings with the greatest densities near the Metro station;
- Places the large public parks furthest from the Metro station and creating a buffer between the proposed high rise buildings and the existing development to the east and south;
- Configures the street grid and siting the buildings in a manner that maximizes the number of units having views terminating in parks; and
- Creates relatively small blocks which are conducive to walking.

*Building Height*

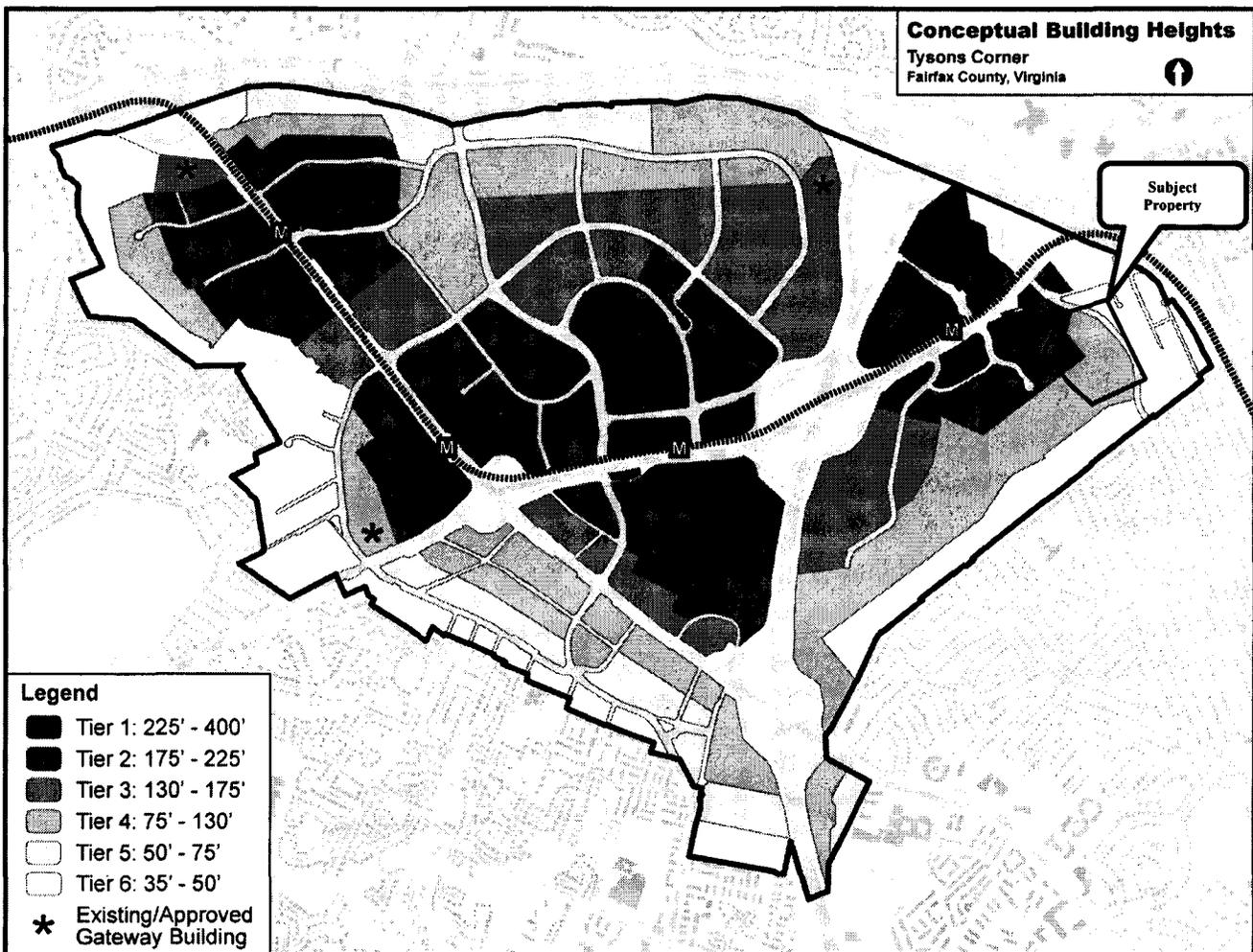


Figure 10: Conceptual Building Heights Diagram

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 portions of three of the proposed buildings exceed the Plan's recommended height limit. These three buildings, Buildings 2, 6, and the northern tower (Tower A) of Building 5, are located in the northwest portion of the project site, within Tier 2 of the Plan's Conceptual Building Height Map. Each of the buildings consists of segments of varying heights from six to 22 stories. The 22 story portions of the three buildings are clustered around the west terminus of Main Street, closest to the Metro station. The three building segments form part of the walls of a "canyon" that opens to the focal point proposed in Anderson Park to the east. The Comprehensive Plan recommends a maximum height of 225 feet in this area. These building segments are proposed to be 245 feet in height.

Staff supports this building height increase noting that the additional 20 feet is inclusive of the rooftop penthouses. Generally, penthouses that cover less than 25 percent of the rooftop area are exempt from height calculations. However, as these are residential buildings, 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. Therefore, to provide the flexibility, staff suggested that the applicant include that penthouses in building height calculations and secure the taller building height as part of the CDP, as recommended in the Comprehensive Plan. Also, staff notes that these building segments reduce in height beyond a quarter mile radius of the Metro station, transitioning down to the lower scale buildings adjacent to the subject site.

The CDP contains a second area where building height may exceed the Plan's recommendation. Proposed Building 5 consists of three towers: a northern tower (Tower A) that is located in the Tier 2 height area and proposed to contain 22 stories; a southern tower (Tower B) that located in the Tier 3 height area; and an eastern tower (Tower C) that is also located in Tier 3 height area. Tower B, located opposite Goodman Field, would have the option of containing between six and 18 stories. Tower C, Building 5's smallest segment, would have the option of containing between six and seven stories. If Tower B were to be developed at its maximum height, it would contain 18 stories and stand at 205 feet. In the Tier 3 height area, the Plan recommends a maximum building height of 175 feet. As with the previously discussed building heights, the 205 feet would be inclusive of rooftop penthouses. However, unlike the other building segments, Tower B would be slightly more than a quarter mile from the Metro station. No specific justification was provided for the Tower B option that exceeds the recommended height maximum. However, staff notes that the location of this tower adjoins the Tier 2 building area, where building height up to 225 feet are permitted. In any case, staff feels that the rationale for increasing the maximum building height could be bolstered if the applicant were to proffer that should this building segment (Tower B of Building 5) exceed 175 feet in height, at least 20 percent of the tower's units be designated as WDUs. As the applicant has indicated his intent to prorate the WDUs within each of the buildings, formalizing this intent in the proffers for this building segment is reasonable under the prescribed circumstances.

In addition to establishing maximum building heights for each building, the CDP establishes a maximum height for parking podiums as two stories above grade. As discussed previously, the applicant has proffered to screen the garage where visible from the street. Staff believes that more detail on this screening should be provided at the time of FDP.

Staff believes that building heights proposed in the subject applications are in general conformance with the Comprehensive Plan.

### *Tree Canopy and Plantings*

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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, the applicant seeks a PFM modification of the 10-year tree canopy requirements. The two zoning cases generally provide the majority of their trees as street trees, with additional trees provided in above-grade terraces and parks. The applicant has demonstrated that the Plan's recommended 10% tree coverage goal for a redevelopment will be achieved with this application, 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 the commitment to maintain/repair, irrigate, and replace trees damaged or removed by right-of-way or utility maintenance or 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 CDP and, in the worst case scenario, to work 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. In addition, the applicant has proffered contribution to the County's Tree Preservation and Planting Fund, which supplies tree saplings, volunteer support, in-school educational activities, and information to landowners regarding methods for enhancing the tree canopy on their property. Staff agrees with this approach and finds the landscaping and tree canopy in conformance with the Comprehensive Plan.

### *Water Quality*

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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 the CDP, the applicant has demonstrated how the application will satisfy the PFM standards for water quantity and quality control. These measures will include, where applicable, intensive and extensive green roof, bio-retention basins, infiltration trenches, urban bio-

retention (tree pits and stormwater planters), and underground stormwater vaults for reuse through irrigation or for controlled release to downstream channels.

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 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 94% 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 normally be treated), then the CDP indicates that the retention of runoff over the entire site will be increased by 0.03 for a total of 0.97 of the first inch.

The FDP for Building 1 shows that 92% of the first inch of runoff within the FDP's boundaries will be retained on-site. Capturing of off-site runoff from a portion of the existing Anderson Road pavement raises this number to 97%.

The applicant applied for a waiver of Public Facilities Manual (PFM) Section 6-0303.8 to permit an underground stormwater management vault in a residential area. DPWES completed its review of the application, #3797-WPFM-003-1, and recommended approval subject to conditions. As specified in the PFM, the Board of Supervisors must take action of the waiver concurrent with the subject rezoning application. If approved, the waiver would allow installation of the underground vault in the Main Street median. Should additional underground vaults be necessary, subsequent waivers will be required.

### *"Green" Buildings*

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The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide for 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 the residential buildings and has proffered to post a "green building escrow" in the amount of \$2.00/square foot of GFA as an accountability mechanism to obtain the certification. The proffers also provide that subject to DPZ approval, an alternate residential rating system may be implemented without an escrow. If the latter option is selected, the applicant would need to demonstrate attainment of the selected certification prior to the issuance of the final RUP for the building.

### *Energy/Resource Conservation*

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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 the application 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.

With these commitments, staff finds that the recommendations related to energy conservation have been met with this application.

### *Noise Impacts*

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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. The proposed development includes multi-family residential in the vicinity of Route 123, the rail right-of-way and the Dulles Airport Access and Toll Road. As such, staff requested that the applicant provide a noise study which measured the current and future noise levels impacting the site.

The applicant submitted a noise study covering the FDP for Building 1. The study was prepared by Phoenix Noise and Vibration, LLC and dated December 19, 2012. This noise study depicts transportation noise levels for year 2030 which will be up to 73 dBA DNL for some balconies along the Colshire Meadow Drive and Anderson Road frontages of Building 1. The applicant has committed to 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.

With regard to interior noise levels for new residential buildings, the Plan recommends a noise attenuation level of no more than 45 dBA. To address this provision, the applicant has proffered to provide a noise study with each FDP to determine if a specific building will be affected by transportation generated noise. If the noise study concludes that a building will be affected by noise levels which may require mitigation, then, at site plan submission, the applicant will submit a refined acoustical analysis. The refined acoustical analysis, incorporating findings from a building shell analysis based upon the specific building plans, will determine what, if any, noise attenuation measures may be needed. This approach is generally acceptable for the proposed residential 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.

With regard to exterior noise levels for the project's public open spaces, the noise study for Building 1 indicated that abutting Anderson Road, the public parks will exceed the recommended 65 dBA standard for such areas. However, staff is not recommending mitigation as the affected areas are limited to those directly abutting the street and mitigation is not practical for the public parks where physical and visual access is highly desirable.

Regarding potential noise associated with construction activities, the applicant has proffered the following:

“Construction Access and Hours. The parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. Truck staging shall be permitted on adjacent roadways provided it does not occur in adjacent neighborhoods. The hours of exterior construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No exterior construction will occur on Sundays or the following federal holidays: Christmas Day, New Year's Day, Memorial Day, Fourth of July, and Labor Day. The Applicant shall provide the Providence District Supervisor with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24-hours of receiving notice.”

### *Urban Parkland Needs*

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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 the Commons, and assuming ultimate build out of development at the mid-range of options, the overall proposal generates a need for approximately 6.73 acres of new urban parkland. The applicant is providing approximately 9.03 acres of new urban parkland onsite. The public parklands will be provided in Anderson Park, Goodman Field, Main Street Promenade, and two plazas. The proposed public parklands exceed the recommendations of the Comprehensive Plan. In addition, the on-site urban parks provide a diversity of active and passive recreational opportunities for the future residents and visitors.

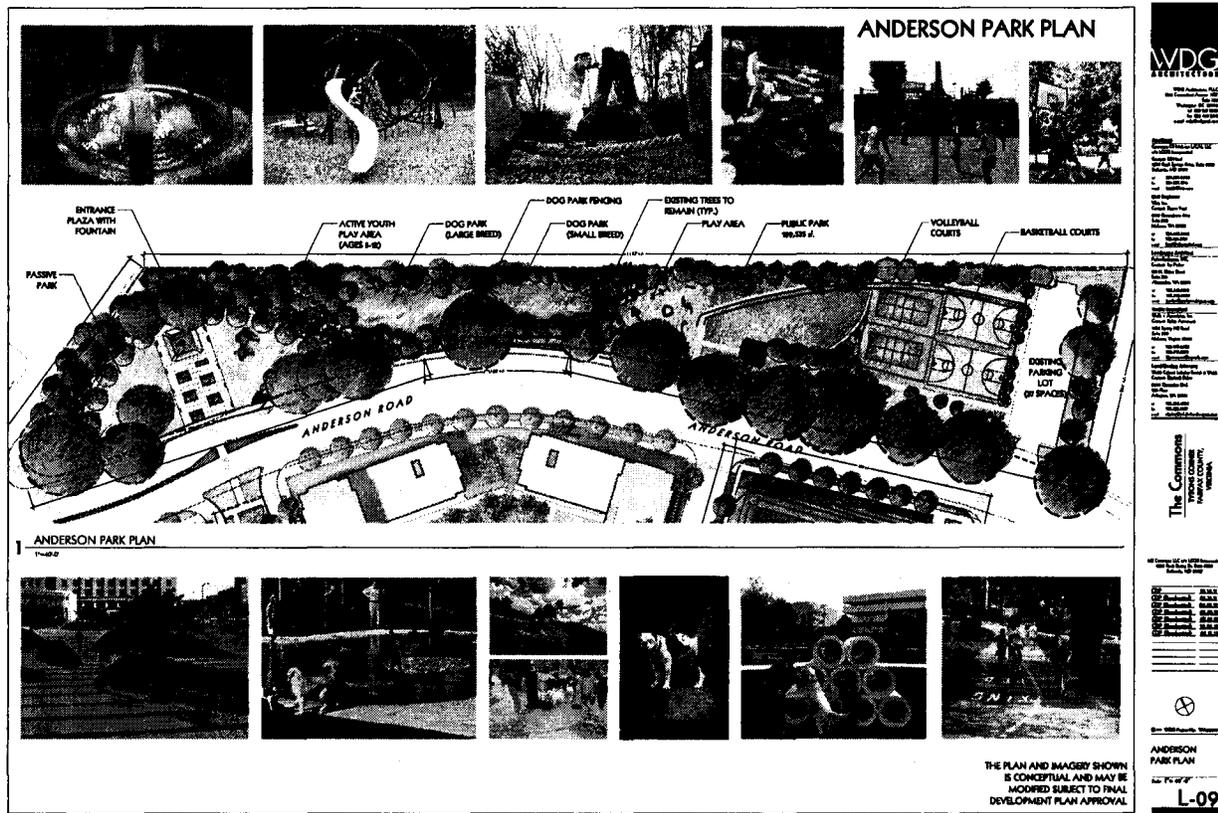


Figure 11: Anderson Road Park

With regard to phasing, staff requested that Anderson Park be delivered with completion of the second building in the development and that Goodman Field be delivered with completion of the first building adjacent to the field, either Building 4, 5, or 7. The proffers propose substantial completion of Anderson Park prior to the issuance of the 300<sup>th</sup> RUP for the third building constructed on the site and completion of Goodman Field prior to issuance of the 250<sup>th</sup> RUP for the fifth building constructed on the site. Staff raised concerns about the timing of this proffer and the applicant has since agreed to modify the proffers to lower these threshold numbers to the 150<sup>th</sup> RUP for the third and fifth building respectively. In discussing the differing timeframes, the applicant cited difficulties in providing a number of the development’s costly infrastructure at an accelerated schedule.

Other key proffer provisions related to these two large, public parks:

- Upon completion, these parks will be dedicated to the Park Authority.
- The applicant has proffered to meet with Park Authority staff prior to commencing construction of either Goodman Field or Anderson Park, to ensure that the proposed design of these facilities meet or exceed all applicable Park Authority standards for comparable county facilities.
- For Anderson Park, the applicant shall be responsible for routine maintenance of the park grounds and facilities, while the Park Authority shall be responsible for future capital costs of replacing the parking lot, sports courts, and playground equipment.

- For Goodman Field, the Park Authority will be responsible for maintenance and future replacement of the athletic field and standard field lights, while the applicant shall be responsible for maintenance of the land outside the athletic field, including historical reference facets, seatwall overlook, entry plaza and any non-standard field lights.
- For Goodman Field, the applicant shall provide and maintain public restrooms for users of the park within either Building 4, 5, or 7.

### *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, based on a maximum of GFA of 2,622,400 square feet, generates a need for 0.58 of an athletic field, or roughly half a field. As previously mentioned, the excess athletic field credit will be exchanged for the excess public facilities credit associated with the Capitol One rezoning, RZ 2010-PR-021, with the result being that both projects meet their respective athletic field and public facility recommendations and the community obtains two highly desirable public amenities.

*Other Recreational Facility Needs*

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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 two basketball courts, three tennis courts, two playgrounds and about 5,000 square feet of indoor fitness/program space. Anderson Park is proffered to be developed with two asphalt basketball courts, two sand volleyball courts, a play area for ages 5 to 12, a play/exercise area with specialized apparatus for teenagers, two fenced-in, off-leash dog parks (one for small dogs and one for larger dogs), a 36-space parking lot, a water feature or other focal point, and open lawns, sidewalks, seating, and other passive amenities. As such, staff believes the applicant has adequately satisfied the Plan expectations for local park facilities generated by the proposed development.

The CDP shows 2.71 acres of private rooftop amenity areas, with outdoor swimming pool and passive recreation areas for use by residents of each of the residential buildings. These private spaces and facilities will allow the applicant to meet the Zoning Ordinance requirement to spend 1,700 per residential unit on on-site facilities and amenities for private use.

*Fairfax County Public Schools*

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The proposed development would be served by the Westgate Elementary, Longfellow Middle and McLean High Schools. All three schools are projected to be over capacity in 2017. The total number of net students (number of students generated by the proposed development minus the number of students generated by the existing 331 garden apartment complex) generated by the application is projected to be as follows:

	<b>Total</b>
Elementary	95
Middle	36
High	564
<b>Total</b>	<b>187</b>

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 \$1,753,686. The proffers note that the contribution amount is subject to the school district's escalation provision that takes into consideration potential revisions to the per student multiplier or the ratio of students per high rise dwelling unit.

### *Sanitary Sewer*

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As noted in the DPWES sanitary sewer analysis, 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. This application has been reviewed by DPWES and any final determinations on changes will be implemented in total at site plan.

### *Fire and Rescue*

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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. Specifically, the Fire Marshal's office has indicated that it has no objections to the fire access proposed for Building 1. 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 are in substantial conformance with the intent of the CDP, FDP and proffers.

### *Fairfax Water*

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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. Fairfax Water's transmission and distribution system development provides the Commons site access to service through 42- and 24-inch diameter transmission mains from a large pumping facility at Tysons Corner. The Commons site also has access to water storage facilities located at Tysons Corner, Penderwood, and Fairfax Hospital and alternative supplies are available from variety of additional sources, including pumping facilities at Fairfax Circle or Annandale. Therefore, it appears that adequate domestic water service is available from Fairfax Water.

*Please note that the memo provided in Appendix 16 covers the rezoning and FDP application.*

### *Telecommunications*

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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.

### *Historic Preservation*

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Although the site is not within a historic district overlay, the Comprehensive Plan contains statements about the architectural significance of the existing apartment complex and recommends preservation where possible. To obtain input on ways to implement this provision, the project was presented to the Architectural Review Board (ARB) for its recommendation. In January 2012, the ARB recommended denial of the rezoning based on a lack of preservation efforts to retain a portion of the Goodman designed Phases I and/or III of the existing apartment complex. The Phase I buildings are located on the northern half of the property, closest to Dolly Madison Boulevard (Route 123) and the Metro station. The Phase III buildings are located along the east side of Anderson Road, just south of its intersection with Old Chain Bridge Road.

The applicant noted that retention of the Phase 1 buildings would conflict with the Comprehensive Plan recommendation that the highest densities be located closest to the Metro station. Also, the applicant pointed out that retention of even a portion of the Phase I buildings would prevent creation of the grid of streets as envisioned in the Plan, including the eastward extension of Colshire Meadow Drive. Regarding the two Phase III buildings, which the ARB also recommended for preservation, the applicant noted that retention of these buildings would preclude creation of the northern half of Anderson Park, a public amenity that is recommended by the Plan. In addition, these two buildings are located in the planned focal area of the development -- an area where streets and buildings are laid out to direct views to park vistas as envisioned in the Plan. The ARB's minutes containing its recommendation are attached as Appendix 5.

The applicant addresses the site's historical features with two provisions. First, the proffers require that the current development be documented through diagrams and photographs consistent with the requirements of a Historical American Buildings Survey (HABS). In this manner, a researchable record of the development will be available to the public in the future.

The applicant proposes to incorporate historical reference features into the project. The features would be grouped in three categories, The Site, Goodman's Designs for the Commons, and Goodman the Architect, which would be distributed throughout the site. These features would include structures such as pavilions, walls, landscaping, and interpretive signs that would provide context and background for the site's past developments and Charles Goodman's site planning and design elements.

Representations of these features are shown on Sheet L-18 of the CDP and Sheet L-4 of the FDP. The proffers require that the historic reference features be provided with each FDP that covers areas designated on the CDP for such features. As the first FDP covers the eastern half of Main Street, the proffers require that the reference features depicted within the Main Street median be constructed following completion of the stormwater management facilities in the median.

## **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, this case contains a mix of residential and 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 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. The FDP for Building 1 does not propose any of these uses.

Waivers and Modifications Requested

- Modification of Par. 1A and 1C of Sect. 2-506 of the Zoning Ordinance (ZO) to allow structures located on the building roof to occupy an area greater than 25% of the roof as proffered

The maximum building heights shown on the CDP are inclusive of the rooftop penthouses. This modification is being requested for air conditioning units and cooling towers that may be located outside of the penthouses or other mechanical enclosures and that may be installed to meet LEED certification. Staff is concerned that if improperly located, the potential air conditioning units or towers could have adverse visual impacts. Therefore, staff is recommending that the proffer be revised to require DPZ review prior to installation of these structures. With this proffer revision, staff could support this request.

- Waiver of Par. 7 of Sect. 6-505 of the ZO to permit outdoor dining area as proffered and shown on future FDPs

As listed on the CDP, the designation of outdoor dining areas could be postponed to FDP or final site plan. Staff is supportive of postponing such designation to the FDP phase of the development process, but feels that final site plan would be too late in the process to determine potential impacts to pedestrian flow. The applicant plans to delete "final site plan" from this waiver request from the CDP. With this CDP revision, staff could support this waiver.

- Waiver of Par. 2 of Sect. 2-506 of the ZO to allow a parapet wall, cornice or similar projection to extend more than three feet above the roof, as proffered and shown on shown on future FDPs

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. The applicant has indicated that the proffers will be revised to set a maximum for these types of roof extensions. With this proffer revision, staff could support of this waiver request.

- Waiver of Par. 3E and G of Sect. 10-105 of the ZO to modify the maximum fence height from seven to 14 feet around accessory uses/structures located within the rear yard for areas associated with sports courts as proffered and shown on future FDPs

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). Staff is supportive of this waiver request as long as the affected areas are shown on an FDP. The applicant initially required this waiver include plazas, but has since agreed that the waiver should apply only to sports courts and has agreed to revise the waiver request on the CDP accordingly. With this CDP revision, staff could support of this waiver request.

- Modification of Sect. 11-201 and 11-203 of the ZO to permit a reduction in the required number of loading spaces to that shown on the CDP

The applicant seeks this waiver to permit the minimum required loading spaces to two per building as shown on the CDP. Par. 3 of Sect. 6-509 of the PTC Ordinance states that the loading space provisions on Sect. 11-203 are to "be used as a guide". Thus, there is no formal loading space minimum requirement. However, in order to avoid any issues at the time of site plan review, the applicant is seeking this modification. Based on their experience with managing residential properties, the applicant believes that two loading docks are adequate to serve each building. Staff is supportive of this requested modification.

- Modification of Sect. 7-0802.2 of the PFM to allow for the projection of structural columns into parking stall (no more than four percent 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 there 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 spaces and valet spaces to be counted toward required parking as proffered

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 residential and non-residential uses when building management controls/assigns parking spaces. The applicant intends to proffer 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 revision, staff could support this modification.

- Modification of Par. 4 of Sect. 11-202 of the ZO requiring a 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

Within the 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 the FDP, staff could be supportive of this waiver request. The applicant has since indicated his intent to proffer that such features would be shown on the FDP. With this proffer clarification, staff could support of this modification.

- Waiver of Sect. 11-302 of the ZO to allow a private street (Center Alley) to exceed 600 feet in length as shown on the CDP

This waiver is requested for Center Alley, which will be approximately 800 feet in length. With the exception of this service alley, all proposed roads within the development are to be public streets. The applicant added Center Alley to their development (a road not contemplated in the grid of streets) to allow for shorter blocks and to locate garage driveways, both access and loading, on a service alley, as opposed to a street where higher pedestrian usage is envisioned. It should be noted that the alley will have sidewalks and street trees along both sides. 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 Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish 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. As such, the owners of the private streets may wish to regulate the use of these parking spaces to serve their needs. Staff supports this waiver.

- Modification Sect. 17-201 of the ZO to permit the streetscape and on-road bike lane system shown on the CDP in place of any trails and bike trails shown for the subject property on the Comprehensive Plan

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 supports the requested modification.

- Waiver of Par. 3 of Sect. 17-201 of the ZO to provide any additional interparcel connections to adjacent parcels beyond that shown on the CDP and as proffered

The application provides for an interconnected grid of streets and demonstrates 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.

- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP

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 improvements, staff supports the requested waiver as a way to encourage infrastructure and park space development as soon as possible.

- Modification of the 10 year tree canopy requirements in favor of that shown on the CDP and as proffered
- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 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 to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #3797-WPFM-003-1

As discussed in the stormwater analysis, staff is supportive of underground stormwater management in the higher density developments expected in Tysons Corner. Waiver request #3797-WPFM-003-1 (found in Appendix 10) 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.

#### *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 Commons development proposal has been extensively reviewed since adoption of the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject application has 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 buildings which are sited along the street thus creating 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 project incorporates a streetscape design which, on the whole, conforms to the recommendations of the Comprehensive Plan. In addition, the application demonstrates a cohesive park strategy by providing a number of public and private parks and recreation facilities, including two large public parks, one of which will contain a mix of urban park amenities (dog parks, sports courts, playgrounds, walkways, and picnic/barbeque areas) and the other which will contain a full-sized athletic field. Finally, in cooperation with a nearby developer, in exchange for excess athletic field credits associated with provision of the full-sized athletic field, the applicant will be contributing to the development of a major public facility in the form of a community center.

While, on the whole, this application conforms to the recommendations of the Comprehensive Plan and good design principles, there are a few areas that remain outstanding. Details related to Tysons Road Fund Credit for construction of an offsite segment of Dartford Drive is still being discussed. In addition, to promote downstream health, staff is working with the applicant to obtain offsite stormwater treatment on existing right of ways which would otherwise never be treated. Finally, as discussed previously, there are a number of issues which the applicant plans to address with a revised set of proffers.

Outstanding issues notwithstanding, staff believes that these applications describe an urban residential neighborhood in close proximity to a Metro station and retail/service uses. 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 and 2 of this Staff Report.

## **Recommendations**

Staff recommends approval of RZ 2011-PR-017, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-017, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2011-PR-017.

Staff recommends approval of the following modifications and waivers for RZ 2011-PR-017:

- Modification of Sect. 11-201 and 11-203 of the Zoning Ordinance (ZO) to permit a reduction in the required number of loading spaces to that shown on the CDP;
- Modification of Sect. 7-0802.2 of the Public Facilities Manual (PFM) to allow for the projection of structural columns into parking stall (no more than four percent of the stall area);
- Waiver of Sect. 11-302 of the ZO to allow a private street (Center Alley) to exceed 600 feet in length as shown on the CDP;
- Modification of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control, signs and parking meters along private streets within the development;
- Modification Sect. 17-201 of the ZO to permit the streetscape and on-road bike lane system shown on the CDP in place of any trails and bike trails shown for the subject property on the Comprehensive Plan;
- Waiver of Par. 3 of Sect. 17-201 of the ZO to provide any additional interparcel connections to adjacent parcels beyond that shown on the CDP and as proffered;
- Waiver of Sect. 16-403 of the ZO in order to permit a public improvement plan for public streets and park spaces without the need for an FDP;
- Modification of the 10 year tree canopy requirements in favor of that shown on the CDP and as proffered;
- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 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; and
- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #3797-WPFM-003-1.

**APPENDICES**

1. Draft Proffer Statement: RZ 2011-PR-017
2. Proposed Development Conditions: FDP 2011-PR-017
3. Affidavits
4. Applicant's Statements of Justification
5. Architectural Review Board Minutes of January 12, 2012
6. Plan Citations and Land Use Analysis
7. Transportation Analyses
8. Office of Office of Community Revitalization Analysis
9. Environmental Analysis
10. DPWES Stormwater Management Analyses
11. Waiver # 3797-WPFM-003-1 (Underground Stormwater Management Facility)
12. Park Authority Analysis
13. Urban Forest Management Branch Analyses
14. Schools Analysis
15. Sanitary Sewer Analysis
16. Fairfax Water Analysis
17. Selected Excerpts from the Zoning Ordinance
18. Glossary of Terms

**DRAFT  
PROFFERS  
Commons of McLean L/CAL, LLC  
RZ 2011-PR-017**

March 25, 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), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2012 Tax Maps as 30-3 ((28)) 5, 6, 8 and B4 (the "Subject Property") shall be in accordance with the following conditions if, and only if, the Board of Supervisors (the "Board") approves a rezoning (RZ 2011-PR-017) of the Subject Property from the R-20 and HC to the PTC and HC zoning districts.

The Subject Property is referred to as "The Commons."

GENERAL

1. Conceptual Development Plan. The Subject Property shall be developed in substantial conformance with The Commons Conceptual Development Plan ("CDP") dated January 14, 2011, and revised through February 15, 2013, prepared by VIKA, Inc., WDG Architecture, PLLC, and Parker Rodriguez, Inc. The CDP includes flexibility for the heights of Buildings 4, 7, and a portion of Building 5, as explained on Sheet C-2 of the CDP. The Applicant reserves the right to construct one or more of these buildings (4, 7 and/or 5) at a height of six (6) stories up to the maximum number of stories identified in the CDP development tabulations. The proffered elements of the CDP are limited to the grid of streets, general location of the points of access, general location of the buildings, mix of uses, building heights, amount and general location of urban park land, and general quality and character of the streetscape. Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Sect. 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") and these Proffers.
2. Minor Modifications. Minor modifications to the CDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP without requiring approval of a Conceptual Development Plan Amendment ("CDPA") 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 identified in Proffer 1, pursuant to Par. 4 of Sect.16-403 of the Zoning Ordinance. The number of units, floors and square footage within and among the buildings may be adjusted as set forth on the CDP and in these Proffers, as long as (i) the maximum building setbacks from the property lines as shown on the CDP are maintained; (ii) the maximum building heights comply with those shown on the CDP;

(iii) the overall maximum gross floor area as shown on the CDP is maintained; and (iv) the redevelopment is otherwise in general conformance with the CDP and these Proffers.

3. Declarations/Owners Associations. The Applicant shall cause the recordation of one or more declarations creating an umbrella owners' association ("UOA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Subject Property or other governance documents which will legally bind the Subject Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first Non-Residential Use Permit ("Non-RUP") or Residential Use Permit ("RUP") for new construction on the Subject Property. The respective Governance Documents (including budgets provided in any offering or sale materials) shall specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible park areas, as well as implementation of the transportation demand management (the "TDM") program. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a contract of sale, whether purchasing residential or commercial property. The notice requirements of this proffer shall not apply to renters of individual residential units.

#### PROPOSED DEVELOPMENT

4. Proposed Development. The maximum gross floor area ("GFA") permitted on the Subject Property is 2,622,400 square feet (the "Proposed Development"). Development of the Subject Property may include any use permitted in the Planned Tysons Corner Urban ("PTC") District, subject to limitations in these Proffers and in the PTC Zoning Ordinance. The primary use of the Subject Property shall be residential. However, up to 50,000 square feet of residential GFA may be converted to retail/service uses at the Applicant's sole discretion within the proposed buildings. The retail/service uses provided may include any retail or service use permitted in the PTC District, subject to the Use Limitations in Sect. 6-505, or uses accessory to the primary use. Such uses may be provided generally within the ground floor (*i.e.*, street level) of the proposed buildings; however, such uses may also be provided within upper floors if shown on an FDP. The type, extent and location of all retail/service uses shall be provided with the submission of each FDP. Potential retail/service locations, should the Applicant choose to provide them at its sole discretion, are conceptually shown on Sheet A.03 of the CDP.

Uses allowed by special exception or special permit in the PTC District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, provided the use is in general conformance with the approved CDP.

5. Final Development Plans. FDPs approved for individual building sites on the Subject Property shall establish the maximum GFA for each building within the limits established by these Proffers and the CDP. The specific GFA for each building shall be established at final 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 or building(s) within the Subject Property, provided the excess GFA can be accommodated within the maximum building height(s) shown on the CDP and subject to approval of the applicable FDP(s) or Final Development Plan Amendments (“FDPA(s)”) for the building(s) utilizing the excess GFA. In addition, the following information shall be provided with each FDP or FDPA not filed concurrently with this rezoning:

- A. Tabulations. A tabulation indicating the development status of all property subject to these Proffers shall be provided with each subsequent FDP and each site plan submitted for the Subject 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 plan as may be applicable. The tabulation shall identify the reassignment of any excess GFA (as compared with what was originally shown on the applicable CDP) and shall be updated with each subsequent FDP and site plan approved for the Subject Property.
- B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to these Proffers shall be provided with each FDP and site plan submitted for the Subject Property and shall be updated with each subsequent FDPA and site plan approved for the Subject 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 within, and adjacent to, the FDP area overlaid on the Landscape Plan; and (iii) a comparison of the trip generation associated with the FDP, FDPA or site plan uses for the Subject Property based on ITE’s, 8<sup>th</sup> edition, Trip Generation compared to those uses reflected for that building site in the Transportation Impact Analysis prepared by Wells + Associates (“TIA”) dated May 2011 as revised through April 2012. If the trip generation associated with the FDP, FDPA or site plan results in more than 100 additional peak hour directional trips (inbound or outbound) then the Applicant shall provide such supplemental traffic analyses if required by VDOT and/or FCDOT to address such an increase in trips. Such supplemental analyses will be limited to an assessment of the site entrances, those off-site turn bays that directly serve the Subject Property and/or any of those intersections within the TIA study area.
- D. Utilities. Approximate location of existing and proposed utilities to serve the area of the FDP including the location of the any utility vaults and maintenance points to stormwater management facilities overlaid on the Landscape Plan.
- E. Proposed Uses. A list of proposed uses, demonstration of how such uses meet the applicable “Use Limitations” of Section 6-505 of the Ordinance, and a description in the statement of justification of how the mix of uses at the build-out of the Subject Property will comply with these Proffers.

- F. Architectural Elements. Specific information on architectural elements as provided in Proffer 7 as well as details regarding any parapet walls, cornices or similar projections extending more than three feet above the roof.
- G. Build-to-Lines. Refinement of the build-to-lines based on proposed uses, location of possible outdoor dining areas, and identification of awnings and canopies that extend beyond the building zone.
- H. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements and refinement of, and adjustments to, streetscape elements.
- I. Garage Treatments. Proposed parking garage façade treatments.
- J. Landscaping. Detailed landscape plans.
- K. Streetscape Furnishings. Submission of a “Streetscape Furnishing and Materials Plan.”
- L. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area.
- M. Phasing. Identification of specific proposed phased improvements and those generally set forth on the phasing-related exhibits provided on the CDP.
- N. Parking Spaces. Refinement of the number of parking spaces; details, to the extent known, as to when tandem spaces and/or valet parking will be utilized; and assuming parking ratios in early phases exceed the maximum ratios allowed, a description and/or tabulation in the statement of justification discussing how the subject FDP and preceding FDPs are achieving the Comprehensive Plan's recommendations for phased parking such that at the build-out of the Subject Property the maximum parking rates are not exceeded.
- O. Loading Spaces. Identification of loading spaces located within 40 feet of a drive aisle.
- P. Parks and Recreation. Specific park details, site amenities and substitute recreation facilities.
- Q. Residential Amenities. Specific facilities and amenities to be provided for each residential building.
- R. Provisions for Bicycles. Bicycle parking, storage and bicycle lane dimensions as provided in Proffer 37.
- S. Stormwater Management. Identification of specific stormwater management facilities and access points to underground vaults.

- T. Bus Shelters. At the time of FDP, the Applicant will coordinate with FCDOT on the location of up to two (2) bus shelter locations and designs on Anderson Road and one (1) on Dartford Drive.
  - U. Functional Drawings. Details with respect to sight distance and/or vegetation conflicts with building entrances and/or intersections as presented on Sheet L-19 of the CDP. Said functional drawings shall also include proposed right-of-way lines associated with public streets.
  - V. Fencing. Identification of proposed fencing, screening, or barriers serving active recreational uses on roofs or adjacent to streets that exceed seven (7) feet in height.
6. Fire Marshal Evaluation. Changes to 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”), the Urban Forest Management Division (“UFMD”) of the Fairfax County Department of Public Works and Environmental Services (“DPWES”) and the Office of Community Revitalization (“OCR”) and in substantial conformance with the intent of the CDP, FDP and these Proffers.

## ARCHITECTURAL DESIGN

### 7. Architecture

- A. Materials and 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 residential buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided at the time of FDP approval for the respective phases. No exterior insulation and finish systems (EIFS) shall be used except for potential use on mechanical penthouse enclosures or unless specifically approved by Fairfax County with an FDP for an individual building or phase. Each FDP shall, for the phase for which that FDP is filed, specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and set forth in these Proffers, as determined by DPWES in consultation with DPZ or OCR.

- B. Universal Design. A minimum of 10 percent (10%) of all dwelling units shall be designed and constructed with some Universal Design features, as determined by the Applicant. These elements shall be identified at the time of building plan submission.
  - C. Bird-Friendly Features. At the time of building plan submission for the first new building to be constructed on the Subject 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 the building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, including 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 submitted to OCR at the time of building permit issuance.
8. Build-to-Lines. Build-to-lines (“BTL”) have been established as depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP. Awnings and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, if retail/restaurant uses are proposed, the Applicant shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses in keeping with the Comprehensive Plan recommendations.
9. Activated Streetscapes and Ground Floor Elements. The Applicant shall provide for activated streetscapes by designing and constructing the exterior facades of ground floor areas adjacent to streets as generally described below, with modifications and further refinements permitted with the approval of FDPs.
- A. All buildings shall be designed and constructed with ground floors having a minimum floor to floor height of 14 feet to accommodate potential non-residential uses designed to activate the streetscape. Specific activation elements to be utilized for each building, along with any necessary modifications to the building architecture such as building elevations, window glazing and entries, shall be graphically depicted on the FDP for review and approval and may be further refined at site plan.
  - B. Where the ground floors of buildings incorporate non-residential uses, the building design shall include:

- (i) functioning entry doors with a maximum separation of 75 feet or less, unless a greater separation is needed to accommodate larger tenant spaces or as may be permitted by the Zoning Administrator;
  - (ii) non-residential entries with recessed and/or welcoming entries incorporating awnings or canopies as appropriate; and
  - (iii) a minimum of 50% transparent glazing of the street wall up to a height of 9 feet above the adjacent sidewalk, with building entrances considered to meet a portion of the transparency guidelines.
- C. In residential buildings that do not incorporate non-residential uses on part or all of the ground floors, the building design shall include:
- (i) to the degree feasible, lobby, recreational and amenity spaces, on the ground floors of the primary facade. Such spaces shall incorporate a minimum of 40% transparent glazing of the street wall up to a height of 9 feet above the adjacent sidewalk, with building entrances considered to meet a portion of the transparency guidelines;
  - (ii) residential uses along the remainder of the building façade shall include a percentage of transparent glazed facades typical of windows required for dwelling units; and
  - (iii) individual dwelling units that have entrances with direct access to the street level shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
- D. Parking structures along the ground floor facades of buildings shall be minimized. Above grade parking structures fronting on Colshire Meadow Drive, Main Street, South Street and East Lane shall incorporate non-residential uses, residential dwellings or associated amenity spaces at the ground level, or the general façade detailing of the building above may be continued to the ground plane. Above grade parking structures fronting on Anderson Road, Center Alley and Dartford Drive shall include screening composed of architectural systems designed to restrict views into the garage spaces from street level and provide a more attractive and enjoyable pedestrian experience. The details of such screening shall be provided at FDP.
- E. Loading/trash/service areas shall be screened from public view through the use of roll down doors or similar treatment.
10. **Building Height.** The number of floors shown on the CDP is conceptual and may be adjusted at FDP provided the maximum building heights are not exceeded. The final height for each building and specific steps in building height may be determined at the time of FDP, site plan or building permit approval, but shall not exceed the maximum building heights shown on the CDP, as measured from average grade. Building and

podium heights may be less than the maximum heights shown on the CDP, provided the buildings retain a similar urban form to that shown on the CDP or the FDP.

The respective building heights of Buildings 4 and 7 may vary between six (6) and fifteen (15) stories. The building height of Building 5 may vary between six (6) and twenty-two (22) stories. Final building and podium heights for such buildings shall be determined at FDP.

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 in the FDP. Maximum building heights shall include penthouses and all rooftop structures.

11. Rooftop Telecommunications and Mechanical Equipment. Telecommunications equipment may be placed on the proposed buildings' rooftops. 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 not visible from the surrounding streets. Screening measures may, without limitation (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units.
12. Historical Documentation/On-site References. The Applicant shall incorporate historic references to past uses of the Property throughout the site, including reference to the original Commons of McLean buildings, as generally shown on Sheet L-18. Such references shall be provided with each corresponding FDP within which a historical reference is provided. The design, appearance, and specific location of the historical references may be modified at FDP and/or site plan in consultation with DPZ and OCR. The references shown within the Main Street median between Anderson Road and Center Alley shall be constructed following completion of the SWM features in the median referenced in Proffer 49, but in no case later than the issuance of the final RUP for Building 1.
13. Heritage Resource Documentation.
  - A. For the purpose of recording and documenting significant historic and architectural information that otherwise would be lost, the Applicant shall cause existing structures on the Subject Property to be photographed and documented, prior to any ground disturbing activity, by an individual who meets The Secretary of the Interior's professional qualification standards for history, architectural history or historic architecture, as specified at [http://www.cr.nps.gov/local-law/arch\\_stnds\\_9.htm](http://www.cr.nps.gov/local-law/arch_stnds_9.htm).

- B. The report entitled *The Commons of McLean Eligibility Assessment for Fairfax County Inventory of Historic Sites* prepared by History Matters, LLC and dated June 17, 2011 (the "History Matters Report"), shall be used to identify significant historic and architectural features of the existing buildings and to guide the preparation of measured drawings and photographs. Such drawings and photographs shall be completed in accordance with the Historic American Building Survey ("HABS") standards, as specified at <http://www.nps.gov/history/hdp/standards/standards.pdf>. The number, subject matter and size of the drawings and the number and angle of photographic views shall be coordinated with DPZ heritage resource staff prior to the preparation of drawings and the taking of photographs. Completed drawings and photographs shall be approved by DPZ heritage resource staff prior to any ground disturbing activity.
  - C. The approved drawings, photographs and the History Matters Report (the "Documentation") shall be compiled in a format based upon HABS with the goal to provide architects, scholars and the general public with comprehensive documentation of the significant buildings, structures and cultural landscape significant in the growth and development of the built environment of Fairfax County.
  - D. Prior to site plan approval for the first new building on the Subject Property, the Documentation shall be submitted to the Virginia Room of the Fairfax County Public Library and the Virginia Department of Historic Resources (VDHR). The Applicant shall notify DPZ in writing of such submission and provide a copy of the Documentation to DPZ.
14. Festivals, Fairs or Similar Activities. The Applicant or its designee, shall be permitted to operate festivals, fairs or similar activities on the Subject Property, either in interim surface parking lots or within publically accessible private open space as shown on the CDP, including portions of Center Alley without limitation. The Applicant reserves the right to periodically close all or portions of Center Alley and Main Street, subject to VDOT approval as may be required, for said activities. The Applicant shall coordinate with the Zoning Administrator regarding the issuance or approval of a temporary special permit as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. Said events shall be limited to the following:
- A. A maximum of 52 events per year;
  - B. Admission or other fees may be charged;
  - C. Sponsorships 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.

## GREEN BUILDING AND SUSTAINABLE ENERGY PRACTICES

### 15. Residential Building Certifications.

- A. The Applicant shall include, as part of the building plan submission for each residential building to be constructed on the Subject Property, a list of specific credits that the Applicant anticipates attaining within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") for new construction rating system that is available at the time of the Applicant's registration of the building. Alternatively, the Applicant shall include such a list within the LEED for Homes rating system determined to be applicable by the U.S. Green Building Council ("USGBC"), or its equivalent (as determined jointly by the Applicant and Fairfax County).
- B. In addition, prior to site plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Except as otherwise provided below as an alternative, a LEED or equivalent-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect shall provide certification statements at the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain "LEED Certified" status for the project.
- D. Prior to the building plan approval for each new building, the Applicant shall post, for each building, 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, in the amount of \$2.00/square foot of GFA. This green building escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED certification, by the USGBC, under the project's registered version of the LEED-NC or LEED for Homes rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED certification will be sufficient to satisfy this commitment. At the time LEED certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds shall be released to the Applicant.

If the Applicant provides to the Environment and Development Review Branch of DPZ within three (3) years of issuance of the final RUP for the building, documentation demonstrating that LEED certification for the building has not

been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County (the "County") and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within three (3) years of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by more than three (3) points, 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. Prior to any release of the escrow to the County, the Applicant shall first be notified and permitted an additional thirty (30) days to provide the necessary documentation and avoid forfeiture of the funds.

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 certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall 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.

- E. As an alternative to the actions outlined in the paragraphs B, C, and D above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED Certified, in which case a LEED or equivalent-accredited professional will provide certification statements at the time of 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, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ to 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, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED Silver certification.

- F. 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. 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.

16. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide the following information and/or infrastructure:
- A. Electric Vehicle Charging Infrastructure and Parking Spaces. A minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces and conduit to facilitate additional future recharging stations in each parking garage.
  - B. Shared Energy. For any site plan that includes more than one building, provide an assessment of the potential, within the area subject to the site plan, of shared energy systems, including but not limited to combined heat and power (CHP) (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome. At a minimum, the Applicant shall ensure that utility sleeves through the foundations of the proposed buildings are sized to accommodate a pipe/facility, a maximum of 12 inches in diameter, allowing potential future energy sharing or alternate energy sources.
  - 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 and the entire Subject Property.

#### URBAN SITE DESIGN AND LANDSCAPING

17. Landscaping. The CDP includes a conceptual landscape plan for the Subject Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of subsequent FDP and site plan approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts shown on the CDP with adjustments permitted so long as the quantity and quality of the landscaping provided and the function of the space remains consistent with that shown on the CDP. Such plan shall include the location of all known utilities and sight distance requirements overlaid on the planting plan.

As part of the site plan submission for each building phase, the Applicant shall submit to UFMD for review and approval a detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and materials landscaping shown on the respective approved FDP. Specific trees targeted for preservation on the approved FDPs shall be protected as set forth in Proffer 17. Tree planting and streetscaping shall be provided as described in Proffer 18. Tree species and planting sites as set forth on the FDP, are subject to revision as may be approved by UFMD.

18. Tree Preservation within Anderson Park. The Applicant shall submit a tree preservation plan and narrative (the "Tree Preservation Plan") with the site plan submission for Anderson Park, as defined in Proffer 46. The Tree Preservation Plan shall be prepared by a certified arborist or a registered consulting arborist, and shall be subject to the review and approval of the UFMD.

A. Tree Preservation Plan: 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 for the FDP for Anderson Park. 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. In particular, the Tree Preservation Plan shall provide for the preservation of the approximately 14 mature willow oak trees located along the eastern side of Anderson Road, as depicted on Sheet L-9. The Tree Preservation Plan 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.

B. 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 Subject Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Subject Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized

construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Subject Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

- C. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with 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.
  
- D. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the FDP for Anderson Park, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or sidewalks 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 UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such sidewalks or utilities.
  
- E. 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 devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- F. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, 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) A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- G. Demolition of Existing Structures. The demolition of all existing features and structures within areas of tree preservation fencing shown on the site plan 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 UFMD.
- H. Site Monitoring. During any clearing or tree/vegetation/structure removal within Anderson Park, 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 UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor the impact of construction and

demolition work on tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.

19. Streetscape Elements. Streetscaping shall be installed throughout the Subject Property as conceptually illustrated on the CDP and as at FDP. 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 non-residential uses. The existing four (4) foot sidewalk located along the north side of Anderson Road shall be preserved to minimize impacts on the adjacent mature street trees. 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.

A. Street Trees. Tree planting sites are set forth on the CDP, subject to revision as may be approved on the FDP or at site plan review by UFMD. The Applicant shall retain the services of a certified arborist or 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. All tree planting sites shall meet the following specifications, unless otherwise approved by UFMD:

- (i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area.
- (ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree. Where minimum planting widths of 8 feet cannot be provided, structural cell technology, or other measures acceptable to UFMD shall be utilized.
- (iii) Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees but may be reduced to a minimum of 400 cubic feet where paving above rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower

pedestrian volume and where pavement is not required over tree rooting zones.

- (iv) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions.
- (v) All shade trees shall be a minimum of 3 to 3.5 inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen and multi-stemmed trees shall be a minimum of eight (8) feet in height at the time of planting.
- (vi) Trees zones shall be installed with a fully automatic, drip irrigation system.
- (vii) It is expected that street trees will have to be planted within existing utility easements; and the Applicant shall replace any such street trees that are removed to facilitate repairs of utilities in these easements.

B. Non-Invasive Plant Materials. Invasive species, as defined in the PFM, shall not be used within the streetscape and landscaped open space areas.

C. Utility Locations. The locations of underground utilities including, but not limited to, water, sanitary sewer and storm sewer utility lines shall be installed within the street network 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.

- i. Conceptual Utility Master Plans. A conceptual utility master plan overlaid on a landscape plan shall be submitted with each FDP and shall include general locations for all stormwater cisterns and vaults, electrical vaults, storm sewer lines, sanitary sewer lines, and conceptual locations for other utilities. Adjustments to the type and location of utilities shall be permitted at the time of FDP or site plan approval to avoid conflicts with street trees, utilities and other site engineering considerations.
- ii. Conflicts. If there is no other reasonable option, utilities may be placed within open space or streetscape areas provided that the long-term health of new street trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, as determined by UFMD. If at the time of site plan approval, new street trees shown on the FDP are in conflict with the existing or proposed utilities and alternative locations for such street trees that are satisfactory to UFMD cannot be accommodated, the Applicant may relocate or delete such trees in consultation with UFMD and/or relocate such utilities without the need for the issuance of a minor modification approved by DPZ or the approval of a PCA, CDPA or FDPA.

- iii. Access Points. Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside clear pedestrian walkway zone of the streetscape to the extent 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, be flush with the walkway, and meet ADA accessibility requirements.
- D. Sight Distance Considerations. Sight distances and anticipated road design speeds shall be depicted on the landscape plan in the FDP to demonstrate that all proposed street trees are viable. If determined at 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 that VDOT, Fairfax County or any applicable utility company does not approve such tree locations, the Applicant shall be permitted to delete or relocate 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.
- E. Streetscape Furnishing and Materials. Unified and high quality streetscape materials shall be provided 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 as part of all FDPs. 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, as defined below.
- F. Signage and Wayfinding. Signage for the Subject 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”). The placement of traffic control signage on public streets shall be subject to the review and approval of VDOT. Wayfinding signage and elements proposed in a CSP shall be coordinated with the Tysons Partnership so as to facilitate a consistent wayfinding and signage system throughout the 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.
- G. Tysons Corner Urban Design Guidelines. The Applicant reserves the right, at its sole discretion, to utilize and follow in part, or in whole, the Tysons Corner Urban Design Guidelines (“TCUDG”) in lieu of the design specifications of these Proffers related to the specifications covered by such guidelines.
- H. Maintenance. The Applicant shall maintain in good repair and replace, as needed, all pedestrian realm elements within the Proposed Development. Elements to be

maintained within the pedestrian realm include all publicly-owned areas between the curb and building façade and all privately-owned spaces that are between the curb and the building facade. For any public areas, the Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the Board of Supervisors (or other public entity, as needed) to permit the Applicant to perform such maintenance, with the exception of repairs necessitated by contractors or utilities operating pursuant to a permit issued by VDOT or FCDOT. An alternative maintenance agreement may be entered into upon written agreement by both the County and the Applicant. Unless altered through an agreement by both the County and the Applicant, maintenance commitments shall include:

- (i) All plantings including trees, shrubs, perennials, and annuals;
- (ii) All associated irrigation elements;
- (iii) All hard surfaces including but not limited to paving and retaining walls;
- (iv) All streetscape furnishings including benches and bike racks;
- (v) All lighting fixtures, brackets and poles;
- (vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
- (vii) All special drainage features, such as Low Impact Development facilities;
- (viii) Snow removal, including from on-street parking spaces on private access drives;
- (ix) Trash recycling and litter removal;
- (x) Leaf removal; and
- (xi) All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art, with the exception of those urban park amenities that are transferred to the Fairfax County Park Authority (“FCPA”) or otherwise specified in these Proffers.

I. Interim Improvements. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in Proffer 19.

20. Lighting. All on-site, outdoor and parking garage lighting shall meet or be less than that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance and be compatible with the recommendations set forth in the TCUDG.

- A. Streetscape Lighting. All streetscape lights shall be compatible with the recommendations set forth in the TCUDG. To the extent possible, the Applicant shall attempt to use the same street lights along Colshire Meadow as the Scotts Run Station South application for the sake of continuity. The same or similar street lights shall be used consistently throughout the Proposed Development and be selected from those listed in the Tysons Urban Design Guidelines, or other lights as may be approved by DPZ, OCR, and DPWES.
  - B. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking structure not constructed of solid walls. Such lighting shall meet the requirements of Article 14 of the Zoning Ordinance.
  - C. 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.
  - D. Goodman Field Lighting. The Applicant shall construct field lighting for Goodman Field, as conceptually shown on Sheet L-08. Such lighting shall be designed in a manner that minimizes impacts on the adjacent residential buildings in terms of both visual appearance and spillover effects.
21. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for completion, phased redevelopment may result in various interim conditions on the Subject Property. At the time of each FDP approval, the Applicant shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation, temporary landscaping and streetscapes, public park treatments, and screening/treatment of exposed or partially complete above-grade parking structures.
- A. If an interim condition or phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure, as applicable, to ensure revisions to parking and on-site circulation for the existing structure are adequate.
  - B. If interim improvements not located on the property subject to the FDP are contemplated with any FDP, such FDP shall specify how and when such improvements shall be constructed.
  - C. Interim conditions shall comply with the following general standards, provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be applicable:
    - (i) Construction of interim sidewalks on the Subject Property a minimum of a five (5) feet in width and installation of interim street lights along the

interim sidewalks, as needed to ensure a safe, convenient pedestrian path toward the Metro Station;

- (ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees;
- (iii) Provision of interim designs for publicly accessible open spaces will include interim landscaping, pedestrian pathways, seating, signage and recreational facilities as determined at FDP;
- (iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Zoning Ordinance for interim surface parking lots, unless waived or modified at the time of FDP or site plan approval;
- (v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening and the use of banners and or temporary art works as a part of the screening system may be approved with FDP approval;
- (vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 24 months;
- (vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Zoning Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

#### TRANSPORTATION IMPROVEMENTS

22. Grid of Streets. For the purposes of these Proffers, Anderson Road and Dartford Drive shall be considered to run north-south and Colshire Meadow Drive and Colshire Drive shall be considered to run east-west. The Applicant shall construct and open for use to the public a proposed grid of streets as generally located and depicted on the CDP and in accordance with the phased development set forth in these Proffers. The functional classification of those roadways comprising the grid of streets is summarized below:

Street	Classification
Anderson Road	Avenue
Colshire Meadow Drive	Collector
Dartford Drive (between Colshire Meadow Drive and Colshire Drive)	Collector
Colshire Drive (between Anderson Road and Dartford Drive)	Local
Main Street	Local
Center Alley	Service Street/Alley (private)
East Lane	Local
South Street	Local

A. Public Streets. Those streets constructed within the limits of the Subject Property and identified on the CDP as Anderson Road, Colshire Meadow Drive, Dartford Drive, Colshire Drive, Main Street, East Lane, and South Street shall be designed and constructed as public streets. Public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* (the “Design Standards”) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the “MOA”), subject to modifications/waivers as may be granted. The Applicant shall design these streets to meet the Design Standards and 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 will 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 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. In the event that VDOT does not accept any dedicated public street for maintenance as identified on the CDP and in these Proffers 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.

B. Rights-of-Way.

At the time of site plan approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way for each of the public streets listed in Paragraph A above to a point inclusive of the landscape amenity panel and the sidewalk or to such standard as may be approved on the FDP, 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 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 grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney, over the area of the amenity panel/sidewalk. This easement shall allow for the installation of signage necessary for the 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.

- (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. Conveyance of the amenity panel/sidewalk areas to the Board of Supervisors 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.
- (iii) 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 over such areas. This easement shall allow for the installation of signage necessary for the 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.
- (iv) All right-of-way dedications shall be subject to advanced density credit as specified in Proffer 56.

C. Naming. The Applicant reserves the right to provide different street names than those shown on the CDP.

- D. Parking Lanes. The Applicant shall provide on-street parking throughout the limits of the Subject Property as generally located on the CDP and as may be adjusted with FDP approval. The County and VDOT may restrict parking during peak commuting periods (typically 6:00 to 9:00 AM and 4:00 to 7:00 PM), in order to provide for turning movements to/from the public and/or private street network or to provide additional travel lanes. If requested by the County and/or VDOT, the Applicant shall install signs restricting parking.

The on-street parking spaces along public street frontages will be in addition to the total number of required parking spaces provided. The Applicant reserves the right to increase the amount of on-street parking shown on the CDP subject to approval by VDOT and FCDOT. The Applicant reserves the right to restrict the use of spaces along any private streets and on any future public streets prior to VDOT acceptance, through appropriate signage or such other means as the Applicant determines appropriate, that otherwise are not required to satisfy the parking requirements for use as temporary or short term parking, car-sharing parking and/or similar uses.

23. Street Improvements. All on and off-site public street improvements, on-site Service Streets and Private access drives together with appropriate/required pavement transitions shall be constructed with the redevelopment of individual buildings as reflected on Sheets A-11 through A-20 of the CDP (the "Phasing Plan"). Except as modified below, such improvements shall be completed and open for use by the public but not necessarily accepted by VDOT for maintenance prior to the issuance of the initial RUP or non-RUP for the individual building to be constructed.

24. Anderson Road.

- A. Prior to site plan approval for the earlier to be constructed of Buildings 3 or 4, the Applicant shall submit plans to DPW&ES for the improvement of Anderson Road south from Old Chain Bridge Road to Colshire Drive as generally shown on Sheet C-7 of the CDP (excluding improvements to the Colshire Meadow Drive/Old Chain Bridge Road intersection if designed/constructed by others.)
- B. The Applicant shall improve Anderson Road (except for the intersection with Colshire Meadow Drive/Old Chain Bridge Road if constructed by others) through the Subject Property as generally depicted on Sheets C-7, C-8 and C-11 of the CDP.
- C. Notwithstanding the aforementioned, the raised median on Anderson Road south of Old Chain Bridge Road shall not be constructed/extended until such time as those townhomes located on the east side of Anderson Road have been razed.
- D. Sections of Anderson Road shall be reconstructed with adjacent building phases as generally shown on the "Phasing Plan", except where modified by an FDP. The Applicant reserves the right, in its sole discretion to complete the improvements to Anderson Road as outlined in Paragraph A above as a single

public road improvement or in separate segments, as long as at least the frontage improvements for respective individual buildings have been constructed prior to the issuance of the first initial RUP or Non-RUP for that building reflected on a site plan.

- E. In any event, Anderson Road shall be constructed in its entirety between Old Chain Bridge Road/Colshire Meadow Drive (excluding the Old Chain Bridge/Colshire Meadow Drive intersection if constructed by others) and Colshire Drive no later than twenty-four (24) months after the razing of existing building sites L and M.
- F. If at the time of site plan submission for existing building sites L and M, building site K is to remain, then the on-street parking along the east side of Anderson Road along the building site K frontage may be modified in order to retain interim access to building site K. In such event, those streetscape improvements along Anderson Road in the vicinity of building site K would be completed with the completion of Anderson Park.

25. Colshire Meadow Drive.

- A. If not previously constructed by others, in conjunction with the submission of the site plan Building 2, the Applicant shall submit a VDOT public roadway plan (the "Road Plan") for the ultimate improvement of Colshire Meadow Drive from Anderson Road west to Dartford Drive including the intersections with Old Chain Bridge Road and Dartford Drive. Colshire Meadow Drive shall ultimately be constructed as generally reflected on CDP Sheets C-7 through C-8 consistent with the Phasing Sheets and the typical section presented on CDP Sheet C-11. 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 development of Building 2 and determined at the time of site plan approval for the individual building. The Applicant reserves the right, in its sole discretion, to complete such ultimate improvements as a single public road improvement or in two separate segments, as long as at least the frontage improvements for the respective individual building have been constructed prior to the issuance of the first initial RUP or Non-RUP for that building reflected on the site plan.

In the event that Colshire Meadow Drive cannot be completed to its ultimate cross section between Dartford Drive and Anderson Road without impacting existing uses on either the Van Buren Block (Cityline Partners) or the Subject Property, then the Applicant shall be permitted to construct interim improvements for this link and the Old Chain Bridge Road and Dartford Drive intersections as determined in consultation with VDOT and FCDOT.

- B. If an improvement to the section of Colshire Meadow Drive between Anderson Road and Dartford Drive, including the intersection with Anderson Road/Old Chain Bridge Road (including signal modifications) is constructed by others prior

to site plan submission for Building 2, then the Applicant shall dedicate and convey upon written 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 residential units located along Ambergate Place is maintained at all times; and (ii) such improvements to the Subject Property are minimized and coordinated with the Applicant prior to site plan approval for the improvement of this section of Colshire Meadow Drive. In such event, the Applicant will escrow its share of the cost of the ultimate improvements along the site's frontages for use/release by and/or to others prior to site plan approval for Building 2. Those specific streetscape improvements, as reflected on the Phasing Plan along the Building 1, 2 and Anderson Park frontages would then be constructed with the development of those building sites.

- C. Construction of the four lane section will require off-site rights-of-way and/or easements from the adjacent parcel identified as 2012 Tax Map 30-3 ((28)) A.
- (i) In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct the above improvement through a cooperative agreement with the owner, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant shall submit a written request to Fairfax County in accordance with Proffer 53 that the County use its powers of condemnation.
  - (ii) In the event the County elects not to use its powers of condemnation to acquire the off-site rights-of-way and/or easements to facilitate the construction of the above improvement, then the Applicant shall be relieved of its obligation to construct the four lane section of Colshire Meadow Drive and be permitted to construct a two lane interim section of Colshire Meadow Drive within the Subject Property's limits as depicted on Sheet C-22. The Applicant shall however, dedicate the full width of the street to its ultimate configuration within the Subject Property in accordance with Proffer 22 and escrow funds for its share of the costs of the final improvements.
- D. The final design of the improvements to Colshire Meadow Drive as generally described above shall be determined in conjunction with the submission of all site plans for those portions of the Subject Property along Colshire Meadow Drive. Sections of Colshire Meadow Drive shall be constructed with adjacent building phases as generally shown on the Phasing Plan, except where modified by FDP. Such sections will be complete and open for public use no later than twenty-four (24) months after the issuance of the first RUP for Building 2 or the third building to be constructed, whichever occurs first. In such event, the Applicant may use any funds escrowed by others with the County for the improvement of Colshire Meadow Drive as described in Paragraph A above.

26. Dartford Drive

- A. Unless previously constructed by others, the Applicant shall construct Dartford Drive from Colshire Meadow Drive south to Colshire Drive in general accordance with the design on Sheets C-7 and C-8 of the CDP and Collector Street Section (Dartford Drive) depicted on Sheet C-11 with variable pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions.
- B. Construction of this full section will require off-site rights-of-way and/or easements from the adjacent parcel identified as 2012 Tax Map 30-3 ((28)) 3A1, 4A3 and 28B.
  - (i) In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct the above improvement through a cooperative agreement with the owner, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant shall submit a written request to Fairfax County in accordance with Proffer 53 that the County use its powers of condemnation.
  - (ii) In the event the County elects not to use its powers of condemnation to acquire the off-site rights-of-way and/or easements to facilitate the construction of the above improvement, then the Applicant shall be relieved of its obligation to construct the full section of Dartford Drive and be permitted to construct a two lane interim section of Dartford Drive within the Subject Property's limits as depicted on Sheet C-21. The Applicant shall however, dedicate the full width of the street to its ultimate configuration within the Subject Property in accordance with Proffer 20B and escrow funds for its share of the costs of the final improvements.
- C. The final design of the improvements to Dartford Drive as generally described above shall be determined in conjunction with the submission of all site plans for those portions of the Subject Property along Dartford Drive. Sections of Dartford Drive shall be constructed with adjacent building phases as generally shown on the Phasing Plan, except where modified by FDP. Such sections will be complete and open for public use prior to the issuance of the first RUP for the last of Buildings 2, 6 or 7 to be constructed.

27. Colshire Drive.

- A. The Applicant shall improve Colshire Drive along the Subject Property's frontage as generally depicted on Sheets C-7 and C-8 of the CDP. Colshire Drive shall be constructed in general accordance with the Public Local Street Section (Colshire Drive) depicted on Sheet C-11.
- B. The final design of the improvements to Colshire Drive as generally described above shall be determined in conjunction with the submission of all site plans for those portions of the Subject Property fronting Colshire Drive. Sections of

Colshire Drive shall be constructed with adjacent building or park phases as generally shown on the Phasing Plan, except where modified by FDP. Such sections will be complete and open for public use prior to the issuance of the first RUP for the last new building or dedication of the park identified as Goodman Field, whichever occurs first. Right-of-way for Colshire Drive shall be dedicated and conveyed to the Board at the time of site plan approval for the last building to be constructed on the Subject Property or dedication of the park land for Goodman Field, whichever occurs first.

28. Main Street. The Applicant shall construct Main Street in general accordance with the design shown on Sheets C-7 and C-8 of the CDP and the Local Street Section (Main Street) depicted on Sheet C-11. Construction shall be provided as shown on the Phasing Plan and as further detailed at the time of FDP approval.
29. East Lane and South Street. The Applicant shall construct East Lane and South Street in general accordance with the designs shown on Sheets C-7 and C-8 of the CDP and the Local Street Section (East Lane and South Street) depicted on Sheet C-11. Construction shall be provided as shown on the Phasing Plan and as further detailed at the time of FDP approval.
30. Center Alley. The Applicant shall construct Center Alley as a private service alley in general accordance with the design shown on Sheets C-7 and C-8 and the Private Alley Section (Center Alley) depicted on Sheet C-11. Construction shall be provided as shown on the Phasing Plan and as further detailed at the time of FDP approval. A public access easement in a form acceptable to the Office of the County Attorney shall be granted for Center Alley and appurtenant facilities to facilitate inspection, pedestrian and emergency access; such public access easement to become effective upon completion of Center Alley.
31. Colshire Meadow Drive/Dartford Drive Traffic Signal. If not previously constructed by others, then within twelve (12) months of the issuance of the first RUP or Non-RUP for the second of new Buildings 1, 2 or 6, the Applicant shall prepare and submit a warrant study for a new traffic signal at the intersection of Colshire Meadow Drive and Dartford Drive. If the signal is warranted then the Applicant shall design and equip said signal, including those pedestrian features as may be required by VDOT no later than twelve (12) months after approval of the warrant. In such event, the Applicant may use any funds that may have been escrowed by others for such signal installation. In the event the signal is not warranted at that time, then the Applicant shall conduct a second warrant analysis within twelve (12) months of the issuance of the first RUP or Non-RUP for the last building to be constructed on the Subject Property. If warranted at that time, then the Applicant shall design and equip said signal, including those pedestrian features as may be required by VDOT no later than twelve (12) months after approval of the warrant. In such event, the Applicant may use any funds that may have been escrowed by others for such signal installation. If the signal is not warranted at that time, then the Applicant shall escrow with the County its pro rata share based on 2020 PM peak trip estimates toward the cost of future signalization of this intersection by others.

32. Route 123 Restriping. Concurrent with the approval of the site plan for the fifth new building on the Subject Property, the Applicant shall contribute \$7,500 to the County for the restriping of select right-turn lanes to shared through/right lanes at up to three locations on Route 123 between the Beltway and the Dulles Access Road subject to VDOT approval. In the event, VDOT does not approve such restriping, then the County may use the funds for other transportation improvements/enhancements in the Tysons East District.
33. Traffic Signal Modifications. Concurrent with the submission of the site plan for the fifth new building on the Subject Property, the Applicant shall contribute a total of \$40,000 to be used to modify the signal timings in the Dolley Madison Boulevard corridor between the Beltway and the Dulles Access Road and at the Great Falls Street/Chain Bridge Road intersection as may be required by VDOT. If at the time of site plan approval for the fifth (5th) new building, signal timing modifications have not been requested by VDOT for the Route 123 corridor, the County may utilize those funds for any other transportation improvements/enhancements in the Tysons East District.
34. Route 123 Super Street Concept. The Applicant will contribute \$0.06 per square foot of GFA to Fairfax County for the reconstruction of that segment of Route 123 as a super street to be paid in five (5) equal installments of approximately \$31,469 each. Said payments shall be made upon site plan approval for each of the first five buildings to be constructed. For purposes of this proffer only, this contribution shall be adjusted annually beginning with the second payment and every anniversary thereafter as permitted by Section 15.2 2303.2 of the Code of Virginia as amended.
35. Construction Traffic Management. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase of the redevelopment, as appropriate, through its development/construction manager and the TPM, as defined in Proffer 44, so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property. This 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 or street closures, and/or other construction related activities to minimize disturbance on the surrounding road network.

Such plans shall be prepared by a qualified professional and submitted for review and comment to the VDOT, FCDOT and DPWES prior to issuance of the building permit for each phase. In addition, the TPM shall coordinate any adjustments to the TDM Plan, as defined in Proffer 44, that may be necessary to address any management plan issues.

36. Tysons Grid of Streets Transportation Fund. The Applicant shall provide a contribution of \$1,000 for each new market rate residential unit and \$6.44 for or each square foot of new non-residential space (excluding any public space) constructed on the Subject Property to Fairfax County for the Tysons Grid of Streets Transportation Fund (the "Tysons Grid Fund"). The contribution associated with each building shall be paid on or before the issuance of each initial Residential Use Permit ("RUP") or Non-Residential

Use Permit (“Non-RUP”) for the subject building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building. The amount due with each building shall be adjusted for any creditable in-kind contributions described herein.

The Applicant shall receive and deduct applicable in-kind credits against the contributions that would otherwise be due to the County for the Tysons Grid Fund in keeping with the Guidelines for the Tysons Grid Fund endorsed by the Board of Supervisors on January 8, 2013, as may be amended. Specifically, the Applicant shall receive credits for:

- A. Costs incurred by the Applicant in the acquisition of off-site right-of-way and associated easements, including costs borne by the Applicant associated with any Fairfax County condemnation actions, for the construction of off-site public streets and intersection improvements; and
- B. Costs incurred by the Applicant for the construction of all or a part of off-site Dartford Drive (not including costs of the Property’s frontage improvements) as reflected in Exhibit \_\_\_.

37. Tysons-wide Transportation Fund. The Applicant shall contribute the sum of \$5.63 per square foot of new non-residential space (excluding any public space) and \$1,000 for each net new residential unit constructed on the Subject Property to Fairfax County for the Tysons-wide Transportation Fund. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building.

In the event the Board expands the list of Tysons-Wide projects as reflected on Table 7 of the Comprehensive Plan to include the Route 123 Super Street Concept referenced herein, then the Applicant reserves the right to seek credit for those funds contributed to the improvement of Route 123 as reflected in Proffer 34.

#### BICYCLE FACILITIES

38. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicant shall provide pavement and striping for on-road bicycle lanes along the Subject Property’s frontages with Anderson Road, Colshire Meadow Drive, and Dartford Drive. Such lanes shall typically be four (4) feet where adjacent to curb and gutter and five (5) feet in width where not adjacent to curb and gutter, as shown on Sheet C-11 with the final dimension determined at the time of FDP approval and may be further refined at site plan. Bicycle lane striping shall be subject to approval by VDOT.
39. Bicycle Parking. The Applicant shall provide bicycle racks and bike storage areas throughout the Subject Property, the specific locations of which shall be approved by FCDOT at the time of FDP approval and further refined with site plan approval. The

bike racks shall be inverted U-style racks 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.

## PARKING

40. Zoning Ordinance Requirements. Parking on the Subject Property shall be provided in accordance with the parking requirements for the PTC District set forth in Sect. 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. The exact number of spaces to be provided shall be refined with approval of the FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix. If changes in the mix of uses or residential bedroom mix 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.
41. Future Parking Revisions. The Applicant reserves the right to provide parking at revised rates (rates referring to the number of parking spaces provided per dwelling unit for residential uses or per square foot of GFA for retail uses) 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 mass or height of above-grade parking structures.
42. Parking Stipulations.
  - A. The Applicant shall provide controlled access to the parking garage and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garage.
  - B. The sale or lease rates of parking spaces shall be “unbundled” from the purchase price or lease rate of the individual dwelling units; meaning a unit’s purchase price or lease rate shall be exclusive of parking costs.

## TRANSPORTATION DEMAND MANAGEMENT

43. 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. 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 \$0.05 per gross square foot of new residential uses to be constructed on the Subject Property.

- B. Twenty-five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Subject Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first RUP or Non-RUP for the next three (3) new buildings, but in any event no later than ten (10) 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 Subject Property. Further, any funds contributed to the Tysons Partnership Transportation Council would then be returned to the Applicant that paid such funds.
44. TDM Administrative Group. The Applicant shall establish a TDM Administrative Group (the "AG") to fund, implement and administer the transportation demand management program (the "TDM Program") for the Property as described more fully below. The AG shall include, at a minimum, one representative for each group of residential buildings under the same management company. Prior to issuance of the first building permit for new development on the Property, evidence shall be provided to FCDOT that the AG has been established.
45. Transportation Demand Management. The proffered elements of the TDM Program as set forth below are more fully described in the Commons Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated October 11, 2012 (the "TDM Plan"). It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, “Stabilization” shall be deemed to occur one-year following issuance of the last initial RUP for the final new building to be constructed on the Subject Property. “Pre-stabilization” shall be deemed to occur any time prior to Stabilization.
- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Subject Property 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 vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the Institute of Transportation Engineers’ Trip Generation (8th Edition) rates and/or equations (“ITE Trip Generation”). 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 proposed to be constructed in each building on the Subject Property as determined at the time of site plan approval for each building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million 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 trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the AG shall, in conjunction with the County develop a summary of the then existing (i.e., based on RUPs issued) development levels in Tysons Corner in order to determine the appropriate vehicle trip reduction goal.

If, through an amendment to the Comprehensive Plan, the Board of Supervisors 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 – Property-wide. The TDM Program shall include, but not necessarily be limited to, the property-wide components described in the TDM Plan, including, but not limited to:
- (i) The installation of bicycle racks outside for visitors and
  - (ii) The installation of indoor bicycle storage for employees and residents.
- D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the residential components described in the TDM Plan, including but not limited to:
- (i) A minimum of one business center with designated work space and including appropriate technology that may include computers, access to printer(s), copier(s) and fax machine(s) will be located within one of the residential buildings in the development.
- E. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- (i) TDM Program Manager. If not previously appointed, the AG shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for The Commons. If not previously appointed, the TPM shall be appointed by the AG no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties assigned to the appointee. The AG shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the AG shall do the same within ten (10) days of any change in such appointment.
  - (ii) TDM Annual Report and Budget. If not already effectuated for the then-current calendar year, 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 Property. Each subsequent year the TPM shall prepare an Annual Report for the then-current calendar year, the TPM shall revise the Annual Report with the following year's submission to incorporate the new construction on the Subject Property. The Annual Report shall include, at a minimum:
    - a. Details as to the start-up components of the TDMWP that will be put into action effective with the first new building on the Subject Property;

- b. The budget needed to implement the TDMWP (the “TDM Budget”) for the coming calendar year;
- c. A summary of the existing development levels in the Tysons Corner Urban Center;
- d. A determination of the applicable Maximum Trips After Reduction for the Subject Property;
- e. Provision of the specific details associated with the monitoring and reporting requirements consistent with the TDM plan; and
- f. Submission of an annual report to FCDOT by February 1<sup>st</sup> of each year beginning with the first calendar year following the submission of the first TDMWP and Budget.

The Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report shall be deemed approved and the TDM program shall be implemented. If FCDOT responds with comments on the Annual Report, 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 Annual Report 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 30<sup>th</sup>, shall update the TDM program 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 TDM program for such year. The expected annual amounts of the TDM Budget are further described in Section 7.0 of the TDM Plan.

- (iii) TDM Account. If not previously established, the AG, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the “TDM Account”) within 30 days after approval of the 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 AG, through the TPM. The TDM Account shall not be eliminated as a line item in the governing budget associated with the Subject Property and funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a year's TDMWP. In no event shall the TDM Budget exceed \$128,250 (this amount shall be adjusted annually from the date of rezoning approval for the 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. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time, on a building by building basis, at the rate of \$0.30 per gross square foot of new residential uses on the Subject Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approval of the Subject Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes on immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multi-modal incentive program for initial purchasers/lessees within The Commons. 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 residential uses to be constructed on the Subject Property and provided prior to the issuance of the first initial RUP for each individual new building.
- (vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the AG shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with the Subject Property. To secure the AG's obligations to make payments into the TDM Penalty Fund, the AG shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP for each new building on the Property, the AG shall:

- a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or
- b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to \$0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Subject Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figure in the preceding sentence shall escalate annually from the first day of the calendar month following the date on which the first RUP for the first new building on the Subject Property has been issued as permitted by VA. Code Ann. Section 15.2-2303.3 using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the AG (or the TPM) into the TDM Penalty Fund as provided below.

- (vii) Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential uses, and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP for the first new building to be constructed on the Subject Property. Thereafter, Person Surveys shall be conducted every three years and Vehicular Traffic Counts shall be collected annually until the results of three (3) consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Subject Property have been met. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the above, FCDOT may suspend such Person Surveys and/or Vehicular Traffic Counts if conditions warrant.

F. Remedies and Penalties.

(i) Pre-Stabilization. If the Maximum Trips After Reduction for the Subject Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP.

a. Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

b. If the results of the traffic counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owners through the TPM. 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 SF of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	30%
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
Reach Final Goal	100%

65,000,000 – 84,000,000 SF of GFA in Tysons
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<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>Meet Goal</b>	<b>50%</b>
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
<b>Reach Final Goal</b>	<b>100%</b>

<b>84,000,000 – 90,000,000 SF of GFA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>Meet Goal</b>	<b>65%</b>
5% - 8%	80%
8.1% - 10%	90%
<b>Reach Final Goal</b>	<b>100%</b>

<b>90,000,000 – 96,000,000 SF of GFA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>Meet Goal</b>	<b>80%</b>
5% - 8%	90%
<b>Reach Final Goal</b>	<b>100%</b>

<b>96,000,000 – 113,000,000 SF of GFA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>Meet Goal</b>	<b>90%</b>
<b>5%</b>	<b>100%</b>

<b>113,000,000+ SF of GFA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>Meet Goal</b>	<b>100%</b>

- c. There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the TPM for final distribution to the AG once three consecutive annual Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met.

(ii) Upon Stabilization.

- a. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Subject Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.
- b. If the results of the traffic counts conducted upon-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the AG through the TPM.
- c. If, despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction based on the existing development levels for the Tysons Corner Urban Center, as described in Proffer 43B, are still exceeded after three 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
1% to 3%	5% of Penalty Fund
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

- d. 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).
  - e. The maximum amount of penalties associated with the Subject Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the AG once three consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.
- G. 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 Trip 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 Trip 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.
- H. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in this Proffer, the TPM may request that FCDOT review the vehicle trip reduction goals established for the Subject Property and set a revised lower goal for the Subject Property consistent with the results of such Person Surveys and Vehicular Traffic Counts provided for by this Proffer. In the event a revised lower goal is established for the Subject Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

- I. Continuing Implementation. The AG through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- J. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- K. 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 Applicant shall be subject to a penalty of \$100 per day not to exceed \$36,500 for any one incident. Such penalty shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Subject Property.
- L. 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:
- (i) Traffic conditions, road hazards, construction work zones, and road detours.
  - (ii) Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.
  - (iii) Real time parking conditions and guidance to current on-site parking vacancies, if available.
  - (iv) 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

46. 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.
47. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide for-sale and/or rental housing units on the Subject Property in accordance with the Board of Supervisors’ 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 as part of the Proposed Development. The 20% applies to the total number of dwelling units to be constructed on the Subject 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 on the Subject Property shall be provided within said building, however the Applicant reserves the right to consolidate the WDUs into one or more buildings with the build-out of the Subject Property and thereby increase the number of WDU units in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDU units in the other buildings. The WDUs in each building shall have a bedroom mix similar to that provided in the market rate units in such building. 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 in the development.

The total number of WDUs provided shall be affordable to various income level tiers in accordance with the following distribution:

<b>Income Tier</b>	<b>% of Total WDUs Provided</b>
101-120% of AMI	14%
81-100% of AMI	18%
71-80% of AMI	41%
61-70% of AMI	24%
< 60% of AMI	3%
Total	100%

Furthermore, should the Board of Supervisors’ policies related to Workforce Dwelling Units in Tysons Corner be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies, in part or in whole, without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board of Supervisors which Applicant has elected to opt into shall no longer be effective. 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 following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors 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 this proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

## PARK AND RECREATIONAL FACILITIES

48. Publicly Accessible Parks and Recreational Facilities. Provision of publicly-accessible park and open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on the CDP and as further defined in these Proffers and may be adjusted at the time of FDP and site plan approval to allow for final engineering and design considerations. A wayfinding and signage system shall be developed in coordination with FCPA and the Tysons Partnership at the time of CSP, FDP and site plan approval and installed by the Applicant to ensure the public can easily identify and access all publicly accessible park spaces. The following parks and facilities shall be provided as generally shown on the CDP, with more specific details to be provided at the time of FDP approval. Additional or substitute recreational facilities to those listed below may be approved with the FDP provided such facilities result in an equivalent or enhanced quality of recreational opportunities.

Prior to commencing construction of either Goodman Field or Anderson Park, as described below, the Applicant shall offer to meet with FCPA to ensure that the proposed design of these facilities meet or exceed all applicable FCPA standards for comparable County facilities (*e.g.*, athletic fields, sport courts).

- A. Goodman Field. The Applicant shall construct a Recreation-Focused park of approximately 3.41 acres bounded by Anderson Road, Colshire Drive, East Lane and South Street. The park shall be provided as generally shown on Sheet L-08 of the CDP and shall include the following facilities:
- (i) One full-size, full-service rectangular athletic field with a synthetic all-weather turf and field lights consistent with FCPA specifications. The field dimensions shall be 195 feet by 360 feet with an additional 15 foot overrun area on all sides. The field lights shall provide for extended use of the field up to 10:00 p.m.
  - (ii) Seatwall overlook adjacent to Colshire Drive.
  - (iii) Entry plaza at the corner of East Lane and South Street.

The Applicant shall dedicate Goodman Field in fee-simple to the FCPA for park purposes following completion of the improvements listed above. Such dedication shall be without any cost to the County or obligation to join any

applicable owner's association. Improvements shall be complete prior to the issuance of 300<sup>th</sup> RUP for the fifth building constructed on the Subject Property and dedication shall occur prior to bond release for that same building. The Applicant reserves the right to reserve easements over the area to be dedicated that may be reasonably necessary to support the development of the remainder of the Subject Property. Such easements shall not unreasonably interfere with the use of the area to be dedicated as a public park.

The Applicant shall enter into an agreement with, FCPA, in a form acceptable to the County Attorney setting forth the details of the dedication, facility construction and perpetual maintenance responsibilities of the park. FCPA shall be responsible for maintenance and future replacement of the athletic field and standard FCPA field lights and the Applicant shall be responsible for maintenance of the land outside the athletic field including the history wall, seatwall overlook, entry plaza and any non-standard field lights. The Applicant shall also provide and maintain public restrooms for users of the park within either Building 4, 5 or 7, the choice of which shall be at the Applicant's sole discretion. If provided in Buildings 4 or 5, the restrooms shall be accessed directly either from South Street or Center Alley. Any access on Center Alley shall include appropriate directional signage and be provided no further than one hundred (100) feet from South Street. If provided in Building 7, access shall be provided directly from East Lane.

B. Anderson Park. The Applicant shall construct an urban Common Green park of approximately 4.35 acres on the portion of the Subject Property located east of Anderson Road. The park shall include a mixture of hardscaping, landscaping and the following facilities:

- (i) A surface parking lot with approximately 36 spaces (existing lot to remain);
- (ii) Two asphalt basketball courts;
- (iii) Two sand volleyball courts;
- (iv) One play area for ages 5-12;
- (v) One play/exercise area with specialized apparatus for teenagers;
- (vi) Two fenced-in off-leash areas, one for small dogs and one for larger dogs;
- (vii) Open lawns, sidewalks, seating and other passive amenities; and
- (viii) A water feature or other focal point.

The Applicant shall dedicate Anderson Park in fee simple to the FCPA for park purposes following completion of the improvements listed above. Such dedication shall be without any cost to the County or obligation to join any applicable owner's association. Construction of Anderson Park shall be

substantially complete prior to the issuance of the 250<sup>th</sup> RUP for the third building constructed on the Subject Property and dedication shall occur prior to bond release for that same building. However, in the event that the second building to be constructed on the Subject Property is Building 3, then the Applicant shall construct half of Anderson Park along with that building, as shown on the Phasing Plan. In that case, Anderson Park shall be completed with the construction of the third building to be constructed on the Subject Property. The Applicant reserves the right to reserve easements over the area to be dedicated that may be reasonably necessary to support the development of the remainder of the Subject Property. Such easements shall not unreasonably interfere with the use of the area to be dedicated as a public park.

The Applicant shall enter into an agreement with FCPA in a form acceptable to the County Attorney setting forth the details of the dedication, facility construction and perpetual maintenance responsibilities of the park. The Applicant shall be responsible for routine maintenance of the park grounds and facilities and the FCPA shall be responsible for future capital costs of replacing the parking lot, tennis courts, sand volleyball courts and playground equipment.

- C. Public Plazas. The Applicant shall construct public plazas at the corner of Colshire Meadow Drive and Dartford Drive adjacent to Building 2 (the "Building 2 Plaza") and fronting on East Lane adjacent to Building 6 (the "Building 6 Plaza"), as generally shown on Sheet L-19 of the CDP. Both plaza areas shall include hardscaping, landscaping and public seating, and Building 6 Plaza shall include a terraced water feature or similar focal feature.

The Building 2 Plaza shall be constructed prior to bond release for Building 2. The Building 6 Plaza shall be constructed prior to bond release for Buildings 6 or 7, whichever is the later building to be constructed.

- D. Main Street Promenade. The Applicant shall construct public park space within the median of Main Street as shown on Sheets L-04, L-05 and L-18 of the CDP. Facilities shall include landscaping, historic references as noted in Proffer 12, pedestrian paths and seating. Construction shall occur in phases as shown on the Phasing Plan and may include interim park conditions as determined with approval of the FDP.
- E. Public Access. For the park areas described in Paragraphs C and D above, the Applicant shall retain the area(s) in fee simple, record public access easement(s) ensuring that the park space is open to the public for periods of times consistent with traditional Fairfax County parks subject to usual and customary rules and regulations, and provide for perpetual private maintenance.

- 49. Private Amenities and Recreation Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Subject Property as generally shown on the CDP. Pursuant to Par. 2 of Sect. 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700 per

market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for each residential building, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the 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 buildings, which shall be for the use and enjoyment of those building(s') residents, shall be determined at the time of FDP approval. Amenities to be provided may include, but not be limited to:

- A. Private courtyard terraces on the upper level of the parking podiums with seating areas, specialty landscaping, lawn and/or shaded areas and hardscape areas.
- B. Private exterior recreational area on the roof or podium level with facilities such as a swimming pool, lounge deck, and shade structure;
- C. Interior fitness center furnished with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc., but not necessarily staffing; and
- D. Clubroom for resident gatherings and/or media/entertainment center.

#### PUBLIC FACILITIES

50. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$9,378 per net new expected student (based on a ratio of 0.087 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that serve the Tysons Corner area. Such contribution shall be made on or before the issuance of the first RUP for each residential building on the Subject Property and shall be based on the actual number of dwelling units built in each building.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution.

#### ENVIRONMENT

51. Stormwater Management. Stormwater management (SWM) measures for the Subject 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 will, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities will follow a tiered approach and include (where applicable) rainwater harvesting/detention vaults, runoff reducing BMPs, Innovative BMPs, and Offsite or Shared SWM Facilities. At the time of each FDP submission, the Applicant shall provide

calculations showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first inch of rainfall is retained or reused to the maximum extent practicable.

Additionally, the above noted SWM Facilities will be designed to (where applicable) meet the requirements of LEED 6.1 and 6.2 for each building/phase of the development based upon the LEED Boundary identified with each building/phase. Low Impact Development (LID) streetscape design techniques will be identified/detailed to treat/control the rain that falls on the ground plane. Access points to the various SWM facilities will be detailed at the time of FDP to ensure they are outside of the landscape amenity panel and sidewalk zone in public rights-of-way of the streetscape.

The SWM Facilities within the Main Street median between Anderson Road and Center Alley, as generally shown on Sheet C-13, shall be constructed prior to the issuance of the first RUP for Building 1. Such facilities shall include a bioretention area and LEED reuse vault, unless modified at FDP or site plan. Modifications to the proposed design and layout of the SWM facilities may be made at FDP and/or site plan in consultation with DPZ, OCR and DPWES.

52. Noise Study. Prior to FDP approval for Building 1, and for each subsequent building, the Applicant shall provide a noise study to determine if the specific building will be affected by transportation generated noise. If the specific noise study concludes that the specific building will be affected by noise levels that require mitigation, then at site plan submission, the Applicant will submit a refined acoustical analysis. The refined acoustical analysis will incorporate findings from a building shell analysis based on the building plans to determine what, if any, noise attenuation measures may be needed. Such study shall be submitted to the Environment and Development Review Branch of DPZ and DPWES for review. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building shell analysis.

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be greater than 70 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by highway noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

### PHASING

53. Development Phasing. For purposes of these Proffers “construct” shall mean that: 1) a committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state, and 2) a committed publicly accessible park space improvement is substantially complete and open to use by the public for use whether or not the improvement has been accepted by the County or FCPA. Development of the Subject Property shall be phased with the provision of streets, park and open space areas, and public facilities as shown on the Phasing Plan, as further outlined in these Proffers and as follows:
- A. Street construction shall occur as specified as stipulated elsewhere in these Proffers.
  - B. Sidewalks and streetscape improvements along the frontages of each building shall be provided commensurate with the construction of each building.
  - C. Private residential courtyard and roof-top amenities for each building as determined at the time of FDP approval shall be provided commensurate with the construction of each building.
  - D. Service alleys providing access to parking and loading areas as determined at the time of FDP shall be constructed commensurate with the construction of each building.
  - E. Interim improvements as outlined in Proffer 19 and as may be determined at time of FDP approval shall be provided commensurate with the construction of each building.
54. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant’s control, the required transportation, publicly accessible park areas, or other

proffered 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 these improvement(s).

#### MISCELLANEOUS

55. Condemnation Procedures. To the extent the development of the Subject Property in accordance with these Proffers may require the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Subject Property (collectively referred to as the “Off-Site Parcels”). The Applicant shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicant is not able to acquire the property, rights-of way and/or easements from the Off-Site Parcels necessary to fulfill the obligations described herein, the Applicant shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers.

In conjunction with any such request, the Applicant shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcel; (c) a sixty (60) year title search certificate of the Off-Site Parcel from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcel; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcel is awarded more than the appraised value of the Off-Site Parcel and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the easements to the County.

Prior to and during any potential condemnation proceedings, the Applicant, its successors and assigns, shall be permitted, at its own risk, to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Subject Property.

56. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording any final residential condominium documents for portions of the Subject Property located within the now existing Phase I Dulles Rail Transportation Improvement District (the “Phase I District”), 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 condominium documents for that portion of the Subject Property. 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 portion of the Subject Property subject to the condominium prior to this Rezoning that will be lost as a result of recording the condominium documents, in accordance with a formula approved by the Fairfax County Board of Supervisors.

57. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these proffers, shall adjust 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.
58. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
59. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Subject Property may be the subject of a PCA, Special Exception (“SE”), Special Permit (“SP”), or FDPA without joinder and/or consent of the owners of the other portions of the Subject Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Subject Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
60. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to “Applicant” in this proffer statement shall include within its meaning and shall be binding upon Applicant’s successor(s) in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.
61. Tysons Partnership. The Applicant shall become a member of the Tysons Partnership or its residential equivalent.
62. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

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**Proposed Development Conditions****FDP 2011-PR-017****Commons of McLean L/CAL LLC****April 17, 2013**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-017 to permit a residential building with at Tax Map 30-3 ((28)) 5, 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 final development plan (FDP) shall be in substantial conformance with the approved FDP entitled The Commons – Building 1, prepared by WDG Architecture, and revised March 25, 2013, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. The temporary open space shown on the FDP 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 sidewalks in the temporary open space area shown on the FDP and the sidewalk required in Condition 3 below.
3. Until such time as Colshire Meadow Drive is constructed along the northern boundary of the subject property, an interim pedestrian connection shall be provided between the western terminus of the Building 1 sidewalk along the Colshire Meadow Drive extension and the interim north-south sidewalk proposed within the temporary open space. Should this interim pedestrian connection not meet handicap standards due to slopes, signage directing users to an accessible route shall be posted. This interim pedestrian connection shall be installed prior to the issuance of the final RUP for Building 1.

REZONING AFFIDAVIT

DATE: March 11, 2013
(enter date affidavit is notarized)

I, G. Evan Pritchard, 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 112604a

in Application No.(s): RZ 2011-PR-017
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Row 1: Commons of McLean L/CAL LLC, 850 Cassatt Road, Suite 300 Berwyn, PA 19312, Applicant/Title Owner of Tax Map 30-3 ((28)) B4, 5, 6, 8. Agents: Seth R. Landau, R. William Hard, Joshua S. White, Michael J. Smith.

(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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Capitol, LLC Agents: Shawn T. Frost John F. Amatetti	4910 Massachusetts Avenue, NW Suite 214 Washington, DC 20016	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran P. Christopher Champagne Joseph D. Amatetti Anthony C. Morse Nelson P. Kirchner J. Thomas Harding	8180 Greensboro Drive, #200 McLean, VA 22102	Engineer/Agent
WDG Architecture, PLLC Agents: Frederick B. Hammann Thomas F. Zych	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent
ParkerRodriguez, Inc. Agents: James E. Parker John F. Torti Daniel A. Avrit Trini M. Rodriguez	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	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 Attachment to Par. 1(a)**DATE: February 6, 2013  
(enter date affidavit is notarized)

412604a

for Application No. (s): RZ 2011-PR-017  
(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 <b>BOLD</b> above)
M.J. Wells & Associates, Inc.  Agents: Robin L. Antonucci Terence J. Miller Jami L. Milanovich Kevin R. Fellin	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 Elizabeth D. Baker Inda E. Stagg ● Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard, #1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
ARUP USA, Inc.  Agent: Raymond A. Grill	1120 Connecticut Avenue, NW Suite 200 Washington, D.C. 20036	Fire Consultant/Agent
Phoenix Noise & Vibration LLC  Agents: Scott B. Harvey Josh V. Curley	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise 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 AFFIDAVIT

DATE: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(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)  
Commons of McLean L/CAL LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, 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)  
LCOR Residential II LLC, Sole Member

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

(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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(enter County-assigned application number (s))

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

LCOR Residential II LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)

LCOR/Cal Associates LLC, Sole Member

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

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

Peter P. DiLullo, President/CEO; Kurt M. Eichler, EVP; R. William Hard, EVP; Thomas J. O'Brien, EVP/COO/Assistant Secretary; David A. Sigman, EVP; Seth R. Landau, SVP/General Counsel/Secretary; David W. Kock, SVP, Finance; Michael J. Smith, SVP; James M. Driscoll, SVP; Harmar Thompson, SVP; Peter P. DiLullo III, VP; Aristides Koutouvides, VP

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

LCOR/Cal Associates LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)

LCOR Odyssey LLC (owns less than 10% of Commons of McLean L/Cal LLC), Manager/Member/Operator  
CSJV L/CAL LLC, Member/Investor  
Management Committee: Timothy E. Works, John K. Saer, Jr., Peter P. DiLullo  
Managing Members: Peter P. DiLullo, Kurt M. Eichler, R. William Hard, Thomas J. O'Brien

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

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

Peter P. DiLullo, President/CEO; Kurt M. Eichler, EVP; R. William Hard, EVP; Thomas J. O'Brien, EVP/COO/Assistant Secretary; David A. Sigman, EVP; Seth R. Landau, SVP/General Counsel/Secretary; David W. Kock, SVP, Finance; Michael J. Smith, SVP; James M. Driscoll, SVP; Harmar Thompson, SVP; Peter P. DiLullo III, VP; Aristides Koutouvides, 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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
CSJV L/CAL LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)  
California State Teachers' Retirement System (a pension fund with thousands of members, none of whom own 10% or more of Commons of McLean L/Cal LLC), Sole 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 Capitol, LLC  
4900 Massachusetts Avenue, NW, Suite 110  
Washington, DC 20016

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(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, 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, 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, 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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(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)  
ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Trini M. Rodriguez  
James E. Parker

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, 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)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

=====

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

=====

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

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. Bongardner, 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.)

(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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(enter County-assigned application number (s))

**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 SHAREHOLDER:** (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.)

=====

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

ARUP USA, Inc.  
1120 Connecticut Avenue, NW, Suite 200  
Washington, D.C. 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)

ARUP USA, Inc. is an employee owned company with no stockholder owning 10% or more of the 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: March 11, 2013  
(enter date affidavit is notarized)

11 2604a

for Application No. (s): RZ 2011-PR-017  
(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)  
None

(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)

(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: March 11, 2013  
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017  
(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: March 11, 2013
(enter date affidavit is notarized)

112604a

for Application No. (s): RZ 2011-PR-017
(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:

[Handwritten signature]

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent

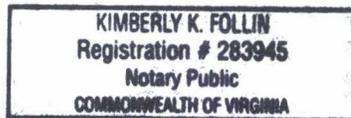
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of March 2013, in the State/Comm. of Virginia, County/City of Arlington.

[Handwritten signature of Notary Public]

Notary Public

My commission expires: 11/30/2015



COMMONWEALTH OF VIRGINIA  
Notary Public  
Registration # 583248  
KIMBERLY K. FOLIN

**REZONING AFFIDAVIT**

DATE: March 11, 2013  
(enter date affidavit is notarized)

I, G. Evan Pritchard, 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            119311a

in Application No.(s): FDP 2011-PR-017  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Commons of McLean L/CAL LLC	850 Cassatt Road, Suite 300 Berwyn, PA 19312	Applicant/Title Owner of Tax Map 30-3 ((28)) 5 pt.
Agents: Seth R. Landau R. William Hard Joshua S. White Michael J. Smith		

(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: March 11, 2013  
 (enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
 (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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
VIKA, Incorporated Agents: John F. Amatetti Robert R. Cochran Philip C. Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	<b>Engineer/Agent</b>
VIKA Capitol, LLC Agents: Shawn T. Frost John F. Amatetti	4910 Massachusetts Avenue, NW Suite 214 Washington, DC 20016	<b>Engineer/Agent</b>
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran Philip C. Champagne Joseph D. Amatetti Anthony C. Morse Nelson P. Kirchner J. Thomas Harding	8180 Greensboro Drive, #200 McLean, VA 22102	<b>Engineer/Agent</b>
WDG Architecture, PLLC Agents: Frederick B. Hammann Thomas F. Zych	1025 Connecticut Avenue, NW Washington, DC 20036	<b>Architect/Agent</b>
ParkerRodriguez, Inc. Agents: James E. Parker John F. Torti Daniel A. Avrit Trini M. Rodriguez	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	<b>Landscape Architects/Agent</b>

(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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M.J. Wells & Associates, Inc.  Agents: Robin L. Antonucci Terence J. Miller Jami L. Milanovich Kevin R. Fellin	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 Elizabeth D. Baker Inda E. Stagg ● Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard, #1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
ARUP USA, Inc.  Agent: Raymond A. Grill	1120 Connecticut Avenue, NW Suite 200 Washington, D.C. 20036	Fire Consultant/Agent
Phoenix Noise & Vibration LLC  Agents: Scott B. Harvey Josh V. Curley	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise 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.

● name change

REZONING AFFIDAVIT

DATE: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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)  
Commons of McLean L/CAL LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, 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)  
LCOR Residential II LLC, Sole Member

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

(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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(enter County-assigned application number (s))

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

LCOR Residential II LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)

LCOR/Cal Associates LLC, Sole Member

=====

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

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

Peter P. DiLullo, President/CEO; Kurt M. Eichler, EVP; R. William Hard, EVP; Thomas J. O'Brien, EVP/COO/Assistant Secretary; David A. Sigman, EVP; Seth R. Landau, SVP/General Counsel/Secretary; David W. Kock, SVP, Finance; Michael J. Smith, SVP; James M. Driscoll, SVP; Harmar Thompson, SVP; Peter P. DiLullo III, VP; Aristides Koutouvides, VP

=====

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

LCOR/Cal Associates LLC  
850 Cassatt Road, Suite 300  
Berwyn, PA 19312

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)

LCOR Odyssey LLC (owns less than 10% of Commons of McLean L/Cal LLC), Manager/Member/Operator  
CSJV L/CAL LLC, Member/Investor  
Management Committee: Timothy E. Works, John K. Saer, Jr., Peter P. DiLullo  
Managing Members: Peter P. DiLullo, Kurt M. Eichler, R. William Hard, Thomas J. O'Brien

=====

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

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

Peter P. DiLullo, President/CEO; Kurt M. Eichler, EVP; R. William Hard, EVP; Thomas J. O'Brien, EVP/COO/Assistant Secretary; David A. Sigman, EVP; Seth R. Landau, SVP/General Counsel/Secretary; David W. Kock, SVP, Finance; Michael J. Smith, SVP; James M. Driscoll, SVP; Harmar Thompson, SVP; Peter P. DiLullo III, VP; Aristides Koutouvides, 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: March 11, 2013  
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119311a

for Application No. (s): FDP 2011-PR-017  
(enter County-assigned application number (s))

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

CSJV L/CAL LLC  
100 Waterfront Place  
West Sacramento, CA 95605

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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)

California State Teachers' Retirement System (a pension fund with thousands of members, none of whom own 10% or more of Commons of McLean L/Cal LLC), Sole 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 Capitol, LLC  
4900 Massachusetts Avenue, NW, Suite 110  
Washington, DC 20016

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but 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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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, 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, 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, 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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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)

ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Trini M. Rodriguez  
James E. Parker

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, 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)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

=====

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

=====

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

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

=====

**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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(enter County-assigned application number (s))

**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 SHAREHOLDER:** (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.)

=====

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

ARUP USA, Inc.  
1120 Connecticut Avenue, NW, Suite 200  
Washington, D.C. 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)

ARUP USA, Inc. is an employee owned company with no stockholder owning 10% or more of the 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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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)  
None

(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**)

(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: March 11, 2013  
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017  
(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: March 11, 2013
(enter date affidavit is notarized)

119311a

for Application No. (s): FDP 2011-PR-017
(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:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

G. Evan Pritchard, attorney/agent

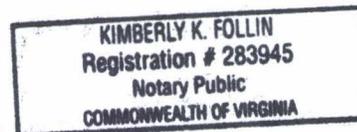
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of March 2013, in the State/Comm. of Virginia, County/City of Arlington.

Handwritten signature of Kimberly K. Follin

Notary Public

My commission expires: 11/30/2015



KIMBERLY K. BOGGS  
REGISTRATION & SERVICE  
NOTARY PUBLIC  
COMMERCIAL DRIVE VIRGINIA



G. Evan Pritchard  
 (703) 528-4700 Ext. 5417  
 gepritchard@arl.thelandlawyers.com  
 Fax: (703) 525-3197

WALSH COLUCCI  
 LUBELEY EMRICH  
 & WALSH PC

RECEIVED  
 Department of Planning & Zoning  
 FEB 19 2013  
 Zoning Evaluation Division

February 15, 2013

**Via Hand Delivery**

Barbara C. Berlin, Director  
 Zoning Evaluation Division  
 Fairfax County Department of Planning and Zoning  
 12055 Government Center Parkway, Suite 801  
 Fairfax, Virginia 22035

Re: RZ 2011-PR-017  
 Rezoning and Conceptual Development Plan Application  
 Commons of McLean L/CAL LLC  
 Fairfax County Tax Map as 30-3 ((28)) 5, 6, 8 and B4

Dear Ms. Berlin:

Please accept this letter as the statement of justification for the above-referenced application. The Commons of McLean L/CAL LLC (the "Applicant") is the owner of 20.96 acres of land identified on the Fairfax County Tax Map as 30-3 ((28)) 5, 6, 8 and B4 (the "Property"). The Property is currently developed with twelve low-rise garden apartment buildings containing a total of 331 rental units and is known as "The Commons." An additional 246 rental units located on a separate parcel to the south that also form part of the existing Commons development are not part of this application. This rezoning and Conceptual Development Plan (CDP) application (the "Application") proposes to rezone the Property from the Residential, Twenty Dwelling Units/Acre (R-20), Community Retail Commercial (C-6), and Highway Corridor Overlay (HC) Districts to the Planned Tysons Corner (PTC) and HC Districts. The Applicant seeks to transform the Property into an exciting transit-oriented residential community near the Tysons East/Tysons-McLean Metro Station (the "Metro Station") that features a pedestrian friendly, urban design and greatly enhances the Property's open space areas.

The Applicant proposes a full redevelopment of the Property with the construction of seven new high-rise residential buildings, several exciting public parks, and a full-size athletic field. As an option, three of the proposed buildings furthest from the Metro Station might be lower in height but still urban in form.

**I. Application Property Area**

The Property is located to the east of the proposed southern entrance to the Metro Station currently under construction along Dolley Madison Boulevard/Route 123. Bisected by Anderson Road, the Property is bordered by The Commons Shopping Center to the southeast, the MITRE

office campus to the southwest, and the proposed Scotts Run Station South development to the northwest. Existing townhouse and multi-family residential developments are located to the northeast of the Property. As part of a well-established residential district, the Property provides an unparalleled opportunity to greatly expand the housing options near the Metro Station, enhance the pedestrian experience and provide wonderful new park and open space features, including a full-size athletic field.

Consisting of four individual tax parcels, the Property has a total land area of 20.96 acres. The existing conditions are outlined in the following chart:

<b>Tax Map ID</b>	<b>Zoning</b>	<b>Land Area (acres)</b>	<b>Existing Use</b>
30-3 ((28)) 5	R-20	9.6341	Residential
30-3 ((28)) 6	R-20	8.4586	Residential
30-3 ((28)) 8	R-20	2.0787	Residential
30-3 ((28)) B4	C-6	0.7927	Colshire Drive

Of the 20.96 acres, approximately 6.43 acres are located within ¼ mile of the Metro Station’s southern entrance. Approximately 10.01 acres are located within ½ mile of the station entrance, and the remaining 4.52 acres are all located within ½ mile of the station entrance.

## **II. Overall Vision**

The planning vision for The Commons seeks to transform a late 1960s/early 1970s-era suburban garden apartment development into a transit-oriented, pedestrian-friendly residential neighborhood with a rich selection of parks and open space areas. With the Metro Station nearby, The Commons will promote transit, cycling and walking as viable alternatives to the car. Together with nearby office development to the west and the existing adjacent Commons Shopping Center that includes a new Safeway grocery store, The Commons will be a pivotal part of a larger mixed-use neighborhood with walkable blocks, lively streetscapes, and wonderful open space areas and active recreational opportunities.

The urban plan for The Commons places the greatest height and density closest to the Metro Station to provide for maximum connectivity for residents and visitors and encourage transit use to the fullest extent possible. The Commons’ existing low-rise, low-density buildings and ubiquitous surface parking lots will be replaced with high-rise residential buildings and structured parking that will make better use of the Property’s land area and help transform Tysons from suburb to city.

A tree-lined promenade will connect the residential buildings to a large, 4.35 acre proposed public park (“Anderson Park”) on the north side of Anderson Road, which could provide for a variety of active and passive recreational opportunities such as a large fountain, two dog parks, multiple play areas for various age ranges, and volleyball and basketball courts. The specific programming and features for Anderson Park will be provided at the time of Final Development Plan (FDP).

Another large, 3.41 acre proposed public park (“Goodman Field”) is proposed to the south of Anderson Road at that street’s intersection with Colshire Drive. This park will provide for a variety of sports activities as it will feature a lit, full-size multi-use athletic field complete with synthetic turf.

Anderson Park and Goodman Field will be supplemented by a variety of smaller publicly accessible park and plaza spaces that bring the total “public park” space area to 9.07 acres. Additional private park areas on the Property will bring the total park space figure to 12.01 acres, which is more than half the area of the Property.

Connectivity, for both pedestrians and vehicles, is a key element of The Commons plan. The Commons is designed around the existing street network but also expands that network to create an interconnected series of pedestrian-scaled and pedestrian-friendly streets and walkways. A new section of Colshire Meadow Drive will be created to connect Anderson Road with an extended Dartford Drive that will run along the Property’s southwest boundary. Colshire Meadow will align with the existing travelway on the northwest side of the Property. Additionally, four new internal streets will provide circulation within the Property. The primary street will be Main Street, a pair of one-way streets divided by a large median that will be landscaped and planted with trees to provide both shade and tranquility to the center of The Commons. Main Street will connect the western part of the Property closest to the Metro Station with Anderson Road and Anderson Park. East Lane will run through the southwestern portion of the Property to provide another connection between Dartford Drive and Colshire Drive. South Street will originate at East Lane and run along Goodman Field to intersect with Center Alley and Anderson Road. Center Alley is designed as a service street providing access to parking garages, loading and trash facilities that will originate at Colshire Meadow Drive and cut diagonally through the Property to its terminus at Goodman Field. All of these streets will encourage residents and visitors to explore The Commons and will feature wide, tree-lined sidewalks.

### **III. Program of Development**

The Commons has the potential to be dramatically transformed from a 1960s-era, low-intensity garden apartment complex into a vibrant urban community. The Applicant’s CDP proposes that all twelve buildings currently located on the Property be removed to permit redevelopment with seven new residential buildings. As discussed above, seven walkable, urban blocks will be created with the construction of a series of new streets through the Property. These new streets will provide easy and convenient vehicle, bicycle, and pedestrian access to and from the Metro Station and through and around The Commons.

The maximum proposed development level for The Commons is 2,622,400 gross square feet (“GSF”) of residential use, or approximately 2,571 dwelling units over the seven blocks for an overall floor area ratio (“FAR”) of 2.87. As an option, up to 50,000 GSF of residential area could be converted to retail/service use at FDP. Specific details are provided on the CDP, but the general program for each building is described below.

**Building 1** will be located in the northwestern portion of the Property, immediately adjacent to the intersection of Colshire Meadow Drive and Anderson Road. The building will be bounded on the southwest by Center Alley and on the southeast by Main Street. Parking will be located both underground and in a two level podium wrapped with residential uses. Access to parking and loading will be from Center Alley. On the upper levels above the parking garage, a private courtyard terrace approximately 7,250 square feet in area will be provided for the residents. On the rooftop, two private roof decks totaling approximately 10,200 square feet in area will be provided, which will include a swimming pool as well as seating/dining/lounging opportunities. The building will be a maximum of 160 feet in height (15 stories), approximately 20 feet of which includes mechanical penthouse and architectural features. Building 1 will be approximately 338,000 gross square feet with an estimated 331 dwelling units.

**Building 2** will be located to the southwest of Building 1 on the southern side of Center Alley. Building 2 will be a 22-story residential tower with loading and underground/podium parking accessed from Center Alley. A private landscaped courtyard of approximately 14,750 square feet will be provided atop the parking garage. On the rooftop, a private 5,250 square foot roof deck will provide space for a swimming pool as well as seating/dining/lounging opportunities. The building will be a maximum of 245 feet in height (22 stories), approximately 20 feet of which includes mechanical penthouse and architectural features. Building 2 will be approximately 465,800 square feet with an estimated 456 dwelling units.

**Building 3** will be located at the intersection of Anderson Road and Main Street. It will be approximately 277,500 gross square feet in size with an estimated 272 dwelling units. It will have a maximum height of 160 feet (15 stories), including approximately 20 feet of mechanical penthouse and architectural features. Loading and underground/podium parking access will be provided on Center Alley. On its upper levels above the parking garage, Building 3 will share a large private courtyard terrace approximately 26,250 square feet in size with Building 4.

**Building 4** will be adjacent to Building 3 and is located at the intersection of Anderson Road and South Street. Like Building 3, it will be 15 stories high with loading and underground/podium parking access provided on Center Alley. On its upper levels above the parking garage, Building 4 will share a large private courtyard terrace approximately 26,250 square feet in size with Building 3. On the rooftop, Building 4 will include an 8,450 square foot roof deck that will include a swimming pool and that will serve the residents of both Building 4 and Building 3. Approximately 260,800 gross square feet in size, Building 4 will be a maximum of 160 feet in height, inclusive of mechanical penthouse and architectural features, and will house approximately 256 dwelling units.

**Building 5** will be located to the south of Buildings 3 and 4 between Main Street and South Street. The portion closest to the Metro Station, Tower A, will be 22 stories high while Towers B and C will range in height between 6 and 7 stories and 6 and 18 stories, respectively. Loading and underground/podium parking access will be provided on Center Alley. A private landscaped courtyard of approximately 9,950 square feet will be provided atop the parking garage. In addition, a private 7,950 square foot roof deck will include a swimming pool and passive

recreational opportunities. Tower A will be a maximum of 245 feet in height, including mechanical penthouse and architectural features, with an estimated 452 dwelling units.

**Building 6** will be located on the southwestern portion of the Property between East Lane and Dartford Drive. Given its location near the Metro Station, it will be among the tallest buildings located at The Commons at 22 stories. Loading and underground/podium parking access will be provided from Dartford Drive. On the level above the parking garage, an approximate 8,750 square foot private courtyard terrace will offer passive recreational space for residents. In addition, a private 3,950 square foot rooftop deck will include a swimming pool and seating/dining/lounging opportunities. The building will be a maximum of 245 feet in height, which includes approximately 20 feet of mechanical penthouse and architectural features. The building will be approximately 499,300 gross square feet in size, and house an estimated 490 dwelling units. An amenity rich public plaza will connect Building 6 to Building 7 as one integrated block.

Located on the southern portion of the Property at the intersection of East Lane and Dartford Drive, **Building 7** will look over Goodman Field. As with Building 6, loading and underground/podium parking access will be provided off of Dartford Drive. A private courtyard terrace of approximately 7,550 square feet will be provided for the residents above the parking garage. In addition, a private 9,150 square foot deck on the rooftop will provide space for a swimming pool as well as dining/lounging opportunities. The building will be a maximum of 160 feet in height, which includes approximately 20 feet of mechanical penthouse and architectural features, and will have an estimated 314 dwelling units.

#### **IV. Phasing of Development**

With 20.96 acres of land and 2,622,400 square feet of residential uses, the redevelopment of The Commons will likely take many years, or even decades, to complete. It is the Applicant's intent to continue to operate the existing apartment complex and to redevelop the property in phases. In doing so, it is important to maintain flexibility to respond to changing market conditions. It is therefore not possible at this time to definitively state the order in which all of the buildings will be constructed. It is, however, possible to identify the parking, public facilities, parks, and sections of the street grid that will be built with each building. This information has been graphically portrayed in the CDP and is summarized below. The phases are simply identified by building number and do not necessarily reflect the order in which the buildings will be constructed, with the exception of Building 1. Building 1, for which an FDP has been filed and is being processed concurrently with this Application, shall be constructed first. Accordingly, Building 1 and associated improvements have been shown in the other building phases.

##### **Building 1**

With this phase, the Applicant proposes to:

- Demolish existing Buildings A, B, D and E.

- Reconfigure parking lots for existing Building F by closing access to Anderson Road and providing access to Main Street and Center Alley;
- Construct the full section of Main Street between Anderson Road and Center Alley, including SWM features and applicable historical references;
- Construct the full section of Center Alley between Colshire Meadow Drive and Main Street with a sidewalk on the north side only;
- Reserve or dedicate right-of-way for Colshire Meadow Drive between Anderson Road and Dartford Drive, and construct an interim private alley and interim landscape and streetscape improvements between Building 1 and Colshire Meadow Drive;
- Provide streetscape along the western frontage of Anderson Road, the north side of Main Street and the east side of Center Alley;
- Construct western frontage improvements to Anderson Road between Colshire Meadow Drive and Main Street; and
- Construct on-site interior, rooftop and courtyard amenities.

### Building 2

With this phase, the Applicant proposes to:

- Demolish the pool;
- Construct the sidewalk on the west side of Center Alley;
- If not previously constructed by others, construct the full section of Colshire Meadow Drive between Anderson Road and Dartford Drive and reserve or dedicate right of way for Dartford Drive along the Building 2 frontage;
- Construct the full section of Main Street between Center Alley and East Lane;
- Provide streetscape along the building frontage of Main Street, Center Alley and future East Lane;
- Construct on-site interior, rooftop and courtyard amenities; and
- Realign Old Chain Bridge Road.

### Building 3

With this phase, the Applicant proposes to:

- Demolish Buildings F, L and M;
- Reconstruct the median on Anderson Road;
- Construct the full section of Center Alley along the Building 3 frontage;
- Provide streetscape along the frontage of Anderson Road as shown, the east side of Center Alley and the south side of Main Street and make improvements to the Anderson Road western frontage;
- Construct half of Anderson Park as shown; and
- Construct on-site interior and rooftop amenities and interim improvements to the courtyard.

#### Building 4

With this phase, the Applicant proposes to:

- Demolish Buildings F and G;
- Construct the full section of South Street between Anderson Road and Center Alley;
- Construct the full section of Center Alley along Building 4 frontage;
- Provide streetscape along frontages of Anderson Road, the north side of South Street and the east side of Center Alley and construct improvements to Anderson Road western frontage; and
- Construct on-site interior and rooftop amenities and interim improvements to the courtyard.

#### Building 5

With the construction of Building 5, the Applicant proposes to:

- Demolish Buildings F and H;
- Reconfigure the parking areas serving Building I;
- Construct the full section of Main Street between Center Alley and East Lane;
- Construct the full section of South Street between Center Alley and East Lane;
- Construct the full section of Center Alley between Main Street and South Street;
- Provide streetscape along the frontage of Main Street, Center Alley and South Street and construct improvements to Anderson Road western frontage; and
- Construct on-site interior, rooftop and courtyard amenities.

#### Building 6

With this phase, the Applicant proposes to:

- Demolish Building I and the pool;
- Reconfigure the parking lot serving Building H;
- Dedicate/reserve right-of-way for Dartford Drive as shown;
- Construct a partial section of Dartford Drive;
- Construct the full section of East Lane to the southern end of Building 6;
- Provide streetscape along Dartford Drive and East Lane;
- Construct on-site interior, rooftop and courtyard amenities; and
- Construct public plaza to the south of Building 6.

### Building 7

The Applicant proposes to:

- Demolish Building I;
- Reconfigure the parking area serving Building H;
- Reserve/dedicate right-of-way for Dartford Drive;
- Construct the full section of East Lane between Colshire Drive and South Street;
- Construct a partial section on Dartford Drive along Building 7 frontage provided the necessary right-of-way can be obtained from the adjoining property;
- Provide streetscape along the frontages of Dartford Drive, East Lane and Colshire Drive; and
- Construct on-site interior, rooftop and courtyard amenities.

### Goodman Field

With this phase, the Applicant proposes to:

- Demolish Buildings G, H and J;
- Reconfigure the parking lot serving Building I; and
- Provide streetscape along the frontages of Anderson Road, Colshire Drive, and future South Street and East Lane and make improvements to the Anderson Road western frontage and the Colshire Drive northern frontage.

### Anderson Park

With this phase, the Applicant proposes to:

- Demolish Buildings K, L and M;
- Reconstruct the median on Anderson Road; and
- Provide streetscape along Anderson Road and Old Chain Bridge Road.

## **V. Comprehensive Plan Guidance**

The 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 Comprehensive Plan Amendment for Tysons that was adopted by the Fairfax County Board of Supervisors in 2010 (the “Plan”). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons East - Anderson Subdistrict recommendations. The Plan recommends that the Property be redeveloped in keeping with the Residential Mixed-Use land use category which is described as primarily residential, on the order of 75% or more. The site-specific recommendations, as well as the Conceptual Land Use Pattern Map, show a Common Green type

urban park in the Anderson Subdistrict and a four-acre recreation-focused park between Anderson Road and the Hunting Ridge neighborhood.

Planned intensity recommendations are based on a tiered approach. Approximately 31% of the Property is located in Tier 2 within ¼ mile of a proposed Metro Station entrance. Sites within Tiers 1 and 2 are not subject to a maximum FAR. Approximately 48% of the Property is located in Tier 3, specifically between ¼ and ½ mile of the station entrance. The Plan recommends that residential projects within ¼ and ½ mile may develop up to a 2.5 FAR excluding bonuses (3.0 FAR with bonuses). The Plan also allows flexibility to include areas immediately adjacent to the ¼ mile ring as areas not subject to a maximum FAR. Approximately 21% of the Property is located in Tier 4, between ½ and ¾ mile of the station entrance. The Plan recommends that redevelopment in Tier 4 be limited to an intensity of 2.0 FAR (2.4 with bonuses). Below is a table outlining the land areas and development proposed within Tiers 1, 2 and 3.

**Intensity Tiers and FAR**

<b>Intensity Tiers</b>	<b>Land Area and Density Credits (% of total)</b>	<b>GFA (% of total) [1]</b>	<b>FAR without WDU bonus</b>	<b>FAR with WDU bonus</b>
2 1/8 - 1/4 mile (unlimited FAR)	280,020 SF (31%)	1,352,800 (52%)	4.83	4.83
3 1/4 - 1/3 mile (maximum 2.5 FAR + bonus)	436,166 SF (48%)	1,269,600	2.43	2.91
4 1/3 - 1/2 mile (maximum 2.0 FAR + bonus)	197,012 SF (21%)	0	0	0
<b>TOTAL</b>	<b>913,196 SF</b>	<b>2,622,400</b>	<b>2.64</b>	<b>2.87</b>

[1] Buildings 1, 2, 6 and 49,700 GSF of Building 5 are located in Tier 2. Buildings 3, 4, 7 and 411,400 GSF of Building 5 are located in Tier 3.

The proposed rezoning and CDP are in keeping with the intensity recommendations of the Plan. The Property’s maximum overall FAR of 2.87 consists exclusively of residential uses. However, the Applicant has reserved the right to convert up to a maximum of 50,000 square feet of residential use to retail/service use in specified areas of Buildings 1, 2 and 6, as shown on the CDP.

A total of 471 of the 2,571 proposed dwelling units will be provided as workforce dwelling units (WDUs), consistent with the Plan recommendations.

**WDU Calculations and Bonus**

	<b>Intensity Tier</b>	<b>Estimated Dwelling Units</b>	<b>Workforce Dwelling Units</b>	<b>GFA</b>	<b>Portion of GFA associated with WDU Bonus</b>
	Tier 2 1/8 - 1/4 mile	1,322 --	264 (20%)	1,352,800 --	0 --
	Tier 3 1/4 - 1/3 mile	1,249 --	207 (16.6%)	1,269,600 --	211,600 (20%)
<b>Total</b>		<b>2,571</b>	<b>471</b>	<b>2,622,400</b>	<b>211,600</b>

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. Below is a description of how the proposed rezoning and CDP for the 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.

<b>Plan Guidance</b>	<b>Applicant's Proposal</b>
<b>Major Elements of the Plan</b>	
<ul style="list-style-type: none"> <li>• Mix and arrangement of uses</li> </ul>	<p>The proposed residential use is in keeping with overall guidance in the Land Use section and the Anderson Subdistrict description. The Plan calls for development of the Property as Residential Mixed-Use which is described as primarily residential, on the order of 75% or more. Although no retail use is included in this proposal, the new Safeway shopping center that borders the Property to the southeast makes the area a true mixed-use community. Furthermore, at the Applicant's option, up to 50,000 square feet of residential use may be converted to retail/service use. In keeping with the Plan and Subdistrict recommendations, the greatest intensity will be concentrated closest to the Metro Station.</p>
<ul style="list-style-type: none"> <li>• Affordable and workforce housing</li> </ul>	<p>Twenty percent (20%) of the residential units will be provided as workforce housing in keeping with the guidance in the Plan. The Applicant intends to distribute this housing proportionately throughout the seven proposed buildings.</p>

<ul style="list-style-type: none"> <li>•Green building expectations</li> </ul>	<p>The residential structures will be designed and constructed to meet a minimum of LEED certification or certification under the LEED for Homes pilot program.</p>
<ul style="list-style-type: none"> <li>•Stormwater Management</li> </ul>	<p>The goal of stormwater management measures for the 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 subject rezoning area will provide both water quantity and water quality controls to achieve the above-stated goal.</p> <p>It is the intent of this application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates for the 1-, 2- and 10-year storms, but also the pre-developed runoff volumes for the 1- and 2-year storms. In order to control both the post-developed peak flow rates and reduce the post-developed runoff volumes (similar to LEED), it is the intent of the stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and reuse, below is a list of possible alternative to provide water quality and quantity:</p> <ul style="list-style-type: none"> <li>•Tree box filters will 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 <i>in situ</i> soils.</li> <li>•Pervious hardscapes/streetscapes will allow for infiltration of portions of the 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 <i>in situ</i> soils.</li> <li>•Stormwater reuse will allow for runoff volume to be recycled into the water supply of the new buildings for allowable purposes such as gray water, landscape irrigation, and air conditioning unit cooling. So, instead of merely holding runoff to reduce its peak flow rate, detention vaults on a site which as stormwater reuse can hold runoff until it is</li> </ul>

	<p>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.</p>
<p>•Consolidation performance objectives</p>	<p>The Anderson Subdistrict guidance suggests a consolidation goal of 20 acres. The Application Property includes 4 parcels with a total land area of approximately 20.96 acres. This large area includes property in Tiers 2, 3 and 4. The size, shape and location of the Property will foster achievement of the performance objectives of developing an efficiently functioning community, creating a grid of streets, providing a comprehensive public open space system, as well as integrating with and facilitating the redevelopment of adjacent land in keeping with the Plan, and permitting the phasing of redevelopment.</p>
<p>•Transportation</p>	
<p>°Grid of streets on and off-site</p>	<p>The Applicant has worked with the other Tysons East District property owners to prepare a network of streets to provide accessibility and connectivity. The goal was to create a grid that is both effective and practical. The grid includes an extension of Colshire Meadow Drive along the Property to connect with Anderson Road and Old Chain Bridge Road. Dartford Drive will also be extended along the southwestern edge of the Property to connect Colshire Drive to the new portion of Colshire Meadow Drive. Four new streets will also be constructed within the Property to further improve connectivity and circulation. These streets are referred to on the plans as Center Alley, Main Street, East Lane, and South Street. Consistent with the Grid of Sheets envisioned in the Plan, the existing alignment of Colshire Drive will remain relatively unchanged. The present alignment will continue to provide connectivity with Dartford Drive and the service drive located on the adjacent Mitre property while maximizing the size of Goodman Field and ensuring a logical and consistent site layout. The Applicant’s commitment to the grid of streets will provide major improvements in connectivity and set the framework for a new urban form.</p>

<p>°Vehicle trip reduction objectives</p>	<p>The Traffic Impact Statement (“TIA”), prepared by Wells + Associates, Inc. and submitted with the application includes a Transportation Demand Management (“TDM”) vehicle trip reduction goal of 40% for residential uses within ¼ mile of the Metro Station and a 30% reduction for residential uses outside the ¼ mile radius. These reduction goals were agreed upon with FCDOT and VDOT during the scoping of the TIA. In order to achieve the vision established for Tysons Corner in the Comprehensive Plan, it is essential to maintain a balance between land use and transportation. The Comprehensive Plan identified certain strategies to be implemented. These strategies include among other things, the achievement of vehicle trip reduction levels as specified in the Comprehensive Plan and summarized in the table below:</p> <p style="text-align: center;"><b>Table 3-2</b> TDM Vehicle Trip Reduction Goals For Commercial and Residential Development</p> <table border="1" data-bbox="776 1003 1458 1388"> <thead> <tr> <th data-bbox="776 1003 1084 1115">Development levels in total square feet</th> <th data-bbox="1091 1003 1458 1115">TDM Vehicle Trip Reduction Goals (Percentage Reduction from ITE Peak Hour Rates)</th> </tr> </thead> <tbody> <tr> <td data-bbox="776 1123 1084 1150"></td> <td data-bbox="1091 1123 1458 1150" style="text-align: center;">¼ to ½ mile</td> </tr> <tr> <td data-bbox="776 1159 1084 1207">Up to 65 million sq.ft. of GFA</td> <td data-bbox="1091 1159 1458 1207" style="text-align: center;">30%</td> </tr> <tr> <td data-bbox="776 1215 1084 1243">65 million sq.ft. of GFA</td> <td data-bbox="1091 1215 1458 1243" style="text-align: center;">35%</td> </tr> <tr> <td data-bbox="776 1251 1084 1278">84 million sq.ft. of GFA</td> <td data-bbox="1091 1251 1458 1278" style="text-align: center;">40%</td> </tr> <tr> <td data-bbox="776 1287 1084 1314">90 million sq.ft. of GFA</td> <td data-bbox="1091 1287 1458 1314" style="text-align: center;">43%</td> </tr> <tr> <td data-bbox="776 1323 1084 1350">96 million sq.ft. of GFA</td> <td data-bbox="1091 1323 1458 1350" style="text-align: center;">45%</td> </tr> <tr> <td data-bbox="776 1358 1084 1386">105 million sq.ft. of GFA</td> <td data-bbox="1091 1358 1458 1386" style="text-align: center;">48%</td> </tr> <tr> <td data-bbox="776 1394 1084 1421">113 million sq.ft. of GFA</td> <td data-bbox="1091 1394 1458 1421" style="text-align: center;">50%</td> </tr> </tbody> </table> <p style="text-align: center;">Source: Fairfax County DOT</p> <p>Given the Property’s location within ¼ to ½ mile of the station, The Commons development overall should achieve a minimum 35% reduction by the time there is 65 million square feet of development in Tysons Corner and a 50% reduction by the time there is 113 million square feet of development in Tysons Corner. The Applicant’s proffers further detail the objectives and comprehensive TDM program.</p>	Development levels in total square feet	TDM Vehicle Trip Reduction Goals (Percentage Reduction from ITE Peak Hour Rates)		¼ to ½ mile	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%
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113 million sq.ft. of GFA	50%																		
<p>°Parking management</p>	<p>Parking management is critical to the success of a TDM program. The amount of parking proposed for</p>																		

	<p>the 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 cost of parking are described in the Applicant's TDM program.</p>
<p>°Phasing to transportation improvements and programs</p>	<p>The CDP provides several sheets setting forth the potential phasing of development to planned transportation improvements, particularly the grid of streets. The Applicant's proffers elaborate on the phasing commitments.</p>
<p>°Traffic impact analysis evaluating three time periods; first phase, interim phase and plan build-out</p>	<p>The TIA referenced above provides the evaluation over three phases.</p>
<p>•Urban Design</p>	
<p>°Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons.</p>	<p>WDG Architecture, the project architects, have studied the Property, 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 urban form from the existing suburban configuration. Working with ParkerRodriguez, Inc., landscape architects, WDG 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.</p>
<p>°A variety of buildings heights with the tallest buildings in the ranges specified by the building height map.</p>	<p>Seven new residential buildings are proposed for the Property. They range in height from 160 to 245 feet, inclusive of approximately 20 feet of mechanical penthouse and architectural features. The three tallest buildings, each at 22 stories, are located closest to the Metro Station. The majority of the proposed heights are in keeping with the building height map in the Plan. Portions of Buildings 2, 5 and 6 exceed the height recommendations. However, most of this excess height is attributable to mechanical penthouse and architectural features. Furthermore, the additional height is appropriate from an urban design perspective as it defines the hierarchy of development radiating from the Metro Station and focused around the Main Street corridor. A visual axis is framed by the signature fountain proposed in Anderson Park on one side and the</p>

	<p>primary façade of Building 6 on the other. As mentioned previously, the greatest height is concentrated closest to the Metro Station. Finally, the additional height is supported by the provision of workforce housing in each of these buildings.</p>
<p>°Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect.</p>	<p>Buildings have been sited to avoid canyon effects. Shadow studies have been provided in the CDP.</p>
<p>•Urban park standards</p>	<p>Development of a usable and varied park and open space system is a principal objective of the Tysons Plan. 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 2,571 dwelling units proposed are estimated to generate 4,371 residents. Based on this estimate, the recommended park area for the Property is 6.56 acres. A comprehensive park and open space plan has been developed for the provision of appropriately scaled urban parks, which are key to attracting residents and developing a vibrant and sustainable urban community. Overall, 9.07 acres of public park area are provided. An additional 2.94 acres of private park space is also being provided. The Applicant proposes a large, 3.41-acre public park, Goodman Field, in the southeast corner of the site at the intersection of Anderson Road and Colshire Drive. Most of Goodman Field is comprised of a full-size athletic field that will be lit and include synthetic turf to maximize use by the community.</p> <p>A second large park, Anderson Park, occupies all of the Property’s land area north of Anderson Road. The southern portion of Anderson Park will include an existing surface parking lot for park users as well as visitors to nearby Goodman Field. Adjacent to this lot will be two grass volleyball courts, two basketball courts a passive recreation area. This portion of Anderson Park and the adjacent improvements to Anderson Road have been carefully planned to allow for the preservation of the beautiful Willow Oak shade trees that currently line the park side of Anderson Road.</p>

Closer to the center of Anderson Park, visitors will enjoy a play area for kids next to two fenced dog parks (one for large breeds and one for small). West of that would be a second larger fenced playground for five to twelve year olds. The play equipment here will be specifically designed for older children. Finally, Anderson Park will include a dazzling fountain feature at the corner of Old Chain Bridge Road and Anderson Road that will provide a fitting introduction to The Commons for visitors arriving via this gateway.

A large public plaza area between Buildings 6 and 7 is the central gathering spot for residents and visitors to The Commons and is located on one of the highest points on the site. The centerpiece of the plaza could be a water cascade feature back-dropped by pine and deciduous mixed forest that would screen the existing four-story parking garage located behind the plaza on adjacent property. The cascading falls through several pools will provide an animated background for a large central plaza framed by two large trellised shade structures; one of which will protect a stage for weekend performances and seasonal special events. The raised stage will also be programmed as an outdoor classroom area for the residents with yoga, aerobics and dance classes among other uses.

The second trellis on the opposite side of the plaza could provide a sheltered outdoor “family room” for the community. It will become a “third place” for residents and visitors alike to meet, lounge, play cards and board games and watch the Nationals, Wizards, Capitals and Redskins on the wide screen televisions or huddle around the outdoor fireplace. It is envisioned that the community family room will be furnished with large exterior lounge chairs and sofas, but all of the park areas will be detailed during FDP review and approval.

A smaller, but versatile public plaza will also be provided at the corner of Dartford Drive and Colshire Meadow Drive. This plaza area close to the Metro Station will provide a natural meeting area for

	Metro riders in an urban hardscape environment that will provide a nice transition between the Metro and the leafy landscape of The Commons.
•Active recreation facilities	The Applicant will include active recreational facilities within its buildings, private open space areas and the public parks described above.
•Public Facilities	The Applicant is providing an extensive network of public parks as its public facility contribution. The Applicant is providing parkland in excess of the urban park standards and is providing an athletic field. The Plan recommendation is to provide an athletic field for 4.5 million square feet of new mixed-use development. Although the Applicant’s proposal is for only approximately 2.6 million square feet, or 2 million square feet of net new development, Goodman Field will include a full-size athletic field.
•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 its neighbors to develop a proposed grid of streets for the Anderson Subdistrict resulting in appropriately-sized, walkable blocks. Neighbors to the west and north have filed, or are in the process of filing, rezoning applications on their properties. Properties to the south and east are not planned for increases in intensity and are thus in conformance with the Plan.
<b>Anderson Subdistrict - Redevelopment Option Guidance</b> <b>Development proposals should provide for the following:</b>	
•The vision for the Anderson Subdistrict is to redevelop into an urban residential neighborhood with the highest intensity oriented to the Metro station. Also, the portions of the 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.	As previously described in Major Elements of the Plan, The Commons is planned as an urban residential neighborhood. Residents will benefit from the adjacent shopping center, which currently includes a new Safeway grocery store, Starbucks and Lost Dog Cafe. The highest intensity buildings are concentrated on the portion of the Property closest to the Metro Station. The FAR for the portion of the Property within ¼ mile of the Metro Station is 4.83. Between ¼ and ½ mile, the proposed FAR is 2.91. The Applicant is not proposing any development outside the ½ mile.
•Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of	The Property is substantial enough to provide for a grid of streets, with the development of four new connected streets to complement the existing framework and extensions of Dartford Drive and

<p>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.</p>	<p>Colshire Meadow Drive. A comprehensive park and open space system has been developed to not only meet the needs of residents and visitors to the area, but also to draw pedestrians to the Metro Station along pleasant and varied walking routes. Green building practices and workforce housing are being provided in conformance with Plan guidance. A detailed phasing plan has been included illustrating how the streets, open spaces, parking, streetscapes and amenities can be developed systematically over time.</p>
<p>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.</p>	<p>The proposed development on 20.96 acres exceeds the 20-acre consolidation goal.</p>
<p>•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.</p>	<p>The Applicant proposes to construct key sections of a grid of streets on the Property: Center Street, Main Street, East Lane, and South Street. In addition, the Applicant will construct portions of Dartford Drive and Colshire Meadow Drive. Wide, pleasant sidewalks along the streets and through the community will invite pedestrians to walk to Metro, as well as to the uses on the properties adjacent to the Property. The Applicant has worked with its neighbors to coordinate a grid that will work for all.</p>
<p>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.</p>	<p>The Applicant’s plans provide for the extension of Colshire Meadow Drive to Old Chain Bridge Road. The Applicant will provide right-of-way and contribute to construction as further detailed in the Proffers.</p>

<p>•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.</p>	<p>The Applicant proposes to construct key sections of a grid of streets on the Property: Center Street, Main Street, East Lane, and South Street. In addition, the Applicant will construct portions of Dartford Drive and Colshire Meadow Drive. Wide pleasant sidewalks along the streets and through the community will invite pedestrians to walk to Metro, as well as to the uses on the properties adjacent to the Property. 5’ wide bicycle lanes are provided on either side of Anderson Road adjacent to the south bound travel lane. Bike lanes are also provided along both sides of Dartford Drive and along the south sides of Old Chain Bridge Road and Colshire Meadow Drive.</p>
<p>•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.</p>	<p>See response to “Urban Park Standards” above.</p>
<p>○ 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.</p>	<p>Anderson Park is provided in full satisfaction of the four-acre urban park recommended in the Plan. This park includes, in addition to play areas and dog parks, two volleyball courts and two basketball courts. Goodman Field provides another major park with soccer full-size, multi-use rectangular field and other active recreational opportunities. Additional plazas and park areas are found throughout the Property.</p>
<p>•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</p>	<p>In addition to the abundant public recreational opportunities that are provided, private recreational amenities are provided for each building to serve the residents of The Commons. These amenities could include a private roof deck and private courtyard terrace for each of Buildings 1, 2, 5, 6, and 7. Buildings 3 and 4 will share a large courtyard terrace</p>

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.

located between the two buildings over the parking garage and a roof deck located on top of Building 4. These amenities will be detailed in future FDPs.

Approximately 471 affordable/workforce housing units will be provided on-site in compliance with the Plan recommendations. This represents a dramatic increase over the existing development, which actually has very few units that qualify as affordable. To provide increased affordable housing opportunities, the Applicant has agreed to increase the percentage of units that will be affordable to lower income tiers than is otherwise called for in the Plan. These percentages are set forth in the Proffers.

With its numerous park and open space areas, pedestrian- and bike-friendly layout, and grid of streets, The Commons will positively impact the environment and help relieve pressure on Tysons' strained transportation system.

WDG and the Applicant have carefully evaluated the architecture of the existing structures, which have a suburban-style layout and rely solely on surface parking lots, and have determined that they do not merit preservation. Further, the benefits of preserving any of the existing structures are greatly outweighed by the positive impacts of full redevelopment intended to maximize Metro ridership, walkability, and quality parks and open space amenities. The Applicant believes the best course of action is to document the existing development in photographs and narrative and make that documentation available to the County for its records, as detailed in the Proffers. This effort has already been significantly advanced with the help of History Matters, LLC, which has provided a detailed study of the existing structures and their history. Furthermore, the Applicant will be providing multiple historic reference features throughout the Property that explore and celebrate the design of the original Commons structures, their architect, and the site itself. The conceptual design of these features and their approximate locations are shown on the CDP.

<p>•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.</p>	<p>The Traffic Impact Statement (“TIA”) prepared by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures.</p>
<p>•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. This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending on location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.</p>	<p>The building height map in the Comprehensive Plan shows the Property falling into three different height tiers. The northeastern portion of the Property closest to the Metro Station is located in Tier 2 with a maximum building height of 175 – 225 feet. The remainder of the Property south of Anderson Road is within Tier 4 with a maximum building height of 75 – 130 feet. Property north of Anderson Road is within Tier 6 with a maximum height of 35 -50 feet. Seven new buildings are proposed at The Commons. They range in height from 160 feet for Buildings 1, 3, 4, and 7, and up to 245 feet for Buildings 2, 5 and 6. The proposed heights are generally in keeping with the conceptual building height map, with a few exceptions. Portions of Buildings 2, 5 and 6 exceed the height recommendations. However, most of this excess height is attributable to mechanical penthouse and architectural features. Furthermore, the additional height is appropriate from an urban design perspective as it defines the hierarchy of development radiating from the Metro Station and focused around the Main Street corridor. A visual axis is framed by the signature fountain proposed in Anderson Park on one side and the primary façade of Building 6 on the other. As mentioned previously, the greatest height is concentrated closest to the Metro Station. Finally, the additional height is supported by the provision of workforce housing in each of these buildings consistent with the flexibility provided for in the Plan.</p>

<p>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.</p>	<p>The buildings at The Commons taper down in height as they get further from the Metro Station and closer to the existing residential neighborhoods to the east of Anderson Road. This provides an appropriate transition between the high-density buildings at The Commons and the lower-density residential buildings located in the East Side District. This transition is further aided by the building-free presence of Anderson Park and Goodman Field.</p>
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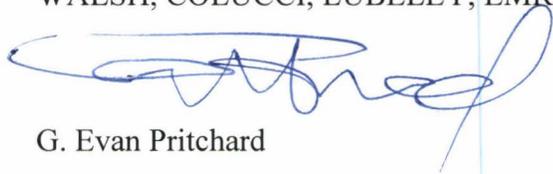
**V. Requested Waivers and Modifications**

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. Furthermore, 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 exceptions listed on the enclosed table.

The proposed rezoning of the Property will help to implement the vision of the new Comprehensive Plan for the Tysons East District. It represents an important piece of Tysons' transformation from a suburban, car-dependent place to an exciting, pedestrian-friendly realm where more people will use the Metro and the sidewalks to meet their daily travel needs. With a connected street network, pleasant walkable blocks, major additions to Tysons' parks and open space system, innovative stormwater management, sustainable buildings, and workforce housing opportunities, The Commons will be a model residential neighborhood in Tysons and will make the most of the major public investment in the new Metro Silver Line.

Very truly yours,

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



G. Evan Pritchard

Enclosure

{A0544403.DOC / 1 Statement of Justification -LCOR 005210 000004}

**THE COMMONS**  
**RZ/CDP/FDP 2011-PR-017**

**REQUESTED WAIVERS & MODIFICATIONS**

<b>Requirement</b>	<b>Requested Waiver or Modification</b>	<b>Applicant's Justification</b>
<b>Zoning Ordinance Article 2 - General</b>		
Paragraph 1A and C of Section 2-506	Waiver of the provision that structures on a building roof area shall not occupy an area greater than 25% of the total roof area.	The Applicant has requested this waiver in order to provide residential amenities on the roof levels of all seven buildings such as pools, pergolas, roof decks, etc. as reflected on the CDP and the Block 1 FDP.
Paragraph 2 of Section 2-506	Waiver of the provision that a parapet wall, cornice or similar projection may exceed the height limit established for a given zoning district by not more than three (3) feet, but such projection shall not extend more than three (3) feet above the roof level of any building.	As reflected on Sheet A-4 of the Block 1 FDP and more specifically Section 2 East-West, a 21' tall penthouse extends above level 15. As an extension of the main building façade it could be considered an extended parapet. Therefore a waiver is requested to allow the proposed building design.
<b>Zoning Ordinance Article 6 - PTC</b>		
Paragraph 7 of Section 6-505	Waiver of the requirement to show outdoor display and outdoor seating associated with a permitted use when such areas are designated on an approved FDP.	The Applicant has attempted to anticipate all such areas on the concurrent FDP Application; however, The Commons is still in preliminary architectural design. Outdoor seating should be encouraged through-out the application area both to activate streetscapes and enliven park and open areas; thus, seating should be able to be provided in any area that includes dining or similar retail uses as indicated on a Site Plan.
<b>Zoning Ordinance Article 10 – Accessory Uses</b>		
Section 10-104.3.E	Waiver of the maximum fence height from 7 feet to 14 feet around accessory uses/structures located within the rear yard.	This waiver is requested for those areas of fencing associated with any sports courts, dog park and/or urban plaza areas as indicated on the CDP within Anderson Park.

**THE COMMONS**  
**RZ/CDP/FDP 2011-PR-017**

<b>Requirement</b>	<b>Requested Waiver or Modification</b>	<b>Applicant's Justification</b>
<b>Zoning Ordinance Article 11- Parking</b>		
Section 6-509, Paragraph 12 of Section 11-102 and PFM Section 7-0800	Modification of both the ZO and PFM to allow provision of tandem and valet parking spaces associated with residential uses which may counted toward parking requirements.	This modification is requested pursuant to PTC District Section 6-509 which, in Paragraph 1, permits stacked "tandem" and "valet" spaces pursuant to a parking plan filed with the rezoning application. Tandem and valet spaces are commonly found in urban areas and provide for increased garage capacity and efficiency and will be controlled by management associated with each building.
Section 11-201 and Section 11-203	Modification of the minimum required loading spaces for residential, retail and other uses to those shown on the CDP and FDP for Block 1.	Paragraph 3 of Section 6-509 of the PTC Ordinance states that the loading space provisions in Section 11-203 are to "be used as a guide," thus, there is no formal loading space minimum requirement. However, the Applicant has included this request in the list of "modifications" to avoid any issue during Site Plan review. The proposed number of loading spaces anticipated to be provided for each residential building is summarized on the development tabulation presented on Sheet C-2 and depicted on the Sheet C-7 of the CDP and C-4 of the Block 1 FDP. Based upon their experience, the Applicant has determined that two loading docks are adequate to serve each of the residential buildings. Tenants may be required to "reserve" loading docks and corresponding "move-in" elevators, so that management can control scheduling and use of loading docks and freight elevators.
Paragraph 4 of Section 11-202	Modification of the requirement that no loading space or berth be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets.	Due to the urban nature of the development, in order to provide for ease of access and maneuverability, the loading bays for Buildings 1 through 5 have been located on Center Alley, a private service street. Given the site design and the garage ramping system, the loading zones may be located closer than the prescribed forty foot minimum setback, while still providing for a safe, off street location. No loading is accessed directly to/from Anderson Road, Colshire Meadow Drive or Colshire Drive.
Paragraph 2 of Section 11-302	Waiver of the requirement that no private street in a residential development that is to be owned maintained by a non-profit organization shall exceed 600 feet in length.	Given the site's configuration and building design, the below grade parking structures which serve Buildings 1 through 5 will extend beneath Center Alley. As a result, VDOT will not accept Center Alley for maintenance and therefore the roadway will be constructed as a private service alley to be maintained by a future UOA or HOA. The location and length of Center Alley was designed to facilitate both vehicular and loading access for these residential buildings.

**THE COMMONS**  
**RZ/CDP/FDP 2011-PR-017**

<b>Requirement</b>	<b>Requested Waiver or Modification</b>	<b>Applicant's Justification</b>
<b>Zoning Ordinance Article 13 – Landscaping</b>		
Paragraph 3 of Section 13-305	Modification of the transitional screening and barrier requirements.	Paragraph 3 permits a modification of the screening and barrier requirements when the building, a barrier and/or the land between a building and the property line has been designed to minimize any adverse impacts through a combination of architectural and landscaping techniques. Along the northern property line the Applicant has proposed a publically accessible urban park removed the existing buildings, removed parking except for a small lot to serve the park, provided additional plantings, and retained certain mature landscaping.
Section 13-400	Waiver of the tree preservation target.	The site is being razed and redeveloped as an urban environment, which precludes most tree preservation. However, efforts are being made to preserve some trees in Anderson Park. A Tree Preservation Target Deviation Request will be prepared by VIKa in accordance with PFM 12-0508.4 and will be included with the resubmittal of application RZ 2011-PR-017.
<b>Zoning Ordinance Article 16 Site Plans</b>		
Section 16-403	Waiver of the requirement for a Final Development Plan to be approved for land associated with an improvement plan along the Anderson Road, Colshire Drive or Dartford Drive frontages.	The Applicant has filed phasing exhibits for roadway and other public infrastructure improvements along Anderson Road, Colshire Drive and Dartford Drive as part of the CDP. Approval of this waiver request would enable all of the road frontages (including that along the existing buildings) and utility improvements to be designed and/or implemented at one time in conjunction with a site plan.
<b>Zoning Ordinance Article 17 Site Plans</b>		
Paragraph 2 of Section 17-201	Waiver of the Countywide Trails Plan and Bicycle Plan for that shown on the CDP/FDP.	The Applicant is seeking a waiver of the requirement for on-site trails/bike lanes in favor of the on-road bicycle lanes to be provided along Anderson Road, Colshire Meadow Drive and Dartford Drive consistent with the recommendations in the adopted Comprehensive Plan for the Tysons Corner Urban Center. The Applicant will provide striping for these bicycle lanes along all three roadways as may be approved by VDOT.

**THE COMMONS**  
**RZ/CDP/FDP 2011-PR-017**

<b>Requirement</b>	<b>Requested Waiver or Modification</b>	<b>Applicant's Justification</b>
Paragraph 3.B of Section 17-201	Waiver of the requirement that adjacent to any arterial, collector or local street, a travelway not less than 6.6 m in width be constructed to provide access to adjoining properties.	The Applicant is seeking a waiver of the requirement for interparcel access as set forth in the Ordinance in favor of the integrated grid of streets reflected on the Sheet C-7 of the CDP.
Paragraph 7 of Section 17-201	Waiver of the requirement to post no parking signs along travelways or service drives no more than 15 meters apart.	The <i>Transportation Design Standards for Tysons Corner Urban Center</i> dated September 13, 2011 requires on-street parking be provided along Avenues, Collector and Local streets, such as Anderson Road, Colshire Meadow Drive and Dartford Drive. Curbside parking is also provided along all of the internal streets with the exception of Center Street (a private service alley). Along service streets, the Design Standards restrict on-street parking. In order to minimize visual clutter, the Applicant is seeking a waiver of this requirement.
Paragraph 4, 12-14 of Section 17-201	Waiver of requirement to construct or install the following, but not limited to, inter-parcel access, roadway frontage improvements, utility relocations, driveways, street lights or other improvements other than those identified on the CDP/FDP and in the proffers.	The Applicant is committing to construct specific improvements as identified in the Proffers and reflected on the CDP/Block 1 FDP as coordinated with VDOT and FCDOT. This waiver is appropriate because the need for additional improvements under this Section would not be consistent with the <i>Tysons Design Guidelines</i> or <i>Transportation Design Standards for Tysons Corner Urban Center</i> .
<b>Public Facilities Manual</b>		
Paragraph 6 of Section 6-0203	Waiver of the requirement to provide an analysis of outfall.	The request for a deferral of this analysis is made until such time that the entire portion of the drainage shed of the site outfall that is within the PTC zoning district has been fully redeveloped. This is necessary in order to fully account for the effect of the PTC required runoff reduction on the receiving channel. This waiver shall be removed on all future submissions.
Paragraph 8 of Section 6-0303	Waiver to allow storm water management BMP facilities to be provided within underground systems in the residential portions of the development.	This request is made in order to implement the urban Tyson Plan recommendations and maximize the development potential within this new development area. An official waiver request was submitted to DPWES for review and approval on November 8, 2012. The tracking number associated with this waiver request is 003797-WPFM-003-1.
Paragraph 4.I of Section 6-1304	A waiver of the requirement that for facilities using infiltration, a minimum field measured infiltration rate of 0.52 shall be required.	This waiver is required in order to permit the utilization of infiltration rates less than 0.52 per hour in order to meet the Comprehensive Plan requirement for retention of the first 1 inch of on-site runoff.

**THE COMMONS  
RZ/CDP/FDP 2011-PR-017**

<b>Requirement</b>	<b>Requested Waiver or Modification</b>	<b>Applicant's Justification</b>
Paragraph 3.F of Section 6-1306	Waiver of the requirement that all stormwater management and BMP facilities shall provide accessibility with an all weather vehicular access way a minimum of 12 feet in width.	Stormwater management and BMP facilities will be located within a building or garage. Therefore a waiver of the PFM requirement is sought in lieu of governance by building code requirements for access and maintenance of such facilities.
Paragraph 2 C, and E through G of Section 6-1307	Waiver of Paragraphs C and E through G. Paragraph C requires that infiltration systems not be located on fill. Paragraphs E through G specify the setbacks and location of such systems.	A waiver of Paragraph C is sought in order to allow for installation of a bio-retention facility on in-situ fill material provided field tests show adequate infiltration rates exist for such material. Waiver of Paragraphs E and F is needed in order to reduce the minimum horizontal setback from the building foundations for both bio-retention filters and/or basins to zero feet and to permit such facilities to be located in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas in an urban environment as set forth in the <i>Tysons Corner Design Guidelines</i> . Waiver of Paragraph G is required in order to allow for the maximum drainage area to exceed 2 acres in order to accommodate rooftop runoff which is piped to proposed bio-retention facilities in the road median. Therefore, a waiver of paragraph G is still required.
Paragraph 2C of Section 6-1309	Waiver of the requirement that tree box filters not be located in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas.	Consistent with the <i>Tysons Corner Design Guidelines</i> and the <i>Transportation Design Standards for Tysons Corner Urban Center</i> , tree box filters will be located along both sides of Center Street and along the on-site portions of Dartford Drive. As a result, certain of the tree box filters may be located in the vicinity of proposed loading docks.
Paragraph 4 of Section 7-0403	Waiver of the requirement that the minimum width of two-way commercial entrances including entrances to multifamily residential developments and private streets shall be 30 feet wide.	Consistent with the requirements of the <i>Transportation Design Standards for Tysons Corner Urban Center</i> , all two-way entrances will be 24 feet in width.
Section 7-0800	Waiver of the requirement that all parking spaces must meet PFM Section 7-0800.	Consistent with Article 6 of the Zoning Ordinance, the Applicant is requesting a waiver of PFM Section 7-0800 to permit tandem or valet spaces be included in the parking requirement for the residential uses proposed for the site as permitted by Article 6 of the Zoning Ordinance within the PTC district. Such tandem/valet spaces shall be identified at the time of site plan.
Paragraph 2 of Section 7-0802	Modification of parking geometric standards to allow projection of structural columns within parking structures into the required parking stall area. The parking stalls affected by such structural columns shall count toward the number of required parking spaces.	Final design of structural components within the parking garages will dictate the position and size of columns, supports, access aisles etc. In order to maximize parking potential and reduce unnecessary size of the parking structure, some parking spaces may occur in locations that are less than standard 8.5 x 18 foot dimension, but are still considered viable and adequate for vehicular parking. These spaces would be counted to the residential parking requirement.

**THE COMMONS  
RZ/CDP/FDP 2011-PR-017**

Requirement	Requested Waiver or Modification	Applicant's Justification
Paragraph 3 of Section 8-0201	Modification of the requirement to construct trail and bicycle facilities recommended by the Comprehensive Plan in lieu of those shown on the CDP.	The CDP/FDP depicts pedestrian and on-road bicycle facilities as recommended by the <i>Tysons Corner Design Guidelines</i> and the <i>Transportation Design Standards for Tysons Corner Urban Center</i> along all existing/planned public and private streets.
Section 12-0508	Modification of the Tree Preservation Target as permitted by deviations permitted in Section 12-0508.3A (1) and (3).	<p>A modification of the tree preservation target is requested due to the provisions allowed by PFM Section 12-0508.3 including the fact that meeting the preservation target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance and construction activities could be reasonably expected to impact existing trees or forested areas to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of ten years. Revised tree canopy coverage spreadsheet has been added onto the CDP and FDP.</p> <p>A Tree Deviation modification has been outlined and requested on Sheet C-2 of the CDP and C-1 of the Block 1 FDP. However as required per the PFM, a Tree Preservation Target Deviation Request will be prepared by VIKA in accordance with PFM 12-0508.4 and will be included with the resubmission of RZ 2011-PR-017.</p>
Paragraph 4E (5) of Section 12-0510	Modification of Section 12-0510-4E-(5) to permit reduction of the minimum planting area, eight (8) feet, to a minimum of six (6) feet in order for trees to satisfy the tree cover requirement.	Refer to landscape sheets on CDP/FDP for graphic of the proposed planting areas. While it is the intent of the development to adhere to required planting pit size there may be locations that necessitate a reduced planting area dimension, while still allowing for the vegetation to be a viable contribution to the canopy coverage contribution. Tree soil volumes will be met for trees if narrower tree pits are utilized.
Section 12-0510 and 12-0511	Modification of Sections 12-0510 and 0511, as well as the corresponding Comprehensive Plan guidelines for the ten percent tree canopy coverage requirements on individual lots/land bays to be counted on the The Commons development as a whole in accordance with that shown on the CDP.	The Applicant submits that this is a reasonable request given properties have been consolidated into a unified, proffered PTC District development. The Applicant is requesting that UFMD deems the tree canopy requirement to be satisfied with the planting of the ten year canopy requirements in accordance with redevelopment, as shown on the landscape plans and committed to in the Proffers. High quality, urban landscape plans have been prepared for the Commons, which show we will exceed the 10% tree canopy requirement for the overall development as shown on Sheet L-16 of the CDP. Calculations have been submitted and added onto the development plans.
Paragraph 6B of Section 12-0515	Modification of Paragraph 6B of Section 12-0515 to allow for trees located above and/or within five feet of storm sewers and percolation trenches to count towards County tree cover requirements.	Due to the dense urban condition envisioned within the PTC District, in some instances the proposed tree plantings used to enhance and enliven the urban design nature of The Commons development may be located in proximity to and/or above a proposed sub-surface SWM/BMP percolation trench facility. Where these plantings occur, adequate soil volume and distance to the below facility will be provide in order to ensure the viability of the plantings.

{A0549036.DOC / 1 Commons Rezoning requirements-justification table 2-14-13 005210 000004}



**WALSH COLUCCI  
LUBELEY EMRICH  
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February 15, 2013

RECEIVED  
Department of Planning & Zoning  
FEB 19 2013  
Zoning Evaluation Division

**Via Hand Delivery**

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Final Development Plan Amendment Application  
Commons of McLean L/CAL LLC (the "Applicant")  
Tax Map 30-3 ((28)) 5 pt. (the "Property")

Dear Ms. Berlin:

This letter serves as the statement of justification for an application seeking Final Development Plan ("FDP") approval for the first phase of The Commons ("Phase 1"), a high-rise residential building on the Property. The Applicant is processing a concurrent application for the rezoning of the Property and additional properties (RZ 2011-PR-017), jointly referred to as The Commons, to the Planned Tysons Corner Urban ("PTC") District.

**I. Final Development Plan Area**

Phase 1 consists of a single new high-rise residential building. The FDP area is identified on the Fairfax County Tax Map as part of 30-3 ((28)) 5. It is approximately 1.51 acres in size.

For purposes of this statement, Anderson Road will be considered to run north south and Ambergate Place east-west. Situated in the southwest quadrant of the intersection of Anderson Road and Ambergate Place, nearly all of the Property is located within ¼ mile of the new Tysons East/McLean Metro Station entrance. The Property is currently developed with two low-rise residential buildings and surface parking lots.

**II. Proposed Development**

The Conceptual Development Plan ("CDP") provides for a high-rise residential building on the Property identified as Building 1. This application seeks approval of an FDP for this building, which will be located at the intersection of Ambergate Place and Anderson Road. The building will be bounded on the west by a new street, Center Alley, and on the south by the new Main Street.

Proposed as a 15-story residential building, Building 1 will also include active uses such as a fitness room, leasing office, and cyber café on the first floor frontage along Anderson Road. Pedestrian access to the residential lobby will be provided on Main Street. Parking will be located both underground and in a two level podium wrapped with residential uses on three sides and fully screened along Center Alley. Access to parking and loading will be from Center Alley.

The Applicant proposes a variety of passive amenities and active recreational facilities within Building 1 as well as on the podium and rooftops. These will include a fitness center, computer/business center, and club room/game room. On the large podium level, amenities will include outdoor seating, a terrace area and a multi-purpose turfed area for croquet, lounging or other passive recreation.

On the rooftop, a private roof deck will be provided that will feature a swimming pool as well as abundant seating, dining and lounging opportunities. In addition, the roof will also offer tenants and guests an innovative decorative/movie projection wall for summertime mini-“screen on the green” experiences and a fire pit to enjoy on chillier evenings. All of these features will be surrounded and connected by a thoughtful network of green roofs and beautiful landscaping. The building will be a maximum of 160 feet in height (15 stories) and will be approximately 338,000 gross square feet with an estimated 331 dwelling units.

The streetscapes along the frontage of Building 1 are designed to meet or exceed the recommendations in the Tysons Urban Design Guidelines (the “Guidelines”).

- Along Building 1’s Anderson Road frontage, a minimum 20 foot streetscape will be provided that shall include an 8 foot landscaped amenity panel, an 8 foot clear sidewalk, and a 4 to 12 foot wide building zone.
- In anticipation of the future Colshire Meadow Drive, which will be built as part of a later phase of the CDP, the Applicant will be providing a minimum 20-foot streetscape along its future Colshire Meadow frontage. This will include an 8-foot landscaped amenity panel and an 8-foot wide clear sidewalk and a 4- to 12-foot wide building zone. An interim lawn will be provided between this streetscape and Ambergate Place to provide an attractive corner environment until such time as Colshire Meadow Drive is constructed. Interim trees and an interim sidewalk along Anderson Road will also be provided over this lawn to connect Ambergate Place to the new building.
- Center Alley will feature a minimum 16-foot streetscape comprised of a 6 foot landscaped amenity panel, 6-foot wide clear sidewalk, and a 4 to 12 foot wide building zone.

- A minimum 16-foot streetscape section will be provided along Building 1's Main Street frontage. This will include an 6 foot landscaped amenity panel, 6 foot wide clear sidewalk, and a 4 to 12 foot wide building zone. A 50-foot wide median will also be constructed in the center of Main Street. This median will play a pivotal role in managing stormwater for Building 1 and future buildings, so it will include an extensive low impact development ("LID") planting area in addition to a row of street trees on either side of the median. A meandering 6-foot wide sidewalk will traverse the side of the median, offering a pleasant walk along the southern edge of the Property. The median will also include a "butterfly roof" pavilion that will form the first part of the overall Historical Reference Plan shown on the CDP.

### **III. Proposed Interim Improvements**

The Applicant proposes to make a number of interim improvements within and outside the area of the FDP. An interim private alley will provide access between Center Alley and Ambergate Place. The area between the streetscape fronting on the future Colshire Meadow and Ambergate Place will serve as an interim lawn with street trees along Anderson Road to provide a welcoming view for residents and visitors.

The area to the west of Building 1 will also feature some interim landscaping features that will provide another space for passive recreational opportunities for building tenants and visitors. Interim street trees will be placed along the western edge of Center Alley. Interim sidewalks will also be added to connect this recreational area to existing sidewalks located offsite, as generally shown on Sheet L-3 of the FDP. Interim changes will also be made to the existing parking lot to the south of Building 1 and interim sidewalks installed to ensure continued connectivity with the existing buildings that are to remain to the south of the Property.

### **IV. Comprehensive Plan Guidance**

The Property is located in the Tysons East District of Tysons Corner Urban Center and recommendations for its use and development are guided by the Plan Amendment for *Transforming Tysons* (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons East - Anderson Subdistrict recommendations. The Plan recommends that the Property be redeveloped in keeping with the Residential Mixed-Use land use category which is described as primarily residential, on the order of 75% or more.

The Plan encourages the development of residential uses in order to improve the balance between the number of workers in Tysons and the number of residents. The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. These topics are discussed in detail in the statement of justification for the rezoning and

CDP. The proposed FDP is in keeping with the CDP submission, however, certain elements of the Plan conformance are reiterated below.

- Affordable and workforce housing

*The proposed development will provide the full complement of workforce housing as recommended in the Plan. Twenty (20) percent of all units will be provided as workforce dwelling units (“WDUs”). This will result in approximately 66 WDUs with this FDP.*

- Green building expectations

*Building 1 will meet a minimum of LEED certification.*

- Stormwater management

*Stormwater management (SWM) measures for the Property are being designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach will, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities will follow a tiered approach and include (where applicable), runoff reducing BMPs, innovative BMPs, and rainwater harvesting/detention vaults.*

*Additionally, the above noted SWM Facilities will be designed to (where applicable) meet the requirements of LEED 6.1 and 6.2 for the building based upon the LEED Boundary identified for the building. Low Impact Development (LID) streetscape design techniques including bio-retention tree pits have been detailed to treat/control the rain that falls on the ground plane. Intensive and extensive plantings on the rooftops are designed to retain a majority of the rain that falls on the building. Access points to the various SWM facilities have been detailed on the FDP to ensure that they are outside of the landscape amenity panel and sidewalk zone in public rights-of-way of the streetscape.*

- Transportation—grid of streets

*The Applicant has worked to create a grid that is both effective and achievable. We have also worked with Fairfax County Department of Transportation (FCDOT) to refine the grid and have included the grid in the CDP. With this application, the Applicant will be constructing Main Street from Anderson Road to Center Alley and Center Alley from the future Colshire Meadow Drive to Main Street. These improvements advance the creation a grid of streets in the near future.*

- Urban design
  - Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons

*The proposed architectural design includes a residential tower along Anderson Road. This will help shape a new urban form in keeping with the new Urban Design Guidelines for Tysons. WDG Architecture has included sheets in the FDP with perspective views and sections, in addition to plan views, to accurately portray the key design concepts. ParkerRodriguez, landscape architects, working with WDG, has provided details of building relationships, streetscapes and the pedestrian realm, and park areas, all in keeping with the guidance of 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

*The Plan recommends maximum heights of 175 to 225 feet for the Property. Building 1 is proposed to be a maximum height of 160 feet including penthouses and architectural treatments.*

- Active recreation facilities

*With this FDP application, the Applicant will include active recreational facilities within its building, on its podium and rooftops. These will include a fitness center, computer/business center, and club room/game room inside the building; outdoor seating, a terrace area, a multi-purpose turfed area for croquet, lounging or passive recreation, a swimming pool, a decorative/movie projection wall, and a fire pit on the podium level and rooftops.*

#### **IV. Requested Waivers and Modifications**

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. Furthermore, 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 exceptions that were requested with the rezoning/CDP applications.

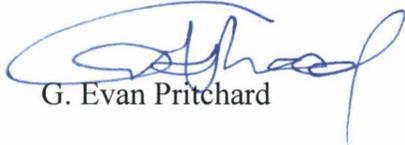
The proposed FDP with the construction of a new residential building within an easy walk of the Tysons East/McLean Metro Station will help to implement the vision of the new Comprehensive Plan for the Tysons East District. It represents an important early step in Tysons' transformation from a suburban, car-dependent place to an exciting, pedestrian-friendly realm where more people will use the Metro and the sidewalks to meet their daily travel needs. Moreover, with the high quality building and site design, streetscape improvements, and green

Page 6

building features, the project will enhance and reinvigorate a great community as it realizes the benefits of the new transit system.

Very truly yours,

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



G. Evan Pritchard

{A0549083.DOC / 1 FDP justification 2-15-2013 005210 000004}

# MINUTES

January 12, 2012

## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

**Members Present:**

John Boland, Chairman  
 Robert W. Mobley, AIA, Vice-Chairman  
 \*Susan Notkins, AIA, Treasurer  
 Michele Aubry  
 Richard Bierce, AIA  
 \*John A. Burns, FAIA  
 Elise Murray, Ex-Officio  
 Joy Ortiz, AIA  
 Joseph Plumpe, ASLA  
 Jason Sutphin

**Members Excused:**

Peter Juanpere, AIA

*\*Left meeting prior to adjournment*

**Staff Present:**

Linda Blank,  
*Fairfax Department of  
 Planning & Zoning*  
 Beth Iannetta,  
*Recording Secretary*

Mr. Boland opened the January 2012 meeting of the ARB at 6:30 p.m. in Room 4/5 at the Government Center. Mr. Burns read the Statement of Purpose.

**Approval of the Agenda:** Ms. Ortiz moved that the ARB approve the January 12, 2012 Revised Agenda. The motion was seconded by Ms. Aubry and approved. (9-0)

**Introduction of Guests:** None

**ACTION ITEMS:**

- **RZ 2011-PR-017: The proposed rezoning of 21 acres in the Tysons East – Anderson Subdistrict, a Metro station area, for the Commons property located along Anderson Road and Colshire Drive. The Department of Planning and Zoning senior staff is seeking review and recommendation from the ARB on the proposal since the Comprehensive Plan indicates to consider incorporation of some existing structures of the Commons, 1960s garden apartments, into new development. The Comprehensive Plan text applicable to the Commons property has competing objectives: one being the Transit Oriented Development (TOD) objective to encourage redevelopment of this property due to proximity to a metro station and the other to consider preservation. The expertise of the ARB is sought for advice and assistance to” the Board of Supervisors in its efforts to preserve and protect historic, architectural, and archaeological resources in the County”. A workshop session was held with the ARB at its December 8, 2011 meeting. G. Evan Pritchard, Walsh Colucci Lubeley Emrich & Walsh PC, represented the proposal.**
  - Mr. Pritchard reviewed the application submission and letter that outlined their reasons and justifications for demolition of The Commons apartments and townhomes designed by Charles Goodman. The applicant submitted two options for consideration: 1) completely redevelop the property as shown or 2) redevelop and preserve a small portion of the Phase II buildings that front Colshire Drive. At the November meeting ARB staff recommended they consider preserving the Phase III buildings and the applicant offered

to consider it. As stated in the letter, Mr. Prichard explained that the area where the Phase III buildings are located is part of a proposed linear park with an entrance feature water fountain. The Comprehensive Plan has language that supports the proposal. The applicant believed that retaining the Phase III townhomes would break the continuity of the linear park, reduces the corner's opportunity to be a focal feature. Also, the townhomes are very different in character with no balconies and the surface parking does not fit the Tysons Corner vision. The applicant offered to submit building documentation to the Virginia Room, proffer to salvage materials from the site, and provide a historical marker.

- Public Comment: None
- Mr. Mobley commented that this application was not keeping the spirit of historic preservation and what he suggested at the November meeting. In regards to the applicant's submission letter, a couple inaccurate claims were made that he wanted to address. The Phase II buildings were deemed undesirable, not contributing and unattractive by the applicant's own consultant and not the ARB. The Phase III townhomes and parking encompass approximately 1.75 acres within a proposed 4 acres park and preserving them would not "significantly reduce" the size of the proposed park. Most importantly, he did not suggest the applicant retain the buildings and to use them as residential. He suggested they could be converted to a museum or some other supportive use associated with the park or small offices. The letter also claims that the Phase III site is flat and the buildings "lack the interesting interplay with grade changes". In Mr. Mobley's opinion the site is flat and the buildings respond to that. That applicant's own consultant states on page 25 of the History Matters report that the buildings are unique and they show the hand of a skillful architect. Given all this, Mr. Mobley felt preserving the Phase III buildings would be more in keeping with the redevelopment proposal. The applicant had given a weak answer to just document what was there and tear it down. The site was never given a real chance to be saved or preserved.
- Ms. Notkins asked if the applicant had ever considered incorporating any of the buildings within their proposal from the beginning. Mr. Prichard replied they did consider it but felt it was not feasible. She reminded him that the Tysons master plan is a guide and not a rule. She is not aware of any other Goodman building like these which is more than a reason to keep them and find ways to make them work.
- Mr. Bierce felt that in no way was the ARB going to change the applicants mind on the importance of the buildings. The proposal is a comprehensive restructuring of the urban environment. He offered the following motion for consideration:

**Motion to Deny:** ARB member Mr. C. Richard Bierce, AIA presented the following statement and motion on Action Item RZ 2011-PR-017:

Preamble:

The Fairfax County ARB, *in principle and in general terms*, supports the initiative and the vision for comprehensive re-structuring of the urban environment adjacent to new transit stations in Tysons Corner. That said, the ARB wishes to frame the recommendations which follow in the spirit and context of the primary responsibility of the ARB which is to serve as knowledgeable and vigilant stewards for the preservation, protection and enhancement of the County's historic, architectural and archaeological resources.

A. Therefore, the ARB recommends the following to the Board of Supervisors:

- 1) Denial of the proposal to demolish the Commons, Phases 1, 2 and 3 (Tax Map 30-3((28))5 and 6) as shown on the Conceptual Development Plan submitted for rezoning RZ 2011-PR-017 based upon the following findings:
  - o The property has a reasonable potential for meeting the criteria for listing on the Fairfax County Inventory of Historic Sites based upon the Eligibility Assessment of The Commons for the Fairfax County Inventory of Historic Sites prepared by History Matters.
  - o Properties listed on the Inventory are recognized in the FAIRFAX COUNTY COMPREHENSIVE PLAN as heritage resources and defined as those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.
  - o Heritage resources are to be preserved and rehabilitated for continued or adaptive use where feasible; Plan language, FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition POLICY PLAN Land Use – Appendix, Amended through 9-22-2008, 8. Heritage Resources section, pp. 29-30. The applicant has not provided adequate information to show that it is not feasible to preserve and rehabilitate the Commons (part or all) for continued or adaptive use.
- 2) That the applicant be directed to develop (or to present them for ARB consideration if previously prepared) plans that illustrate the feasibility of preserving that portion of the Commons elements determined by expert analysis to be significant as representative and illustrative of the mid-20<sup>th</sup> c. contemporary design skills of the architect, Mr. Charles Goodman; that said study be weighed to explore and affirm the positive, rather than to confirm the negative, aspects of any such preservation upon proposed new plans;
- 3) That the proposal to preserve a section of the Commons characterized as less significant architecturally than secondary be rejected as unworthy of the effort evidently required to accomplish it;

B: The ARB further recommends that in the instance the previous recommendations are rejected by the Department of Planning & Zoning (DPZ), that the applicant be directed to undertake the following steps to ensure an adequate record of this significant architectural resource so that it can be retained for future reference by the agencies noted below:

- 1) That bound copies of the report and all supplemental materials prepared by History Matters be submitted to the Virginia Room of the Fairfax County (FC) Public Library, to the FC DPZ, and to the Virginia Department of Historic Resources;
- 2) That the Commons project be documented in drawing, photo and text in accordance with HABS requirements with copies sent to the agencies noted above;

- 3) That the entire portion of the project under the existing Commons name be surveyed to at least a Phase I Archaeological survey, with final report sent to the agencies noted above and to the FC Park Authority Cultural Resource Management and Protection Section;

C: Furthermore, the ARB strongly suggests that effective administration of the County's collective stewardship responsibilities towards preservation of these historic resources in the face of rapid and compelling redevelopment mandates that the discussion to which the Board has been a late and ineffective respondent be opened far in advance of an enormous investment in study and urban design efforts, and that the preservation options be considered at the outset, not at the sunset.

• **ARB-12-CTV-01**: The proposed renovation of "Payne's Restaurant" a one-story building located at 13840 & 13846 Lee Highway in the Centreville Historic Overlay District. The 1949 brick and block structure is a contributing property to the historic overlay district. It was built on the site of the previously relocated Centreville Restaurant. The proposed renovation of the two storefront commercial building includes a raised stepped parapet and sheathing the façades in cement board, installing new storefront windows, doors, lighting, awning and signage, and eliminating one of the storefront entrances. At its December 2009 meeting, the ARB approved an application for renovation of this building. Renovation has been completed in accordance with that approval. Mr. Tim Posecznick, The Crissey Architectural Group, represented the application.

- The building was designed and renovated under the assumption that it would have two tenants, however circumstances have changed and the building will be utilized by one tenant. The applicant proposed no changes to the building footprint. The proposed changes include the siding, the colors, the parapets, the awnings, and the windows. The applicant submitted an existing photograph and a proposed rendering.
- Public Comment: None
- Mr. Mobley asked if they were keeping any remnants of the previously approved design. The applicant tried to keep with the awning theme.
- Ms. Murray asked the applicant to clarify an answer on the application.

**Motion to Approve**: Ms. Aubry made a motion for the ARB to approve application **ARB-12-CTV-01** as submitted. The motion, seconded by Mr. Mobley, failed by a lack of majority vote. (3-5-1)

- Mr. Sutphin asked if the proposed signage for the building met zoning requirements. If not, then the applicant would need to restudy it.
- Mr. Burns stated the trouble with approving this proposal is there is virtually nothing left of the contributing structure. He suggested a change to the parapets, keep the brick façade, don't extend the windows to the ground and do not propose illuminated signage if they plan to resubmit and application.

• **ARB-12-CTV-02**: The completed installation of signage at the "Centreville Restaurant" building located at 13848A Lee Highway in the Centreville Historic Overlay District. The one-story flat roof, frame structure with hipped parapet is a contributing property to the historic overlay district. Constructed c. 1930, it was relocated c. 1945 from the site that the



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 15, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *Pgn*  
Environmental and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis: The Commons (Commons of McLean L/CAL, LLC)  
RZ/FDP 2011-PR-017

The memorandum, prepared by Scott Brown 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) application dated January 14, 2011 and revised through February 15, 2013, and the latest proffers dated February 15, 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 applicant, Commons of McLean L/CAL, LLC, proposes a mixed-use, transit-oriented development located on a property extending from the southwest corner of Anderson Road at Chain Bridge Road in the Tysons Corner Urban Center and located as close as within 1/4 mile of the future McLean Metrorail station. The subject application seeks to rezone the 20.96-acre property currently zoned R-20 (with HC overlay) to the Planned Tysons Corner Urban District (PTC). The applicant proposes to construct seven multi-family residential mid-to-high rise buildings with up to 2,571 dwelling units. Up to 2,622,400 square feet of residential gross floor area is proposed at an overall intensity of 2.87 FAR (floor-area ratio). Up to 50,000 square feet of floor area on the ground floor is proposed at the applicant's option to convert to retail or services. Maximum building heights among the seven buildings range from 15 stories and 160 ft., to 22 stories and 245 ft.

In addition to the seven residential buildings, the applicant is proposing 9.07 acres of public park space that includes a full-size athletic field, a 4.35-acre public park, and internal parks and plazas; as

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Fairfax, Virginia 22035-5509  
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Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



well as up to 2.94 acres of private terraces and roof decks. Construction of new roads and improvements and realignments of existing routes are proposed by the applicant to provide a functioning grid of streets within and around the proposed development.

## **LOCATION AND CHARACTER OF THE AREA**

The subject property is located in the Tysons East Transit Oriented Development (TOD) District, and Anderson Subdistrict, and is located within ½ mile of the future McLean Metrorail station entrance. The site is located directly south of the Dolley Madison Boulevard interchange on the Dulles Airport Access and Toll Road. The closest point to Dolley Madison Boulevard is at the southeast corner of Chain Bridge Road, Anderson Road and Ambergate Place, and extends along both sides of Anderson Road to Colshire Drive. Colshire Drive from Anderson Road to Dartford Drive forms the southeast boundary of the site. A proposed extension of Dartford Drive would be constructed to the northwest, framing the southwest boundary of the site. Dartford Drive will terminate at a newly proposed extension of Colshire Meadow Drive, which will link to the Chain Bridge Road/Anderson Road intersection and frame the northwest boundary of the Commons site.

The existing site is occupied by the McLean Commons multi-family housing development. Surrounding development consists of a variety of uses including housing, office and retail. To the southeast across Colshire Drive is a shopping center anchored by a Safeway grocery store. To the southwest is the Mitre Corporation's office campus. Additional office buildings, which are proposed to be redeveloped as part of the pending Scotts Run Station South rezoning (RZ 2011-PR-011) are located to the northeast between Ambergate Place and Dolley Madison Boulevard. Development to the north and northeast between the subject site and the Dulles Toll Road includes a variety of residential development, including townhomes, single-family homes and multifamily developments.

## **COMPREHENSIVE PLAN CITATIONS:**

The specific District and Subdistrict Comprehensive Plan citations for the subject applications are provided below. Relevant text citations and graphics from the Areawide Recommendations are provided within the analysis sections of this memo. The complete Tysons Corner Urban Center section of the Comprehensive Plan is available on the web at the links below.

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>

## **Land Use**

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, District Recommendations, Tysons East District, Anderson Subdistrict, as amended through June 22, 2010, on page 150 and pages 154-157, the Plan states:

### **“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...

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. . . .

### **OLD MEADOW AND ANDERSON SUBDISTRICT**

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....

#### 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, 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 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. . .
  - 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. . .
  - 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.”

**TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):**

Residential Mixed Use and Park/Open Space

**TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):**

Tier 2 (175 – 225 feet) and Tier 3 (130 – 175 feet)

**LAND USE ANALYSIS**

The land use analysis evaluates whether the application is in general conformance with the Comprehensive Plan objectives such as land use, intensity and consolidation.

**Land Use**

The subject application is primarily within an area designated as the Residential Mixed Use land use category on the Comprehensive Plan’s Conceptual Land Use Map (page 22). The Plan defines the Residential Mixed Use land use category as follows (page 23):

**“Residential Mixed Use:** These areas are planned for primarily residential uses with a mix of other uses, including office, hotel, arts/civic, and supporting retail and services. These complementary uses should provide for the residents’ daily needs, such as basic shopping and services, recreation, schools and community interaction. It is anticipated that the residential component should be on the order of 75% or more of the total development.”

The subject application proposes primarily residential uses with the option of providing a small amount of supporting retail services (up to a total 50,000 square feet) that would be provided within one to three of the planned residential structures at ground level. The residential component will be approximately 98%, meeting the guidance that the residential component should be on the order of 75% or more of the total development.

There are areas within the project area that are designated as the Parks/Open Space category on the Conceptual Land Use Map. The Parks/Open Space category is defined as follows (page 23):

**“Parks/Open Space:** These areas are planned for passive and active park land and urban open spaces such as plazas and pocket parks. In instances when intensity credit is given for dedicating land for a park or open space, the land use mix applied to the intensity credit should be

consistent with the land use category of an adjacent area. Additional guidance on parks and open space can be found in the Environmental Stewardship section.”

The applicant is proposing park space on the north/northeast side of Anderson Road, matching the area planned for Parks/Open Space on the Conceptual Land Use Map. A second park area is shown on the Conceptual Land Use Map along the western edge bordering the Mitre campus. The applicant is providing a 0.55 acre public plaza in the vicinity of this planned area. Additionally, a full athletic field is proposed at the southeast end of the development along Colshire Drive. Although these two spaces are not precisely located to match the Conceptual Land Use Map, the applicant is providing a larger area of park and open space than shown. As stated on page 21, “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 land use mix proposed for the subject application follows the recommendations for Residential Mixed Use and Parks/Open Space, and is in conformance with the Comprehensive Plan.

### **Potential Retail Locations**

Sheet A-03 of the CDP provides ground floor plans for the development and identifies a total of four potential retail locations within the ground level of Buildings 1, 2, and 6. These locations are along what are to be primary pedestrian routes and within the blocks of the development that will be closest to the McLean Metrorail station.

The FDP for Building 1 does not propose retail services in the subject building; however Sheet C-1 of the FDP states the applicant is reserving the right to convert up to 16,000 square feet of retail at final site plan. While this is consistent with the CDP’s identified potential retail locations, it is not consistent with the applicant’s proffer to provide the “type, extent, and location of all retail service uses” with the submission of each FDP. Such details should be provided as an option in the FDP for Building 1. As an alternative, the applicant should agree to submit an FDPA with additional details in the event that a retail option is pursued for this building.

### **Intensity**

In TOD Districts, the Comprehensive Plan links intensity to a property’s distance from a Metro station. The subject property is located within three intensity categories. The land area within each category is shown below:

<b>Intensity Tier</b>	<b>Land Area (sq. ft.)</b>	<b>Land Area (%)</b>	<b>Development Floor Area</b>	<b>FAR without WDU Bonus</b>	<b>FAR with WDU Bonus</b>
Tier 2: 1/8 to 1/4 mile	280,018	31%	1,352,800	4.83	4.83
Tier 3: 1/4 to 1/3 mile	436,166	48%	1,269,600	2.43 <sup>a</sup>	2.91
Tier 4: 1/3 to 1/2 mile	197,012	21%	0	0.00	0.00
<b>Total Area</b>	<b>913,196</b>	<b>100.0%</b>	<b>2,622,400</b>	<b>2.64</b>	<b>2.87</b>

<sup>a</sup> Portion of area associated with WDU bonus is 211,600 sq. ft., or 20% of the area between 1/4 mile and 1/3 mile

For sites within 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR), except that office or other high traffic-generating uses should be limited to 2.5 FAR (pages 23-24, 26-27). Approximately one-third (31%) of the subject property area is within 1/4 mile of the future McLean Metrorail station platform, including all of Buildings 1, 2, and 6, and a portion of Building 5 (49,700 square feet). The proposed intensity within this area is a maximum of 4.83 FAR, with no office development proposed.

Regarding TOD District areas located more than 1/4 mile from a Metro station, the Plan recommends the following (page 27):

“TOD District areas that are located more than 1/4 mile from the Metro stations are recommended for redevelopment at 2.0 FAR and are encouraged to achieve higher intensities by utilizing bonuses for affordable and workforce housing and superlative contributions toward implementing public facilities. However, sites that are located between 1/4 and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved.”

The Plan also allows a 20% residential floor area bonus for projects that achieve the Plan’s workforce housing objectives. The Plan recommendations for workforce housing bonus intensity are as follows.

Areawide Recommendations, page 28:

“Bonus Intensity

Additional intensity in the form of bonuses is allowed to encourage the provision of affordable and workforce housing and superlative contributions toward public facilities. In cases where bonus intensity is utilized, the overall land use mix of a project should generally

be consistent with the recommended land use category shown on the land use map as well as additional guidance for land use and development character set forth in the Urban Design section and the District Recommendations. More information on bonus intensity for affordable and workforce housing is provided under the Land Use Guidelines.”

Areawide Recommendations, page 33-35:

“Affordable Housing

... All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide 20% affordable and workforce dwelling units. These projects are allowed a 20% residential floor area bonus and flexibility in how and where Workforce Dwelling Units can be provided within Tysons...

A maximum 20% increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of non-residential and residential bonus floor area should be similar to the project’s overall land use mix...”

Approximately half (47.8%) of the subject property’s land area is located between 1/4 and 1/3 mile of the station. The remainder of the proposed development floor area is within this ring, including all of Buildings 3, 4 and 7 and the majority of Building 5 (311,500 square feet). No office uses are proposed, so the base FAR of 2.5 applies. The proposed intensity within this area is 2.91 FAR, which includes 20% bonus for providing Workforce Dwelling Units (WDUs). Excluding the bonus floor area, the FAR is 2.43 and within the recommendations of the Comprehensive Plan for this intensity ring.

A portion of the subject application property is located in the Tier 4 area between 1/3 and 1/2 mile from the Metro station platform. The application proposes only open space and recreational amenities in this area of the property, with no development floor area; therefore the proposed intensity for Tier 4 is 0.0 FAR and within the Plan’s recommended intensity. It should be noted that the blended FAR for Tiers 3 and 4 in the subject application is 2.01, which is also consistent with the Plan recommendations.

While the proposed maximum FAR is in conformance with the Comprehensive Plan, the applicant is not committing to a minimum intensity or a minimum number of dwelling units. Given the subject site’s location within a TOD District, such a commitment would be appropriate to ensure that the density that is ultimately achieved for the site is consistent with the Plan’s vision for the Tysons East District.

### **Initial Development Level**

The Comprehensive Plan sets an initial development level 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 subject application does not propose any new office uses, and there are no existing office uses on the subject property.

### **Phasing Development to Transportation**

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements (pages 29-31). Regarding transportation, the Plan states the following:

“Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:

- A Tysons-wide CDA or a similar mechanism that provides the private sector’s share of the Tysons-wide transportation improvements needed by 2030;
- A smaller CDA or a similar mechanism that provides a significant component of the private sector’s share of the Tysons-wide improvements needed by 2030; or
- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030.”

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (page 71):

“Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was \$3.87 per square foot for non-residential development and \$859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed.”

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 is proffering (Proffers 34 and 35) to 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.

### **Phasing Development to Public Facilities**

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on receiving dedications of land or building space with the initial rezoning applications (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 also encourages collaboration between land owners to better implement public facility objectives (page 91-92):

“In addition to facilitation public facility objectives through zoning actions, it may be necessary for landowners throughout Tysons to work collaboratively and creatively through private-private partnerships to meet public facility objectives.”

The subject applicant is collectively meeting the Plan's public facility and athletic field objectives in coordination with a recently-approved development application also within the Tysons East District (RZ 2010-PR-021, Capital One). The subject application is proffering to provide a full-sized athletic field on the subject site. The Capital One rezoning application, approved by the Board on September 25, 2012, proffers to provide a half-sized athletic field and a community center on its application site. With approval of the subject application, these two applications will collectively provide a full-sized athletic field, a half-sized athletic field, and a 30,000 square foot community center. These commitments are adequate to satisfy the public facility and athletic field recommendations for both applications, subject to the Park Authority's review of acceptable proffers for the athletic field.

The applicant is proffering to complete Goodman Field, the full-size athletic field, by the time 75% of the residential use permits (RUPs) are issued for the fifth building constructed on the subject property.

The applicant is proffering to complete Anderson Park, the public park proposed for the northeast side of Anderson Road, by the time 75% of the RUPs are issued for the third building constructed. However, in the event the second building constructed is Building 3, located along Anderson Road, the applicant will construct the northern half of Anderson Park concurrently with Building 3. The remainder of Anderson Park would still be completed with the third building. While this proposal is acceptable, the proffer should also account for the possibility that Building 3 is the first building constructed on site.

The timeframe for both of these parks has been moved up from the original submission. The applicant originally proposed providing Anderson Park with the construction of the fourth building on site, and Goodman Field with the sixth building. The new timeframe is preferable because it provides park space earlier, while also allowing applicant to construct the first two or three buildings to help finance the public amenities.

With the execution of the collective provision of facilities with Capital One, the proposed public facility commitments and their timing are in general conformance with the Comprehensive Plan.

### **Phasing Plan**

The applicant's phasing plan shows each individual building as a potential phase, without showing cumulative development. Staff has requested that the applicant narrow the possibilities to better clarify the cumulative impacts on the existing site and roadways.

### **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 (Proffer 45). The Comprehensive Plan recommendations for affordable and workforce housing in Tysons are incorporated into these policy guidelines, which may be accessed at:

[http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons\\_wdu\\_policy\\_guidelines\\_final\\_signed.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf)

The Comprehensive Plan has different recommendations for workforce dwelling units (WDUs) based on whether a building is within 1/4 mile of a Metro station (page 33):

“20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table 1. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation

Based on the applicant's Statement of Justification, dated February 15, 2013, it appears that the applicant intends to exclude the bonus dwelling units located outside the 1/4 mile ring from the 20% WDU calculation, consistent with the Comprehensive Plan. However, Proffer 45 states that the 20% calculation will be based on the total number of units. The applicant should clarify its intent by revising either the proffers or the Statement of Justification.

Because the subject application proposes to redevelop existing housing (the McLean Commons apartment community), additional Plan recommendations apply.

Areawide Recommendations, page 34:

“Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation.”

District Recommendations, Tysons East, Anderson Subdistrict, page 154:

“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).”

Policy Plan, Land Use, Objective 11, Policy A, page 7:

“Ensure that redevelopment of residential neighborhoods for residential uses provides on-site, affordable dwelling units or a contribution to the Fairfax County Housing Trust Fund equal, at a minimum, to the replacement value of all affordable units displaced, as well as meets the provisions of the County's Affordable Dwelling Unit Ordinance or Planning Criteria.”

While the dwelling units in the existing McLean Commons development are not price controlled, they are all leased at rates that meet the County's definition of affordability at income tiers ranging from below 60% of AMI up to 120% of AMI. During the review of the subject application, the Department of Housing and Community Development analyzed the current rents of the McLean Commons as provided by the applicant. The following table indicates how the existing 331 dwelling units fit into each of the Comprehensive Plan's income tiers for affordability.

Income Tier (% of AMI)	EXISTING UNITS	
	Number	Distribution
101-120%	21	6.3%
81-100%	51	15.4%
71-80%	155	46.8%
61-70%	92	27.8%
Under 60%	1	0.3%
Vacant	11	3.3%
<b>TOTAL</b>	<b>331</b>	<b>100%</b>

Staff and the applicant have worked to develop a strategy for affordable housing that would satisfy the Comprehensive Plan goals of providing “increased affordable housing opportunities” and providing on-site affordable units “equal, at a minimum, to the replacement value of all affordable units displaced.” This strategy would not increase the percentage of WDUs to be provided with the subject application but would include a higher proportion of WDUs in the 60-80% AMI tiers to account for the current affordability of McLean Commons.

The applicant’s latest proffers propose the following income breakdown for WDUs:

Income Tier	% of Total WDUs Provided
101-120% of AMI	14%
81-100% of AMI	18%
71-80% of AMI	41%
61-70% of AMI	24%
> 60% of AMI	3%
Total	100%

While this breakdown demonstrates progress toward meeting the Comprehensive Plan goals, a number of issues still need to be addressed. The proposed percentages are based on a one-for-one replacement of the existing 331 units with any additional units provided at the income ranges specified in the Table 1 of the Comprehensive Plan (page 34). This approach only meets this objective if the maximum number of units (2,571 DUs) is built on the site. If fewer units are ultimately built, the percentages in the table above might not meet the objective of replicating the current level of affordability. As previously noted in the intensity section of this memo, the applicant is not committing to build a minimum number of total dwelling units.

The applicant can address these issues by proffering that the first 331 WDUs provided will match the income tiers of the existing 331 units and that any additional WDUS will be provided at the income tiers as specified in Table 1. Also, because the subject application is pursuing a different affordable housing program than a PTC application that is not redeveloping existing housing, the

proposed proffer allowing the applicant to opt into future WDU policies adopted by the Board of Supervisors should be revised to ensure that the Plan goals specific to this site are still achieved.

Staff will continue to work with the applicant to revise the proffers to better meet the Plan recommendations for redeveloping residential neighborhoods.

#### *Relocation Assistance*

As a further recommendation for addressing the redevelopment of housing, the applicant should provide some level of relocation assistance for displaced residents of McLean Commons. Planning staff will coordinate with Housing & Community Development and the applicant to assess existing County policies (including the Crescent Apartments in Reston) to determine an appropriate strategy.

#### *Non-Residential Contributions to Affordable Housing*

The Plan recommends that new development in Tysons should contribute a minimum of \$3.00 per non-residential square foot of floor area to an affordable housing trust fund. Ground level retail located in mixed use buildings is exempt from this contribution. The subject application will provide up to 50,000 square feet of retail, which is anticipated to be located at ground level. Therefore, the applicant is not expected to provide a non-residential contribution towards affordable housing.

### **Coordinated Development and Parcel Consolidation**

The Comprehensive Plan's consolidation guidance for the subject applications is as follows (Tysons East, Old Meadow and Anderson Subdistricts Recommendations, page 155):

“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 site covers a total of 20.96 acres, and therefore meets the size recommended for consolidation in the District Recommendations. The recommendation for land included in the first intensity tier (within 1/8 mile of the Metro station) is not applicable.

In addition to the District Recommendations, the Comprehensive Plan sets five specific objectives for consolidations in the Areawide Land Use Recommendations (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.”

*First Objective – Commitment to a Functioning Grid of Streets*

The applicant meets this objective by providing a functioning street network with several new grid connections. The grid proposed is generally in line with the grid of streets and functional classifications shown in the Comprehensive Plan in Map 7 of the Transportation section. The applicant is proposing improvements to the grid of streets around the perimeter of the property that will improve the Tysons-wide network of roadways. This includes an extension of Colshire Meadow Drive from its current terminus at Colshire Drive northeast to Anderson Road, with an associated realignment of the Chain Bridge Road/Anderson Road intersection, so that Colshire Meadow Drive will continue through as Chain Bridge Road. On the southeast edge of the property, Dartford Drive will be extended northwest from its intersection with Colshire Drive to the newly proposed segment of Colshire Meadow Drive. Newly proposed internal roads – Main Street, South Street, East Lane and Center Alley – will provide an internal grid with small blocks that will foster pedestrian mobility.

As proposed, Colshire Drive’s connection with Dartford Drive is offset from the south section of the roadway accessing the MITRE Corporation’s property, rather than providing a four-way

intersection. Fairfax County Department of Transportation (FCDOT) has recommended the applicant revise their plans to align the intersection, but the applicant has noted that in order to do so, the section of Colshire Drive between Dartford and Anderson Roads would impact Building 7 and Goodman Field. In order to continue providing Goodman Field and Building 7, the overall plan would have to be revised significantly. While an aligned intersection of Colshire and Dartford Drive is preferred, planning staff does not feel it is necessary in order to be in conformance with the Comprehensive Plan.

The proposed grid of streets for the development is in general conformance to planned street alignments in the Plan, and the applicant has provided exhibits in the CDP demonstrating connectivity with adjacent existing and future developments.

*Second Objective – Provision of Parks and Open Space*

The applicant is proposing 9.07 acres of public parks, which includes the a large public park on the northeast side of Anderson Road, a public park within the Main Street median, public plazas, and a full athletic field. This exceeds the Plan's recommendation for public park space based on the number of residential units. Both the public and private open spaces are well integrated throughout the site. This objective is fully met.

*Third Objective – Provision of Land/Building Space for Public Facilities*

The applicant has satisfied this objective by coordinating with another applicant in order to fulfill the athletic field and public facility commitments for both applicants, as described in the Public Facilities section of this memo. This type of collaboration is encouraged by the Comprehensive Plan as a means of fulfilling this objective.

*Fourth Objective – Conformance to Urban Design Section and Guidelines*

The applicant generally meets this objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this memo.

*Fifth Objective – Demonstration of How Adjacent Parcels Could Be Redeveloped*

The applicant has provided exhibits demonstrating the street grid connectivity to adjacent land areas, and has shown how adjacent parcels to the west towards Tysons East station would redevelop, including street grids proposed by adjacent development applications. It is recommended that the applicant provide illustrative plans demonstrating the potential redevelopment of the existing Safeway shopping center on Colshire Road as recommended in the Comprehensive Plan.

**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. One strategy that the applicant is committing to is unbundling residential parking, meaning that the cost of a parking

space is separate from the lease rate for a dwelling unit (Proffer 40). In addition to helping the applicant achieve its transportation demand management goals, this strategy can reduce the cost of housing for residents who do not need a parking space (or multiple spaces).

## **URBAN DESIGN ANALYSIS**

### **Street Grid and Design**

The Comprehensive Plan provides recommendations for both street grids (pages 46-47, 96) and street cross sections (pages 96-108).

As mentioned previously, the application provides a street grid that is generally as envisioned in the Comprehensive Plan. The applicant proposes improvements to the bounding streets on the perimeter of the development that will ultimately improve the surrounding road network, including the extension of Colshire Meadow Drive to Chain Bridge Road with an associated intersection improvement and the extension of Dartford Drive from Colshire Road to the Colshire Meadow extension. Four new internal streets – Main Street, South Street, Center Alley, and East Lane – are proposed, which breaks the subject property into smaller blocks.

The resulting block are generally in conformance with the Plan's recommend block size and pattern (page 96). The Plan recommends block lengths ranging from 400 to 600 feet long and perimeters of less than 2,000 feet. All blocks in the subject application are within these guidelines, except the following:

- The block with Buildings 6 and 7, has a length that exceeds 600 feet; however, the block is also broken up by a public plaza, and it is has a total perimeter that is less than 2,000 feet. The applicant should show that pedestrians can pass through this plaza by including this connection on the Pedestrian Circulation Plan.
- The block with Goodman field exceeds the recommended dimensions, but this is necessary to accommodate a full-sized athletic field.
- Anderson Park at the north end of the site forms a superblock; however, there are pedestrian walkways throughout the park. A future pedestrian connection through the park to the adjacent properties should be considered if those properties are redeveloped.

The street grid proposed in the subject applications is in general conformance with the guidance in the Comprehensive Plan.

### **Streetscape Design**

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (pages 96-108). The Plan defines three streetscape zones: the landscape amenity panel, sidewalk,

and building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

*Avenues: Anderson Road*

To meet streetscape design recommendations for an Avenue, streetscape sections should provide a minimum 8' landscape amenity panel, an 8' sidewalk, and a building zone between 4'-8'. The building zone is only applicable on the south side of Anderson Road, since the north side will border park space along the entirety of the frontage within the subject property.

There are deviations from the recommended streetscape along the north side of Anderson Road due to constraints from existing mature trees along the roadway. The middle section of the segment provides on-street parking and an 8' wide sidewalk, but there is not enough room for a landscape amenity panel. The easternmost section provides a wide landscape panel, but keeps the existing 4' wide sidewalk because the trees' roots would be impacted if the sidewalk was ripped out or replaced. An additional 8' wide walk is provided further away from the road adjacent to the proposed sports courts. The westernmost section provides an 8' wide sidewalk but no on-street parking or landscape panel, due to the presence of mature trees and the proximity to the Chain Bridge intersection, respectively.

The deviation from providing on-street parking here is justified for tree preservation, as the Plan suggests (page 97):

“Where pre-existing site constraints might limit the ability of a development to satisfy all streetscape recommendations, some limited variation may be permitted if the proposed alternative meets or exceeds the standards established by this plan. Where flexibility is granted, the streetscape should include acceptable sidewalk widths and an acceptable amount and location of street trees.”

Based on this consideration, the flexibility to modify the streetscape for the existing conditions (mature street trees) is justified, and the applicant is providing a reasonably alternative streetscape within those constraints.

*Collectors: Colshire Meadow Drive & Dartford Drive*

Colshire Meadow Drive and Dartford Drive both meet the streetscape guidelines for Collector Streets by providing an 8' wide landscape amenity panel, an 8' wide sidewalk, and a minimum 4' building zone.

*Local Streets: Main Street, Colshire Drive, South Street, East Lane*

All local streets in the application meet the streetscape guidelines for Local Streets by providing a 6' wide landscape amenity panel, a 6' wide sidewalk, and a 4' wide building zone.

*Service Drives: Center Alley*

Although Center Alley is classified as a service drive because it does not provide enough total right-of-way width to be considered a Local Street, it meets the streetscape guidelines for a Local Street by providing a 6' wide landscape panel, a 6' wide sidewalk, and a 4' building zone. This exceeds the standards for the service drive classification.

The streetscape designs proposed in the subject application are in general conformance with the Comprehensive Plan.

**Building Height**

The proposed buildings in the subject application are located within Height Tiers 2 and 3 on the Comprehensive Plan's Conceptual Building Heights Map (page 116). Tier 2 recommends maximum building heights ranging from 175 to 225 feet, while Tier 3 recommends maximum heights of 130 to 175 feet. The applicant is requesting height flexibility for three residential buildings that are proposed to exceed this height range. The Plan recommends flexibility when evaluating building heights in certain circumstances (page 115).

“Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center.”

The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed by the applicant for each building in the application. Buildings shaded in gray exceed the maximum heights recommended on the Conceptual Building Heights Map.

<b>Building</b>	<b>Height Tier</b>	<b>Max. Number of Stories Proposed</b>	<b>Max. Height Proposed</b>	<b>Comprehensive Plan Maximum Building Height Range</b>
1	2	15	160'	175' - 225'
2	2	22	245'	175' - 225'
3	3	15	160'	130' - 175'
4	3	15	160'	130' - 175'
5	2	22	245'	175' - 225'
6	2	22	245'	175' - 225'
7	3	15	160'	130' - 175'

Three buildings (Buildings 2, 5, and 6) exceed the maximum height range recommended in their respective height tiers. Building 5 has a proposed height of 245' for its westernmost section (Tower A), located primarily within Tier 2, which has a maximum height range of 175' to 225'. Building 5's southern tower is located in Tier 3, and has a maximum proposed height of 205', which exceeds the upper limit of 175'. Buildings 2 and 6 are each within Tier 2 and are proposed at a maximum 245' in height, exceeding the maximum recommended height of 225'.

For the residential buildings where height flexibility is requested, the additional heights proposed are 9 - 17% above the Plan maximum. This amount of flexibility is appropriate because the applicant is proffering to provide affordable and workforce housing in each building in accordance with the Plan objectives as discussed in the Affordable and Workforce Housing section of this memo. Also, the subject application property is not located in proximity to any height sensitive uses, such as stable residential neighborhoods outside of Tysons that would make height flexibility less desirable.

The Workforce Dwelling Units proffer (Proffer 45) states the applicant reserves the right to consolidate the WDUs into one or more buildings with the build-out of the Subject Property, allowing WDUs to increase in one building beyond 20% with a decrease in another building. While some flexibility is acceptable, the applicant should ensure that the buildings seeking the height flexibility (2, 5, and 6) should maintain a minimum of 20% WDUs to justify the height increases, if applicable.

The applicant is proposing a possible option in which Buildings 4, 7, and the southern section of Building 5 would be built to a maximum of 6 stories instead of the maximum heights proposed (160' for Buildings 4 and 7; 205' for the southern section of Building 5). No significant concerns are raised by this potential option, and the relevant portion of Building 5 would be in keeping with the Plan's recommended maximum height for Tier 3 without the need of a bonus exception.

The applicant is not committing to minimum building heights for the tallest buildings, which are proposed for heights up to 245'. Proffer 10 states only that the building heights will "retain a similar urban form to that shown on the CDP or FDP." As mentioned in the Intensity section of this memo, staff is concerned that the subject application as proposed could be built at a much lower intensity and height than proposed, which would not be consistent with the Plan's vision for transit-oriented development.

The maximum building heights proposed in the subject applications are in general conformance with the Comprehensive Plan. The applicant is encouraged to commit to minimum building heights for the buildings located closest to the Metro station.

## **CONFORMANCE TO APPLICABLE DISTRICT RECOMMENDATIONS**

### **Historic Preservation and Documentation**

The Tysons Comprehensive Plan's District Recommendations for Tysons East, Anderson Subdistrict, provide the following guidance for the preservation of the existing McLean Commons housing development, which currently occupies the subject property (page 156):

"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.”

Although the above recommendation does not explicitly state that the existing apartment buildings should be preserved or incorporated into new development, it implies that the applicant should evaluate the possible preservation or inclusion of selected elements. According to the applicants phasing plan, existing residential buildings are not impacted by early construction phases. However, the applicant does not proposed to preserve any of the existing structures upon final build-out of the property.

Preservation of the units south of Anderson Road would limit the ability to implement the recommendations of the Comprehensive Plan for providing Transit Oriented Development heights and intensity in proximity to Metrorail stations.

The existing buildings on the north side of Anderson Road could provide a better opportunity for preservation; however, it is recognized that these buildings hold slightly less historical significance as compared to the structures on the subject property south of Anderson Road. The Architectural Review Board has recommended the applicant preserve some of these units for possible incorporation into the large park the applicant is proposing north of Anderson Road (Anderson Park). The applicant has stated that incorporating the existing units and associated surface parking would impact their ability to provide a large, high-quality park as currently proposed. Staff encourages the applicant to provide supporting exhibits showing how the preservation and incorporation of a limited amount of the existing structures, or sections of the existing structures, into the park would impact its design.

Because the applicant does not intend to preserve the structures, staff has encouraged the applicant to consider other ways in which the history of the site could be preserved. Originally, the applicant proposed to construct a historic timeline wall to encapsulate the history of the site and Charles Goodman, the notable architect who designed McLean Commons. The wall was to be provided adjacent to the athletic field (Goodman Field) depicting the history of the site. No additional information as to the size, materials, or specific location of the wall, nor its breadth of historical documentation, was provided, as the applicant intended to delay these details until the Final Development Plan was submitted for the area that would include Goodman Field. The application has since been revised.

Staff has worked with the applicant to provide a better historical reference concept, suggesting an approach that would incorporate historical reference features throughout the subject property, rather than using only a single timeline wall. The Historical Reference Plan (Sheet L-18 of the CDP) portrays a general concept for incorporating historical references throughout the site, paying tribute to the site’s history, Charles Goodman’s life work as an architect, and Goodman’s design for McLean Commons. The sheet generally shows that Anderson Park will include references to the site’s landscape and historical context; Goodman field will incorporate design elements from McLean Commons; and the Main Street landscape area will provide historical references to Charles

Goodman himself. The applicant is proffering (Proffer 12) to provide additional details for these historical references with the FDPs that cover the corresponding site areas. The applicant should further commit to timing of these features within the phased development.

Because the existing structures will eventually be demolished, it is important that the existing site's history is properly inventoried and documented. Proffer 12 commits the applicant to providing copies of a previously prepared History Matters report documenting McLean Commons to the Virginia Department of Historic Resources and the Virginia Room of the Fairfax County Public Library. Fairfax County's Architectural Review Board has recommended the applicant also provide photos and other documentation for inclusion in the Historical American Building Survey (HABS). Although the applicant has previously verbally committed doing this, they have not provided a proffer commitment.

If a commitment to HABS documentation is provided, and the applicant commits to the timing of the historical references, staff feels the applicant would be in reasonable conformance with the District Recommendation concerning the preservation and documentation of McLean Commons.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 4, 2013

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4(RZ 2011-PR-017)

SUBJECT: RZ 2011-PR-017, and FDP 2011-PR-017; The Commons  
Land Identification Map: 30-3-((28))-5, 6, 8, and B4

This department has reviewed the Conceptual Development Plan (CDP), Final Development Plan (FDP), and proffers revised through February 19, 2013. There are issues that remain unresolved and at this time FCDOT cannot support the application. The following issues are identified by staff.

### Waivers

The applicant only provided waiver requests with their latest submission. Because of this Fairfax County staff has not had sufficient opportunity to review the streetscape and on-street parking waivers requested. The applicant has also requested access management waivers from the Virginia Department of Transportation (VDOT). To date, VDOT has not indicated approval of those waivers. The approval of the access management waivers will be needed in order for staff to support the grid of streets proposed by the applicant.

### Road Phasing

The application property is bordered by important grid streets including Anderson Road, Colshire Meadow Drive, and Dartford Drive. The improvements to Anderson Road and construction of future Colshire Meadow Drive and Dartford Drive are critical to the transportation network for Tysons East and to access the applicant's property. The construction of these two streets is complicated by the need for offsite ROW and easements. Staff has requested that the applicant work cooperatively with adjacent property owners to ensure the completion of these roadways. We have not seen adequate progress on this matter. FCDOT does not believe the development should reach full build out without completing these roadways.

The Colshire Meadow Drive improvements and the realignment of the intersection with Anderson Road, in particular, are necessary as they serve the site's primary signalized access point. Furthermore, the realignment is critical to providing an improved pedestrian crossing along Anderson Road and Chain Bridge Road. The latest proffers indicate that Colshire Meadow Drive is to be completed prior to the issuance of the first RUP for Building 2. But considering the importance of this road and the unknown timeframe for Building 2, it is FCDOT's suggestion that the applicant agree to complete the roadway with the third building of the development or Building 2, whichever occurs first.

Furthermore, the proffers for construction of Colshire Meadow Drive need to be revised altogether since the proffer states that the applicant has agreed to dedicate after the road is constructed. This sequence of events does not make sense since dedication is needed before the improvement can even be initiated. The applicant has also added provisions by which they may be relieved of obligations to construct their portion of the roadway. This language should be removed. A similar provision is present in the Dartford Drive proffer. Staff is uncomfortable with this language. As has been stated previously,

staff encourages the applicant to come to agreement with the adjacent property owner before the zoning moves forward in order to ensure the completion of the roadway.

#### **Grid Fund Credit**

The proffers include appropriate contributions to the Tysons Grid Fund and Tysons-wide Transportation Fund. However, the applicant has added provisions for credit which staff does not support. For the Grid Fund, in particular, credit is stipulated for condemnation actions, construction of off-site public streets and intersection improvements, and construction of all or a part of off-site public streets (not including costs of the property's frontage improvements). Aside from frontage improvements, the applicant has not identified off-site improvements; therefore it is unclear what items the Applicant considers creditable. Credit for off-site construction, particularly if it is related to Colshire Meadow and Dartford Drive, is not acceptable since these roads are part of the applicant's grid of streets. Lastly, credit for condemnation actions is not appropriate since the County would already be assisting the applicant in order to complete their grid of streets.

#### **Grid**

Early in discussions with the applicant staff noted concerns with the offset intersections created by Mitre Plaza and Colshire Drive once Dartford Drive is constructed as a north-south road per the Tysons Grid of Streets. The presence of the road places limitations overall grid connectivity. Additional turning movements will be needed on Dartford Drive to reach the Mitre property as well as to access the Commons grid of streets that leads to Anderson Road. These turning movements may also become more problematic if a signal is placed at the intersection of Dartford Drive and Mitre Plaza per the Tysons East CTIA. Staff recommends that the applicant realign Colshire Drive with Mitre Plaza to alleviate this situation.

#### **Other CDP Issues**

##### *Functional Drawing*

Staff previously requested a functional drawing to include utilities, sight distance, vegetation, road geometry, etc. This has yet to be added to the CDP or provided to staff as a separate exhibit. The Conceptual Utility Plan provided in the CDP does not satisfy this request.

##### *Signalization*

The County conducted an extensive study of the Tysons East transportation network through the Consolidated Transportation Impact Analysis (CTIA). The CTIA recommended signalization at Anderson Road at Colshire Meadow Drive, Colshire Meadow Drive at Dartford Drive, and Dartford Drive at Mitre Plaza. The Applicant's CDP show signalization of the first two intersections listed, however staff previously requested that the applicant also note the future signalization of intersection of Mitre Plaza at Dartford Drive. This is currently not shown on the CDP. The CDP and the proffers should be revised to address this potential future signal.

##### *Road Design*

The width of the median for the northbound left turn on Anderson Road creates an awkward curve/kink for the through lanes. This condition is not optimal for drivers on the roadway since they will have to be aware of the curvature to avoid the medians for the left turn lanes and the right-in/right-out for Main Street. The applicant should make necessary changes to eliminate this condition.

##### *Phasing*

All phases should ensure adequate pedestrian connections to the McLean Metrorail Station. Most phases do not include a pedestrian pathway from the intersection of Colshire Meadow Drive and Anderson Road to the station. The Applicant will need to provide this connection with each phase to ensure access to the station.

The Colshire Meadow Drive Interim Conditions Plan shows a new entrance to the Cityline site that is close to the intersection of Anderson Road and Colshire Meadow Drive. This new entrance should be located further away from the intersection. The Applicant should consider aligning the intersection across from Center Alley.

When South Street is constructed with Building 4, an offset intersection will be created with the existing entrance to Building 'K.' The Applicant should consider ways conflicts could be avoided. Staff suggests one possible solution by allowing only a right-in/right-out at South Street until the opposite entrance is removed.

#### General Proffer Comments

Commitments bus shelters and related temporary construction and grading easement should also be included in the proffers. The applicant should also commit to an FCDOT review of site plans to determine where shelters can be located.

The applicant should specify that they will realign the intersection of Anderson Road and Colshire Meadow Drive if not previously constructed by others. Currently the proffers just state that they will construct Colshire Meadow from Anderson Road west.

A contribution towards the construction of the Super Boulevard would be desirable.

TDM plan and proffers are acceptable to staff.

#### FDP Building 1

It does not appear that a sidewalk parallel to Ambergate Place can be accommodated with the interim alley. This will need to be provided with this FDP. This access is necessary to reach the McLean Metrorail Station. Furthermore the applicant should coordinate with Mitre to develop an interim pathway to the McLean Station metro. This pathway should be displayed in the FDP.

The number of bicycle parking spaces and location should be specified.

A functional drawing as described above should be provided with the FDP.

Sight distance should be provided for parking entrances.

A through movement should be provided on Old Chain Bridge Road approaching Ambergate Place in order for residents to access Building 1. This may simply be a CAD error, but should be revised by the Applicant.

AKR/MEC

Bob



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

January 23, 2013

GREGORY A. WHIRLEY  
COMMISSIONER

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

Re: The Commons RZ-2011-PR-017  
Tax Map # 30-3((28)) Numerous Parcels  
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 October 2, 2012, and received on October 2, 2012.

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,

A handwritten signature in blue ink that reads "Kevin Nelson".

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodeheaver

527Info2011-PR-017rz2TheCommons1-23-13BB



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

January 23, 2013

GREGORY A. WHIRLEY  
COMMISSIONER

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

Re: The Commons RZ-2011-PR-017  
Chapter 527 Comments  
Tax Map # 30-3((28)) Numerous Parcels  
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on October 2, 2012, and received on October 2, 2012. The applicant is seeking to rezone the property and subsequently develop 2,559 mid to high rise multi-family dwelling units instead of the existing 331 garden and townhouse style residential units in 12 buildings. The site is approximately 20.96 acres and is located northwest of Magarity Road, southwest of the Dulles Access Road, and southeast of Route 123 (Dolley Madison Boulevard). Approximately 6.43 acres of the site is between 1/8 mile and 1/4 mile of the future Tysons East Metro station, 10.01 acres is between 1/4 mile and 1/3 mile from the station and the remaining 4.52 acres is between a 1/3 mile and 1/2 mile from the station. The build out year for analysis of the impacts is 2020. Vehicular access to the proposed development would be provided via an interconnected grid of private streets to facilitate connections to the adjacent street network. Access will be provided with two proposed roadways off of Anderson Road, one proposed driveway and one existing driveway on Colshire Drive, one proposed roadway and two proposed driveways on Dartford Drive (which will be extended along the southern portion of the site and via one proposed driveway on Ambergate Place which will be renamed Colshire Meadow Drive and will be extended to Dartford Drive.

The revised impact study now includes a higher density development than originally proposed. The site trip generation has increased by about 16% during the AM peak period and 12% during the PM peak period in this version of the study.

### **Accuracy of the Traffic Impact Analysis:**

We have following minor comments which will not impact the results in the report:

1. Colshire Drive is a public roadway instead of a private roadway as described in "Existing Roadway Network" section on Page 14. The site plan also shows it to be a public roadway with VDOT Route #6471.

2. The lane geometry of intersections #5 and #22 in the site plan does not correspond to the lane configuration analyzed with Synchro. However, based on the projected traffic volumes and lane alignments, it seems the lane configuration for the northbound approach at intersection #5 is more appropriate in the site plan than used for the Synchro analysis.
3. The Queuing Analysis Section should include turn lane blockages etc., especially for the sections of the roadway with closely spaced intersections.

**Comments on the Recommended Improvements:**

4. At Route 123/Old Meadow Road, converting the northbound right turn lane into shared through/right lanes is not an acceptable recommendation. Figure 7-2 shows significantly high right turn volumes of 536 and 481 during the AM and PM peak hours respectively for this shared lane.
5. At Route 123/Scotts Crossing/Colshire Drive the same applies to converting the southbound right turn lane into a shared through/right lane. The figure shows significantly high right turn volumes of 400 during AM peak hour for this shared lane.
6. At Route 123/Scotts Crossing/Colshire Drive, the southbound right turn lane (with about 606 vehicles during the AM-peak) is continuously blocked by through traffic. Therefore, extend the right turn lane or an additional through lane should be considered.
7. At Route 123/DTR Ramps/Anderson Road, the eastbound left turn lanes are continuously blocked by through traffic. Therefore, extending the left turn should be considered.
8. At the Route 123/DTR Ramps/Anderson Road intersection there is no advantage to constructing a second southbound left turn lane with left turn volumes of 127 and 251 during the AM and PM peak hours. The actual problem is the left turn lane being continuously blocked by through traffic. Therefore, extending the left turn should be considered instead of dual lefts.
9. Converting the exclusive westbound right turn lane into a shared left/right lane and optimization of signal at the Route 123/DTR Ramps/Anderson Road intersection is helpful, but it does not solve the actual problem of blockages occurring due to the short distance between the said signal and the Anderson Road/Chain Bridge Road intersection. Also optimization of the signal is not an acceptable solution for the reasons mentioned above. The future left turn volume of about 1073 trips at the Anderson Road approach are too high and the project is adding about half of these trips.

11. A signal modification plan will be needed for the intersections recommended for lane configuration changes.

**Additional VDOT Recommendations/Comments:**

1. At the Anderson Road/Chain Bridge Road intersection an eastbound right turn lane along Anderson Road is warranted with the 280 right turn volume during AM peak hour.
2. It is suggested the problems at and between the intersections of Route 123/DTR Ramps/Anderson Road and Anderson Road/Chain Bridge Road could be solved by extending the proposed Colshire Meadow Drive (existing Ambergate Place) south to the existing intersection of Colshire Drive and Colshire Meadow Drive. This connection is also part of the grid system shown in figure 2-3.
3. It is suggested to realign Colshire Drive with the existing driveway/street on the opposite side of the proposed Dartford Drive to reduce the number of closely spaced intersections/driveways in that area.
4. The crosswalks and other features shown in the site plan for the proposed roadways are considered for information only. The actual decisions about such features will be deferred until the site plan reviews.

**Concerns:**

We need a coordinated approach to consider the impact of other projects (for which TIA's are under review) in the close proximity to this site.

**Conclusions:**

In general, the TIA is acceptable.

Please contact me if you have any further questions regarding these comments.

Sincerely,



Kevin Nelson  
Transportation Engineer



**COMMONWEALTH of VIRGINIA**  
**DEPARTMENT OF TRANSPORTATION**

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030  
March 25, 2013

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

**Subject:** RZ 2011-PR-017 FDP 2011-PR-017 MR Commons LLC  
Tax Map # 30-3((28))0005, 6, 8, B4

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 15, 2013, and received February 25, 2013. **No responses were received to our previous comments** with this package as required (see the box above this sentence). The following comments are offered in addition to those in the previous submittals and apply specifically to the FDP plan provided with the Rezoning Plan:

1. The proposed interim lane widths shown on Anderson Road do not meet the minimum acceptable width. The plan indicates 22' from curb to curb. This fails to include the required 1' shy line on the median side and the 2' gutter on the outer edge.
2. The site grading should be coordinated with the future street elevations.
3. The reconstructed Anderson Road intersection at Old Chain Bridge Road should be coordinated with the adjacent site construction. The construction of the realigned intersection should be one of the first phases of this site work.
4. The proposed watermain extension in the lanes of Anderson Road should be moved out of the pavement.
5. The typical sections dimensions are missing the 1' median shy distance and 2' gutter width on sheet C6. See Comment #1.
6. The sight distances shown on sheet C4 do not meet the standard requirements.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxrezoning2010-PR-017fdp1MRCommonsLLC3-25-13BB

We Keep Virginia Moving

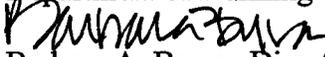


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 15, 2013

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

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

**SUBJECT:** OCR Comments – The Commons CDP/FDP:  
RZ/CDP 2011-PR-017  
FDP 2011-PR-017 (Building 1)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, including the Conceptual Development Plan (CDP) dated February 15, 2013; Final Development Plan (FDP) for Building 1, dated February 15, 2013; and, draft Proffers dated February 15, 2013. The following analysis and recommendations are offered for consideration regarding these applications.

### RZ 2011-PR-017

#### General Comments:

The proposed design meets the Urban Design intent of the Comprehensive Plan for a pedestrian oriented, residential 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 residential use, building forms, and well-designed and integrated public spaces create a sense of place within Tysons and will result in a high quality pedestrian experience.

Anderson Road is designed as a primary pedestrian corridor with significant recreational amenities located along the corridor. Colshire Meadow Drive is envisioned as a potential retail street. Main Street and South Street serve as pedestrian corridors with access to the residential buildings and possible retail frontage. The corridors are highly integrated with the building design and recreational amenities. Goodman Field provides an important recreational field within ½ mile from the





# County of Fairfax, Virginia

## MEMORANDUM

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

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

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RZ/CDP 2011-PR-017  
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McLean Metrorail Station, and Anderson Park provides recreational amenities for future residents.

The proposal also provides a network of sidewalks and trails which improve access through the site for the new residents and off-site employees and residents to the McLean Metrorail Station. 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.

**Detailed Comments (CDP):**

1. **Street Grid and Block Length:** The application area proposes to redevelop the existing low-rise residential community, comprised of thirteen structures, bounded primarily by Colshire Meadow Drive, Dartford Drive, Colshire Drive, and Anderson Road. The proposed plan provides additional public and private street connections to create an appropriate network of blocks consistent with the conceptual grid provided in the Comprehensive Plan. The majority of block lengths, as measured along Main Street and Center Alley, range from 200 to 400 feet. The largest block, the Building 3 / Building 4 Block, is approximately 400 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. Crosswalks are provided at several street intersections and at two mid-block locations across Anderson Road to provide access to both Goodman Field and Anderson Park.
2. **Pedestrian Hierarchy:** The applicant has provided a Circulation Hierarchy Plan and Potential Retail Locations graphic, and has utilized the recommended language provided in the TUDGs to describe the corridor types. Colshire Meadow Drive, Dartford Drive, and East Lane are designed as Primary Pedestrian Corridors. Retail uses on the first floor of the buildings, residential entrances, on-street parking, and a wide building zone will make these active, pleasant streets. Anderson Drive is also identified as a Primary Pedestrian Corridor; the multiple recreation amenities located along the frontage will activate this street and welcome pedestrians into the development.
  - a. The applicant has committed in Proffer 9 to adhere to the general characteristics of activated streetscapes and ground floor elements in order to ensure the quality of the pedestrian experience. The proffer indicates glazing and door separation distances which deviate slightly from those recommended in the

TUDGs; however, based on a review of the proposed plans, these deviations are acceptable.

- b. The applicant has indicated where retail uses may be provided at locations within the development; however, neither plans nor proffers commit to a minimum level of retail. It is desirable to have some of 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.
  - c. Retail uses should have a minimum ceiling height of 16'. Additional comments on this need are provided in the Building Design (4b) comments.
  - d. The applicant should consider locating retail uses along South Street. The location of Goodman Field, Anderson Park and the Community Plaza lend this corridor to retail uses, including outdoor dining opportunities.
  - e. The applicant should consider removing from the CDP the proposed retail uses along Colshire Meadow Drive, based upon the submitted FDP for Building 1 and the uses proposed under RZ 2011-PR-011.
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. These were provided to OCR for review on March 4, 2013, and have not been fully reviewed at this time.
  - c. The Main Street, Center Alley, and South Street sections include a 'potential overhead encroachment zone' extending up to 2' into the sidewalk zone. These

encroachment zones should be removed from the typical street cross sections on the CDP, because overhead structures should typically remain within the building zone. If encroachments are proposed they can be evaluated with subsequent FDPs. In general, overhead structures should be limited to the building zone, and in any case should not block pedestrian access within the sidewalk zone or conflict with street tree canopy.

- d. The Anderson Road section on L-02 provides a sidewalk width of 4', which is below the minimum recommended sidewalk width of 8' within the Urban Design Guidelines for Avenues. OCR supports the narrower sidewalk width along Anderson road adjacent to areas with mature trees to remain, as the typical sidewalk width in this section would cause the existing street trees to be removed and replaced with much smaller and less mature vegetation. The applicant should revise the Existing Vegetation Map (C-9) to reflect appropriate 'existing trees to be preserved' for all those areas with sub-standard sidewalk widths.

Cross-section 2 on L-02 contains a substandard sidewalk width, and does not contain existing trees to be preserved. OCR recommends modifying the Existing Vegetation Map (C-9) to preserve the trees in the area represented in the cross-section.

4. Building Design: Generally, the building design and massing are consistent with the recommendations of the TUDGs. A variety of heights, including towers, are provided, along with what appears to be diverse building materials and fenestration patterns. The result contributes to a diversity of design which is architectural interesting and engaging for the pedestrian.
  - a. Because buildings 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 may have architectural variety.
  - b. Ground floor heights should be tall enough to be flexible for a variety of uses, including retail, for buildings which contain potential retail ground floor uses. Proffer 9A currently states that the ground floor heights will be a minimum of 12' to accommodate potential non-residential uses designed to activate the streetscape. A height of 12' is not supportive of the non-residential uses that are critical to support ground floor retail. Staff strongly feels that a minimum of

16' for ground level retail uses should be committed to in buildings if retail uses are specified at the time of FDP submittal.

5. **Parking Garage Design:** Parking is provided in parking structures which are integrated into the building design or located partially below grade. However, there are a few locations where parking garages are visible from Center Alley and Dartford Drive.
  - a. The applicant has committed in the proffers, and indicated on the illustrative sheets, that exposed parking garage facades will be sufficiently treated to provide an attractive and enjoyable pedestrian experience.
  - b. According to the submitted plans, the tops of all parking garages will be covered by amenity areas and private open spaces. This strategy is consistent with the recommendations of the Comprehensive Plan by hiding unattractive parking areas and creating usable open spaces.
  - c. The Overall Parking Plan (A-04) contains on-street parking spaces that have been removed from the Conceptual Development Plan (C-7). The appropriate sheet(s) should be revised so that plans are internally consistent. OCR may provide additional comments once sheets have been revised to address issues related to removal of on-street parking, if that is the revision that is made.
  
6. **Building Heights:** The applicant has requested building heights for a number of buildings that exceed the height recommendations of the Comprehensive Plan. In general, the building heights requested are appropriate from the urban design perspective in that they define the hierarchy of the development, which is oriented around the Main Street corridor. Overall, the massing of the development is higher toward the Metrorail station and tapers down as you move farther away from the station.
  - a. Buildings 2, 5, & 6. The maximum building heights for these structures exceed the height recommendations of the Comprehensive Plan by 20 feet. This additional height is appropriate from the urban design perspective in that it aids in defining the hierarchy of the development, and places site massing in appropriate locations.
  
7. **Urban Parks:** The applicant is proposing a series of attractive parks and open spaces throughout the development. The primary improvements are; Goodman Field, a nearly

3.5 acre park with a synthetic, lit, rectangular athletic field and interpretive signage; and, Anderson Park, a four acre neighborhood park along the east side of Anderson Road which will provide multi-purpose sport courts, playgrounds, a dog park, seating areas, interpretive signage and a water feature. A public park within an expanded median on Main Street will provide two butterfly pavilions and a pleasant pedestrian environment. The community plaza located adjacent to Building 6 will be a visually attractive area to support adjacent retail and recreational uses.

- a. Main Street Public Park – A detailed landscape plan for the Main Street public park should be provided. The plan should include architectural details on the two butterfly pavilions, as well as any additional amenities proposed.
  - b. Goodman Field – The CDP should identify all retaining walls. The retaining wall heights for the walls around Goodman Field should be identified on the appropriate landscape sheets (L-08A/B). The landscape sheets should also include illustrative details for proposed railings, wall materials, interpretive elements and materials.
8. 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 generally appropriate.
- a. Building 1 – The applicant should identify that the pedestrian connection between the parking area for Building 1 and Ambergate Place will be included as part of the Building 1 Phase.
  - b. The phasing plan for Building 1 (A.12) shows a large area to the south of Building 1 where existing buildings will be removed and “interim landscaping” will be installed at the Building 1 phase. The interim landscaping proposed with Building 1 is not detailed on the CDP. The interim improvements and details should be contained within the Building 1 FDP if improvements are to be made within this area. An alternative solution would be to add details to the CDP and request a waiver of the FDP in lieu of the CDP for the improvements. Additional comments are including within FDP comments.

- c. The FDP identifies interim sidewalk improvements within the interim landscaping area. These sidewalk connections should be identified on Sheet A.12.

**FDP 2011-PR-017 (Building 1)**

- 1. **FDP Area:** The area included within the FDP does not contain all of the area for which construction is proposed. There are a number of improvements included outside of the FDP area. OCR is concerned that the applicant may have difficulties in future land development stages if construction elements are not contained within an approved FDP. One solution would be to revise the FDP area to include those 'interim' improvement areas. An alternative solution may be to provide additional details for those areas on the CDP, and request a waiver of the FDP in lieu of the CDP. The primary issue of concern is listed below;
  - a. The CDP Phasing Plan for Building 1 (Sheet A.12) does not contain any details for the interim landscaping, located in the future Building 2 area, with the Building 1 improvement. This area is located outside of the proposed Building 1 FDP area. Improvements are shown on the Site Landscape Plan (Sheet L-3) including removal of existing structures, significant grading, creation 'interim lawn space', interim sidewalk improvements, and interpretive elements.

While the improvements shown are appropriate, the process to approve them, either inclusion on FDP, or waiver of the FDP, must be followed.

- 2. **Landscape Design:** The landscape design features proposed are generally in conformance with the Urban Design Guidelines. There remain some items for which additional details should be provided;
  - a. The applicant has proposed to use elevated ornamental planters within in the building zone at various locations along the building frontage. Sheet A-8, which identifies the planters, states that they are detailed on the Landscape Plan. The planters have not been included Landscape Plan; the applicant should include those ornamental planter details.

- b. The Landscape Plan should provide an illustrative and additional design details for the butterfly rock pavilion identified within the Main Street Park.
  - c. Revise titles on Sheet L-4 to correctly reference details shown. Currently the details for the Bench as well as the Bicycle Rack are labeled as 'Tyson's East Trash Receptacle'.
  - d. The 'Main Street' – Interim Section plan view, as depicted on Sheet L-10, should be revised to accurately reflect the sidewalk and LID planting area. The section in this area should be consistent with the 'Main Street' section on L-9.
3. **Building Design:** The windowsill height of Building 1 may be below eye level at certain locations along the streetscape. The applicant has provided a palette of materials and architectural treatments to ensure ground floor units will protect resident privacy, the applicant should commit to using those materials when the windowsill heights will be below eye level. Landscape ornamental planter boxes will be located along portions of the buildings, which will help soften the appearance of the building base.
- a. The building materials palate provided is appropriate. The applicant should also include a color palate to support the architectural designs illustrated and referenced to be included at FDP with Proffer 7A.
  - b. The façade along Anderson Road contains an architectural feature that extends from the building face every other floor plate (Sheet A-2, Cross-section 1). The building face appears to be flush above the 2<sup>nd</sup> floor in the building elevations (Sheet A-7, Sections 1 & 2), overhanging the first two levels. These two illustrations do not appear to match, and the appropriate sheet should be revised to ensure internal plan consistency.
  - c. The residential entry entrance canopy is identified as 10-12' deep. This would appear to extend up to 8' into the Sidewalk Zone. As long as this entrance pavilion conforms to Proffer 8, and does not impact pedestrian travel through the sidewalk zone or impinge street tree canopy, this improvement is supported as it will create a focal point for the residential lobby and visually direct pedestrian access to the building entrance.

- d. The applicant has not exercised the option to provide retail uses within Building 1 on the ground floor. The potential retail location designation should be removed from the Floor Plan (A-1).
4. Phasing: As the transportation improvements will be phased, it is important that pedestrian crossings be provided in the interim phases. The plans (Sheet C-4) and proffers lack details on pedestrian crosswalks across Center Alley along Main Street. This crossing is important as it links the residents of Building 1 with the system of pedestrian pathways to the south. Staff recommends that the applicant include in the proffers that the interim pedestrian connections, including interim crosswalks, will be shown with each FDP.
5. Fire Access: The Fire Access Plan must show the tree locations so that the Fire Marshal's office can adequately evaluate for fire safety needs, including vertical and horizontal clearance. Proffer 6 provides flexibility to the Fire Marshal's office to modify tree locations without an FDPA. It would be valuable to determine if modifications are necessary prior to FDP approval in order to keep future revisions to a minimum in order to preserve substantial conformance.

CC: Bob Katai, DPZ/ZED  
Tracy Strunk, Deputy Director, OCR  
Scott Sizer, Revitalization Program Manager, OCR  
OCR File



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 12, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PHW*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ/CDP 2011-PR-017**  
**The Commons** **FDP 2012-PR-017**

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application and Conceptual Development Plan (CDP) application, revised proffers and the Final Development Plan for Building 1, all of which have been revised through February 15, 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. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

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

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 74 states:

“Stormwater Management

Tysons Corner is located in the headwaters area of several of the county’s watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 82-84 states:

Stormwater Design

“Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of 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.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

“Natural Resources Management

Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons’ streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons’ green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations under Environmental Stewardship, page 76 states:

“Green Buildings

Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants’ health and productivity, and reduce waste and pollution... Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices....

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased

stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions.”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9 states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 10 states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance....”

The Fairfax County Comprehensive Plan Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, pages 11 and 12 states:

**“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

The Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way....”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities.

Analysis for this application addresses the overall conceptual development plan and proffered commitments for the 20.96 acre subject property.

### **Water Quality Protection and Stormwater Management Best Management Practices**

The vision for Tysons Corner Center, as expressed in the Environmental Stewardship section of the Comprehensive Plan, sets the goal in mixed use centers to achieve water quantity, above and beyond previous requirements. As noted in the citations above, the Tysons Corner Plan poses the important challenge for new development in Tysons “...a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.”

The 20.96 acre subject property is located within the Scotts Run watershed and it is situated north and south of Anderson Road, east of Colshire Meadow Drive and generally west of Colshire Drive. The subject property is currently developed with existing multifamily residential buildings and this redevelopment proposes 7 new mixed use/residential buildings and a full-size, multi-purpose ball field. Stormwater management will be achieved through numerous strategies including green roofs, infiltration areas, bioretention areas and underground vaults for water storage and re-use.

In order to meet the environmental stewardship goals put forth in the Tysons Corner Plan, as noted above, the stormwater narrative on Sheet C-16 of the conceptual development plan dated Feb 15, 2013, as well as the revised proffer statement dated Feb 15, 2013 commit to demonstrating conformance with the stormwater goals of the Tysons Corner Plan by striving to protect downstream receiving channels through the re-use and /or retention of the first inch of rainfall onsite. This will be achieved by using a progressive /tiered approach to retain runoff onsite with implementation of the following measures:

- rainwater harvesting/detention vaults;
- runoff reducing best management practices;

- innovative best management practices;
- off-site or shared best management practices.

The Tysons Stormwater checklist provided on Sheet C-15 of the revised development plan indicates that the 91% of the subject property will be captured by stormwater best management practice facilities on site and that the first .94 inch of rainfall will be retained onsite.

The proffer also commits to providing the appropriate stormwater calculations at the time of each FDP submission for each phase:

- Demonstration for that FDP of retention and re-use of the first inch of rainfall onsite, to the maximum extent practicable;
- Stormwater management facilities will be designed to meet LEED 6.1 and 6.2 where applicable for each building phase.
- Details for the low impact development techniques which will be integrated into the streetscape design for each phase.

Several details related to the stormwater proffer require refinement and modification.

- Phasing and timing:  
The proposed timing and completion of the stormwater infrastructure will require further refinement and modification. The revised proffer commits to completing the major stormwater work in the Main Street median prior to the issuance of 75% of the Residential Use Permits for Building 1. Staff recommends that the proffer be revised to indicate that the major stormwater work will be completed at site plan approval for Building 1. The phasing and ultimate completion of the stormwater infrastructure will ensure that the stormwater demands of the development will be addressed and that the facilities are functional before Building 1 is occupied.

Progressive Approach to Stormwater Management:

- Currently the CDP, the stormwater proffer for this application and the FDP for Building 1 provide the basic commitment to utilizing a progressive approach to stormwater management with the goal of retaining runoff and/or reusing the first inch of rainfall onsite to the maximum extent practicable. However, the applicant is encouraged to elaborate in the proffer how this commitment will be implemented at each stage of development review approval process as the details and the calculations for each phase of development become more refined over time. As part of the progressive approach, the applicant is encouraged to exhaust the use of other measures, such as extended detention facilities and extended release techniques to enhance the proposed facilities, as may be necessary to achieve the proposed volume reduction. While the current stormwater calculation worksheet does not accommodate for achieving credit for treating runoff from offsite areas, staff would encourage such offsite treatment when all other measures to achieve the one inch goal have been exhausted and /or such offsite areas would not have otherwise been treated.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Final Development Plan: Building 1

Building 1 is located east of Colshire Meadow Drive, south of Anderson Road and west of proposed future Main Street. The final development plan for the building shows an array of measures which include green roof – intensive and extensive; tree pits; bio-retention area and a stormwater vault to store and re-use runoff in support of the stormwater goals outlined in the Tyson Corner Comprehensive Plan. The Main Street plaza area is the location of a number of the stormwater features for this building and a significant portion of the remainder of the site.

The checklist accompanying the February 15, 2013 FDP indicates that 93 % of the 2.02 acre site will be captured by a stormwater facility and that .89” of rainfall will be retained onsite.

In light of the fact that this FDP falls short of retaining first inch of rainfall onsite, the applicant is encouraged to consider additional measures within the framework of the progressive approach to stormwater management that could be utilized to improve runoff volumes so that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

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.

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.

### **Traffic Noise**

The subject property will be affected by transportation generated noise. The applicant has provided a proffered commitment (#50 revised proffer statement) to ensure conformance with Comprehensive Plan guidance recommendation that noise in interior areas of new residential development and other noise sensitive uses not exceed 45 dBA  $L_{dn}$ . The proffer also provides recommendations for the appropriate building material specifications within certain noise ranges and the assurance that building specific noise studies will be provided to DPZ and DPWES prior the approval of the FDP for each building. Finally, the proffer commits to the submission of building shell analyses for each building when building plans and topographic information become available to provide greater specificity for the mitigation measures in order to meet the Comprehensive Plan guidance related to transportation generated noise, if determined necessary at the FDP. The proffer does not identify a definitive time threshold to re-submit recommendations for building material specifications to DPZ and DPWES if determined necessary at the FDP noise study submission. It is recommended that the proffer be modified to commit to submitting refined acoustical analyses, if determined necessary, at the time of site plan submission.

The proffer does not commit to a noise analysis for the entire application property. Such a study could inform in a broad way whether or not other potential areas of the subject property may require noise mitigation. The fact that an area-wide noise analysis has not been performed is relevant because the Plan recommends migration for outdoor recreation areas in excess of DNL 65 dBA. A noise study for Building 1 indicates that noise levels at Anderson Road are 75 decibels. Because an acoustical analysis has not been performed for the entire site, lack of a commitment to mitigating noise in outdoor recreation may or may not be issue. More information is necessary to make that determination.

### **Final Development Plan: Building 1**

A noise study has been performed for Building 1 which is closest to Route 123 and the McLean (formerly referred to as Tysons East) Metro Station. Noise measurements were taken by Phoenix Noise and Vibration during the 24 hour period of October 16- 17, 2012. Both a current model was developed for the site, as well as a future model, based on current conditions in order to input traffic volumes to 2030 and future Metrorail factors. The study determined that Building 1 façades on Anderson Road and Colshire Meadow Drive will be affected by transportation generated noise levels 72-73 decibels. The consultant concludes that noise in residential units facing Anderson Road and Colshire Meadow Drive can be mitigated to meet Plan guidance with appropriate building materials. Building material specification recommendations will be determined when architectural plans have been developed for Building 1. The proffer should specifically address that a refined acoustical analysis will be submitted at the time of building plan/site plan submission to DPZ and DPWES and that analysis will include building material specifications for walls and windows.

### **Green Buildings**

The vision for Tysons Corner as expressed in the Comprehensive Plan recommends at a minimum achievement of the United States Green Building Council's (USGBC) LEED Silver

certification for non-residential development and LEED certification for residential development. The Commons application is comprised entirely of residential development and the applicant has provided a proffer which commits to achieve the Plan goal of LEED certification with an escrow of \$2.00 per square foot to be posted prior to building plan approval for each building. In addition, the proffer also includes the option for the applicant to seek the next higher level – LEED Silver with no escrow.

The current proffer commits to demonstrating LEED certification attainment within 3 years of the issuance of the final non-residential use permit.

### **Sustainable Energy Practices**

This application includes a proffered commitment to sustainable energy practices for this development. However, staff recommends the following proffer modifications:

- that at FDP submission, rather than site plan submission, a shared energy assessment will be provided for the buildings within that submission;
- that information will be provided at FDP submission about how extensive the shared energy conduit system will be for the buildings within that submission;
- that information will be provided regarding the extent to which the proposed EV ready conduit system will be available within the specified parking garage which is the subject of the FDP.

At this time, the FDP submission for Building 1 includes no information regarding sustainable energy practices.

As a residential development application, the Commons presents an opportunity to put forward shared energy practices. Some members of the applicant's development team met with Energy Efficiency and Conservation Coordinating Committee to discuss options for future shared energy possibilities for this application, but these have not been further pursued.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 25, 2013

**TO:** Bobby Katai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** William Marsh, Tysons Urban Center Coordinator,  
Department of Public Works and Environmental Services *WM*

**SUBJECT:** Rezoning Applications RZ 2011-PR-017 The Commons; Conceptual Development Plan (CDP), Revised February 15, 2013; Tax Map Numbers 0303-28-0005, 0303-28-0008, 0303-28-0006; LDS # 3797-ZONA-001-2, Providence District

Following are our stormwater management comments based on our meeting with the applicant on March 15, 2013 and CDP revised February 15, 2013, 2013 and draft Proffers revised February 15, 2013:

There are no revisions to my previous memo dated February 1, 2013, for Chesapeake Bay Preservation Ordinance (CBPO); Floodplain; Stormwater Quality Control ; and Downstream Drainage Complaints.

### Adequate outfall

The outfall narrative and map has been provided on Sheet C-17. The narrative in the February 1, 2013, memo still applies. In addition, please include the following graphical changes to the sheet for clarity:

- Depict outfall 1, outfall 2, and the 100-acre drainage area.
- Delineate the flow paths for outfall 1 and outfall 2.

Relevant review comments are provided for the Commons Building One FDP 2011-PR-017.

### Tysons Corner Urban Center, Areawide Recommendations:

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or



equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant provides preliminary computations on sheet C-15 indicating that 91% of the total site area will be captured by BMPs, and a volume equivalent to a rainfall depth of 0.94 inch will be retained on-site. The calculations also specify additional measures that could be pursued to more closely approach or exceed one inch, including treatment of runoff from Anderson Road and Colshire Meadow Drive. The measures specified on sheet C-15 include Tier I and Tier III measures. Staff and the applicant discussed several recommendations on March 15, 2013. Staff provides the following recommendations to help achieve Environmental Stewardship Guidelines:

- Staff will continue to work with the applicant to assess Tier III measures that are also being considered in other jurisdictions.
- Staff will also continue to assess use of harvested rainwater in a possible water feature in the proposed Anderson Park area. Staff may revisit this recommendation with the final development plan that will include Anderson Park.
- Staff strongly recommends measures to treat the offsite, public road areas that would convey stormwater runoff to the frontage of the project area, as a way to more closely approach the Environmental Stewardship Guidelines.

With respect to the preliminary stormwater management design information that is shown on the CDP. DPWES offers the following comments:

1) Staff suggests the following edits to the CDP sheets:

- A PFM waiver review has been completed on February 13, 2013, for a proposed vault at Main Street: 3797-WPFM-003-1, with a recommendation of approval provided the approvals conditions are addressed.

2) On sheet C-1, the applicant has included a list of requested Public Facilities Manual (PFM) waivers and modifications. Please note it is the policy of DPWES that staff does not take final action on such requests when there is a pending Board action, as we wish to avoid conflicts with the Board's action. Staff will complete a final review of the deviations once the detailed design is submitted with the final Site Plan, in accordance with the regulations, requirements, policies and procedures in effect at the time.

Based on the preliminary information presented, staff offers the following observations and remarks regarding the deviations related to stormwater facilities:

a) Waiver of PFM Section 6-0203 requiring an analysis of the outfall until such time that the entire portion of the drainage watershed of sites' outfall within the PTC district has been fully redeveloped under the PTC zoning.

As discussed during the Friday March 15, 2013, meeting, please remove this request.

- b) Waiver of PFM Section 6-0303.8 for the location of an underground SWM vault located in a residential area.  
A PFM waiver review has been completed on February 13, 2013, for a proposed vault at Main Street: 3797-WPFM-003-1, with a recommendation of approval provided the approvals conditions are addressed. As specified in the PFM, the Board of Supervisors must take action on the request concurrently with the subject rezoning application.
- c) Waiver of PFM Section 12-0508, tree preservation target, as allowed in deviations described in Sections 12.0508.3.A.  
Staff defers to the Urban Forestry Management review.
- d) Waiver of PFM Section 12-05-10-4E-5, to permit reduction of the minimum planting area from 8 feet to a minimum of 5 feet , referring to related landscape plans.  
Staff defers to the Urban Forestry Management review.
- e) Waiver of PFM Section 12-0511 for required 10 percent tree canopy coverage on individual lots/ land bays, to allow canopy to be calculated for the overall CDP development area.  
Staff defers to the Urban Forestry Management review.
- f) Waiver of PFM Section 6-1304.4I to allow use of infiltration rates less than 0.52-inches per hour for design of infiltration systems used to meet the comprehensive plan requirement for retention of first inch of runoff.  
Sufficient details have not been provided to evaluate and comment upon the deviation, such as the results of field test, locations, and boring logs. Field tests should be performed to confirm if the infiltration rates are acceptable for the proposed facilities and locations. If the actual infiltration rates are acceptable, a deviation would not be necessary.
- g) Waiver 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.  
See discussion for 2b), and note that additional vaults serving residential areas would require subsequent waiver requests for Board approval. Sufficient details have not been provided to evaluate the deviation. Prior to approval of the Site Plan and Building Plans, the applicant must provide design details demonstrating adequate access and ventilation to facilitate safe and effective inspection, cleaning and maintenance, in a manner that is in conformance with the applicable requirements in effect at the time.
- h) Waiver of PFM Section 6-1307.2C to allow for installation of bioretention facilities using infiltration to be constructed on in situ fill material, provided field tests show adequate infiltration rates for in situ material.  
Sufficient details have not been provided to evaluate and comment upon the deviation. Prior to approval of the Site Plan, the applicant must provide design

details, such as the field tests and the soil boring logs to indicate the location, depth, and consistency of the fill, if any, and the distance that the bottom of the proposed facility is below the existing fill.

- i) Waiver of PFM Section 6-1307.2E to set minimum horizontal setbacks from building foundations be reduced to zero feet to facilitate installation of bioretention systems in an urban environment set forth in Tysons Urban Design Guidelines.  
Sufficient details have not been provided to assess and comment upon the deviation, including, but not limited to, the specific proposed setback, the required setback based on the drainage area to the facility, or whether the deviation is even necessary. Staff will work with the applicant, however, on relevant designs and installations in the region that have informed the applicant's proposal.
- j) Waiver of PFM Section 6-1307.2F to allow installation of bioretention facilities in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas.  
The CDP does not show any proposed bio-retention filters area in the vicinity of the loading dock, and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore the reference to the deviation should be removed from the CDP, as it is not applicable to the development as shown.
- k) Waiver of PFM Section 6-1307.2G to allow for maximum drainage areas to bioretention filters used for retention of the first inch of runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.  
Sufficient details have not been provided to evaluate and comment upon the deviation, including, but not limited to: the specific drainage areas to each individual bio-retention filter and corresponding larger footprint and additional pre-treatment; proposed enhancements to the design of the specific facilities to mitigate the potential adverse effects related to evapotranspiration rates, porosity, hydraulic overloading, short-circuiting, bypass and larger storm overflow; and sufficient flow controls and other mechanisms to ensure proper function, safety and community acceptance.
- l) Waiver of PFM Section 6-1309.2.C to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance areas or outdoor storage area.  
The CDP does not show any proposed bio-retention filters area in the vicinity of the loading dock, and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore the reference to the deviation should be removed from the CDP, as it is not applicable to the development as shown.
- m) Draft Proffer 49 regarding stormwater management – as discussed during the March 15, 2013, meeting, staff recommends including the bioretention area and stormwater vault proposed within Main Street to be constructed with the site plan associated with Building 1. Staff further suggests consideration of language that specifies stormwater commitments in conjunction with concept development plans, final development plans and site plans. Here is an example:

A. Stormwater Management. Stormwater Management (SWM) measures for the Subject 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 inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities shall follow a tiered approach as identified by the County which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative BMPs.

Plans shall make use of certain LID techniques that will aid in runoff volume reduction and promote reuse throughout the site. As a part of the LID techniques proposed, the Applicants 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 to (where applicable) meet the requirements of LEED 6.1 and 6.2 for each building/phase of the development based upon the LEED Boundary identified with each building/phase.

B. At the time of each FDP, the Applicant shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the first 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 FDP area. 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 Proposed Development.

Each FDP 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.

C. With each subsequent site plan, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first 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.

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.

**Pending and Future County Code and regulation changes:**

The Environmental Stewardship Guidelines in the Comprehensive Plan envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Achieving the vision will require flexibility in circumstances where strict application of the PFM standards is difficult to implement new or creative designs. DPWES has proposed an amendment to the PFM that will enhance the flexibility in the PFM regulations to facilitate implementation of the recommendations set forth in the Comprehensive Plan for the Tysons Corner Urban Center. The amendment will allow, among other things, limited deviations of the current standards and specifications, related to stormwater facilities that are proposed to meet the volume reduction goals of the comprehensive plan. In addition, the County is participating in the ongoing code changes of the national and state building codes to, among other things, enhance and expand the provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County is in the process of updating the applicable County codes and regulations to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011. Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the date(s) of construction.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CPD or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

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

Todd Nelson, Urban Forestry Management, DPWES

Judy Cronauer, Chief, Central Branch, SDID, DPWES

Jerry Stonefield, Acting Stormwater Reviewer, SDID, DPWES

Bin Zhang, Tysons Corner Reviewer

Zoning Application File (3797-ZONA-001-2)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 25, 2013

**TO:** Bobby Katai, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** William Marsh, Tysons Urban Center Coordinator, *WM*  
Department of Public Works and Environmental Services

**SUBJECT:** Final Development Plan FDP 2011-PR-017 The Commons; Revised February 15, 2013; Tax Map Numbers 0303-28-0005, 0303-28-0008, 0303-28-0006; LDS # FDP-2012-0279, Providence District

Following are our stormwater management comments based on our meeting with the applicant on March 15, 2013 and FDP revised February 15, 2013, 2013 and draft Proffers revised February 15, 2013:

### Chesapeake Bay Preservation Ordinance (CBPO)

There are no 1993 Resource Protection Areas (RPA) on the site.

### Floodplain

There are no regulated major and zone A FEMA floodplains on the site.

### Stormwater Quality Control

Water quality controls are proposed to be met by the provision of green roofs, rainwater harvesting, bio-retention practices and permeable pavements. The applicant has addressed staff concerns about inconsistent depiction of stormfilter and whether the bioretention area and vault within Main Street should be included in the FDP area.

### Stormwater Quantity Control

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 various infiltration measures and underground detention vaults. Approximate sizes and locations of proposed extensive and intensive green roofs, SWM planters, bio-retention areas and vaults are shown on the CDP. Notes describing the vault emphasize reuse of stormwater for landscape irrigation.

### Downstream Drainage Complaints

There are no unresolved downstream drainage complaints on file.



### **Adequate outfall**

The outfall narrative and map has been provided on Sheet C-16. There is one outfall proposed for the 1.5-acre area, where the point of confluence in Scotts Run exceeds 800 acres. The narrative also describes the conveyance between the project area and Scotts Run as a combination of closed conduit system and open channel. The applicant has also provided computations indicating a lower peak flow runoff after development that would be conveyed to Scotts Run.

Even through the peak flow is less, adequate outfall is required for concentrated flow leaving the development site. At site plan submittal, 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, one option being the detention method described in PFM Section 6-0203.

In addition, please include the following graphical changes to the sheet for clarity:

- Depict outfall 1, outfall 2, and the 100-acre drainage area.
- Delineate the flow paths for outfall 1 and outfall 2.

### **Tysons Corner Urban Center, Areawide Recommendations:**

The Environmental Stewardship Guidelines state that the reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should provide stormwater control measures that are substantially more extensive than minimum requirements. Among other recommendations, the first inch of runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. In addition, the stormwater measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support these goals.

The applicant provides preliminary computations on sheet C-14 indicating that 93% of the total site area will be captured by BMPs, and a volume equivalent to a rainfall depth of 0.96 inch will be retained on-site. The measures specified on sheet C-15 include Tier I and Tier III measures. Staff provides the following recommendations to help achieve Environmental Stewardship Guidelines:

- Please include a note that commits the applicant to treating the offsite area within the Anderson Road right of way as shown on Sheet C.12.

With respect to the preliminary stormwater management design information that is shown on the CDP, DPWES offers the following comments:

- 1) Staff suggests the following edits to the FDP sheets:
  - Include a schematic consistent with the intensive green roof schematic shown on Sheet C.14 of the CDP.
- 2) See RZ memo for Commons for PFM waiver discussions.

**Pending and Future County Code and regulation changes:**

The Environmental Stewardship Guidelines in the Comprehensive Plan envisions a progressive approach to stormwater management that recognizes evolving technology, promotes low impact development techniques, and incorporates innovative stormwater management measures. Achieving the vision will require flexibility in circumstances where strict application of the PFM standards is difficult to implement new or creative designs. DPWES has proposed an amendment to the PFM that will enhance the flexibility in the PFM regulations to facilitate implementation of the recommendations set forth in the Comprehensive Plan for the Tysons Corner Urban Center. The amendment will allow, among other things, limited deviations of the current standards and specifications, related to stormwater facilities that are proposed to meet the volume reduction goals of the comprehensive plan. In addition, the County is participating in the ongoing code changes of the national and state building codes to, among other things, enhance and expand the provisions regarding rainwater harvesting and reuse within buildings.

In addition, the County is in the process of updating the applicable County codes and regulations to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011. Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the program administrative authority, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approval, initial VSMP permit issuance and renewal(s), as well as the date(s) of construction.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CPD or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

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

Todd Nelson, Urban Forestry Management, DPWES

Judy Cronauer, Chief, Central Branch, SDID, DPWES

Jerry Stonefield, Acting Stormwater Reviewer, SDID, DPWES

Bin Zhang, Tysons Corner Reviewer

Zoning Application File (3797-ZONA-001-2)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 15, 2013

**TO:** Bobby Katai, 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 Application # RZ 2011-PR-017, The Commons, Tax Map Numbers 030-3-28-0005, 0006, 0008 & B4; Providence District

**REFERENCE:** Waiver Request #3797-WPFM-003-1, 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 1 (one) on-site underground stormwater reuse/detention vault with an approximate volume of 21,207 cubic feet located in the median on Main Street for seven commercial/residential buildings as shown on sheets C-13 of CDP revised October 22, 2012. The applicant states that the design and location are subject to change at the time of final engineering.

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



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 facility 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 facility.

**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 vault as following:

## Commons of Mclean – CDP/FDP

Facility Name / Building Location	SIZE OF VAULT (CF)	CONSTRUCTION COST (TOTAL-\$)	MAINTENANCE COST (PER YEAR-\$/YR)	YEARLY COST (\$/YR)*
<b>Building 1</b>	21,207	\$360,519	\$1,500	\$8,710

\* yearly cost has been calculated assuming a 50 -year life expectancy for the concrete vault structure

**Development Program - Option 1 (Maximum Residential), Commercial use not included, \*\* 1000 sf = Residential unit**

Facility Name / Building Location	USE	TOTAL GROSS SQUARE FOOTAGE (SF)	COST FOR TOTAL RESIDENTIAL AREA (\$/YR)	COST/RESIDENTIAL UNIT (\$/UNIT/YR)**
<b>Building 1</b>	RESIDENTIAL	338,000	\$1,222.68	<b>\$3.22</b>
<b>Building 2</b>	RESIDENTIAL	465,800	\$1,547.17	<b>\$3.22</b>
<b>Building 3</b>	RESIDENTIAL	277,500	\$921.72	<b>\$3.22</b>
<b>Building 4</b>	RESIDENTIAL	260,800	\$866.25	<b>\$3.22</b>
<b>Building 5</b>	RESIDENTIAL	461,100	\$1,531.56	<b>\$3.22</b>
<b>Building 6</b>	RESIDENTIAL	499,300	\$1,658.44	<b>\$3.22</b>
<b>Building 7</b>	RESIDENTIAL	319,900	\$1,062.56	<b>\$3.22</b>

Total 2,622,400

**Development Program - Option 2 (Minimum Residential), Commercial use not included, \*\* 1000 sf = Residential unit**

Facility Name / Building Location	USE	TOTAL GROSS SQUARE FOOTAGE (SF)	COST FOR TOTAL RESIDENTIAL AREA (\$/YR)	COST/RESIDENTIAL UNIT (\$/UNIT/YR)**
<b>Building 1</b>	RESIDENTIAL	338,000	\$1,319.99	<b>\$3.91</b>
<b>Building 2</b>	RESIDENTIAL	465,800	\$1,819.09	<b>\$3.91</b>
<b>Building 3</b>	RESIDENTIAL	277,500	\$1,083.72	<b>\$3.91</b>
<b>Building 4</b>	RESIDENTIAL	140,400	\$548.30	<b>\$3.91</b>
<b>Building 5</b>	RESIDENTIAL	361,200	\$1,410.59	<b>\$3.91</b>
<b>Building 6</b>	RESIDENTIAL	499,300	\$1,949.92	<b>\$3.91</b>
<b>Building 7</b>	RESIDENTIAL	148,200	\$578.77	<b>\$3.91</b>

Total 2,230,400

*Maintenance:* The engineer has provided an estimate of \$ 1,500 as the annual maintenance cost for the proposed facility; staff finds this estimate reasonable. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance for the facility. An

escrow fund of \$30,000 shall be required for the 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 facility. 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 the facility before construction plan approval.

The engineer has estimated the construction cost of the facility as \$ 360,519; 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 unit per year is estimated as \$3.22 for option 1 (Maximum Gross Residential Area) and \$3.91 for option 2 (Minimum Gross Residential Area) as proposed by the applicant in table above. Considering the large numbers of residential units 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 replacement of the underground facility as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facility with reinforced concrete products only. Replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the money is available at the time replacement are necessary and have not been previously spent on maintenance activities.

**RECOMMENDATION:**

DPWES recommends that the Board approve the waiver to locate the underground facility in the residential developments of Commons of Mclean, subject to Waiver #3797-WPFM-003-1 Conditions dated February 15, 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 #3797-WPFM-003-1 Conditions, Commons of Mclean, February 15, 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

Bobby Katai, Staff Coordinator  
Waiver Request #3797-WPFM-003-1  
Page 5

Bing Zhang, Tysons Engineer  
Jerry Stonefield, Acting Stormwater Review Engineer, SDID  
Waiver File

**Waiver Request #3797-WPFM-003-1 Conditions**

Commons of Mclean  
RZ 2011-PR-017  
February 15, 2013

1. The underground facilities 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.

**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.



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager   
Park Planning Branch, PDD

**DATE:** August 15, 2012

**SUBJECT:** RZ 2011-PR-017, The Commons  
Tax Map #'s: 30-3 ((28)) 5, 6, 8, & B4

The Park Authority staff has reviewed the proposed Conceptual Development Plan (CDP) and draft proffers for the subject property, both dated May 21, 2012. This memorandum provides comments regarding impacts to park and recreation resources and levels of service of the proposed development.

### BACKGROUND

The proposed Development Plan shows a range of 2,160-2,564 new multi-family dwelling units on 20.96 acres located completely within ½ mile and partially within the ¼ mile distance ring from the McLean Metro Station. Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the development could add up to 4,487 new residents to the Providence Supervisory District.

Park Authority staff appreciates the applicant's efforts towards planning for an integrated urban park system onsite within their proposed development in the Tysons East district. Not only does the provision of onsite public urban parkland exceed the recommendations of the Comprehensive Plan, but the proposed park spaces will provide for a diversity of active and passive recreational opportunities to meet the outdoor recreation and leisure needs of the people who will live and visit there.

### 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 Urban Center Environmental Stewardship and Tysons East District sections of the Comprehensive Plan. In addition, specific recommendations for land in the Tysons East District include the following (Tysons Corner Urban Center, District Recommendations, p. 156):

“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.”

## **ANALYSIS AND RECOMMENDATIONS**

### ***PARKS & RECREATION***

#### ***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 parkland standard to the overall proposed development, the overall proposal generates a need for about 6.73 acres of new urban parkland. The application proposes to provide the following onsite urban park spaces:

#### **Onsite Public Parks**

Anderson Park – This 189,535 sq. ft. (4.35 acres) park space located along Anderson Road is a Common Green type urban park planned to include two basketball courts, two volleyball courts, a teen play equipment area, a playground for ages 5-12, two fenced-in off-leash dog areas (for large and small dogs), a passive seating area with fountain, recreational trail, and a 37-space parking lot. The applicant intends to dedicate this park to the County in fee simple. The draft proffers indicate Anderson Park will be delivered with completion of the third new building in the development.

Goodman Field – This 148,520 sq. ft. (3.41 acres) park space located in the block that is surrounded by Anderson Road, Colshire Drive, East Lane and South Street is Recreation-focused type urban park planned to include a full-size, synthetic turf rectangle field with lights. The park will also feature an entry plaza at the corner of South Street and East Lane and a seat wall overlook along Colshire Drive. The applicant intends to dedicate this park to the County in fee simple.

Civic Plaza – This 24,250 sq. ft. (0.56 acres) park space located along East Lane at the terminus of South Street between Buildings #6 & #7 is a Civic Plaza type urban park that will be primarily hardscape and includes a central water feature and seating areas.

Main Street Park – The central median of Main Street is extra wide and provides 22,950 (0.55 acres) of additional passive Pocket Park type urban park space that includes landscape plantings, a linear trail and water feature.

Pocket Park – The development plan identifies a 7,950 sq. ft. (0.18 acre) space at the corner of Colshire Meadow and Dartford Drives as a Pocket Park. Much of the space is actually streetscape, but the additional square footage allows for a seating area and a focal point (public art) feature.

Evaluation – The overall provision of onsite public urban parkland exceeds the recommendations of the Comprehensive Plan to offset the impact of proposed residential redevelopment. The 9.03 acres of proposed onsite urban park spaces will provide for a diversity of active and passive recreational opportunities to meet the outdoor recreation and leisure needs of the people who will live and visit there. The Park Authority requests that the applicant commit to pre-construction meetings with FCPA staff prior to construction on both Anderson Park and Goodman Field to ensure the applicant makes use of FCPA standards in effect at the time of construction. With regard to phasing, Anderson Park should be delivered with completion of the second building in the development (taking into consideration replacement of the affordable housing on the parcel). Goodman Field should be delivered with completion of the first building that is adjacent to the field (i.e. Building 4, 5, or 7).

### ***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.”

The Plan suggests that “creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards. This 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 and provides 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, with a proposed range of 2,222,400-2,614,400 million square feet of new GFA, generates the need for 0.49-0.59 athletic fields.

#### Athletic Field Provision

A full-size, full service synthetic turf rectangle field with lights is to be provided in a nearly 3.5 acre park space dubbed “Goodman Field” in the block surrounded by Anderson Road, Colshire Drive, East Lane and South Street. The applicant has indicated in the proffers the intent to dedicate this field to the County in fee simple and to provide and maintain public restrooms for users of the field within Building 4, 5, or 7.

Evaluation – The applicant is providing one new full-size, full-service athletic field that exceeds the need generated by their proposed development alone. This is being done in a creative arrangement that allows another applicant to provide a significant indoor public facility (public community center with basketball gym) elsewhere within the Tysons East district. The timing of availability of public restrooms in a private building to be open for public use should coincide with delivery of the athletic field. It should be clarified that public restrooms shall be accessible directly via the streetscape facing the field.

#### ***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 publicly accessible recreational facilities needed to address the planned growth for this project area include 2 basketball courts, 3 tennis courts, 2 playgrounds and about 5,000 square feet of indoor fitness/program space.

### Publicly Accessible Recreational Facilities

The recreational facilities proposed to be provided in Anderson Park include two basketball courts, two volleyball courts, a teen play equipment area, a playground for ages 5-12, two fenced off-leash dog areas (for large and small dogs), passive seating area with fountain, recreational trail, and a 37-space parking lot. If the existing townhouses along Anderson Road are preserved, the size and design of Anderson Park will be impacted. Preservation of the townhouses along Anderson Road would result in the loss of a passive park area with open lawns, paved plaza with fountain, children's playground and a portion of the proposed dog park.

Evaluation – The applicant's proposal to provide two basketball courts, two volleyball courts, a teen play equipment area, a playground for ages 5-12, two fenced off-leash dog areas (for large and small dogs), passive seating area with fountain, and recreational trail satisfies the need for local park facilities generated by the proposed development. Preservation of the townhouses along Anderson Road would result in the loss of needed park facilities.

### Private Recreation and Amenity Areas

The overall development plan shows 2.71 acres of private rooftop amenity areas, with outdoor swimming pools and passive recreation areas for use by residents of each of the residential buildings. These private spaces and facilities 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 Scott's Run Stream Valley and Westgate Parks downstream of the applicant's properties. Stormwater from the subject property 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 the project achieve at least the 30% reduction in phosphorous recommended by the Tysons Corner Stormwater Strategy Project SC9845.

The Park Authority supports the applicant's proposals to mimic the predevelopment peak release for the 1, 2 and 10 year storms and runoff volumes for the 1 and 2 years storms. The application states the goal of achieving reductions for both of these measurements "similar to LEED." The

Park Authority has two recommendations related to these goals. First, the applicant should define what predevelopment standard they will use. The ideal is a forested condition. The second is to have the applicant commit to minimum reductions in stormwater discharges and peak release rates of 25% over existing conditions through adherence to LEED Silver standards to improve the condition of surface waters downstream from their site.

The Park Authority recommends that all plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland and other open spaces and natural areas.

### ***Cultural Resources***

The subject parcels were subjected to archival cultural resources review. Analysis of the parcels indicates they have been disturbed and developed. The property is unlikely to contain significant archaeological resources and no archaeological work is warranted. The Tysons East District section of the Comprehensive Plan, however, suggests that existing buildings on the property may be of historical significance:

“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 preserved areas should show both the architecture and the contextual spatial design of the period.” (p. 156)

The application does not include the preservation of any existing buildings, nor does it propose to include architectural elements or “contextual spatial design of the period” with the new development. Instead, the applicant proposes to provide historical documentation by incorporating a “historic timeline wall” adjacent to the athletic field that will depict the history of the property.

As the retaining wall adjacent to the athletic field may be difficult for anyone other than sports participants to access and view, Park Authority staff suggests that interpretive signs be provided throughout all publicly accessible park areas (including Anderson Park and the wide median at the center of Main Street). Doing so would better tell the story of the architectural significance of the property in locational context. Interpretive signage with photographs and other information will allow visitors to understand the former cultural landscape of the various spaces throughout the site.

### ***Land Dedication***

The applicant has indicated their intent to dedicate both Anderson Park and Goodman Field to the County in fee simple. In accordance with a December 11, 2000 BOS resolution, “park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board.” Proffers should indicate that land will be dedicated directly to the Park Authority in fee simple free of all monetary obligations or encumbrance through covenants to participation in an Owner’s Association and a note indicating such should be added to the Development Plan.

Any debris and waste on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager, Area 1 Operations Manager and Natural Resource Protection Manager. If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to their bond release from Fairfax County. Any easements to be recorded on future park property shall be done prior to dedication.

## **SUMMARY**

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- The overall provision of onsite public urban parkland exceeds the recommendations of the Comprehensive Plan to offset the impact of proposed residential redevelopment.
- The Park Authority requests that the applicant commit to pre-construction meetings with FCPA staff prior to construction on both Anderson Park and Goodman Field. This is to ensure the applicant makes use of FCPA standards in effect at the time of construction.
- With regard to phasing, Anderson Park should be delivered with completion of the second building in the development (taking into consideration replacement of the affordable housing on the parcel). Goodman Field should be delivered with completion of the first building that is adjacent to the field (i.e. Building 4, 5, or 7).
- The applicant will fully meet their athletic field requirement by providing one new full-size, full-service synthetic turf athletic field with lights to be dedicated to the County for public use.
- The timing of availability of public restrooms in a private building to be open for public use should coincide with delivery of the athletic field. It should be clarified that public restrooms shall be accessible directly via the streetscape facing the field.
- The applicant's proposal to provide two basketball courts, two volleyball courts, a teen play equipment area, a playground for ages 5-12, two fenced off-leash dog areas (for large and small dogs), passive seating area with fountain, and recreational trail satisfies the need for local park facilities generated by the proposed development.
- Preservation of the townhouses along Anderson Road would result in the loss of needed park facilities.
- 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 Park Authority recommends the project achieve at least the 30% reduction in phosphorous recommended by the Tysons Corner Stormwater Strategy Project SC9845.
- The applicant should commit to minimum reductions in stormwater discharges and peak release rates of 25% over existing conditions through adherence to LEED Silver standards to improve the condition of surface waters downstream from the site.

- The Park Authority recommends that all plant materials to be installed should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland and other open spaces and natural areas.
- Park Authority staff suggests that interpretive signs be provided throughout all publicly accessible park areas (including Anderson Park and the wide median at the center of Main Street) to better tell the story of the architectural significance of the property in locational context. Interpretive signage with photographs and other information will allow visitors to understand the former cultural landscape of the various spaces throughout the site.
- Anderson Park and Goodman Field should be dedicated directly to the Fairfax County Park Authority in fee simple free of all monetary obligations or encumbrance through covenants to participation in an Owner's Association and a note indicating such should be added to the Development Plan.
- Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager, Area 1 Operations Manager and Natural Resource Protection Manager.
- Any easements to be recorded on future park property shall be done prior to dedication.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and 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: Bob Katai

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  
Julie Cline, Manager, Land Acquisition & Management Branch  
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD  
Cathy Lewis, Branch Manager, ZED, DPZ  
Bob Katai, Planner III, Zoning Evaluation Division, DPZ  
Chron Binder  
File Copy



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager   
Park Planning Branch, PDD

**DATE:** January 23, 2013

**SUBJECT:** FDP 2011-PR-017; The Commons (LCOR)  
Tax Map Number: 30-3 ((28)) 5

The Park Authority staff has reviewed the Final Development Plan (FDP) for Building 1 dated December 7, 2012. This memorandum provides comments regarding impacts to Park Authority resources and levels of service 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 Urban Center Environmental Stewardship and Tysons East District sections of the Comprehensive Plan.

### ANALYSIS AND RECOMMENDATIONS

#### Onsite Urban Parks

Based on the urban park land standard in the Tysons Areawide Plan, the proposed Building 1, with 331 dwelling units, generates a need for 0.87 acres of onsite public urban parks. A portion of the public park space planned in the area of the wide median of Main Street is shown to be developed with this block. The size of the park space is not clear from the information on the FDP, but based on information provided in the CDP, it seems to be about a quarter of an acre.

Sheet C-4 of the FDP shows an interim park space of unknown size provided on land adjacent to the west of the proposed building. The interim park space is the future location of Building 2 and consists of an open grassy hillside. No seating, landscaping or other amenities are shown. Staff requests that the applicant consider and show on the FDP the types of interim park amenities that could be provided in this space to meet the needs of the building's residents.

Sheet C-2 of the FDP delineates the FDP area and does not include the Main Street Park, although it appears on subsequent sheets to be the applicant's intent to build out this space with development of Building 1. Staff requests that this space be included in the FDP area and that final design details for this park space, including any historic interpretive elements (related to interpreting the architectural styles of Charles Goodman), be provided on the FDP.

### **Private Park Space**

About 0.39 acres of private roof deck amenity areas in three locations are shown. These areas can be used to satisfy the Zoning Ordinance requirement to spend \$1,700 per dwelling unit on onsite recreational amenities, such as swimming pools, patios, sport courts, game tables, etc.

### **Miscellaneous**

Many of the Landscape Plan sheets (L-3 – L-9) that pertain to design of the public and private park spaces in the FDP area are marked with a note that states: “The Plan and imagery shown is conceptual and may be modified subject to Final Development Plan approval.” The current application is a Final Development Plan, not conceptual, and the note should be removed.

FCPA Reviewer: Andrea L. Dorlester  
DPZ Coordinator: Bob Katai

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  
Cathy Lewis, Branch Manager, ZED, DPZ  
Bob Katai, Planner III, Zoning Evaluation Division, DPZ  
Chron Binder  
File Copy



## FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927  
Fairfax, VA 22035-1118



April 19, 2012

G. Evan Pritchard  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

Re: Archaeological Potential for Tax Map 30-3 ((28)) 5, 6, 8 and B4: The Commons

Dear Mr. Pritchard:

Pursuant to your phone call regarding the aforementioned property, I reviewed our files and database. The project was subject to archaeological review, by Michael Johnson Archaeologist (now retired) on three occasions and John Rutherford, Archaeologist, most recently. Each of the assessments came to the conclusion that there had been a vast amount of disturbance that there was little potential for the presence of intact archaeological features.

Should you have any questions, please do not hesitate to call me at (703) 534-3881, Extension 402 or on my cell phone at (703) 282-3833.

Sincerely,

A handwritten signature in cursive script that reads "EA Crowell".

Elizabeth A. Crowell, Ph.D.  
Cultural Resource Management and Protection Branch Manager  
Fairfax County Park Authority  
2855 Annandale Road  
Falls Church, VA 22042  
(703) 534-3881, Extension 402



# County of Fairfax, Virginia

## MEMORANDUM

March 19, 2013

**TO:** Bob Katai, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II  
Forest Conservation Branch, DPWES 

**SUBJECT:** The Commons; RZ 2011-PR-017

**RE:** Request for assistance dated February 21, 2013

This review is based on the Conceptual Development Plan (CDP) RZ 2011-PR-017 stamped "Received, Department of Planning and Zoning, February 19, 2013."

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted CDP were provided to DPZ in the memos dated August 3, 2011, June 25, 2012, and November 28, 2012. Several comments and recommendations contained in these memos were not adequately addressed and are similar to several of the following comments and recommendations.

- 1. Comment:** The proposed limits of clearing and grading associated with this proposed development are not shown or identified on the CDP and it is unclear if trees proposed for preservation will be adequately protected from construction activities.

**Recommendation:** The proposed limits of clearing and grading associated with this proposed development should be clearly shown and identified on the CDP.

- 2. Comment:** The 0 sq. ft. identified as the tree preservation target, as shown on Line C1 of the Tree Cover Calculations on sheet L-16, is inconsistent with the 24.7% identified as the proposed percentage of canopy requirement that will be met through preservation, as shown on line E of the Tree Preservation Target Calculations and Statement table on sheet C-10, and the 31,250 sq. ft. identified as the total of canopy provided through tree preservation, as shown on lines C3, C10, and E1 of the Tree Cover Calculations on sheet L-16.

**Recommendation:** The Tree Preservation Target Calculations and Statement tables on sheet C-10 and the Tree Cover Calculations on sheet L-16 should be revised to identify the accurate amount of total canopy area provided through tree preservation. In addition, the

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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



31, 250 sq. ft. claimed as canopy provided through tree preservation is unclear. All areas of existing tree canopy proposed for preservation and to be used toward meeting the 10-year tree canopy requirement should be shaded and labeled indicating the amount of tree canopy claimed for each area.

- 3. Comment:** The request to deviate from the tree preservation target is unclear as it does not appear to identify the proposed percentage of the canopy requirement that will be met through tree preservation as specified in line E of the Tree Preservation Target Calculations and Statement, which identifies 24.7% as the proposed percentage of canopy requirement that will be met through preservation.

**Recommendation:** The request to deviate shall identify the proposed percentage of the canopy requirement that will be met through tree preservation as specified in line E of the Tree Preservation Target Calculations and Statement and shall describe how this deviation request is the minimum necessary to afford relief. In addition, lines C3, C10, and E1 of the Tree Cover Calculations shall be equal to line E of the Tree Preservation Target Calculations and Statement.

- 4. Comment:** It appears the Applicant is requesting a modification of the transitional screening requirements and a waiver of the barrier requirements along the northern property boundary of the proposed development, as indicated on sheet C-1. There appears to be an opportunity to provide the required transitional screening and barrier requirements. In addition, it is unclear if the proposed landscaping along the northern property boundary meets the intent of the transitional screening and barrier requirements.

**Recommendation:** Transitional screening calculations in accordance with ZO 13-303.3 should be provided as part of the CDP to identify the required landscaping. In addition, landscaping should be provided along the northern property line demonstrating how the transitional screening requirements of ZO 13-303.3 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.

- 5. Comment:** The symbols used to identify the various categories of trees, as shown in the Tree Symbol Legend on sheet L-15, are unclear and it is difficult to differentiate between the various categories. In addition, a symbol for the 63 Category II evergreen trees proposed to be planted, as indicated in the Conceptual Plant Schedule, has not been provided.

**Recommendation:** The Tree Symbol Legend should be revised to provide clear symbols for each of the categories of trees. In addition, a symbol for the Category II evergreen trees should be provided.

6. **Comment:** The proposed locations of the various planting details shown on sheet L-16 are unclear.

**Recommendation:** The locations of the various planting details shown on sheet L-16 should be clearly shown and identified on all landscape sheets.

7. **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.

Please contact me at 703-324-1770 should you have any questions.

TLN/  
UFMDID #:162560

cc: DPZ File



# County of Fairfax, Virginia

## MEMORANDUM

March 19, 2013

**TO:** Bob Katai, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II  
Forest Conservation Branch, DPWES 

**SUBJECT:** The Commons – Building 1; FDP 2011-PR-017

**RE:** Request for assistance dated February 21, 2013

This review is based on the Final Development Plan (FDP) 2011-PR-017 stamped “Received, Department of Planning and Zoning, February 19, 2013.”

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted FDP were provided to DPZ in the memo dated January 30, 2013. Additional comments and recommendations are provided to address the proposed landscape plan and 10-year Tree Canopy Calculations.

- 1. Comment:** The 0 sq. ft. identified as the tree preservation target, as shown on Line C1 of the Tree Cover Calculations on sheet L-2, is inconsistent with the 24.7% identified as the proposed percentage of canopy requirement that will be met through preservation, as shown on line E of the Tree Preservation Target Calculations and Statement table on sheet C-10 of the CDP, and the 31,250 sq. ft. identified as the total of canopy provided through tree preservation, as shown on lines C3, C10, and E1 of the Tree Cover Calculations on sheet L-2.

**Recommendation:** The Tree Preservation Target Calculations and Statement tables on sheet C-10 of the CDP and the Tree Cover Calculations on sheet L-16 of the CDP should be revised to identify the accurate amount of total canopy area provided through tree preservation and this revised information should be provided as part of the FDP. In addition, the 31, 250 sq. ft. claimed as canopy provided through tree preservation is unclear. All areas of existing tree canopy proposed for preservation and to be used toward meeting the 10-year tree canopy requirement should be shaded and labeled indicating the amount of tree canopy claimed for each area.

- 2. Comment:** Several trees along the eastern side of the Main Street ‘courtyard’ appear to be planted in areas that are less than 8 feet wide and within 4 feet of a restrictive barrier, as

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Urban Forest Management Division  
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www.fairfaxcounty.gov/dpwes



shown on sheets L-4, L-9, and L-10. In addition, the 'Main Street' – Interim Section roadway sections on sheets L-9 and L-10 are unclear as they do not provide planting width dimensions.

**Recommendation:** The minimum width of any planting area should be 8 feet, measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4 feet from any restrictive barrier. Where minimum planting width cannot be provided, alternative planting width details should be provided for the Main Street planting sections in accordance with the Tysons Design Guidelines, and draft proffer 18 A, as part of this FDP.

- 3. Comment:** It appears the Applicant is requesting a waiver of the 10-year tree canopy requirements for this site as indicated on sheet C-1. The cited PFM section is unclear as it does not relate to modifications of 10-year tree canopy requirements. In addition, the Tysons Corner Urban Design Guidelines require a 10-year tree canopy requirement of 10%.

**Recommendation:** A request to modify the 10-year tree canopy requirements, citing the applicable PFM section (PFM 12-0510.1 and Table 12.4), in favor of the Tysons Corner Urban Design Guidelines requiring a 10-year tree canopy requirement of 10% should be provided by the Applicant as part of this FDP.

- 4. Comment:** It appears the Applicant is requesting a modification to the Tree Preservation Target as indicated on sheet C-1. The cited PFM sections are incorrect and are inconsistent with the PFM section cited in the narrative on sheet C-9.

**Recommendation:** The modification to the Tree Preservation Target request on sheet C-1 should be revised to cite the correct PFM sections consistent with the narrative on sheet C-9.

- 5. Comment:** It appears the Applicant is requesting a modification of the minimum to the 8 foot wide minimum planting width requirement as indicated on sheet C-1. The cited PFM section is unclear as it does not relate to the minimum planting width requirement.

**Recommendation:** The modification of the minimum planting width requirement request on sheet C-1 should be revised to cite the correct PFM section (PFM 12-0510.4E(5)).

Please contact me at 703-324-1770 should you have any questions.

TLN/  
UFMDID #: 177762

cc: DPZ File



**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

February 27, 2013

**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-017, The Commons

**ACREAGE:** 20.96 acres

**TAX MAP:** 30-3 ((28)) 5, 6, 8, B4

**PROPOSAL:**

The applicant seeks to rezone the site from R-20, C-6 and HC Districts to PTC and HC Districts. The rezoning would permit the redevelopment of the site from a low density residential to high density residential. This includes the removal of the site's existing 331 multi-family low rise units. The site would be developed with 2,571 multi-family high rise units.

**ANALYSIS:**

School Capacities

The schools serving this area are Westgate Elementary, Longfellow Middle and McLean High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
Westgate ES	400 / 750	613	677	-277	812	-62
Longfellow MS	1347 / 1347	1277	1346	1	1473	-126
McLean HS	1986 / 1986	2087	2043	-57	2217	-231

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next six years, Westgate, Longfellow, and McLean are projected to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The Capital Improvement Program (CIP) identifies the renovation of Westgate Elementary School to be complete by the 2015-16 school year. Once completed, renovations would increase capacity to 750. Funding for the renovations were approved in the 2011 Bond Referendum. Renovations were recently completed at Longfellow Middle School for the 2011-12 school year.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

## Existing

School Level	Low-rise Multi-family Ratio	Existing # of units	Student Yield
Elementary	.173	331	57
Middle	.040	331	13
High	.078	331	26
			<b>96 total</b>

## Proposed

School Level	Mid-High Multi-family Ratio	Proposed # of units	Student Yield
Elementary	.059	2,571	152
Middle	.019	2,571	49
High	.032	2,571	82
			<b>283 total</b>

**RECOMMENDATIONS:**Proffer Contribution

A total of 187 new students are anticipated (95 Elementary, 36 Middle and 56 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$1,753,686 (187 x \$9,378) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools serving the Tysons Corner area given that it is unknown when residential development will occur and if the present school assignments will remain at time of occupancy.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

*Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per 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.*

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

**ADDITIONAL INFORMATION:**

It is noted that in order to address future student growth in the Tysons Corner area, a need has been identified in the Comprehensive Plan for a future elementary school 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 redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by an elementary school located in Tysons and expansions of the middle and high schools. Recent renovations at Longfellow and proposed renovations at Westgate will not sufficiently address the anticipated student from the redevelopment of Tysons. The need for this

additional capacity was driven by existing student projections and the school's place in the renovation queue.

In addition, Longfellow and McLean also are receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

- Georgelas (RZ 2010-PR-014A; 478 multi-family units)
- Georgelas (RZ 2010-PR-014B; 1,912 multi-family units)
- Georgelas (RZ 2010-PR-014C; 305 to 1,254 multi-family units) Indefinitely Deferred
- Georgelas (RZ 2010-PR-014D; 671 to 1,810 multi-family units)
- Georgelas (RZ 2010-PR-014E; 143 to 222 multi-family units and 10-12 townhouses)

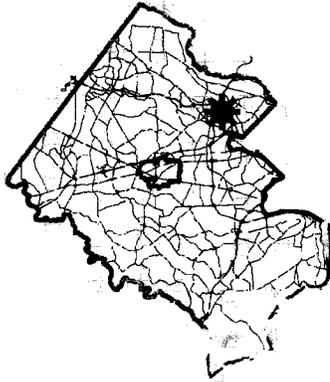
DMJ/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District  
 Pat Hynes, Vice-Chairman, Hunter Mill District  
 Jane Strauss, School Board Member, Dranesville  
 Ilryong Moon, Chairman, School Board Member, At-Large  
 Ryan McElveen, School Board Member, At-Large  
 Ted Velkoff, School Board Member, At-Large  
 Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
 Marty K. Smith, Cluster I, Assistant Superintendent  
 Jim Kacur, Cluster II, Assistant Superintendent  
 Ellen Reilly, Principal, McLean High School  
 Carole Kihm, Principal, Longfellow Middle School  
 Julie K. Easa, Principal, Westgate Elementary School

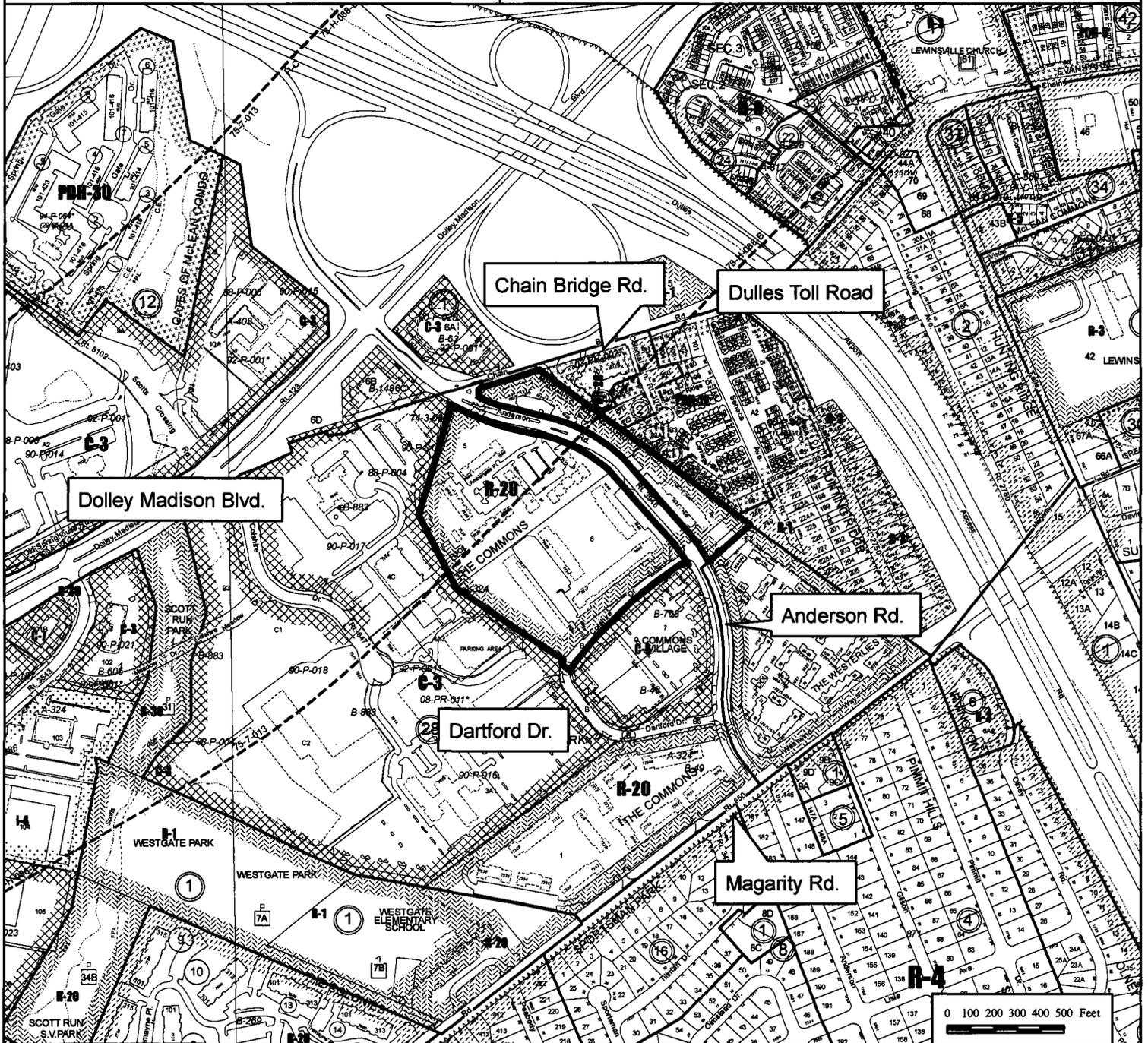
# Rezoning Application

RZ 2011-PR-017



Applicant: MR COMMONS LLC  
Accepted: 06/29/2011  
Proposed: MIXED USE  
Area: 20.96 AC OF LAND; DISTRICT - PROVIDENCE  
Located: SOUTH SIDE OF CHAIN BRIDGE ROAD ON BOTH SIDES OF ANDERSON ROAD  
Zoning: FROM R-20 TO PTC, FROM C-6 TO PTC

Map Ref Num: 030-3- /28/ / B4 /28/ /0005  
/28/ /0006 /28/ /0008





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 11, 2013

**TO:** Bob Katai  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, P.E.  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. FDP-2011-PR-017**  
**Tax Map No. 030-3-/28/0005**

The above referenced zoning application is within Tysons Corner Urban Center. As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5025.

FAIRFAX COUNTY  
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035  
Phone: 703-324-5030, Fax: 703-803-3297  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



Bob



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

November 21, 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-017  
The Commons  
Tax Map: 30-3

Dear Ms. Berlin:

Fairfax Water is uniquely able to provide high-quality water service to The Commons development. 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. Future water service for the proposed redevelopment could best be provided by Fairfax Water instead of the City for the following reasons:

1. Fairfax Water has an existing 24-inch water main in Magarity Road approximately 1,125 feet from the site that is capable of providing 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 multiple independent sources. Fairfax Water's programmed investment in transmission and distribution system development provides The Commons site access to service through 42-inch and 24-inch diameter transmission mains from a large pumping facility at Tysons Corner. The Commons site also has access to water storage facilities located at Tysons Corner, Penderwood, and Fairfax Hospital. Alternative supplies are available from a variety of additional sources including pumping facilities at Fairfax Circle or Annandale. Having a variety of supply options increases service reliability, provides for sufficient domestic and fire protection capacity, and maintains adequate delivery pressure irrespective of demand.

Ms. Barbara Berlin  
November 21, 2011  
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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 \$3.27 per 1,000 gallons.
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.
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.

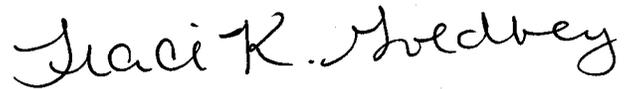
As you may know, there is no legal impediment to Fairfax Water's serving this property. Under a consent decree entered February 25, 2010 in the Circuit Court of Fairfax County, the City agreed that Fairfax Water may provide water service anywhere within the City's previous service area in Fairfax County, and that the City would not unreasonably interfere with the ability of any customer or developer to obtain service from Fairfax Water.

As the area surrounding the future Tysons East Metro Station 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. Again, Fairfax Water is uniquely able to provide that level of service.

Ms. Barbara Berlin  
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If you have any questions regarding this information, please contact Dave Guerra  
Chief, Plan Review at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive style with a large, looped "G" and "B".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosures (as noted)

cc: Bob Katai, Fairfax County Planning & Zoning  
John Amatetti, VIKA  
Martin D. Walsh, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.



## **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 a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		