



County of Fairfax, Virginia

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

February 13, 2013

Elizabeth D. Baker
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2010-PR-014D
(Concurrent with Rezoning Application RZ 2010-PR-014E)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 12, 2013, granting Rezoning Application RZ 2010-PR-014D in the name of of Georgelas Group LLC. The Board's action rezones certain property in the Providence District from the C-7, I-5, HC and SC Districts to the PTC, HC and SC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 6.44 and Waiver #8158-WPFM-002-1 to permit the location of underground storm water management facilities in a residential area. The subject property is located in the N.E. quadrant of the intersection of Leesburg Pike and Spring Hill Road and the S. side of Tyco Road at its intersection with Leesburg Pike on approximately 9.86 acres of land, Tax Map 29-1 ((1)) 18C, 29-3 ((1)) 54A, 57, 57B and 57G, and is subject to the proffers dated February 7, 2013.

The Planning Commission previously approved Final Development Plan Application FDP 2010-PR-014D on February 7, 2013, subject to final development plan conditions dated February 7, 2013.

The Board also:

- Modified all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the Plans
- Waived Par. 3 of Sect. 17-201 of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered
- Waived Par. 4 of Sect. 17-201 of the Zoning Ordinance requiring any further dedication and construction for widening of existing roads to address Comprehensive Plan requirements beyond that which is indicated in the Plans and proffers

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- Waiver of Paragraph 1 of Section 6-506 of the Zoning Ordinance requiring a minimum district size of 10 acres in the PTC District
- Waiver of a service drive on Route 7
- Modified the interior and peripheral parking lot landscaping requirements for interim surface lots, when shown on an approved Final Development Plan (FDP) or as applies to interim uses for existing conditions
- Waived Zoning Ordinance Section 16-403 requiring a final development plan as a prerequisite to a site plan in the PTC District for the following features as shown on the CDP: public improvement plans associated with public streets, interim park space previously proffered with Rezoning Application RZ 2010-PR-014A and located on Rezoning Application RZ 2010-PR-014E, and minor modifications to the existing buildings on Rezoning Application RZ 2010-PR-014E
- Waived Section 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP
- Modified Section 7-0802.2 of the PFM to allow for the projection of structural columns into parking stall (no more than 4 percent of the stall area)
- Approved the use of underground stormwater management and best management practices in a residential development, subject to Waiver Number 8158-WPFM-002-1
- Modified the 10 year tree canopy requirements in favor of that shown on the Plans, and as proffered
- Modified the tree preservation target in favor of that shown on the Plans, and as proffered
- Modified Section 12-0702 1B (2) to permit the reduction of the minimum planter opening area for trees used to satisfy the tree cover requirement, in favor of that shown on the Plans, and as proffered
- Waived Paragraph 2 of Section 2-506 of the Zoning Ordinance to allow a parapet wall, cornice or similar projection to extend more than three feet above the roof, when shown on an approved FDP
- Waived maximum fence height to permit an increase from 7 feet to 14 feet for sport courts and other features when shown on an approved FDP

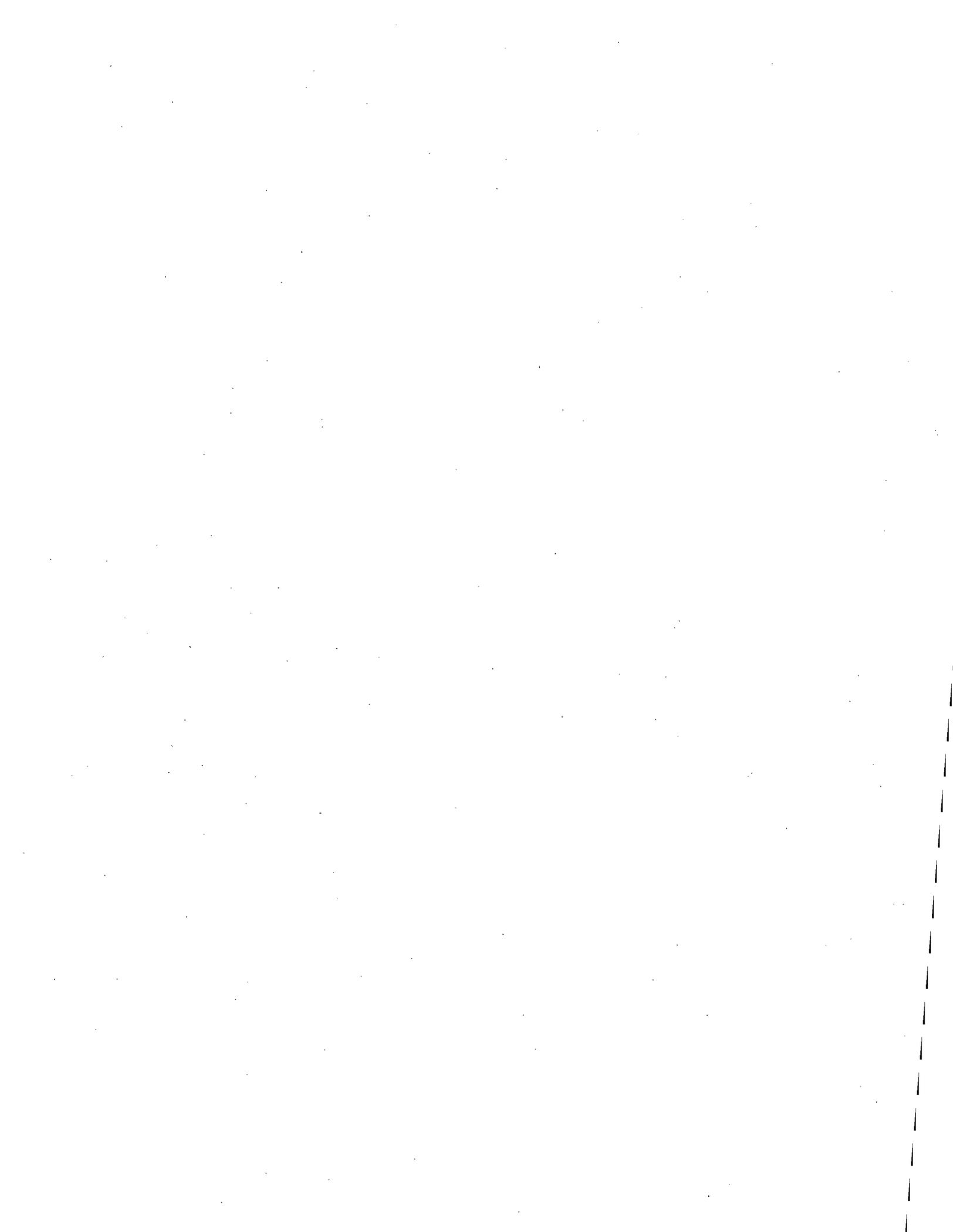
- Modified Paragraph 4 of Section 11-202 of the Zoning Ordinance requiring a minimum distance of 40 feet of a loading space from a drive aisle when shown on an approved FDP
- Modified Section 7-0800 of the PFM to allow the use of tandem parking spaces with valet service to be counted as required parking (as permitted by the PTC District regulations) as described in the proffers

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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



At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12th day of February, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-PR-014D
(Concurrent with Rezoning Application RZ 2010-PR-014E)**

WHEREAS, Georgelas Group LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-7, I-5, HC and SC Districts to the PTC, HC and SC Districts, and

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

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

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

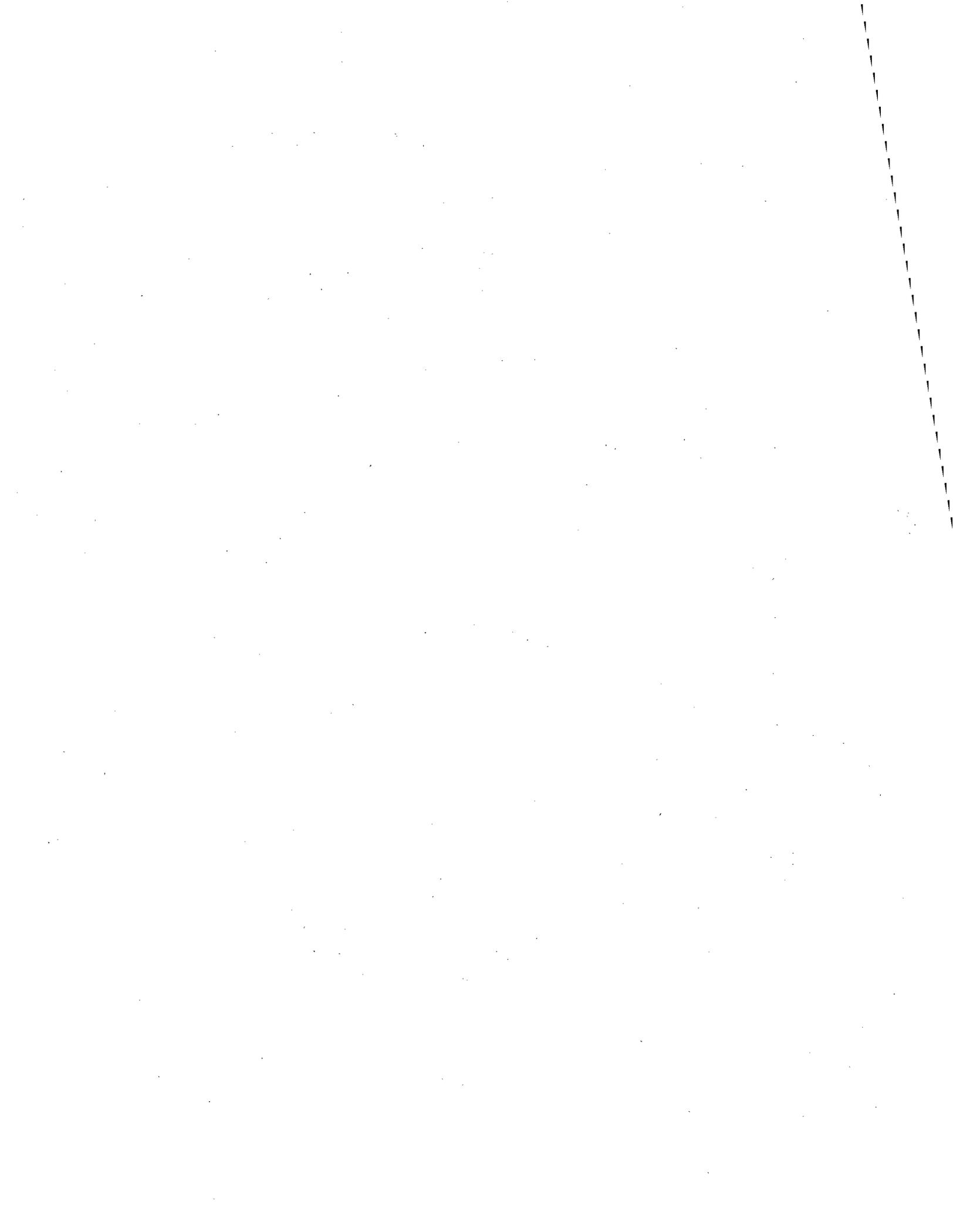
Be, and hereby is, zoned to the PTC, HC and SC Districts, and said property is subject to the use regulations of said PTC, HC and SC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance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

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

GIVEN under my hand this 12th day of February, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors



PROFFERS
 GEORGELAS GROUP LLC
 RZ 2010-PR-014-D
 February 7, 2013
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PROFFERS
GEORGELAS GROUP LLC
RZ 2010-PR-014-D

February 7, 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 owners and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the parcels under consideration and shown on the Fairfax County 2012 Tax Maps as 29-1 ((1)) 18C and 29-3 ((1)) 54A, 57, 57B, and 57G (the "Subject Property") shall be in accordance with the following conditions if, and only if, rezoning application 2010-PR-014-D (the "Rezoning") is granted.

The Subject Property is part of a larger rezoning known as "Spring Hill Station" which includes four related components identified as A, B, D and E (collectively referred to as "RZ 2010-PR-014"). The Subject Property is the subject of RZ 2010-PR-014-D. Property identified as 2012 Tax Map 29-3 ((1)) 48D is the subject of RZ 2010-PR-014-A, which was previously approved. Property identified as 2012 Tax Map 29-3 ((1)) 60C is the subject of RZ 2010-PR-014-B, which was previously approved. Property identified as 2012 Tax Map 29-3 ((1)) 63C is the subject of RZ 2010-PR-014-E. RZ 2010-PR-014 is divided into three neighborhoods referred to as 1, 2 and 3 and six areas identified as Areas A, B, D, E, F and G. The Subject Property is in Neighborhood 1 and is referred to as Area D.

GENERAL

1. Conceptual Development Plan. The Subject Property shall be developed in substantial conformance with the Spring Hill Station Demonstration Project Part D Conceptual Development Plan ("CDP") dated June 22, 2010 and revised through January 28, 2013, prepared by VIKA, Incorporated, WDG Architecture, PLLC, and ParkerRodriquez, Inc. The CDP includes two options; Option 1 represents the maximum office proposal, Option 2 represents the maximum residential proposal. The Applicant reserves the right to develop in accord with either option or a combination of the two options. 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, uses (i.e. office, hotel, residential and retail/service), building heights, amount, general location and quality 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").
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.

3. Umbrella Owners' Association or Equivalent. The Applicant shall cause the recordation of an umbrella owners association ("UOA") for the Subject Property, or the equivalent in the form of one or more reciprocal easement and/or joint maintenance and/or joint development agreements, and other governance documents as necessary (collectively referred to as "UOA or equivalent"), to provide for various proffer and maintenance obligations, including but not limited to, implementation of the TDM program, maintenance of the private streets and sidewalks, streetscapes and furnishings therein, publicly accessible park areas and any private utility systems. Such governance documents shall be submitted to the Office of the County Attorney to ensure they provide for the various proffers and maintenance obligations not otherwise covered by separate agreement with Fairfax County (the "County") and/or the Virginia Department of Transportation ("VDOT"). Said UOA or equivalent may be expanded to include other properties subject to RZ 2010-PR-014 as well as additional nearby properties. Such UOA or equivalent shall be established prior to the issuance of the first RUP or Non-RUP for the second new building on the Subject Property and shall expand to incorporate subsequent buildings concurrent with the phasing of redevelopment. For purposes of clarity, no portion of the Subject Property shall be required to become part of the UOA or equivalent prior to its redevelopment.

PROPOSED DEVELOPMENT

4. Existing and Interim Structures and Uses.
 - A. Except as provided in paragraph C below, the existing structures on the Subject Property, as shown on the CDP, may remain in use as an initial phase until such time as the portion of the Subject Property on which the existing structure(s) is located is redeveloped in accordance with this application, or as otherwise stated in these Proffers. The structures may not be modified or enlarged, except that minor modifications and minor building additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Zoning Ordinance or may otherwise be necessitated with the implementation of Proffer 22D. Interior modifications to the structures shall be permitted. Changes may be made to the site conditions as shown in the phasing Sheets A-6.0 through A-8.0 of the CDP and changes may be made to accommodate interim uses, including access modifications.

Those uses within the existing structures that are legally existing at the time of approval of this Rezoning but are not uses permitted in the PTC District include Vehicle Major Service Establishments, Warehouse Establishments, Wholesale Trade Establishments, Heavy Equipment and Specialized Vehicle Sale, Rental and Service Establishment, and Storage Yards (see Exhibit A). These uses may remain as permitted interim uses, but may not be enlarged, except that the Zoning Administrator may permit minor modifications or minor enlargements. If any such use is discontinued for a period of two years, it shall no longer be a permitted use.

- B. Privately owned and operated commercial interim off-street parking and commuter parking, at rates determined by the Applicant, shall be permitted in existing surface lots upon notification to FCDOT and without PCA/CDPA/FDP/FDPA approval and in new parking lots with a FDP as provided in paragraph C below, as an interim use on the existing properties at the sole discretion of the Applicant. Such parking areas shall be signed that they are interim or temporary facilities.
- C. Any use that is permitted in the PTC District, with the exception of residential and hotel uses, may also be permitted as an interim use subject to the Use Limitations in Sect. 6-505 and the provisions of Part A of this Proffer except that commercial off-street parking in new parking lots and large retail establishments (as defined in the Zoning Ordinance) shall not be permitted without FDP approval.
- D. Existing structures may be partially demolished to accommodate the construction in the early phases of development of the Subject Property. In that event, the portion of the existing structures to remain shall be included in the associated FDP for the purposes of coordinating site access, circulation and parking, and ensuring appropriate interim conditions and pedestrian improvements, but shall only be subject to transportation, streetscape or similar proffered improvements as shown on the approved FDP.
- E. Parking for any new interim uses shall be provided in accordance with Section 6-509 of the Ordinance.

5. Proposed Development.

- A. Uses. Development of the Subject Property may include any use permitted in the Planned Tysons Corner Urban ("PTC") District, subject to limitations in the development tabulations on Sheet C-3A of the CDP (the "Development Tabulations") and these Proffers. The primary uses of the Subject Property shall be office, hotel and multi-family residential dwellings. Accessory uses, as defined by the Zoning Ordinance, may also be included in any building designated for one of these primary uses.

The Retail/Service category provided in the Development Tabulations may include any non-residential use permitted in the PTC District, subject to the Use Limitations in Sect. 6-505. The general extent and location of all Retail/Service uses shall be provided with the submission of each FDP, and shall be subject to review and approval.

- B. Maximum Gross Floor Area.
 - (i) The maximum gross floor area ("GFA") (gross floor area as defined in the Zoning Ordinance as of the date of these Proffers), permitted on the Subject Property is 2,786,000 square feet, inclusive of density bonuses (the "Proposed Development").

- (ii) The maximum GFA for office uses and those other uses as specified in Section 6-507 Paragraph 2A(2) of the Zoning Ordinance shall be 1,272,000. At the time of FDP approval for each building, it shall be determined if any GFA associated with proposed Retail/Services uses in the building should be considered a use regulated by Section 6-507 Paragraph 2A(2).
 - C. Adjustments to Individual Building GFA. FDPs approved for individual building sites on the Subject Property shall establish the primary use (based on Option 1 or Option 2 shown in the Development Tabulations) and 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.
 - (i) If the GFA approved with the FDP for one or more buildings is less than the maximum GFA shown in the Development Tabulations for such building(s), then the excess GFA under the selected Option 1 or Option 2 use may be utilized in another building or building(s) of the same use 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 FDPA(s) for the buildings transferring and utilizing the excess GFA.
 - (ii) The GFA allocated to the Retail/Service category in each building as shown in the Development Tabulations may be shifted between buildings with an approved FDP, and the overall GFA allocated to the Retail/Service category in the Development Tabulations may be increased up to double without the need for a PCA or CDPA as long as the proposed increase is shown on an approved FDP and the maximum GFA for individual buildings (as set forth in the Development Tabulations or as may be subsequently adjusted in accordance with subparagraph (i) above) is not exceeded. Any increase in the GFA allocated to the Retail/Service category in a primarily residential building that is 30,000 square feet more than that shown in the Development Tabulations may require a supplemental traffic analysis as determined by the Fairfax County Department of Transportation ("FCDOT").
 - D. Special Exception and Special Permit Uses. 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 and the applicable approved FDP.
6. Final Development Plans. FDP and FDPA approvals may be requested from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to each respective building site without obtaining the consent and/or joinder of the owners of any of the other building sites. If requested by the District Supervisor, individual FDPs for the Subject Property which are not concurrent with this original rezoning or filed in conjunction with a PCA shall be subject to review by the Board of

Supervisors (the "Board") to determine if the FDP is in accordance with the approved CDP and complies with applicable zoning district regulations. The Applicant shall provide written notice to the District Supervisor upon initial submission of each FDP or FDPA application filed after approval of this original rezoning that is not filed concurrently with a PCA application, requesting a determination by the District Supervisor as to whether review by the Board is warranted.

The following information shall be provided with each FDP not filed concurrently with this rezoning application.

- A. Overall Tabulation. A tabulation indicating the development status of all property subject to RZ 2010-PR-014 A, B, D and E to include a listing of all existing and proposed buildings, along with the GFA, uses and parking 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. A similar tabulation shall be provided on all site plans for the Subject Property.
- B. Tree Canopy Calculation. A tabulation indicating the tree canopy calculations of all property subject to RZ 2010-PR-014 A, B, D and E to be updated with each subsequent FDPA and site plan approved for the Subject Property.
- C. TDM Supplement. 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.
- D. Sight Distance. Vehicular sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan as provided in Proffer 21.
- E. 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.
- F. 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.
- G. Architectural Elements. Specific information on architectural elements as provided in Proffer 8 as well as details regarding any parapet walls, cornices or similar projections extending more than three feet above the roof.
- H. 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, as provided in Proffer 9.

- I. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 10 and refinement of, and adjustments to, streetscape elements as provided in Proffer 21.
- J. Garage Treatments. Proposed parking garage façade treatments as provided in Proffers 8 and 11.
- K. Landscaping. Detailed landscape plans as provided in Proffer 20.
- L. Streetscape Furnishings. Submission of a “Streetscape Furnishing and Materials Plan” as provided in Proffer 21.
- M. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area as provided in Proffer 22.
- N. Alley Easements. Location of private access easements in the service alleys in Buildings D1, D2A and D2B, as provided in Proffer 30.
- O. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 7 and those generally set forth on the phasing-related exhibits provided on Sheets A-6.0 through A-8.0 of the CDP.
- P. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 39; 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 as provided in Proffer 40.
- Q. Loading Spaces. Identification of loading spaces located within 40 feet of a drive aisle.
- R. Parks and Recreation. Specific park details, site amenities and substitute recreation facilities as provided in Proffer 50.
- S. Residential Amenities. Specific facilities and amenities to be provided for each residential building
- T. Stormwater Management. Identification of specific stormwater management facilities and access points to underground vaults as provided in Proffers 21 and 58.
- U. Rights-of-Way. Identification of proposed right-of-way lines associated with all 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.
7. Development Phasing. The Proposed Development includes seven (7) buildings, which are identified on the CDP as Buildings D1, D2-A, D2-B, D3, D4, D5 and D6. Development of each individual building may proceed in any order provided that each such building provides the phasing conditions depicted for such building on the CDP and that all proffers that apply to such building are addressed with the redevelopment of that building. Where a proffer establishes an obligation that applies to a particular building, a combination of buildings, and/or an FDP or site plan associated therewith, reference to "Applicant" in such proffer shall mean the party undertaking the development of such building(s).

The Applicant shall construct the grid of streets and provide pedestrian improvements, public parks, private amenities, public facilities and all other proffered improvements and obligations on the Subject Property in phases, concurrent with the development of each new building in accordance with the phasing exhibits provided on Sheets A-6.0 through A-8.0 of the CDP and as further described in these Proffers. In addition, interim improvements as outlined in Proffer 22 and as may be determined at time of FDP approval shall be provided concurrent with the construction of each building. Adjustments to the phasing may be approved with FDP approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases.

For purposes of these Proffers "construct" shall mean that: 1) a committed road improvement is substantially complete and is available for 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 Fairfax County or FCPA.

ARCHITECTURAL DESIGN

8. Building Design. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, and shall create human scale through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials that are typically used on the exterior of Class A office buildings and residential, retail and hotel buildings of a similar quality. FDPs shall specify design information on building materials, architecture, parking garage and loading space treatments, and specific features designed to activate streetscapes as described in Proffer 10. 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.
9. Build-to-Lines. Build-to-lines ("BTL") have been established as depicted on Sheets C-6 and C-6A of 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 as shown on an approved FDP. Awnings and other architectural canopies attached to the building frontage that project out from the BTLs shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP approval, 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.

10. Activated Streetscapes and Ground Floor Elements. The ground floors of all new buildings on the Subject Property, except those buildings with only residential uses on the ground floor, shall be designed and constructed with non-residential portions of ground floors having an average floor to floor height of 16 feet to accommodate potential non-residential uses designed to activate the streetscape. In addition, the Applicant shall provide for a hierarchy of activated streetscapes throughout the Subject Property as delineated on Sheet L-19 of the CDP and described below. The specific activation elements to be utilized for each building shall be graphically depicted on the FDP for review and approval.

A. Primary Pedestrian Corridors. These areas are designed to accommodate major pedestrian activity, providing access to the Spring Hill Metro Station (the "Metro Station") for walkers from the Subject Property and beyond and accommodating access to, and encouraging interaction with, a variety of uses on the Subject Property. Primary Pedestrian Corridors shall generally incorporate the following elements, which may be adjusted with approval of an FDP:

- (i) The ground floors of buildings shall incorporate active uses along approximately 75% of the street frontage, with functioning entry doors into such applicable uses provided with a maximum separation of 50 feet or less, unless a greater separation is needed to accommodate larger tenant spaces or as may be permitted by the Zoning Administrator. Should the requirements of a larger tenant not accommodate multiple entries with a maximum spacing of 50 feet, the design of the façade shall incorporate glazed elements no more than 20 feet apart that are a minimum of 48 square feet in area.
- (ii) A minimum 70% of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.
- (iii) Parking structures along the ground floor facades of buildings shall be minimized, but where they occur, the general façade detailing of the building above shall be continued to the ground plane or display windows provided.
- (iv) Access to parking garages and loading/trash/service areas shall not be provided from Route 7 or Spring Hill Road. Loading/trash/service areas

along other Primary Pedestrian Corridors shall be minimized. Where such garage/loading/trash/service areas do occur along Primary Pedestrian Corridors, they shall be screened from public view through the use of roll down doors or similar treatment.

- B. Secondary Pedestrian Corridors. These areas are designed to accommodate moderate pedestrian activity, providing access to the Metro Station for walkers from the Subject Property and beyond and accommodating access to a variety of uses on the Subject Property. Secondary Pedestrian Corridors shall generally incorporate the following elements, which may be adjusted with approval of an FDP:
- (i) Where the ground floors of buildings incorporate non-residential uses, functioning entry doors into such applicable uses shall be provided 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. Should the requirements of a larger tenant not accommodate multiple entries with a maximum spacing of 75 feet, the design of the façade shall incorporate glazed elements no more than 20 feet apart that are a minimum of 48 square feet in area.
 - (ii) A minimum 40% of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.
 - (iii) In residential buildings that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary facades shall incorporate, to the degree feasible, recreational and amenity spaces on the ground floor with a minimum of 40% of the ground floor façade constructed with glazed windows and/or doors or other transparent materials, and/or incorporate entries in to individual dwelling units from the street level. If residential units have direct access to the streetscape from an individual unit, design features shall be employed to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
 - (iv) Parking structures along the ground floor facades of buildings should be minimized, but where they occur, screening composed of architectural systems designed to restrict views into the garage spaces from street level shall be applied, or the general façade detailing of the building above may be continued to the ground plane.
 - (v) Loading/trash/service areas along Secondary Pedestrian Corridors shall be screened from public view through the use of roll down doors or similar treatment.
- C. Tertiary Pedestrian Corridors. These areas are designed to accommodate modest pedestrian activity making connections to less intense areas or through alleys.

Tertiary Pedestrian Corridors, not located along private alleys, shall incorporate the following elements:

- (i) Where the ground floors of buildings incorporate Non-Residential Uses, a minimum 25% of the area of the ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent materials.
- (ii) In residential buildings that do not incorporate Non-Residential Uses on part or all of the ground floors, efforts shall be made to incorporate, recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).
- (iii) Parking structures along the ground floor facades of buildings should be minimized, but where they occur, screening composed of architectural systems designed to restrict views into the garage spaces from street level shall be applied, or the general façade detailing of the building above may be continued to the ground plane.
- (iv) Access to parking garages and loading/trash/service areas may be provided along Tertiary Pedestrian Corridors and from the adjacent private alleys; loading/trash/service areas along Tertiary Pedestrian Corridors shall be screened from public view through the use of roll down doors or similar treatment

11. Parking Structures. To further the goals of the Comprehensive Plan, above grade parking structures shall incorporate uses or screening at the ground level in keeping with Proffer 10, so as to provide a pleasant and attractive design/experience along the streetscape. In addition, one or more of the following techniques shall be employed to screen garage areas above the street level:

- A. Inclusion of an active layer of occupied space;
- B. Application of architectural screening materials that may include, but not be limited to, metal framing systems with inserted panels of wire mesh, metal, glass or other materials, and precast concrete or masonry spandrels designed to minimize views into the garage spaces from street level;
- C. Continuation of the general façade detailing of the tower above down to the top of the retail level storefront; or
- D. Extension of retail signage and architectural expressions above the retail level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance or by an approved Comprehensive Sign Plan.

Parking structure design features shall be depicted on the FDP for review and approval.

12. Building Height. The final height for each building and specific steps in building height, including parking podia, shall be determined at the time of 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 building retains a similar urban form to that shown on the CDP or the FDP. Should, at the time of FDP, a building be proposed at a height that is 60% or less of the maximum shown on the CDP, the maximum height of the building's parking podium shall also be reduced.

Structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) feet from the roof level of the top floor of the building. All building penthouses and rooftop structures shall be integrated into the architecture of the building. The height and extent of any roof top penthouse shall be provided at FDP.

13. Telecommunications Equipment. Telecommunications equipment may be placed on building 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 roofs and penthouses such that they are not visible from the surrounding streets. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage. In addition, the Applicant shall provide for an additional conduit in its utility plans to accommodate future fiber and/or telecommunication connections on the Subject Property.
14. Fire Marshal. The Applicant has coordinated the layouts depicted on the CDP with the Fire Marshal. Further changes to the CDP and future FDPs shall be permitted without the requirement for a CDPA in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), FCDOT, and the Office of Community Revitalization ("OCR") and are in substantial conformance with the intent of the CDP, future FDPs and these Proffers.

BUILDING PRACTICES

15. Non-Residential Building Certifications.
 - A. The Applicant shall include, as part of the building plan submission for any non-residential building to be constructed on the Subject Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell (LEED®-CS) rating system, or other LEED 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, that the Applicant anticipates attaining.

Except as otherwise provided below in Paragraph E as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") who is also a professional engineer or architect shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the building.

- B. The Applicant shall designate the Chief of the Environment and Development Review Branch of the 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. Prior to the building plan approval for each non-residential building to be constructed, the Applicant shall:
- (i) Submit documentation, to the Environment and Development Review Branch of DPZ, demonstrating that LEED Silver pre-certification under the Core and Shell program has been attained for that building. This documentation will demonstrate that the building is anticipated to attain a sufficient number of credits to attain LEED-CS Silver certification.
 - (ii) Post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of \$2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver certification by the USGBC, under the project's registered version of the LEED-CS 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 Silver certification will be sufficient to satisfy this commitment.
- D. At the time LEED-CS Silver certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds and/or letter(s) of credit 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 Non-RUP for the building, documentation demonstrating that LEED-CS Silver 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-CS Silver certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be

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

If the Applicant fails to provide, within three (3) years of issuance of the final Non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED-Silver certification or demonstrating that the building has fallen short of LEED Silver certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED-Silver certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED-CS Silver, in which case the LEED-AP 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-CS Gold 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, demonstrating that LEED Gold pre-certification under the Core and Shell program has been attained for that building. This documentation will demonstrate that the building is anticipated to attain a sufficient number of credits to attain LEED Gold 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 Gold certification.

Prior to final bond release for each building, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ, confirming the status of the LEED certification.

16. 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 within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be

applicable by the U.S. Green Building Council (USGBC), or its equivalent as determined jointly by the Applicant and Fairfax County, that the Applicant anticipates attaining.

- B. In addition, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (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 will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the project.
- D. Prior to building plan approval for each residential building, the Applicant will post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual ("PFM"), in the amount of \$2.00/square foot of GFA. This green building escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment. At the time LEED-NC 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-NC 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-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

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-NC certification or demonstrating that the building has fallen short of LEED-NC 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.

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-NC certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- E. As an alternative to the actions outlined in the paragraphs A, C and D above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED-NC, 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-NC 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, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, 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-NC Silver certification.

Prior to final bond release of each building, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ, confirming the status of LEED certification.

17. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide:
- A. Electric Vehicle Charging Infrastructure. Each parking garage shall initially be constructed with a minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces and infrastructure (such as conduit) to facilitate additional future recharging stations.
- 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 a 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 the each building and the entire Subject Property.
18. Residential Interior Noise Level. The Applicant shall reduce the interior DNL to no more than 45 dBA for residential buildings on the Subject Property. At the time of building plan application for the full shell building permit for each residential building, the Applicant shall submit to the Chief of the Environment and Development Branch of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and materials to ensure compliance with the interior DNL limit of 45 dBA. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study.
19. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each building on the Subject Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicant to obtain a bird-friendly LEED credit. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

SITE DESIGN

20. 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 including courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheets L-8 through L-18 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 the Urban Forestry Management Division ("UFMD") of the DPWES 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 approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures.

21. Streetscaping. Streetscaping shall be installed throughout the Subject Property as conceptually illustrated on Sheets L-1 through L-6. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a clear pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses and also storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Streetscaping elements may be adjusted at the time of FDP approval provided the quality of the streetscape and minimum clear pedestrian sidewalks are 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 the UFMD. Revisions may be necessitated to accommodate bus stop shelters, clear zones, and other similar requirements and shall not require a CDPA or FDPA. 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. Where minimum planting widths of eight (8) feet are not provided, alternative measures either as identified in the Tysons Urban Design Guidelines (endorsed by the Board on January 24, 2012) (the "Tysons Urban Design Guidelines") or as found acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:
 - (i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees.
 - (ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the pedestrian realm), with no barrier to root growth within four feet of the base of the tree.
 - (iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit as shown in the tree planting details found on Sheet L-9 of the CDP.
 - (iv) 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. 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. Soil volumes as listed above may be reduced to a minimum of 400 cubic feet per tree where necessary, such as where paving above rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume.

- (v) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plan submissions.
- (vi) 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 trees shall be a minimum of eight (8) feet in height at the time of planting.
- (vii) Trees zones shall be installed with a fully automatic drip irrigation system.
- (viii) It is expected that street trees may have to be planted within utility easements. The Applicant shall replace any street trees on-site or along its street frontages that are removed for repairs or improvements in those easements. Should replacement of such trees be required of the utility or others under another agreement, this requirement shall not apply to the Applicant.

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

C. Utility Locations. 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 and/or subsequent FDP as determined by DPWES. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP, as determined by the UFMD. A conceptual utility plan shall be overlaid on the landscape plan submitted in the FDP. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant shall modify the location of utilities to ensure that the trees shown on the FDP can be provided.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside of the 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 (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements. These maintenance access points shall be shown on each FDP.

- D. Sight Distance Considerations. Sight distances and anticipated road design speeds shall be depicted on the Landscape Plan submitted with each applicable FDP to demonstrate that the locations of all proposed street trees are viable. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event VDOT does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Subject Property, the street tree(s) must be accommodated in another location on the Subject Property, as approved by DPZ in consultation with UFMD.
- E. Streetscape Furnishings and Materials and Lighting. 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 for elements in the landscape amenity panel and clear pedestrian sidewalk 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 and shall ensure that the proposed furnishings do not conflict with sight distance requirements. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons Corner Urban Design Guidelines for the Tysons West area, dated January 14, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by Tysons Partnership.

All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently 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 and OCR. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on adjacent properties.

- 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 all signage on existing/planned public streets is subject to VDOT review and/or approval. Wayfinding signage and elements may be provided as a part of a larger CSP for the Tysons area. Such wayfinding signage shall be coordinated with the Tysons Partnership so to facilitate a consistent wayfinding and signage system, but shall not be subject to approval by Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

- G. Tysons Urban Design Guidelines. The Applicant reserves the right, at its sole discretion, to utilize and follow in part, or in whole, the Tysons Urban Design Guidelines in lieu of the design specifications of these Proffers related to the specifications covered by such guidelines.
- H. Maintenance. The Applicant or UOA shall maintain and replace in-kind all pedestrian realm elements within the Proposed Development. The pedestrian realm includes all areas between the back of curb and the building zone whether located within the public right-of-way or on private land with public access easements. The Applicant or UOA shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant without the requirement for a PCA. Maintenance commitments include, but are not limited to:
- (i) All plantings including trees, shrubs, perennials, and annuals;
 - (ii) All associated irrigation elements;
 - (iii) All hard surfaces;
 - (iv) All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures;
 - (v) All lighting poles, brackets and fixtures;
 - (vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
 - (vii) Snow removal;
 - (viii) Leaf removal;
 - (ix) Trash, recycling and litter removal;
 - (x) Decorative retaining walls;
 - (xi) Special drainage features, such a Low Impact Design facilities; and

- (xii) All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

Phasing of streetscaping is discussed within the context of individual phases in Proffer 7. 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 22.

22. Interim Conditions and Standards. Due to the size of the Proposed Development and the time anticipated for its build-out, phased redevelopment may result in various interim conditions on the Subject Property. At the time of FDP submission, 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 and access, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.
- A. If an interim condition/phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure as necessary to ensure revisions to parking and on-site circulation for the existing structure are adequate.
 - B. If interim improvements not located on the Subject Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to construct such interim improvement through a cooperative agreement with the owners, the Applicant shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 60. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicant should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.
 - 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 appropriate:
 - (i) Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, the selection of which shall be approved with the applicable FDP, as needed to ensure a safe, convenient pedestrian path to the Metro Station
 - (ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible as determined by UFM 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, lighting and recreational facilities as determined at FDP. Interim public open space areas shall be clearly signed as an interim or temporary facility.
 - (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 use of temporary art works as a part of the screening system shall also be considered as part of the interim screening system. 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 may be approved with FDP approval.
 - (vi) Grading and seeding of areas on the Subject Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 12 months.
 - (vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements.
 - (viii) Where interim commercial parking is provided, it shall be clearly signed as an interim or temporary facility.
- D. Should Buildings D2-A and D2-B be constructed prior to the issuance of a site development permit for the construction of Building D1, the Applicant shall provide for interim “placemaking” uses on the Building D1 site in one of the following ways:
- (i) Reuse of the existing structure and/or outdoor areas, or portions thereof, or new structures to create a festive, pedestrian-oriented destination. This may include, but not be limited to, eating establishments, retail uses, outdoor dining, recreational uses, performance spaces, farmers markets and/or other outdoor exhibits and fairs.
 - (ii) Development of an interim park and/or commercial parking lot with placemaking opportunities. This may include, but not be limited to outdoor dining, recreational uses, performance spaces, farmers markets

and/or other outdoor exhibits and fairs. Any interim commercial parking area shall be clearly signed as an interim or temporary facility.

The details of the interim use of the D1 site shall be reviewed and approved at the time of FDP approval for Buildings D2-A and/or D2-B. These interim placemaking or park uses on the D1 site shall be provided prior to the issuance of the 100th RUP for the second of the D2-A and D2-B buildings to be constructed.

TRANSPORTATION IMPROVEMENTS

23. Grid of Streets. For the purposes of these Proffers, Route 7 (Leesburg Pike) and Broad Street shall be considered to run east-west and Spring Hill Road and Tyco Road shall be considered to run north-south. The Applicant shall construct and open for use to the public a proposed grid of streets as generally located and depicted on Sheets C-6 through C-8 of the CDP and as set forth in these Proffers. The functional classification of those roadways comprising the grid of streets is summarized below:

Street	Classification
Route 7 – Leesburg Pike	Boulevard
Spring Hill Road	Avenue
Tyco Road	Collector
Broad Street	Collector
Merchant Street	Local
Pierpoint Street	Local

A. Right-of-Way.

- (i) The Applicant shall dedicate right-of-way along the Subject Property's frontage for each of the streets listed above to the adjacent property line(s) and to a point inclusive of the landscape amenity panel and the sidewalk or to such standard as may be approved on the FDP. The deed of dedication shall include a stipulation that the area of the landscape amenity panel/sidewalk, exclusive of the building zone, be utilized for public purposes limited only to streetscape improvements, sidewalks, pedestrian access, underground utilities, traffic signal poles, traffic-related and wayfinding signage, bus stops, bus shelters and other similar non-vehicular uses, other than direct vehicular ingress and egress crossing over the landscape amenity panel/sidewalk to access adjacent properties. The deed of dedication shall also include a provision to permit minor adjustments (up to three feet) to the area of the landscape amenity panel/sidewalk to accommodate pavement transitions and bicycle lanes. Should Fairfax County not agree with the inclusion of this stipulation, the Applicant shall dedicate and convey in fee simple right-of-way measuring 18 inches from the proposed face of the curb line.

(ii) The Applicant shall work diligently with VDOT and Fairfax County during the FDP and site plan approval processes to ensure that the streets and the area of the landscape amenity panel/sidewalk can be accepted as public streets. The Applicant shall dedicate and convey in fee simple right-of-way including the area of the landscape amenity panel/sidewalk to the Board at the time of site plan approval, with the following exceptions:

- a. If at the time of site plan approval it is determined that stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicant shall provide dedication measuring 18 inches from the proposed face of curb line and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. This reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas continue to be unacceptable to VDOT and/or Fairfax County for inclusion in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus shelters as determined at the time of FDP or site plan.

- b. If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the Applicant shall provide dedication measuring 18 inches from

the proposed face of curb line at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as such areas are dedicated. The reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel/sidewalk area for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or Fairfax County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County. In addition, the Applicant shall provide easements within the amenity panel area for bus shelters as determined at the time of FDP or site plan.

(iii) All right-of-way dedications shall be subject to advanced density credit as specified in Proffer 63.

- B. VDOT Approval. All public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the standards included in Attachment D (*Transportation Design Standards for Tysons Corner Urban Center*) of the Memorandum of Agreement approved by the Board on September 13, 2011, as may be amended (the "Transportation Design Standards"), subject to modifications as may be granted.
- C. Public Streets. Those streets constructed within the limits of the Subject Property and identified on the CDP as Broad Street, Pierpoint Street, and Merchant Street shall be designed and constructed as public streets in general conformance with the Transportation Design Standards, as may be amended (subject to modifications as may be granted). The Applicant shall design these streets to meet the Transportation Design Standards and be accepted by VDOT for maintenance as public streets. In the event VDOT and FCDOT determine at the time of final street acceptance inspection, that any street does not satisfy VDOT criteria to be

accepted in to the State System or if otherwise agreed to by the County at the time of FDP approval or site plan approval, the street shall be maintained as a private street by the Applicant. A public access easement in a form acceptable to the Office of the County Attorney shall be granted for the street and appurtenant facilities associated with any private streets as well as to facilitate County transit bus, inspection and emergency access, and other public access needs; such public access easement to become effective upon completion of the street.

In some instances, the Applicant will be constructing interim street improvements. The Applicant shall work diligently with VDOT and FCDOT to ensure that, when feasible, interim street sections can be accepted for public maintenance by VDOT.

- D. Naming. The Applicant reserves the right to provide different names for the streets than those shown on the CDP.
- E. Parking Lanes. The Applicant shall accommodate on-street parking throughout the limits of the Subject Property as generally shown on Sheets C-6 through C-8 of 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 Applicant reserves the right to restrict the use of on-street parking spaces along any future public streets prior to dedication for use as temporary or short term parking, car-sharing parking and/or similar uses, through appropriate signage or such other means as the Applicant determines appropriate. If requested by the County, the Applicant shall remove on-street parking to address street capacity needs. Prior to acceptance, the Applicant shall remove any signs the County or VDOT deems necessary to remove.

24. Tyco Road.

- A. The Applicant shall design and construct improvements to Tyco Road along the Subject Property's frontage as generally depicted on Sheets C-6 through C-8 of the CDP. A one-half section of Tyco Road shall be constructed in general accordance with the typical sections depicted on Sheet C-8, as an undivided four-lane Collector, with two travel lanes in each direction and variable pavement provided to accommodate pavement transitions as may be required by VDOT.
- B. Improvements to Tyco Road along the Subject Property's frontages shall include a pavement section designed to accommodate a bicycle lane and a designated circulator lane. Striping of a bicycle lane shall be subject to the approval of the County and VDOT. For the section of Tyco Road along the Subject Property's frontage between Route 7 and Pierpoint Street, the designated circulator lane may be used as an interim right-turn lane until such time circulator service is initiated. For the section of Tyco Road north of Pierpoint Street along the Subject

Property's frontage, the designated circulator lane may be used for curbside parking subject to County and VDOT approval prior to initiation of circulator service.

- C. Street improvements to Tyco Road shall be undertaken and completed for the entire length of block between two planned streets, however streetscape improvements may be completed on a building frontage basis, unless otherwise determined at FDP.
- D. Should it be determined at the time of FDP approval for Buildings D1, D3 or D4 that an additional right turn lane is required at the southbound approach to Route 7, the Applicant shall construct the additional lane. Construction of this right turn lane will require off-site rights-of-way and/or easements from properties identified as 2012 Tax Map 29-1 ((1)) 17B and 29-3 ((1)) 55.
 - (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 owners, 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 60 asking the County to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of the above improvement.
 - (ii) In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements, then the Applicant shall be relieved of its obligation to construct the right turn lane and such right turn lane shall not be a condition of any site plan approval. The Applicant shall escrow with DPWES its reasonably determined pro-rata share of the cost of the future construction of the right turn lane by others.
- E. The final design of the improvements to Tyco Road as generally described above shall be further refined in conjunction with the submission of FDPs and all site plans associated with those portions of the Subject Property fronting Tyco Road. Construction of Tyco Road improvements shall be provided concurrent with the development of Building D1, D2A, D2B, D3 and D4.

25. Spring Hill Road.

- A. The Applicant shall design and construct Spring Hill Road along the Subject Property's frontage as generally depicted on Sheets C-6 through C-8 of the CDP. A one-half section of Spring Hill Road shall be constructed in general accordance with the typical section depicted on Sheet C-8, to include a raised concrete median, with two travel lanes in each direction and additional pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions as may be required by VDOT and as also depicted on Sheets C-6 through C-8 of the CDP.

- B. Improvements to Spring Hill Road shall include pavement to accommodate a bicycle lane and a designated circulator lane along the Subject Property's frontage. Striping of a bicycle lane shall be subject to the approval of the County and VDOT. Until such time as circulator service is initiated, the designated circulator lane may be used for interim curbside parking if approved by the County and VDOT.
- C. The final design of the improvements to Spring Hill Road as generally described above shall be further refined in conjunction with the submission of a FDP and site plan for Building D6 and construction, including, subject to VDOT approval, the extension of the existing median from its current terminus to Broad Street, shall be provided in conjunction with development of Building D6.
26. Broad Street. Broad Street from Tyco Road to Spring Hill Road shall be designed in general accordance with that shown on Sheets C-6 and C-6A which represents the ultimate Broad Street section to include two (2) travel lanes in each direction, on-street bicycle lanes in each direction, and a parking lane in select areas. The Applicant shall construct portions of the ultimate Broad Street as follows:
- A. From Spring Hill Road to Pierpoint Street, the Applicant shall construct the interim section of Broad Street shown on Sheet C-7 ("Interim Broad Street – Alternate A"). Construction of this section will require off-site right-of-way and/or easements from the adjacent parcel identified as 2012 Tax Map 29-3((1)) 56A ("Parcel 56A").
- (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 owners, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant shall demonstrate in writing its efforts to acquire this parcel and shall submit a written request to Fairfax County in accordance with Proffer 60 asking the County to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of the above improvement. Concurrent with this request, the Applicant shall be entitled to file a site plan for the construction of an alternate interim design for Broad Street between Spring Hill Road and Pierpoint Street shown on Sheets C-7A and C-7B ("Interim Broad Street – Alternate B"). If the County acquires those off-site rights-of-way and/or easements necessary to facilitate the construction of Interim Broad Street – Alternate A by condemnation or otherwise, then the Applicant shall revise its site plan to accommodate the Interim Broad Street – Alternate A design.
- (ii) In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of Interim Broad Street – Alternate A, the Applicant shall be relieved of its obligation to construct the Interim Broad Street – Alternate A and instead be permitted to construct Interim Broad Street – Alternate B

between Spring Hill Road and Pierpoint Street and shall dedicate the full width of the street associated with its ultimate configuration within the Subject Property in accordance with Proffer 23A. In this event, the Applicant shall escrow with DPWES the cost of removing the interim section from the Subject Property and reconstructing that portion of the ultimate section of Broad Street from Spring Hill Road to Pierpoint Street on the Subject Property, to be constructed in the future by others and shall provide all necessary easements and right-of-way dedication to facilitate this construction by others.

- B. From Pierpoint Street to Tyco Road, the Applicant shall construct a four (4) lane cross section to include two (2) travel lanes in each direction with on-street bicycle lanes in each direction, and a parking lane on the north side of the street where feasible and as may be approved by VDOT, transitioning to a section with parking lanes on both sides of the street west of Merchant Street as depicted on Sheets C-6 and C-6A. Construction of this four lane section will require off-site rights-of-way and/or easements from the adjacent parcels identified as 2012 Tax Map 29-1 ((8)) and 29-3 ((16)).
- (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 owners, which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Zoning Ordinance, then the Applicant shall demonstrate in writing its efforts to acquire this parcel and shall submit a written request to Fairfax County in accordance with Proffer 60 asking the County to use its powers of condemnation to acquire: 1) those off-site rights-of-way and/or easements to facilitate the construction of the above improvement; or 2) as an alternative, less extensive off-site rights-of-way and/or easements necessary to facilitate the construction of a three lane interim section of Broad Street as depicted on Sheets C-7, Interim Broad Street – Alternate A. Concurrent with this request, the Applicant shall be entitled to file a site plan for the construction of an alternate interim design for Broad Street between Pierpoint Street and Tyco Road shown on Sheet C-7B and ("Interim Broad Street – Alternate C"). If the County acquires those off-site rights-of-way and/or easements necessary to facilitate the construction of Interim Broad Street – Alternate A by condemnation or otherwise, then the Applicant shall revise its site plan to accommodate the Interim Broad Street – Alternate A design.
- (ii) In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements to facilitate the construction of either of the two above alternative improvements, then the Applicant shall be relieved of its obligation to construct either the four or three lane section of Broad Street and instead be permitted to construct a two lane interim section of Broad Street as depicted on Sheet C-7B ("Interim Broad Street – Alternate C"). The Applicant shall escrow with

DPWES the cost differential between constructing the two lane interim section of Broad Street and the ultimate four lane section of Broad Street, and shall dedicate the full width of the street to its ultimate configuration within the Subject Property in accordance with Proffer 23A.

- C. Should Building D5 be constructed prior to the construction of Building D4, the Applicant shall be permitted to construct Broad Street from Spring Hill Road to the entrance to the Building D5 garage entrance as shown in the Phase D5 exhibit on Sheet A-7.0 of the CDP. In this event, the Applicant shall escrow with DPWES the hard construction costs of extending the ultimate four lane section of Broad Street across the remainder of Building D5's Broad Street frontage. Such escrowed funds shall be released to the entity completing construction of Broad Street as anticipated in Proffer 26G. In this event, the Applicant shall then dedicate the full width of the street to its ultimate configuration within the Subject Property in accordance with Proffer 23A.
- D. Should Building D6 be constructed prior to the construction of Building D5, the Applicant shall dedicate the full width of Broad Street to its ultimate configuration within the Building D5 site and shall escrow with DPWES the hard construction costs of extending the ultimate four lane section of Broad Street across Building D5's Broad Street frontage.
- E. The design of the improvements to Broad Street as generally described does not include a sidewalk on the north side of the street except adjacent to Public Urban Park 2. The design above shall be refined with the FDPs for those buildings on the Subject Property with frontage on Broad Street (D4, D5 and D6) and final design shall be determined in conjunction with the submission of the site plans for Buildings D4, D5 and D6. If at the time of FDP or site plan approval, the County in conjunction with the Applicant determines that the interim lane configuration should be different than that described in paragraphs A and B above, the interim improvements may be adjusted without requirement of a PCA, CDPA, or FDPA.
- F. The Applicant shall provide any necessary ancillary and reasonable easements on the Subject Property to facilitate the construction of the ultimate section of Broad Street by others if necessary.
- G. The construction of Broad Street shall be phased in accordance with the phasing exhibits provided on Sheets A-7.0 and A-8.0 of the CDP. Broad Street shall be constructed to connect Spring Hill Road and Tyco Road when Building D4 and either of Buildings D5 or D6 are constructed. This connection shall be complete and open for public use prior to the issuance of the first Non-RUP or RUP for the second building in either the combination of Buildings D4 and D5 or the combination of Buildings D4 and D6.

27. Pierpoint Street.

- A. The Applicant shall design and construct Pierpoint Street across the Subject Property as generally depicted on Sheets C-6 through C-8 of the CDP. It shall be

constructed in general accordance with the typical section depicted on Sheet C-8 as a Local Street 44 feet in width consisting of 4 travel lanes (two in each direction) to accommodate either travel or parking depending on the traffic needs.

- B. The final design of the improvements to Pierpoint Street as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Subject Property fronting Pierpoint Street. The construction of Pierpoint Street shall be phased in accordance with the phasing exhibits provided on Sheets A-6.0 through A-8.0 of the CDP and improvements made concurrent with the development of buildings with frontage on Pierpoint Street..

- C. The section of Pierpoint Street on Parcel 54A shall be dedicated for public street purposes at the time of site plan approval for first of either Building D1 or D2-A.

Notwithstanding the commitment regarding right-of way dedication set forth in Proffer 23A, right-of way for the section of Pierpoint Street on Parcel 57B shall be reserved for future dedication with site plan approval for the Interim Fire Station Circulation Improvements (as defined in Proffer 54). Such right-of-way shall be dedicated for public street purposes with site plan approval for any development proposed on Parcel 57B following relocation of the existing Fairfax Fire and Rescue Station. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate easement or other agreement with Fairfax County for the construction, use and dedication of Pierpoint Street, and these Proffers shall not affect the rights and obligations under any such easement or other agreement. Such an easement or other agreement may occur after the approval of this Rezoning and prior to the development proposed on Parcel 57B and/or prior to the relocation of the existing Fairfax Fire and Rescue Station.

- D. Following dedication, the Applicant shall provide any necessary ancillary and reasonable easements on the Subject Property to facilitate the construction of Pierpoint Street by others if necessary. At the time of FDP approval for Buildings D5 and/or D6, the Applicant shall study the feasibility of providing a pedestrian connection from the western terminus of Pierpoint Street to the Spring Hill Metro Station Kiss and Ride Lot on adjacent property shown on the Fairfax County Max Maps as 29-1 ((1)) 53, 53A, 57H and 57J, recognizing that an ADA compliant pedestrian connection may not be possible. If it is determined feasible and the necessary easements to construct the pedestrian connection are provided by the owner of the Parcels 53, 53A, 57H and 57J at no cost to the Applicant, then the Applicant shall construct the connection. Issuance of RUPs or Non-RUPs for Buildings D5 or D6 shall not be contingent on construction of this connection.

28. Merchant Street.

- A. The Applicant shall design and construct Merchant Street across the Subject Property's limits as generally depicted on Sheets C-6 and C-6A of the CDP. Merchant Street shall be constructed in general accordance with the typical

section depicted on Sheet C-8 as a Local Street 48 feet in width consisting of 4 travel lanes (two in each direction) to accommodate either travel or parking depending on the traffic needs, with variable pavement/widening provided at select locations to accommodate certain turning movements and/or pavement transitions.

- B. If Merchant Street has not been constructed on the adjacent property identified on the Fairfax County 2012 Tax Maps as 29-3 ((1)) 57H ("Parcel 57H"), when the Applicant is constructing Building D4, the Applicant shall construct the portion of Merchant located on Parcel 57H. Construction of this section will require off-site rights-of-way and/or easements from Parcel 57H. The Applicant's obligation to construct the off-site portion of Merchant Street is contingent on the required off-site rights-of-way and/or easements from Parcel 57H being made available at no cost to the Applicant. If said rights of-way and/or easements are not available at no cost to the Applicant, then the Applicant shall be relieved of its obligation to construct the off-site portion of Merchant Street, and shall instead construct a temporary private section of Merchant Street along the frontage of Building D4 as depicted on Sheets C-7, C-7A and C-7B of the CDP. In this event, the Applicant shall escrow with DPWES the cost of removing the interim section from the Subject Property and the cost of reconstructing that portion of the ultimate section of Merchant Street on the Subject Property, to be constructed in the future by others and shall provide all necessary easements and right-of-way dedication to facilitate this construction by others.
- C. The final design of the improvements to Merchant Street as generally described above shall be further refined in conjunction with the submission of any FDP and all site plans for those portions of the Subject Property fronting Merchant Street. If it is determined at FDP or site plan that a reduction in the 44 foot section of Merchant Street is appropriate, the section may be reduced as approved by the County and VDOT. The construction of Merchant Street shall be phased in accordance with the phasing exhibits provided on Sheets A-6.0 and A-7.0 of the CDP and improvements made concurrent with development on the Subject Property's Merchant Street frontage.
- D. Prior to issuance of the first RUP or Non-RUP for Building D3 or D4, the Applicant shall record a public access easement across the constructed portions of Merchant Street, in a form approved by the County Attorney, to permit future access from adjacent properties to the southeast. Said connections are to be provided by others. Under no circumstance shall the granting of this easement preclude the approval of site plans for development for the remainder of the Subject Property.
- E. Should Parcel 57H redevelop prior to development of Buildings D2A, D3 and D4, and if requested by the County, the Applicant shall assess the feasibility in its discretion of allowing the developer of Parcel 57H to construct Merchant Street across the Subject Property. However, nothing herein shall require the Applicant to grant permission and/or easements for the construction of Merchant Street across the Subject Property.

29. Advance Access Consideration. Provided the Georgelas Group LLC or a related entity has taken title to Parcel 57, the Georgelas Group LLC or related entity shall, upon request, make Parcel 57 available to another party for access purposes. Parcel 57 shall be made available upon (i) reimbursement by the other party of the Georgelas Group LLC or a related entity's costs of acquisition and all commercially reasonable expenses associated with the acquisition and rezoning of Parcel 57, (ii) agreement of the other party to construct Broad Street across Parcel 57 by a time certain or provide its pro-rata share of the cost of Broad Street between Pierpoint Street and Spring Hill Road and permit the Applicant to construct the section, and (iii) agreement of the other party to grant Applicant access to Broad Street across Parcel 57 and any extensions of Pierpoint Street across the property of such other party.
30. Service Alleys.
- A. The Applicant shall construct a service alley within Building D1 immediately adjacent to its eastern boundary as depicted on Sheets C-6 and C-6A. The service alley shall provide access to garage, loading and service areas for Building D1 from Pierpoint Street and shall be designed and constructed with "knock-out panels" to allow future connection to, and use by, a potential future building to be constructed on adjacent property to the east identified as 2012 Tax Map 29-3 ((1)) 53 ("Parcel 53").
- B. The Applicant shall also construct a service alley through Buildings D2A and D2B immediately adjacent to its eastern boundary connecting Pierpoint Street and Merchant Street as depicted on Sheet C-6 and C-6A. The service alley shall provide access to garage, loading and service areas for Building D2A and D2B and shall be designed and constructed with "knock-out panels" to allow future connection to, and use by, potential future buildings to be constructed on adjacent property to the east identified as 2012 Tax Map 29-1 ((1)) 17B ("Parcel 17B") and 29-3 ((1)) 55 ("Parcel 55").
- C. The general location of the private access easements shall be shown on the applicable FDPs. Deeds of easements in a form acceptable to the Office of the County Attorney shall be granted over the alleys for the benefit of the adjacent parcels; such private access easements to become effective upon completion of Buildings D1, D2A and D2B. The Applicant shall provide written notification to the owners of Parcels 53, 17B and 55 once the easements have been recorded.
31. Circulator Accommodations. The Applicant shall dedicate the rights-of-way for the circulator route along the Subject Property's frontages with Spring Hill Road and Tyco Road as shown on Sheet C-8 of the CDP at site plan approval for Buildings D1, D3, D6 and the first of either Buildings D2A or D2B. The Applicant shall construct the asphalt vehicular lane for circulator use in conjunction with the construction of other street frontage and streetscape improvements as specified in these Proffers. Prior to operation of the circulator the street area may be used for on-street parking as may be permitted by the County and VDOT.
32. Traffic Signals.

- A. Broad Street with Tyco Road and Spring Hill Road. A warrant study for the installation of two new traffic signals on Broad Street at its intersection with Spring Hill Road and Tyco Road shall be submitted within twelve (12) months after the issuance of the first initial RUP or Non-RUP for each of Buildings D4, D5 or D6. If one or more signals are deemed warranted by VDOT at that time, then such traffic signals, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant. In the event one or more of the signals are not warranted, the Applicant shall escrow with DPWES the building's pro-rata share of the signal(s).

If not previously warranted with Buildings D4, D5 or D6, the Applicant shall submit a warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the final building to be built on the Subject Property. If warranted by VDOT at that time, the Applicant shall design, equip and install such signals including pedestrian enhancements as required by VDOT.

If one or both signals are not warranted with the last building on the Subject Property, then the Applicant shall be refunded its previously escrowed contributions toward the signal(s) and the Applicant's obligation to construct or in any manner pay for such signal(s) shall be deemed null and void and this Proffer of no further effect.

- B. Merchant Street and Tyco Road. A warrant study for the installation of a new traffic signal at the Merchant Street and Tyco Road intersection shall be submitted within twelve (12) months after the issuance of the first initial RUP or Non-RUP for each of Buildings D2B and D3. If a signal is deemed warranted by VDOT at that time, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant. In the event a signal is not warranted, the Applicant shall escrow with DPWES the building's pro-rata share of the signal.

If not previously warranted with Buildings D2B or D3, the Applicant shall submit a warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the final building to be built on the Subject Property. If warranted by VDOT at that time, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT.

If not warranted with the last building on the Subject Property, then the Applicant shall be refunded its previously escrowed contributions toward the signal and the Applicant's obligation to construct or in any manner pay for such signal shall be deemed null and void and this Proffer of no further effect.

- C. Pierpoint Street and Tyco Road. A warrant study and operational analysis for the installation of a new traffic signal at the Pierpoint Street and Tyco Road intersection shall be submitted within twelve (12) months after the issuance of the first initial RUP or Non-RUP for each of Buildings D1 and D2-A. If a signal is deemed warranted by VDOT at that time, then such traffic signal, including

pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant. In the event a signal is not warranted, the Applicant shall escrow with DPWES the building's pro-rata share of the signal.

If not previously warranted with Buildings D1 or D2-A, the Applicant shall submit a warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the final building to be built on the Subject Property.. If warranted by VDOT at that time, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT. If not warranted with the last building on the Subject Property, then the Applicant shall be refunded its previously escrowed contributions toward the signal and the Applicant's obligation to construct or in any manner further pay for such signal is deemed null and void and this Proffer of no further effect.

- D. Prior to the issuance of a Non-RUP for Building D1, the Applicant shall modify or replace the existing traffic signal at Tyco Road and Route 7 to accommodate the revised intersection as required by VDOT, including installation of pedestrian enhancements across the northern and eastern legs of the intersection subject to VDOT approval.
- E. For any signal warranted by VDOT, the Applicant shall provide VDOT with the requisite traffic signal plans for review and approval. All right-of-way associated with signal equipment (poles, equipment boxes, etc.) on the Subject Property not already dedicated shall be reserved for dedication in fee simple to the Board in accordance with Proffer 23A.

If off-site right-of-way or easements associated with signal equipment (poles, equipment boxes, etc.) is required for the installation of warranted signals, the Applicant shall seek such off-site right-of-way or easements through a cooperative agreement with the owners. In the event the Applicant is unable to acquire the right-of-way and/or easements necessary to install the signal(s) through a cooperative agreement with the owners, then the Applicant shall contribute to Fairfax County its reasonably determined pro-rata share towards the future installation of said signal(s) by others. In such event, the Applicant's obligation to construct or in any manner further pay for such signal(s) is deemed null and void the proffered commitment with regard to said signal(s) of no further effect.

- F. For any signal warranted by VDOT, the Applicant shall be entitled to the use of any pro-rata share contributions collected by Fairfax County with respect to such warranted signals.
- G. Upon request of the Applicant or on the County's own initiative, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) permit the Applicant to proceed without the signal installations.

33. Signal Optimization. The Applicant shall analyze the signal operations in the Route 7 Corridor, from the Dulles Airport Access Road and Toll Road (“the Toll Road”) to Westpark Drive/Gosnell Road and provide recommendations for optimizing signal timing to VDOT. The Applicant shall also provide this analysis for signals on Spring Hill Road from Route 7 to the intersection of International Drive and along Tyco Road between Route 7 and Spring Hill Road if those signals identified in Proffer 32 are installed. If modification recommendations for the Spring Hill Road and Tyco corridors are acceptable to VDOT, the Applicant shall implement these optimizations. Such analyses shall be provided on or before the issuance of a building permit for the fourth building on the Subject Property.
34. Bus Shelters. Bus shelter locations shall be evaluated for the property on which a site plan has been submitted for approval for feasibility at the time of site plan approval in consultation with FCDOT and VDOT. Identified bus shelter locations shall be within the landscape amenity panel of the streetscape to the extent feasible and shall not impede convenient access to building entries. Bus shelter locations may necessitate adjustments to street tree locations and other street furnishings from that shown on the CDP which shall be accommodated without the requirement for a CDPA or FDPA.
35. Construction Traffic Management. The Applicant shall prepare and implement a construction management plan during construction of each phase, as appropriate, through its development/construction manager 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. The 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 upon submission of the initial site plan for each phase.

36. Tysons Grid of Streets Transportation Fund. The Applicant shall provide a contribution of \$1000 for each residential unit and \$6.44 for each square foot of new non-residential space constructed on the Subject Property to Fairfax County for the Tysons Grid of Streets Transportation Fund in keeping with the Guidelines for the Tysons Grid of Streets Transportation Fund adopted by the Board on January 8, 2013, except as may be modified in these Proffers. The contribution amount due shall be adjusted for all creditable expenditures described herein and shall be paid prior to issuance of the first RUP or Non-RUP for the respective building.

The Applicant shall receive credits against the contributions that would otherwise be due to the Tysons Grid Fund for the following costs:

- 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, such as portions of Broad Street, Merchant Street and Tyco Road; and

- B. Costs incurred by the Applicant for the construction of all or a part of off-site public streets, such as Broad Street, Merchant Street and Tyco Road, (not including costs of the Subject Property's frontage improvements).

BICYCLE FACILITIES

37. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicant shall provide pavement and, subject to County and VDOT approval, striping for on-road bicycle lanes along the Subject Property's frontages with Tyco Road, Spring Hill Road and Broad Street, as may be further provided in these Proffers. Such lanes shall typically be four (4) to six (6) feet in width as shown on Sheet C-8 with the final dimension determined at the time of site plan approval. Bicycle lane striping shall be subject to approval by VDOT.
38. Bicycle Parking. The Applicant shall provide bicycle racks, bike lockers, and bike storage areas throughout the Subject Property, the specific locations of which shall be determined at the time of site plan approval. The bike racks shall be inverted U-style racks or other design approved by FCDOT in consultation with OCR. The total number of bike parking/storage spaces and related facilities shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings as determined at site plan.

PARKING

39. 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 Final Development Plan(s) (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.
40. Phasing of Parking. Parking shall be provided in phases concurrent with development of the Subject Property. Parking spaces in excess of the maximum parking ratios set forth in the Ordinance may be provided in the early phases of development of the Subject Property, provided that at the build-out of the Subject Property, the maximum parking rates are not exceeded. Required parking spaces for an individual building need not be provided on the parcel on which the building is located, but shall be provided within the Subject Property.
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 Office, Hotel and Retail/Service 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 size or height of above-grade parking structures.

42. Parking Stipulations.

- A. The Applicant shall provide controlled access to the parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garages.
- 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 contribute to Fairfax County funds for the establishment of a future transportation management association (the “TMA”) pursuant to paragraphs A and B hereof, which may be established for the Tysons Corner Urban Center.

- A. The Applicant shall make a one-time contribution to the establishment of the TMA based on a participation rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses to be constructed on the Subject Property.
- B. The contribution to the TMA shall be paid prior to site plan approval for each new residential or office building to be constructed on the Subject Property.
- 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 Urban Center, then the Applicant may, at its sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.
- D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void and with no further effect on the Subject Property. Further, any funds contributed to the TMA by the Applicant would then be returned.

44. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Spring Hill Station Transportation Demand Management Plan prepared by UrbanTrans dated August 22, 2011 (the “TDM Plan”) and such revisions to the Plan as prepared by Wells + Associates, Inc. dated

September 2012. 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 or Non-RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and/or office tenants of new development on the Subject Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of new residential and office vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each new 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:

<u>Development Levels</u>	<u>Percentage Vehicle Trip Reduction</u>
Up to 65 million sq.ft. of GFA	30%
65 million sq.ft. of GFA	35%
84 million sq.ft. of GFA	40%
90 million sq.ft. of GFA	43%
96 million sq.ft. of GFA	45%
105 million sq.ft. of GFA	48%
113 million sq.ft. of GFA	50%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TPM shall, in consultation with the County, provide a summary of the then existing

(i.e., based on RUPs and Non-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 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. Process of Implementation. The TDM Program shall be implemented as follows, however modifications, revisions, and supplements to the implementation process as set forth herein and coordinated with FCDOT can be made without requiring a PCA.

(i) TDM Program Manager. If not previously appointed, the Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Spring Hill Station. If not previously appointed, the TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit for the first new office or residential building to be constructed on the Subject Property. The TPM's duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant (or UOA as applicable) shall do the same within ten (10) days of any change in such appointment.

(ii) Reporting and Budgeting. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Subject Property. Every calendar year thereafter, but no later than February 1st, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property.

The Annual Report shall assess the success of the previous year's program, suggest modifications or enhancements to program elements and establish a budget to cover the costs of implementation of the TDM Program for the coming year. At a minimum the Annual Report shall include:

- a. Specific details associated with the monitoring and reporting requirements of the TDM Program in accordance with the TDM Plan;
- b. Submission of the results of any Person Surveys and Vehicular Trip Counts conducted on the Subject Property;
- c. A summary of the development in Spring Hill Station, as well as the then existing development levels in the Tysons Corner Urban Center;

- d. A determination of the applicable Maximum Trips After Reduction for the Subject Property;
- e. Details as to the components of the TDM Program that will be put into action that year; and
- f. Any revisions to the Annual Budget needed to implement the TDM Program for the coming year. The expected Annual Budget amounts are described in the TDM Plan.

The Annual Report and Annual Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Annual Budget shall be deemed approved and the TDM Program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Annual Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. No later than thirty (30) days after the meeting, the TPM shall submit such revisions to the TDM Program and/or Annual Budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved Annual Budget.

- (iii) TDM Account. If not previously established, the Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the Annual Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant until the end of the Applicant Control Period and managed by the TPM; thereafter, the Account shall be funded by the UOA. The TDM Account shall not be eliminated as a line item in the Subject Property's governing budget 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 Annual Budget for the TDM Program elements to be implemented in a year. In no event shall the Spring Hill Station TDM Budget overall exceed \$200,000 (this amount shall be adjusted annually as set forth in Proffer 62). 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, as necessary, thereafter following the establishment of each year's Annual Budget.

- (iv) TDM Remedy Fund. At the same time the TPM establishes and funds the TDM Account, the TPM shall establish a separate interest bearing account

(referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of \$0.40 per gross square foot of new office uses and \$0.30 per gross square foot of new residential uses on the Subject Property. Funding shall be provided by the Applicant prior to the issuance of the first initial RUP or Non-RUP for the applicable new building. This amount shall be adjusted annually as set forth in Proffer 62. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any Annual Budget adjustments as may be required.

- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within Subject Property. Such contributions shall be made one time on a building by building basis at the rate of \$0.02 per gross square foot of new office and residential uses to be constructed on the Subject Property and provided prior to the issuance of the first initial RUP or Non-RUP for each new building.
- (vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicant, through the TPM, shall deposit penalty payments as may be required 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 within or proximate to the Spring Hill Station area. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Subject Property, the Applicant shall:

- a. Establish the TDM Penalty Fund, if not previously established by the TPM.
- 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 agreement acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses shown on the approved site plan for each new building on the Subject Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be

adjusted annually as set forth in Proffer 62. 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 Applicant (or the TPM) into the TDM Penalty Fund as provided below.

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

D. Remedies and Penalties.

- (i) Prior to Stabilization. If Prior to Stabilization the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Subject Property is exceeded, the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be, but not limited to those, identified in the TDM Plan and Annual Report.

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

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
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

If the results of the Vehicular Trip Counts conducted show that the trip reduction goals have been met on the Subject Property for three (3) consecutive years in accordance with the goals outlined in the table below, then a portion of the Remedy Fund as outlined in those same tables below shall be released to the building owners through the TPM. The amount released shall be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Trip Counts were collected. Any funds remaining in the Remedy Fund after such release shall be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0%-4.9%	30%
5.0% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
>20%	100%

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0%-4.9%	50%
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
>15%	100%

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0%-4.9%	65%
5% - 8%	80%
8.1% - 10%	90%
>10%	100%

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0%-4.9%	80%
5% - 8%	90%
>8%	100%

96-113,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
0.0%-4.9%	90%
>5%	100%

113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
>0%	100%

There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the TDM Remedy Fund shall be released to the Applicant once three (3) consecutive annual Vehicular Trip Counts conducted show that the Maximum Trips After Reduction have not been exceeded.

- (ii) Following Stabilization. If the TDM Program monitoring 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 Report and funded by the TDM Remedy Fund 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.

If the results of the Vehicular Trip Counts conducted upon-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owners through the TPM.

If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in this Proffer are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
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

Penalties may be incurred in subsequent Stabilization years when the applicable Maximum Trips After Reduction for the Subject Property continue to be exceeded and provided there are funds still available in the Penalty Fund.

The Applicant 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 TPM 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).

The maximum amount of penalties associated with the Subject Property, and the maximum amount the TPM 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 this 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 Applicant through the TPM once three (3) consecutive Vehicular Trip Counts conducted after Stabilization show that the Maximum Trips After Reduction for the Subject Property have not been exceeded.

- E. 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.
- F. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined herein, 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 surveys and 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.
- G. Continuing Implementation. The TPM (through the UOA) shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer after the end of the Applicant Control Period. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- H. 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.
- I. Enforcement. If the TPM fails to submit a report to FCDOT within the time frames required by this Proffer, the TPM shall 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 TPM (or UOA as applicable) shall be

subject to a penalty of \$100 per day up to a maximum of \$36,500 per incident until such time as the report is submitted to FCDOT. Such penalty shall be paid to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Subject Property.

45. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and would benefit the retail and/or hotel uses proposed on the Subject Property. Therefore, concurrent with the submission of other TDM compliance materials the Applicant of any building which contains retail and/or hotel uses shall provide an additional TDM program tailored to specifically serve the Retail and/or Hotel Uses (the "Retail/Hotel TDM Program"), which may be developed on the Subject Property. In no event will remedies and/or penalties be assessed against any Retail/Hotel Uses.
- A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Subject Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Subject Property rather than focusing on the specific trip reductions during the weekday AM or PM Peak Hours.
 - B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Subject Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA.
 - C. Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Subject Property tenants and their employees.
 - D. Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.
 - E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel

Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

46. Existing Uses. Certain components of the TDM Plan may be applicable to and could benefit tenants/employees of the existing uses on the Subject Property. The TPM shall make available information on those components to any existing occupied use which is located on the Subject Property. Such uses shall not be subject to monitoring nor will remedies and penalties be assessed against those existing uses.

AFFORDABLE/WORKFORCE HOUSING

47. 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.
48. 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's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed 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.

Notwithstanding the foregoing, should the Board's policies related 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 which Applicant has elected to opt into shall no longer be effective. Furthermore, 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 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.

49. Office and Non-Residential Contributions to Affordable/Workforce Housing. For new office and other non-residential uses on the Subject Property, the Applicant shall select, within its sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable at the time of issuance of the first Non-RUP for new office or other non-residential buildings on the Subject Property. The options shall consist of either (i) a one-time contribution of \$3.00 for each square foot of GFA of new office or other non-residential use, or (ii) an annual contribution of \$0.25 for each square foot of GFA of new office or other non-residential use continuing for a total of 16 years. Under either option, GFA associated with Retail/Service uses and public uses are excluded from the contribution.

PARK AND RECREATIONAL FACILITIES

50. Publicly Accessible Parks and Recreational Facilities. The Applicant shall provide park spaces and recreational facilities on the Subject Property that will be open and accessible to the general public as depicted on the CDP. For areas that are not specifically dedicated to the Fairfax County Park Authority ("FCPA") for park purposes, 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, or other times as agreed to with the FCPA, subject to usual and customary rules and regulations, and provide for perpetual private maintenance. The Applicant shall also enter in to an agreement with FCPA to plan and coordinate activities and events within the publicly accessible park areas and shall coordinate with FCPA to ensure such park areas are included on the FCPA's website to encourage public use. A wayfinding and signage system shall be developed in coordination with FCPA at the time of 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 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. With each FDP that includes publically accessible park areas, the Applicant shall assess the opportunity to increase active recreational facilities over that shown on the CDP and provide additional active recreational facilities when feasible.

A. Public Urban Park North (1) – A street level plaza of approximately 36,000 square feet is to be located between Buildings D3 and D4 as generally depicted on Sheets L-7 and L-10. This civic plaza shall remain in private ownership as a public park space with appropriate access easements as noted in these Proffers. The park shall be constructed concurrent with the construction of Buildings D3 and D4 and shall include:

- (i) a mixture of hardscaping and landscaping;
- (ii) outdoor seating; and
- (iii) a designated space to accommodate public art, including visual arts exhibits and small scale performing arts.

The Applicant shall coordinate with FCPA to permit and publicize art performances, art fairs, and rotating art exhibits within the park.

B. Public Urban Park (2) – A street level park of approximately 14,500 square feet is to be located at the corner of Tyco Road and Broad Street as generally depicted on Sheets L-7 and L-16 of the CDP. The Applicant shall offer to dedicate this area to the FCPA for park purposes at the time of site plan approval for Building D4. Based on the FCPA's decision with regard to dedication and use of this park area, the park area shall be developed in one of the following manners:

- (i) Should FCPA decide to accept dedication and maintenance of the park area with the intention of utilizing it as a public park, the Applicant shall construct on the site either: 1) a skate park with "skateable art", hardscaping, landscaping, and outdoor seating; 2) a dog park with hardscaping, landscaping, fencing and outdoor seating; or 3) a park with alternative substitute recreational facilities as may be determined at FDP. The park shall be designed to allow future expansion on to adjacent property.
- (ii) Should Fairfax County and FCPA, in consultation with the District Supervisor, decide that they prefer to accept dedication of the park area for the purpose of selling or trading it for parkland elsewhere in the Tysons West area, the Applicant shall not construct the skate park, but shall instead install and maintain a fenced area on the site appropriate for dog exercise area on an interim basis until such time as the land is sold or traded. Under these circumstances, the Applicant shall contribute the estimated cost of the proposed skate park component and outdoor seating to the County for use in developing park facilities in the Tysons West area.
- (iii) Should FCPA decide not to accept dedication of the park area, the park area shall remain in private ownership as a public park space with appropriate access easements as noted in these Proffers. Under these circumstances, the Applicant shall develop the park area as either: 1) a dog park with hardscaping, landscaping, and outdoor seating; or 2) a park with

alternative substitute recreational facilities as may be determined at FDP. The Applicant shall enter into an agreement with FCPA for the Applicant or its successors to provide perpetual maintenance of the park.

- (iv) Construction of the park improvements shall be substantially complete within 18 months of the issuance of the first RUP for Building D4 and dedication, if applicable, shall occur prior to bond release for that same building.

C. Public Urban Park (3) – A street level plaza of approximately 4,350 square feet is to be located adjacent to Buildings D5 as generally depicted on Sheets L-7. It shall include hardscaping, specialty landscaping and outdoor seating, the details of which shall be detailed at FDP. The park design may also need to accommodate an interim fire lane turn-around until such time as Pierpoint Street is extended to the west. This plaza shall remain in private ownership as a public park space with appropriate access easements as noted in these Proffers.

D. Public West Sky Park (4) – An elevated park of approximately 29,000 square feet to be located a top the parking podium of Building D1 as generally depicted on of the CDP. Well marked entrances and elevators to the West Sky Park shall be provided from Pierpoint Street and Leesburg Pike, similar in character to that shown on Sheet A-19.0 of the CDP. As shown on Sheets L-11 and L-12 of the CDP, the West Sky Park shall include:

- (i) a running track;
- (ii) golf putting greens;
- (iii) a yoga/exercise area; and
- (iv) outdoor seating.

It is anticipated that the West Sky Park could be expanded with the potential development of buildings to the east and that the expanded space could be utilized for a partial athletic field in lieu of some of the uses specified above. Should this occur, the Applicant shall grant the necessary easements to facilitate construction of the park expansion by others.

E. Public East Sky Park (5) – An elevated park of approximately 13,500 square feet to be located a top the parking podium of Building D6 as depicted on the CDP. Well marked entrances and elevators to the East Sky Park shall be provided from Pierpoint Street and Leesburg Pike, similar in character to that shown on Sheet A-19.0 of the CDP. As shown on Sheet L-13 and L-14 of the CDP, the East Sky Park shall include:

- (i) play area for children ages 2-5;
- (ii) play area for children ages 5-12;

- (iii) loose chairs and lounges; and
- (iv) small outdoor café or vending station.

It is anticipated that the East Sky Park could be expanded with the potential development of buildings to the south. Should this occur, the Applicant shall grant the necessary easements to facilitate construction of the park expansion by others.

51. Private Amenities and Recreation Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Subject Property. Pursuant to Par. 2 of Sect. 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1700 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for each building constructed on the Subject Property, 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 exterior recreational areas/courtyards on the upper level of the parking podia with seating areas, specialty landscaping, lawn and/or shaded areas and hardscape areas, and may also include a volleyball court, putting green, bocci court, boules court, board game tables, or similar recreational facility as generally shown on Sheets L-15 of the CDP or as may be approved with the FDP;
- B. Private exterior recreational area on the roof or podium level with a swimming pool, lounge deck, and shade structure;
- C. Interior fitness center, a minimum of 1,000 square feet in size, 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.

52. Athletic Field Construction. To address the Comprehensive Plan's recommendations regarding the provision of athletic fields in Tysons, the Applicant shall provide a contribution of \$0.75 for each gross square foot of new space constructed on the Subject Property to the FCPA to fund the design and construction of a new rectangular athletic field with synthetic turf and field lights within the FCPA Raglan Road Park, as may be shown on an approved park master plan for Raglan Road Park (the "Raglan Road Park Field"). The contributions shall be payable at the time of issuance of the first RUP or non-RUP as applicable, for each new building on the Subject Property.

In the event, the Raglan Road Park Field is constructed by the County or FCPA prior to all proffered funds from the Subject Property being collected, or alternatively Raglan

Road Park Field is not constructed, said contributions to the FCPA may be utilized to support the provision of other active recreation facilities either through land acquisition or facility development in Tysons.

PUBLIC FACILITIES

53. Fire and Rescue Station Contribution. The Applicant shall contribute \$2.00 per new square foot of GFA constructed on the Subject Property for the construction of a new Fairfax County Fire and Rescue Station (the "New Station") on property subject to RZ 2010-PR-014-B. The contributions shall be payable at the time of issuance of the first RUP or non-RUP as applicable, for each new building on the Subject Property. Any such contributions due prior to delivery of the New Station to Fairfax County shall be paid by the Applicant to Fairfax County. Any such contributions following the delivery of the New Station to Fairfax County shall be paid by the Applicant directly to the applicant of RZ 2010-PR-014-B, or its successors or assigns. In this instance, the Applicant shall demonstrate to DPZ and DPWES, as applicable, that such contribution has been made prior to the issuance of the first RUP or Non-RUP for each new building.
54. Interim Fire Station Circulation Improvements. Unless the existing Fire and Rescue Station on the Subject Property has been relocated, the Applicant shall provide the interim circulation improvements to the existing Fire and Rescue Station as generally shown on Sheets C-18 through C-18B of the CDP and any other improvements shown on the final approved site plan for the said improvements (collectively, the "Interim Fire Station Circulation Improvements") prior to the issuance of the first RUP or Non-RUP for Building D5. Notwithstanding the commitment regarding right-of-way dedication set forth in Proffer 23A, the Applicant shall provide for the reservation/dedication of Pierpoint Street right-of-way as specified in Proffer 27C.

Construction of the Interim Fire Station Circulation Improvements, as well as Pierpoint and Broad Streets, shall occur as shown on Sheets C-18 through C-18B of the CDP. During the construction of the improvements, the Applicant shall ensure that the existing station remains fully functional, with the ability to maintain fire and rescue operations, fuel and test equipment, and park a minimum of 22 cars. This shall include maintenance and snow clearing on Broad and Pierpoint Streets. Testing of equipment and parking of cars may occur off-site on adjacent properties, as may be approved by the Fairfax County Fire & Rescue Department. Details of construction not specified on Sheets C-18 through C-18B of the CDP shall be coordinated in advance with, and be subject to the reasonable approval of, the Fairfax County Fire & Rescue Department. Modifications to the interim improvements may be permitted without the need for a PCA, CDPA or FDPA with approval of DPZ and the Fairfax County Fire & Rescue Department.

In the event the Interim Fire Station Circulation Improvements are provided by others, the Applicant's obligation under this Proffer shall become null and void.

55. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$9,378 per expected student (based on a ratio of 0.087 student per multi-family 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.

56. Electric Transmission Line Relocation. The Applicant shall make a monetary contribution to Fairfax County towards the relocation and undergrounding by others of the existing electric transmission line located between the Dominion Power Tyco electric substation and a future Dominion Power substation anticipated to be located south of Route 7. The Applicant's percentage share of this undergrounding project shall be equal to the percentage of linear feet of the existing transmission line actually located on the Subject Property, however in no event shall the Applicant's share exceed \$150,000. Said contribution shall be provided prior to the issuance of the initial RUP or Non-RUP for Building D4.
57. Arts and Entertainment. The Applicant shall diligently endeavor to create a presence of art and art-related uses on the Subject Property such as, for example, making arrangements and establishing agreements whereby artworks may be installed on a permanent basis and/or exhibited on a temporary basis in office, residential and/or hotel lobbies or otherwise as part of or adjacent to office, residential and/or hotel buildings and/or in other suitable locations such as park areas, plazas, art galleries or retail/service uses. Such artworks may include, but are not limited to, paintings, sculptures, photographs, and computer and videographic art.

In addition, the Applicant shall diligently pursue arrangements for the inclusion of one or more performance art venues on the Subject Property such as, for example, space suitable to house a "black box" theater, music venue, dance studio or movie theater; provided, however, that Applicant shall have no obligations hereunder, express or implied, to provide space for any performance art or to make space available at less than the fair market retail value for such space or to less than financially qualified and otherwise acceptable users as determined by Applicant. Moreover, the Applicant shall have no duty or obligation to keep available space off the market or to delay its leasing efforts while waiting for suitable performance art uses.

At the time of FDP submission, except for any FDP(s) submitted concurrently with this Rezoning, the Applicant shall provide a report on the scope and progress of its efforts under this Proffer, including an evaluation of the prospects for performance arts space in the structure(s) shown on the FDP and/or the inclusion of art and art related uses on the portion(s) of the Subject Property shown on the FDP, but failure by Applicant to have made any progress toward the goals hereunder shall not affect approval of its FDP.

Should a black box theater or other performance art venue be provided in the Tysons West District, the provisions of the second grammatical paragraph of this Proffer shall be deemed satisfied.

STORMWATER MANAGEMENT

58. Stormwater Management.

- A. 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 area of the Subject Property. Extended detention facilities and extended release techniques may be used to augment the proposed volume reductions. It is further understood that interim or temporary SWM and BMP measures may be required during any interim phase of the 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 as allowed by the PFM or approved by the Director.

MISCELLANEOUS

59. 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, traffic signal, publicly accessible park areas, athletic field improvements, 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).
60. Condemnation Procedures. The development of the Subject Property in accordance with these Proffers anticipates 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.

61. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording any 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 Board.
62. Adjustment in Contribution Amounts. All monetary contributions specified in these Proffers, with the exception of the contributions to the Tysons Grid Fund and public schools, shall adjust on a yearly basis from the base month of January 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers [1982-84=100] (not seasonally adjusted) ("CPI-U"), both as permitted by VA. Code Ann. Section 15.2-2303.3.
63. 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.
64. Tysons Partnership. The Applicant and successors shall become a member in the Tysons Partnership, or its residential equivalent.
65. Tree Preservation and Planting Fund Contribution. At the time of site plan approval for the first building on the Subject Property, the Applicant shall contribute \$6,000.00 to the Fairfax County Tree Preservation and Planting Fund.
66. 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.

67. 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. Notwithstanding the foregoing, nothing contained in this Proffer 67 shall be interpreted to modify the limitations on the applicability of the term "Applicant" within these proffers as set forth in Proffer 7 above.
68. 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.

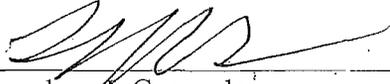
EXHIBIT A: Tenants and Uses as of Date of Proffers

{A0548113.DOC / D Proffers 2/7/13 cln 003676 000010}

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER
OF TAX MAP 29-3 ((1)) 57G and 29-1 ((1)) 18C

GEORGELAS GROUP LLC



By: Theodore J. Georgelas
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 54A

B.P. REALTY, L.P.

By: MB Peacock, LLC, its General Partner

A handwritten signature in cursive script, appearing to read "Michael J. Peacock", written over a horizontal line.

By: Michael J. Peacock

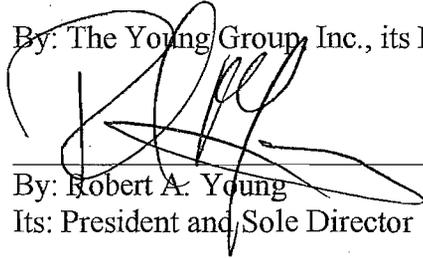
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 57

MCLEAN SELF STORAGE, LLC

By: The Young Group, Inc., its Managing Member

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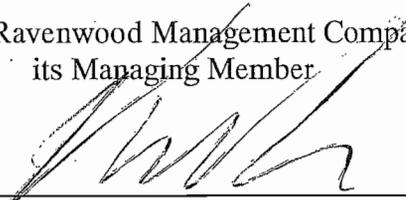
By: Robert A. Young
Its: President and Sole Director

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-1 ((1)) 18C and 29-3 ((1)) 57G

RMC-TYCO, L.L.C.

By: Ravenwood Management Company, R.L.L.L.P.,
its Managing Member

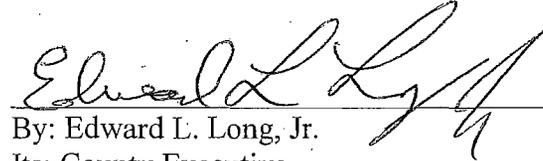


By: Victor F. Rinaldi
Its: General Partner

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 57B

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA

A handwritten signature in cursive script, appearing to read "Edward L. Long, Jr.", written over a horizontal line.

By: Edward L. Long, Jr.
Its: County Executive

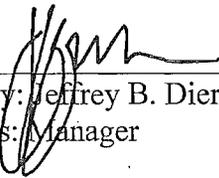
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CONTRACT PURCHASER OF TAX MAP 29-1 ((1)) 57

GD SPRING HILL METRO, LLC



By: Theodore J. Georgelas
Its: Manager



By: Jeffrey B. Dierman
Its: Manager

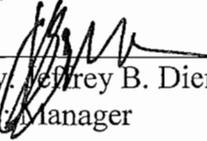
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CONTRACT PURCHASER OF TAX MAP 29-3 ((1)) 54A

GDM SPRING HILL STATION, LLC



By: Theodore J. Georgelas
Its: Manager



By: Jeffrey B. Dierman
Its: Manager

[SIGNATURES END]

Exhibit A

Tenants and Uses as of Date of Proffers

8590 Leesburg Pike/TM 29-3 ((1)) 54A:		
Name	Use	Sq. Ft.
Mina Design Gallery, Inc. First Floor	Retail Sales Establishment	10,000
Arlington Motorcar Service Inc.	Vehicle Sale, Rental, Ancillary Services (Must Comply with Zoning SE 201)	32,406
Atlantic Motors First Floor	Vehicle Sale Rental, Ancillary Service (Must Comply with SE 201)	914
Body Shop Accessory to Existing Vehicle Sale, Rental, Ancillary Services Use		
8501, 8515, 8519, 8525 Tyco Road/TM 29-1 ((1)) 18C:		
Name	Use	Sq. Ft.
Papa Johns	Business Service and Supply Service Establishment	1,546
Floor Discounters Inc.	Warehouse Establishment	2,040
McCormick Paint Works Co.	Wholesale Trade Establishment	2,888
Eurasian Service Center	Vehicle Major Service Establishment	4,503
Merrifield Oriental Rug Inc.	Wholesale Trade Establishment	3,450
AAMCO Transmissions	Vehicle Major Service Establishment	5,497
Express Auto Dreams	Heavy Equipment and Specialty Vehicle Sale	2,340
Pete's Towing and Storage, LLC	Storage Yard	2,755

**FINAL DEVELOPMENT PLAN CONDITIONS
as approved by Planning Commission**

FDP 2010-PR-014D

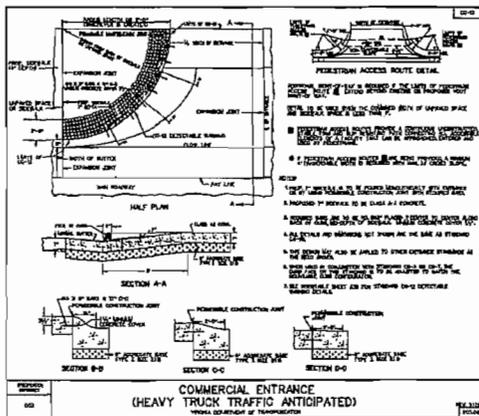
February 7, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2010-PR-014D on property located at Tax Map 29-3 ((1)) 54A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

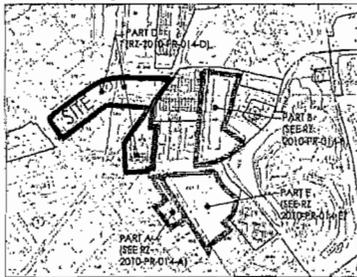
1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved CDP/FDP entitled "Spring Hill Station Demonstration Project – Building D2A," prepared by VIKA, Inc.; WDG Architecture, PLLC; and, ParkerRodriguez, Inc., and dated June 5, 2012 as revised through January 28, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. The improvements shown on Sheet C-6A of the FDP shall be installed with development of the new residential building (Building D2A) unless the applicant opts to provide improvements as shown on C-6B or C-6C.
3. Uses in that portion of Building D2A identified as "retail/service" shall be any use permitted in the PTC District, subject to the use limitations of Sect. 6-505 of the Zoning Ordinance, except that the following uses shall not be permitted:
 - service stations,
 - service station/mini-marts,
 - vehicle light service establishments,
 - car washes,
 - drive-in financial institutions,
 - drive-through pharmacies,
 - any other drive-through uses, or
 - mini-warehouses
4. The gross floor area associated with the proposed retail/services uses (6,000 – 10,000 square feet) in Building D2A shall not be considered a use regulated by Section 6-507 Paragraph 2A(2) or limited by Proffer #5Bii of RZ 2010-PR-014D.
5. Vehicle sales, rental and ancillary service establishments may be permitted in Building D2A, provided that any vehicle storage parking for such uses must be included within the maximum required parking for the building and not be in addition to that parking.

6. Uses in the existing building which are designated to remain as shown on Sheet C-6A of the FDP shall be as permitted by Proffer #4 of RZ 2010-PR-014D relating to existing and interim uses.
7. Irrespective of the notes in the FDP, exterior architecture of Building D2A shall be in substantial conformance with that shown on Sheets A2.2 through A2.5 of the FDP.

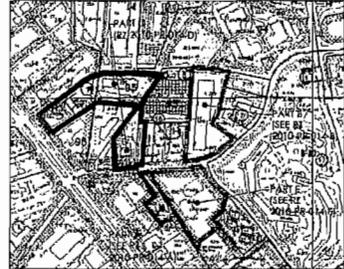
GARAGE / LOADING ENTRANCE DETAIL



SCALE 1" = 500' VICINITY MAP



SCALE 1" = 500' SOILS MAP



SOILS MAP DATA

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
95	URBAN LAND	NOT RATED	NOT RATED	NOT RATED	NOT RATED	NOT RATED

PART D- SITE TABULATIONS

Site Area 9.88100 AC or 429,545 SF
 Area of Density Credit 0.07518 AC or 3,274 SF
 Total Area for Density Purposes 9.95618 AC or 432,819 SF

Existing Zoning C-7 (Regional Retail Commercial District)
 I-5 (General Industrial District)
 HC (Highway Corridor Overlay District)
 SC (Sign Control Overlay District)

Proposed Zoning PTC (Planned Tysons Corner Urban District)
 HC (Highway Corridor Overlay District)
 SC (Sign Control Overlay District)

PART D - LAND USE MIX AND FAR

Use	Bonus GFA	Total GFA	FAR	Percentage of Total
Option 1		2,114,000 - 2,786,000	4.88 - 6.44	
--Office	189,953 [1]	600,000 - 1,272,000	1.39 - 2.84 [1]	28 - 40%
--Retail/Service	--	83,000	0.19	-- 3%
--Hotel	--	189,000	0.44	-- 9%
--Residential	--	1,242,000	2.87	45 - 59%
Option 2		2,344,000 - 2,781,000	5.42 - 6.43	
--Office	--	400,000 - 837,000	0.84 - 1.84	17 - 30%
--Retail/Service	--	83,000	0.19	-- 3%
--Residential	--	1,881,000	4.30	87 - 79%

[1] Proposed office GFA of 1,272,000 under Option 1 includes a bonus of 189,953 SF for a total office FAR of 2.84. The office bonus exceeding 2.50 FAR is requested based on the public facility contribution of a fire station with RZ 2010-PR-014B which significantly exceeds the expected public facility contribution for the combined applications RZ 2010-PR-014 Parts A, B, D and E. In addition, while office uses in Part D (Option 1) and Part E exceed 2.50 FAR, office use in the combined Parts A, B, D and E applications is less than 2.50 FAR.

RZ 2010-PR-014 - Overall Land Use Mix and FAR for Parts A, B, D & E

	Office	Hotel	Residential	Retail Service	Total
Part A	--	--	430,000	6,000	436,000
Part B [1]	--	--	--	--	--
Option 1	--	--	1,720,000	18,100	1,738,100
Option 2	--	--	1,578,800	18,100	1,596,900
Part D					
Option 1	600,000 - 1,272,000	189,000	1,242,000	83,000	2,114,000 - 2,786,000
Option 2	400,000 - 837,000	--	1,861,000	83,000	2,344,000 - 2,781,000
Part E					
Option 1	631,170 - 651,170	135,000	--	23,000	789,170 - 1,000,170
Option 2	631,170 - 651,170	--	225,000	7,000	863,170 - 1,003,170
TOTAL					
Option 1	1,231,170 - 2,123,170	324,000	3,392,000	130,100	5,077,270 - 5,869,270
% of Total	24 - 35%	6 - 5%	67 - 57%	3%	100.0%
FAR [2]	1.60 - 1.39	0.30	3.17	0.12	4.75 - 5.58
Option 2	1,031,170 - 1,688,170	--	4,092,500	114,100	5,237,770 - 5,894,770
% of Total	20 - 29%	--	78 - 68%	2%	100.0%
FAR [2]	0.98 - 1.58	--	3.02	0.11	4.90 - 5.51

[1] Part B also includes a fire station with a potential GFA of 25,000. However, this GFA is not included in the Part B totals. As specified in the Comprehensive Plan, the floor area of a public facility does not count toward a developer's allowable FAR.

[2] FAR was calculated based on a total area for density purposes of 1,070,360 SF or 24.57 acres.

PART D - DEVELOPMENT TABULATIONS

Building	Maximum Building Height (ft)	Maximum Building Footprint (sq ft)	Use [2]	GFA by Use	Building GFA [4]	Dwelling Units	Walls [5]	Parking Permitted/Provided < 1/4 Mile to Metro		Parking Permitted/Provided 1/4 - 1/2 Mile to Metro		Loading Spaces [6]
								Min.	Max.	Min.	Max.	
D1	40/65	31	Office/Retail/Service	200,000 - 430,000	210,000 - 450,000	--	--	0	0	0	0	2
D2-A	30/50	35	Retail/Service	412,000	432,000	150 - 430	31 - 87	150 - 430	211 - 619	--	--	2
D2-B	30/50	36	Retail/Service	490,000	413,000	150 - 430	30 - 87	150 - 430	212 - 619	--	--	2
D3	30/5	34	Office	300,000 - 430,000	310,000 - 450,000	--	--	0	0	0	420 - 577	2
Option 1	30/50	30	Retail/Service	430,000	445,000	150 - 478	30 - 98	0	150 - 478	315 - 676	0	2
Option 2	30/50	30	Retail/Service	430,000	430,000	150 - 478	30 - 98	0	150 - 478	315 - 676	0	2
D4	30/5	36	Hotel	189,000	280,000	--	--	0	189	--	--	1
D5	30/50	36	Retail/Service	430,000	180,000	100 - 270	20 - 61	100 - 270	180 - 543	--	--	1
Option 2	30/50	36	Retail/Service	430,000	200,000	100 - 270	20 - 61	100 - 270	180 - 543	--	--	1
D6	40/50	31	Office	200,000 - 430,000	310,000 - 410,000	--	--	0	300 - 543	30	--	2
TOTALS Option 1				600,000 - 1,272,000	2,114,000 - 2,786,000	600 - 1,350	110 - 270	300 - 872	1,474 - 2,385	150 - 478	879 - 1,618	19
TOTALS Option 2				400,000 - 837,000	2,344,000 - 2,781,000	100 - 2,025	140 - 487	140 - 1,072	1,430 - 3,053	300 - 398	402 - 1,422	13

- [1] Maximum building height and maximum building footprint and do not include mechanical penthouses and mechanical towers. Maximum building height does not include the penthouse and any other mechanical tower on the roof and penthouse level.
- [2] The number of stories shown are illustrative and may be adjusted to provide the maximum building height if not provided.
- [3] Retail/Service use as indicated in this tabulation may include a variety of other commercial uses such as, but not limited to, eating establishments and fast food restaurants. (See Section 4.)
- [4] The table design for individual buildings is used to report. The Applicant reserves the right to create square footage between buildings provided the maximum building height and overall site FAR are not exceeded. See the plan for details.
- [5] Twenty (20) percent of all dwelling units will be Workforce Housing Units (WHU). The actual number of WHUs will be determined at a later date based on the total number of dwelling units provided.
- [6] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Part 6.5 of the Ordinance, which is restricted to the primary uses proposed on the CDP. Multi-family residential parking was based on an average rate of 80% D1 (two-car garage) and 40% D2 (one-car garage). All undeveloped lot space commercial uses have a permit parking ratio that the relative parking tabulation shown below. At the time of site plan, parking will be provided based on the specific GFA, uses, number of units and site of building types and the information and maximum lot ratio in Section 6.5(2)(c) of the Ordinance.

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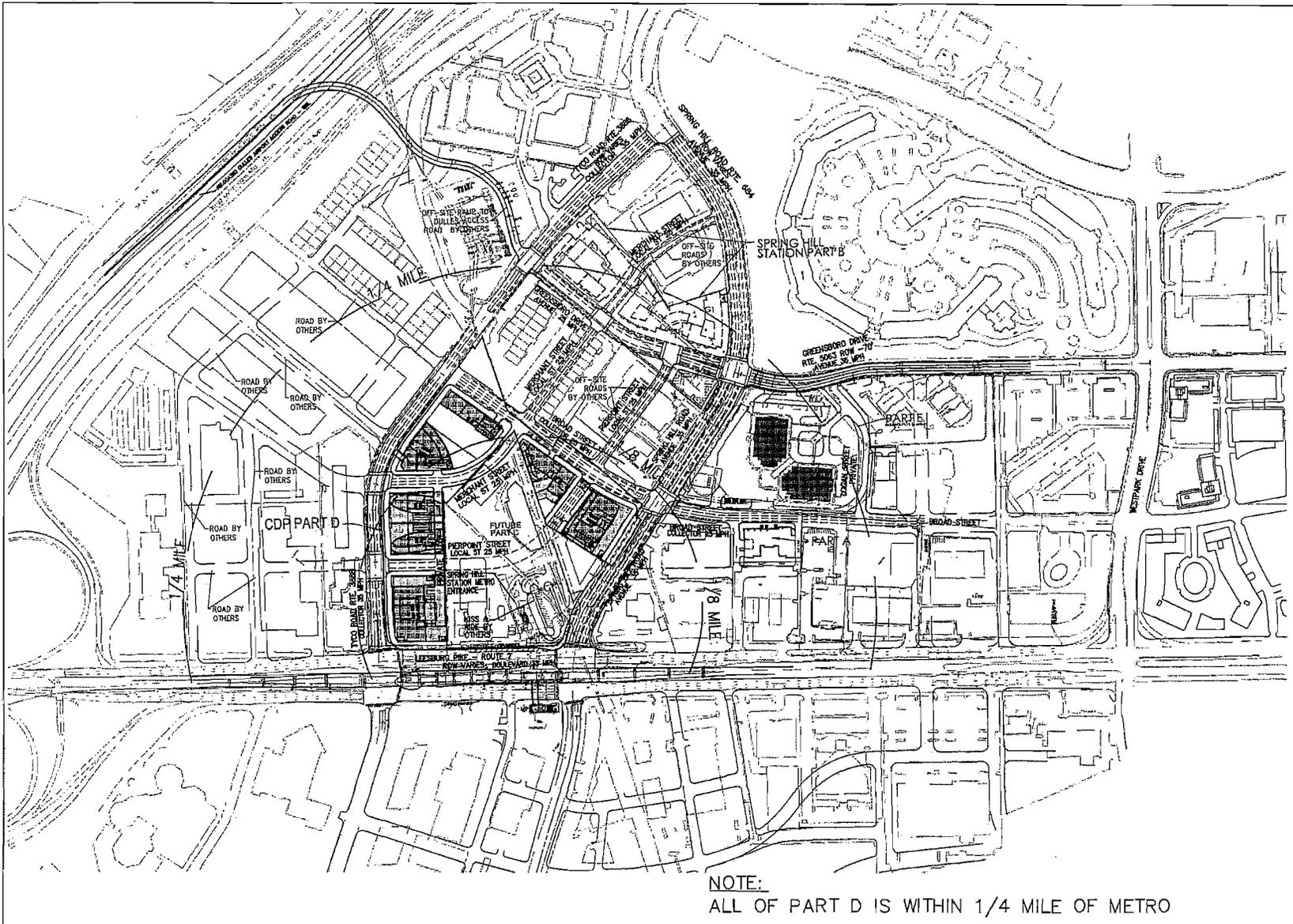
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CDP PART D TABULATIONS

Scale: **C-3A**



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Spring Hill Station
 PROMINENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



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CDP	05.22.10
CDP (Revised)	05.24.10
PRE (Accepted)	01.13.10
PRE (Revised)	12.20.10
PRE (Revised)	3.15.11
PRE (Revised)	4.21.11
PRE (Revised)	4.22.11
PRE (Revised)	5.17.11
PRE (Revised)	7.8.11
PRE (Revised)	8.27.11
PRE (Revised)	11.30.11
PRE (Revised)	7.11.12
PRE (Revised)	10.12.12
PRE (Revised)	11.28.12
PRE (Revised)	01.11.13
PRE (Revised)	01.18.13

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OVERALL
 CONTEXT PLAN
 CDP PART-D

Scale: 1"=100'

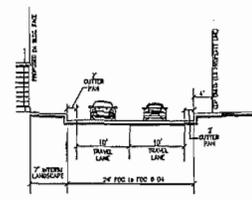
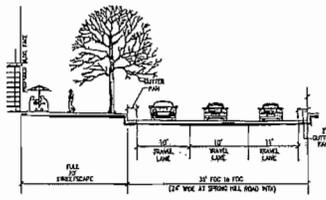
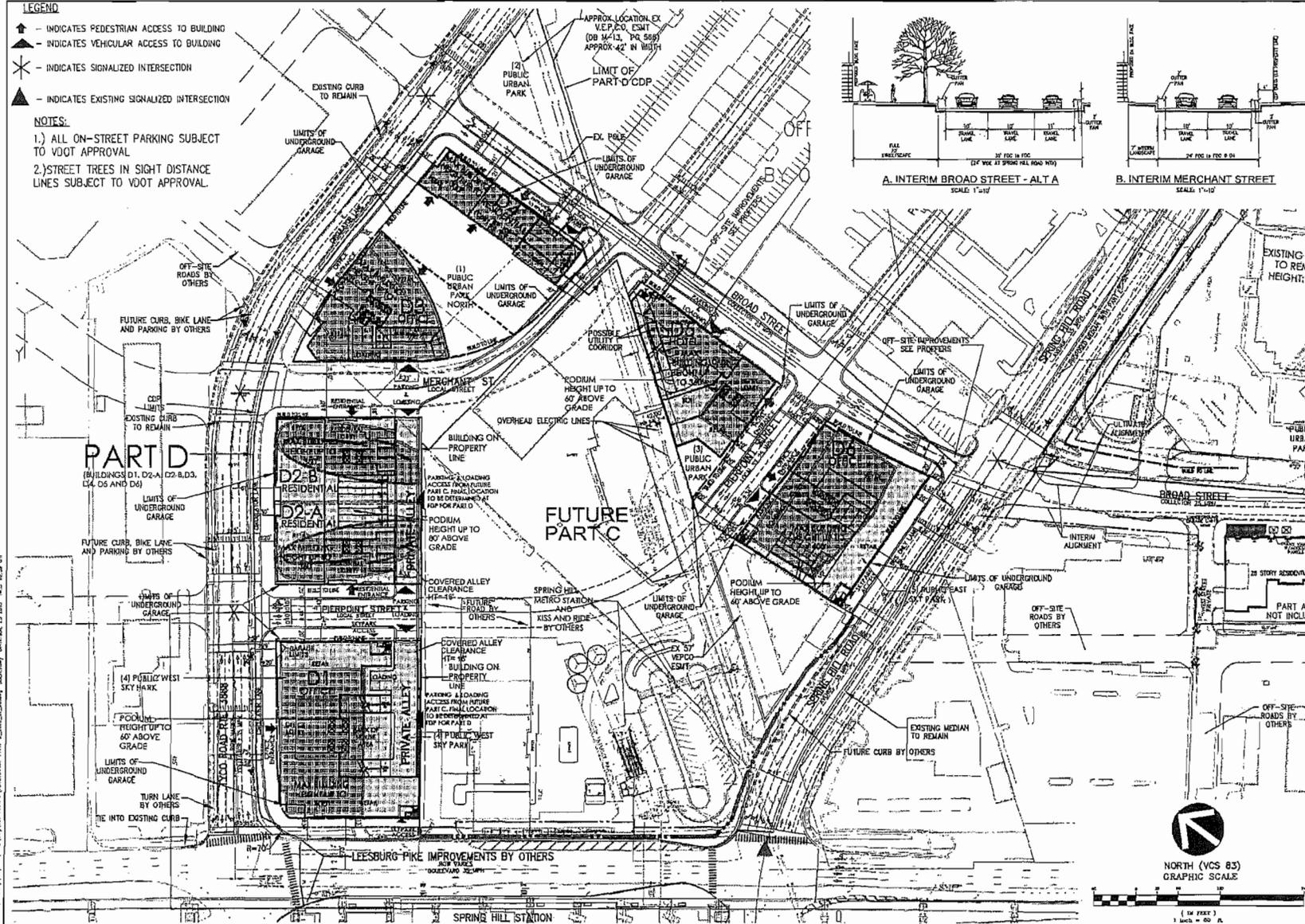
C-5

LEGEND

- ▲ - INDICATES PEDESTRIAN ACCESS TO BUILDING
- ▲ - INDICATES VEHICULAR ACCESS TO BUILDING
- ✱ - INDICATES SIGNALIZED INTERSECTION
- ▲ - INDICATES EXISTING SIGNALIZED INTERSECTION

NOTES:

- 1.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
- 2.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL



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Engineer: **Georgy Group LLC**
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Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



North (VCS 83) GRAPHIC SCALE

1 inch = 60 feet

Scale: **C-7**

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CDP INTERIM STREET ALT 'A'

Sheet: **C-7**

(1/4" = 10')

1 inch = 60 feet

Scale: **C-7**

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CDP INTERIM STREET ALT 'A'

Sheet: **C-7**

(1/4" = 10')

1 inch = 60 feet

Scale: **C-7**

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CDP INTERIM STREET ALT 'A'

Sheet: **C-7**

DATE: 04/14/10

SPRING HILL STATION DEMONSTRATION PROJECT PART D

OVERALL SHEET INDEX

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- C-2 REZONING KEY MAP CDP PART D
- C-3 CDP NOTES AND WAIVERS PART D
- C-3A CDP PART D TABULATIONS
- C-4 OVERALL EXISTING CONDITIONS PLAN
- C-5 OVERALL CONTEXT PLAN CDP PART D
- C-6 CDP OPTION 1 PART D
- C-6A CDP OPTION 2 PART D
- C-7 CDP INTERIM STREET ALT A PART D
- C-7A CDP INTERIM STREET ALT B PART D
- C-7B CDP INTERIM STREET ALT C PART D
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- C-14 STORMWATER MANAGEMENT DETAILS
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- C-15 ADEQUATE OUTFALL MAP PART D
- C-16 FIRE ACCESS PLAN PART D
- C-17 PART D AVERAGE GRADE EXHIBIT
- C-18 PART D INTERIM FIRE STATION PLAN
- C-18A PART D INTERIM FIRE STATION PHASING PLANS
- C-18B PART D INTERIM FIRE STATION PLANS
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- C-20 PART D CONCEPT UTILITIES
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- A-40 SECTION A-A & SECTION B-B
- A-50 SECTION C-C & SECTION D-D & SECTION E-E
- A-60 THRU A-80 PART D PHASING DIAGRAM INDIVIDUAL BUILDINGS
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- A-100 PART D SHADOW STUDIES (OPTION 2 - MAX RESIDENTIAL)
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- A-120 PROPOSED DEVELOPMENT WITH EXISTING CONTEXT - OPTION 1
- A-130 PROPOSED DEVELOPMENT WITH NEIGHBORING PROPERTIES - OPTION 2
- A-140 PROPOSED DEVELOPMENT WITH EXISTING CONTEXT - OPTION 2
- A-150 THRU A-190 ILLUSTRATIVE VIEWS

REZONING APPLICATION CONCEPTUAL DEVELOPMENT PLAN

RZ 2010-PR-014-D

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEMONSTRATION PROJECT SUBMISSION JULY 31, 2009

CDP SUBMISSION JUNE 22, 2010

REVISED AUGUST 24 2010

REVISED OCTOBER 14, 2010

AMENDED DECEMBER 20, 2010 - RINALDI ADDITION

REVISED MARCH 18, 2011

REVISED APRIL 25, 2011

REVISED NOVEMBER 30, 2011

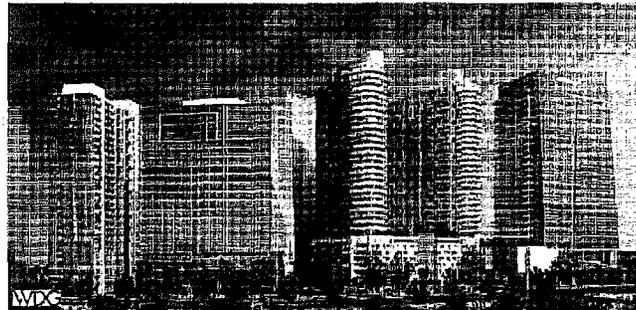
REVISED JULY 13, 2012

REVISED OCTOBER 19, 2012

REVISED NOVEMBER 28, 2012

REVISED JANUARY 11, 2013

REVISED JANUARY 28, 2013



PROJECT CONCEPTUAL RENDERING

LANDSCAPE SHEETS:

- L-1 STREET SECTIONS
- L-2 STREET SECTIONS
- L-3 STREET SECTIONS
- L-4 STREET SECTIONS
- L-5 STREET SECTIONS INTERIM
- L-6 STREET SECTIONS
- L-7 OVERALL PARKS PLAN
- L-8 OVERALL LANDSCAPE PLAN
- L-8A NEIGHBORHOOD 1 SIGHT DISTANCE AND UTILITIES
- L-9 PLANTING DETAILS
- L-10 URBAN PARK SECTION
- L-11 PARK PLAN
- L-12 ROOF SECTION
- L-13 PARK PLAN
- L-14 ROOF SECTION
- L-15 PARK PLAN
- L-16 PARK PLAN
- L-17 PARK PLAN
- L-18 PARK PLAN
- L-19 PEDESTRIAN HIERARCHY PLAN
- L-20 PEDESTRIAN & BICYCLE CIRCULATION



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- CDP 08.21.10
- CDP (Re-Application) 08.24.10
- CDP (REVISION) 09.16.10
- CDP (REVISION) 10.14.10
- CDP (REVISION) 11.30.11
- CDP (REVISION) 1.28.11
- CDP (REVISION) 4.25.11
- CDP (REVISION) 7.13.11
- CDP (REVISION) 10.19.11
- CDP (REVISION) 11.28.11
- CDP (REVISION) 1.11.12
- CDP (REVISION) 1.28.12
- CDP (REVISION) 11.30.12
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- CDP (REVISION) 1.28.13
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- CDP (REVISION) 1.28.13

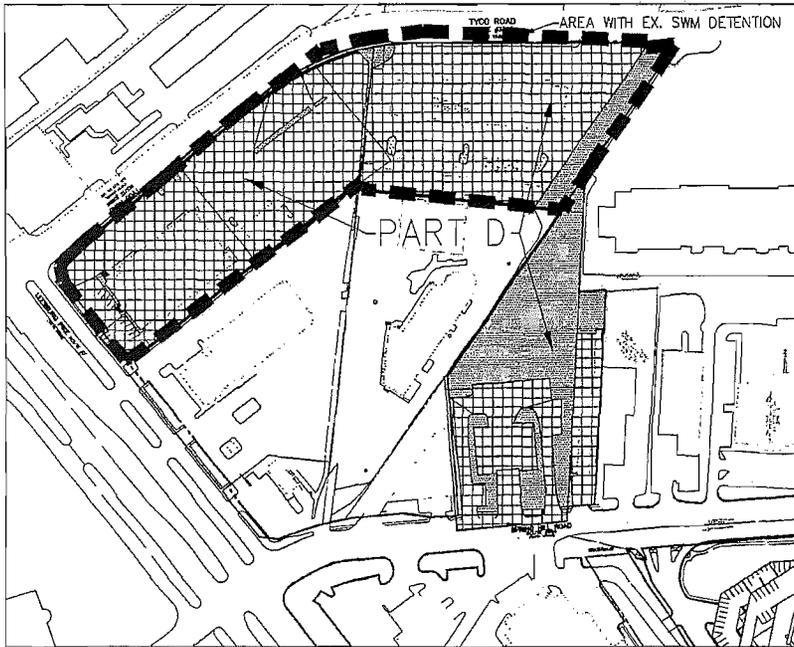


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COVER SHEET
CDP - PART D

Scale:
C-1

FILED: Providence District/CDP PART D/08/21/10 09:08 AM



CURRENT EXISTING CONDITION EXHIBIT

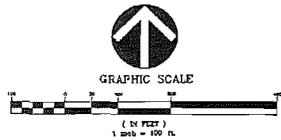
LEGEND

	IMPERVIOUS AREA = 327,521 SF (7.52 AC) = 78%
	PERVIOUS AREA = 102,024 SF (2.34 AC) = 24%

EXISTING CONDITIONS (PRE-DEVELOPMENT) PFM DETENTION CHECK

*IMPERVIOUS AREA = 59,285 SF (1.36 AC) = 14%
*PERVIOUS AREA = 370,260 SF (8.5 AC) = 86%

*THE AREA OF THE SITE THAT HAS EXISTING DETENTION FACILITIES (SHOWN HERE) WILL BE CONSIDERED 100% PERVIOUS (PRE-EXISTING CONDITIONS) FOR OUR EXISTING CONDITIONS PFM CALCULATIONS.



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DDP	06.22.10
CDP (Revised)	08.24.10
CDP (Approved)	03.14.10
CDP (Revised)	12.20.10
CDP (Revised)	03.11.11
CDP (Revised)	04.29.11
CDP (Revised)	11.30.11
CDP (Revised)	11.13.12
CDP (Revised)	10.10.12
CDP (Revised)	11.28.12
CDP (Revised)	01.11.13
CDP (Revised)	07.24.13

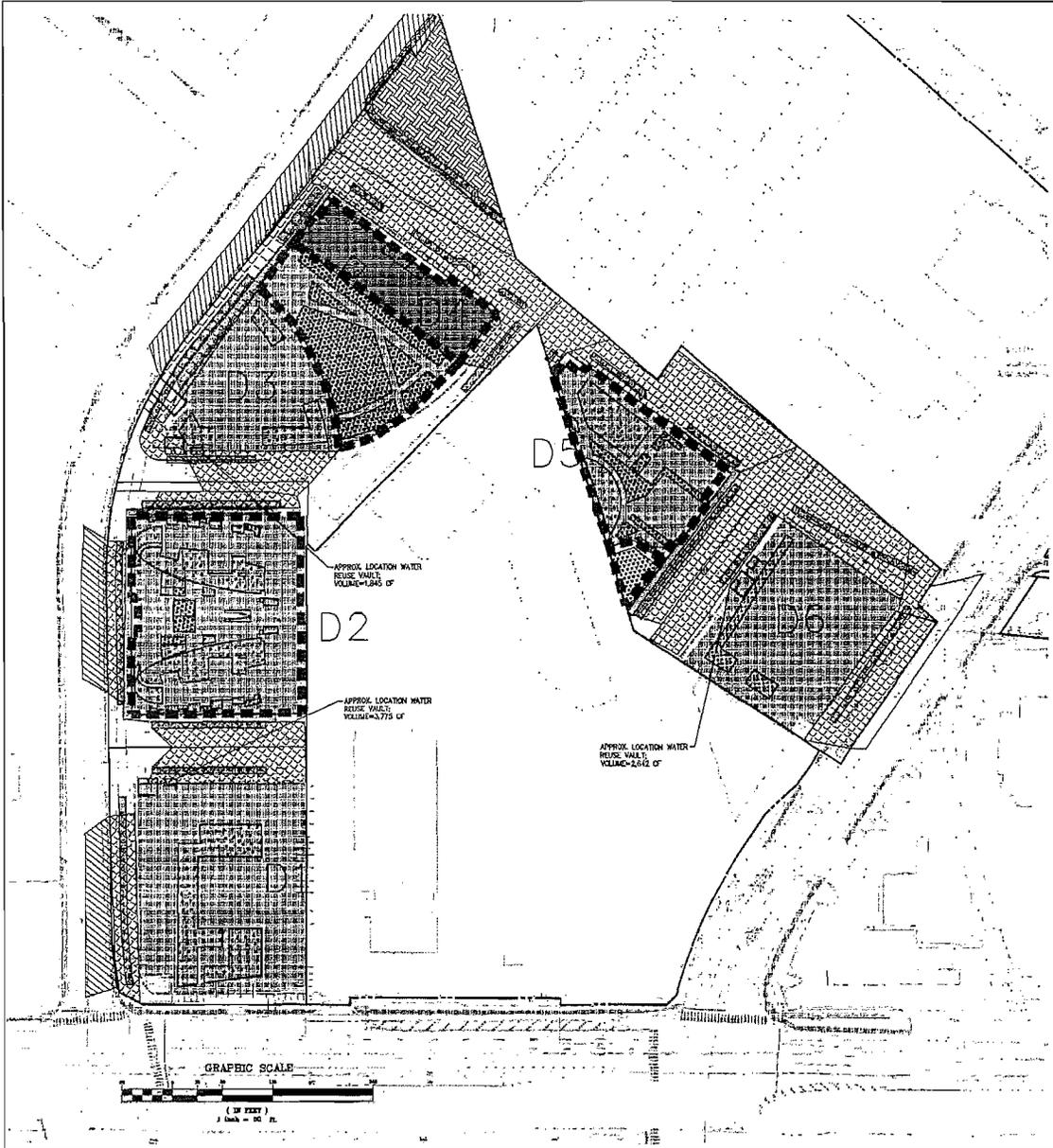


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EXISTING
 CONDITIONS
 SWM PLAN

Scale: AS SHOWN

C-10



- LEGEND**
- SOIL AMENDMENTS
 - DRAINAGE AREA TO BROOKLETON TREE PIT
 - OFFSITE DRAINAGE AREA TO BROOKLETON TREE PIT
 - AREA OF PERMEABLE PAVERS
 - EXTENSIVE GREEN ROOF AREA
 - INTENSIVE GREEN ROOF AREA
 - DRAINAGE AREA TO INTENSIVE GREEN ROOF = 2.8 AC (D2, D4, D5)
 - DRAINAGE AREAS TO STORMWATER VAULT REUSE = 1.97 AC (D1, D3, D6)
 - LOCATION OF BROOKLETON TREE PIT

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Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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CDP / CIP / CIP Revised	Date
TOP	06.22.10
CDP (Transmission)	08.24.10
CIP (Accession)	10.14.10
CIP (Revised)	11.20.10
CIP (Revised)	03.16.11
CIP (Revised)	06.28.11
CIP (Revised)	11.30.11
CIP (Revised)	11.13.11
CIP (Revised)	10.13.11
CIP (Revised)	01.11.12
CIP (Revised)	01.28.12
CIP (Revised)	01.11.13
CIP (Revised)	01.28.13

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STORMWATER MANAGEMENT PLAN
 Scale: 1" = 50'
C-11

BUILDING D1—DRAINAGE AREA 'A' SWM SUMMARY

DRAINAGE AREA 'A' LEED COMPUTATIONS
 THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

WATER QUALITY MODEL RESULTS

Time (min)	Flow (cfs)	SS (mg/L)	TSS (mg/L)	TP (mg/L)	Ammonia (mg/L)	Nitrate (mg/L)	Phosphate (mg/L)
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110	0.00	0.00	0.00	0.00	0.00	0.00	0.00
115	0.00	0.00	0.00	0.00	0.00	0.00	0.00
120	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):
 2 YR: 1.65 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 17,130 CF

WATER QUALITY MODEL RESULTS

Time (min)	Flow (cfs)	SS (mg/L)	TSS (mg/L)	TP (mg/L)	Ammonia (mg/L)	Nitrate (mg/L)	Phosphate (mg/L)
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
65	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
80	0.00	0.00	0.00	0.00	0.00	0.00	0.00
85	0.00	0.00	0.00	0.00	0.00	0.00	0.00
90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110	0.00	0.00	0.00	0.00	0.00	0.00	0.00
115	0.00	0.00	0.00	0.00	0.00	0.00	0.00
120	0.00	0.00	0.00	0.00	0.00	0.00	0.00

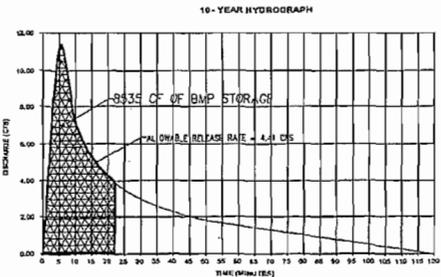
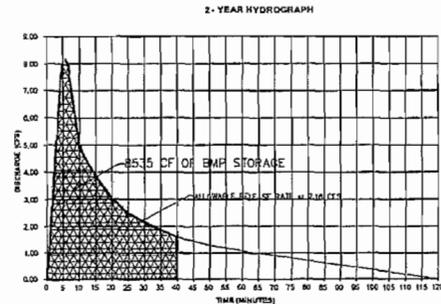
TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):
 2 YR: 1.65 AC x (2.86 IN / 12 IN/FT) x 43,560 SQ FT/AC = 17,130 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):
 2 YR: 17,130 CF - (0.75) * 17,130 CF = 4,283 CF

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME
 10,403 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY) = 1040 CF

REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 7,495 CF
 = 4,283 CF - (1040 + 7495) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

PFM COMPLIANCE



PER FAIRFAX 2011 SOIL MAP, SOIL TYPE IS BROWN LAUND, SOIL TYPE ASSIGNED TO BE TYPE C

Amount of Site Area (Ac) For Each Hydrograph Group	Type A	Type B	Type C	Type D
2-YR	0.00	0.00	1.65	0.00
10-YR	0.00	0.00	1.65	0.00

Per County Administrative Order Processed for the Site

Design Storm (24 Hr) For Each Hydrograph Group	Type A	Type B	Type C	Type D
2-YR	1.7	1.7	1.7	1.7
10-YR	1.7	1.7	1.7	1.7

Per County Administrative Order Processed for the Site

Design Storm (24 Hr) For Each Hydrograph Group	Type A	Type B	Type C	Type D
2-YR	1.7	1.7	1.7	1.7
10-YR	1.7	1.7	1.7	1.7

ALLOWABLE RELEASE RATE
 FOR 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 75% THE EXISTING CONDITION PEAK RELEASE RATE.

2-YR: 17,130 CF - (0.75) * 17,130 CF = 4,283 CF
 10-YR: 17,130 CF - (0.75) * 17,130 CF = 4,283 CF

PEAK STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

D.A. 'A' SUMMARY

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

Drainage Area A Post-Development Land Cover	HSD A Units	HSD B Units	HSD C Units	HSD D Units	Total	R (Imp) 0.22	R (Imp) 0.15
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D.A. Total (Source)					1.65	Runoff from 1" Rainfall (Q) = 3,425	

Apply Runoff Reduction Practices	Description of Area	Runoff Area Contributing to BMP (Ac)	Design Rainfall (in)	Area Volume (cu ft)	Volume Retained from Upstream Practices (cu ft)	Total Volume Retained from Upstream Practices (cu ft)	Avg Dm (in)	Available Catchment Volume (cu ft)	Runoff Volume (cu ft)	Retention Volume (cu ft)	Design Storm Practice
Roof Retention	Roof area without vegetated roof	0.00	1.00	1,173	0	0	1,173	2,854	2,854	0	Roof Retention
Vegetated Roof	100% Wet Extension (over 1" depth, 0.3 Porosity)	0.24	N/A	278	278	278	N/A	0	0	278	Vegetated Roof
Detention	Detention - DCR Level 2 Design Storm (detention)	0.40	1.379	5,171	5,171	5,171	N/A	7,465	7,465	0	Detention
Totals		1.64		6,622	6,622	6,622					



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Item	Value
CFP (Pre-submission)	08/24/10
CFP (Accepted)	09/14/10
CFP (Permitted)	04/01/11
CFP (Revised)	04/01/11
CFP (Revised)	04/26/11
CFP (Revised)	01/20/12
CFP (Revised)	01/19/12

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 SWM COMPUTATIONS

C-13A

BUILDING D5-DRAINAGE AREA 'D' SWM SUMMARY

DRAINAGE AREA TO LEED COMPUTATIONS

THESE LEED COMPUTATIONS ARE BASED UPON THE LEED BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEED REQUIREMENTS.

PER LEED 2009 REQUIREMENTS

Runoff Coefficient	Area (sq ft)	Runoff Volume (cu ft)
0.30	1,380,000	414,000
0.20	1,380,000	276,000
0.10	1,380,000	138,000
0.05	1,380,000	69,000
0.02	1,380,000	27,600
0.01	1,380,000	13,800
Total	1,380,000	8,061

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):
 2 YR: 1.38 AC x (1.21 IN / 12 IN/FT) x 43,560 SQ FT/AC = 8,061 CF

Runoff Coefficient	Area (sq ft)	Runoff Volume (cu ft)
0.30	1,380,000	414,000
0.20	1,380,000	276,000
0.10	1,380,000	138,000
0.05	1,380,000	69,000
0.02	1,380,000	27,600
0.01	1,380,000	13,800
Total	1,380,000	14,327

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):
 2 YR: 1.38 AC x (2.85 IN / 12 IN/FT) x 43,560 SQ FT/AC = 14,327 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS VOLUME (EX. SITE IS GREATER THAN 50% PERVIOUS). THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAILT.

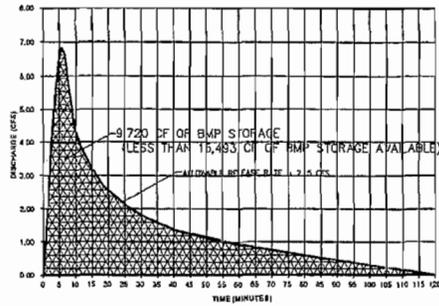
2 YR: 14,327 CF - 6,881 CF = 8266 CF
 REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME
 5752 SF INTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)
 5940 SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)

REDUCTION TAKEN FOR TREC PIT STORAGE VOLUME = 5016 CF
 REDUCTION TAKEN FOR PERMEABLE PAVEMENT STORAGE = 103 CF
 = 5166 CF - (10,372 + 5016 + 103) CF IS LESS THAN 0 SO LEED REQUIREMENT IS MET

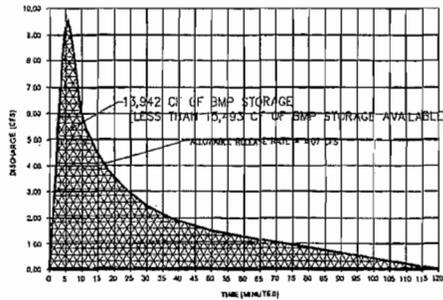
PFM COMPLIANCE

* PER FAIRFAX 2011 SOILS MAP, SOIL TYPE IS URBAN LANDS - SOIL TYPE ASSUMED TO BE TYPE C

2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH



Runoff Coefficient	Area (sq ft)	Runoff Volume (cu ft)
0.30	1,380,000	414,000
0.20	1,380,000	276,000
0.10	1,380,000	138,000
0.05	1,380,000	69,000
0.02	1,380,000	27,600
0.01	1,380,000	13,800
Total	1,380,000	8,061

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 LOWER TO OR LESS THAN THE EXISTING CONDITION PEAK RELEASE RATE.

SITE AREA = 1.38 ACRES
 Q = 0.45 in/hr, 10 = 7.27 in/hr
 Q2 = 0.30, Q10 = 0.94 (CALCULATED)
 Q2 = 0.30 x 0.45 x 1.38 = 0.19 CFS
 Q10 = 0.94 x 7.27 x 1.38 = 9.43 CFS
 BMP STORAGE ALLOWS FOR A SMALLER RELEASE RATE THAN WHAT IS REQUIRED. THEREFORE, THE PFM REQUIREMENT IS SATISFIED.

D.A. 'D' 1" SUMMARY

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

Apply Runoff Reduction Practices	Description of Area	Permeable Area (sq ft)	Storage Volume (cu ft)	Reduction (%)	Runoff Volume (cu ft)	Peak Discharge (cfs)	Time to Peak (min)	Notes
Apply Runoff Reduction Practices	Permeable Area	1,380,000	8,061	100%	8,061	7.5	10	
Permeable Pavement - 20% Level 1 Drainage	20% of permeable pavement	276,000	1,612	20%	6,445	7.5	10	
Green Roof - 20% Intensive Green Roof	5752 SF Intensive Green Roof	575,200	17,256	20%	6,270	7.5	10	
Green Roof - 20% Extensive Green Roof	5940 SF Extensive Green Roof	594,000	17,820	20%	6,100	7.5	10	
Total		1,380,000	35,688	20%	6,100	7.5	10	

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06-22-10
 COP (Revised) 08-24-10
 COP (Accepted) 10-14-10
 COP (Revised) 12-23-10
 COP (Revised) 01-16-11
 COP (Revised) 02-24-11
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 COP (Revised) 05-13-11
 COP (Revised) 06-15-11
 COP (Revised) 08-11-11
 COP (Revised) 09-26-11

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 SWM COMPUTATIONS
 C-13D

BUILDING D6 - DRAINAGE AREA 'E' SWM SUMMARY

DRAINAGE AREA 'E' LEAD COMPUTATIONS

THESE LEAD COMPUTATIONS ARE BASED UPON THE LEAD BOUNDARY BEING THE SAME AS THE SITE AREA. PLEASE NOTE THAT AT FINAL DESIGN THIS BOUNDARY MAY CHANGE BASED UPON LEAD REORDINANCES.

NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100

NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

$$2 \text{ YR: } 1.64 \text{ AC} \times (2.35 \text{ IN} / 12 \text{ IN/FT}) \times 43,560 \text{ SQ FT/AC} = 13,990 \text{ CF}$$

NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100

NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS):

$$2 \text{ YR: } 1.64 \text{ AC} \times (2.06 \text{ IN} / 12 \text{ IN/FT}) \times 43,560 \text{ SQ FT/AC} = 17,026 \text{ CF}$$

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

PER LEAD, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME.*

THEFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT.

$$2 \text{ YR: } 17,026 \text{ CF} - (0.75) \times 13,990 \text{ CF} = 6,534 \text{ CF}$$

REDUCTION TAKEN FOR GREEN ROOF STORAGE VOLUME

$$2898 \text{ SF EXTENSIVE GREEN ROOF (4" DEPTH, 0.3 POROSITY)} = 290 \text{ CF}$$

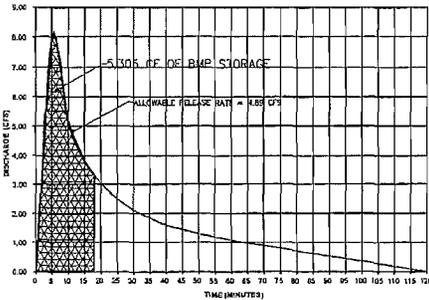
REDUCTION TAKEN FOR TREE PIT STORAGE VOLUME = 5,015 CF

$$= 6,534 \text{ CF} - (290 + 5015) \text{ CF} = 1,229 \text{ CF WILL BE MET IN REUSE VAULT}$$

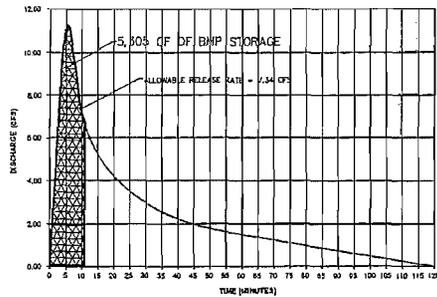
PFM COMPLIANCE

* PER FAIRFAX 2011 SOLE MAP, SOIL TYPE IS URBAN LAND - SOIL TYPE ASSIGNED TO BE TYPE D

2-YEAR HYDROGRAPH



10-YEAR HYDROGRAPH



NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100

ALLOWABLE RELEASE RATE

PER FAIRFAX COUNTY, THE NEW RELEASE RATE FOR THE POST-DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN 75% THE EXISTING CONDITION PEAK RELEASE RATE.

SITE AREA = 1.64 ACRES

12 = 3.45 IN/HR, 110 = 7.27 IN/HR

12.1 = 0.75 (110) = 8.00 (EXISTING)

12 = 0.75 (12) = 9.00 (EXISTING)

D.A. 'E' 1" SUMMARY

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

NO.	DESCRIPTION	AREA (AC)	PERCENT	PERCENT	PERCENT
1	ROOF	1.64	100	100	100
2	DRIVEWAY	0.00	0	0	0
3	PAVEMENT	0.00	0	0	0
4	LANDSCAPE	0.00	0	0	0
5	GRASS	0.00	0	0	0
6	WOODS	0.00	0	0	0
7	WATER	0.00	0	0	0
8	SWAMP	0.00	0	0	0
9	WETLAND	0.00	0	0	0
10	OTHER	0.00	0	0	0
11	TOTAL	1.64	100	100	100



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Landscape Architect:
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703 917 8800
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Utility Consultant:
K&S Utility Services & Tech PC
Contact: Stephen Becker
7000 Greenbriar Blvd.
Falls Church, VA 22048

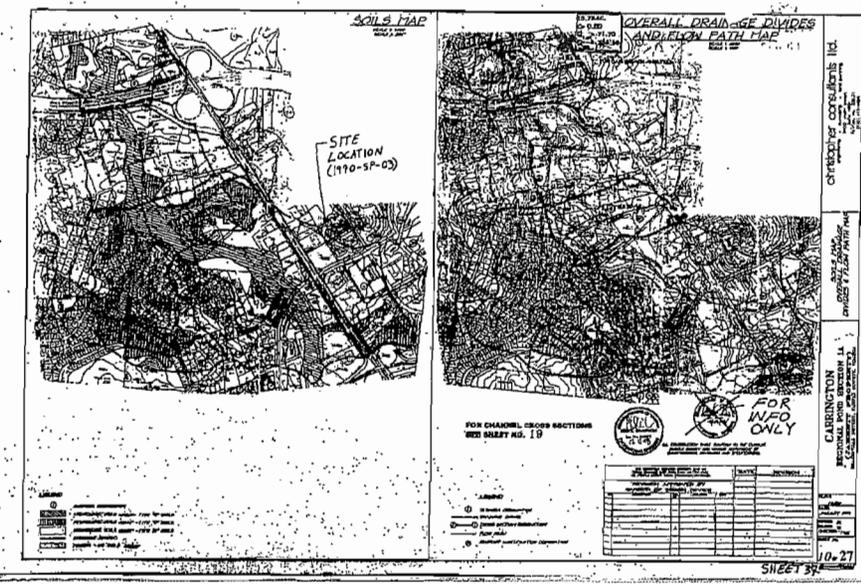
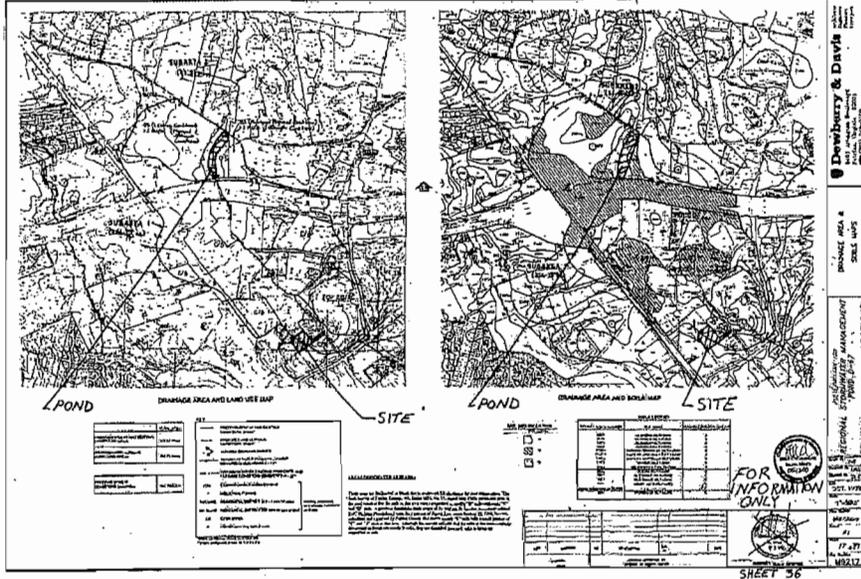
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703 278 4700
www.kands.com

Spring Hill
Station
PROVIDENCE
DISTRICT
FAIRFAX COUNTY,
VIRGINIA

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SWM
COMPUTATIONS

C-13E



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www.bakerhughes.com

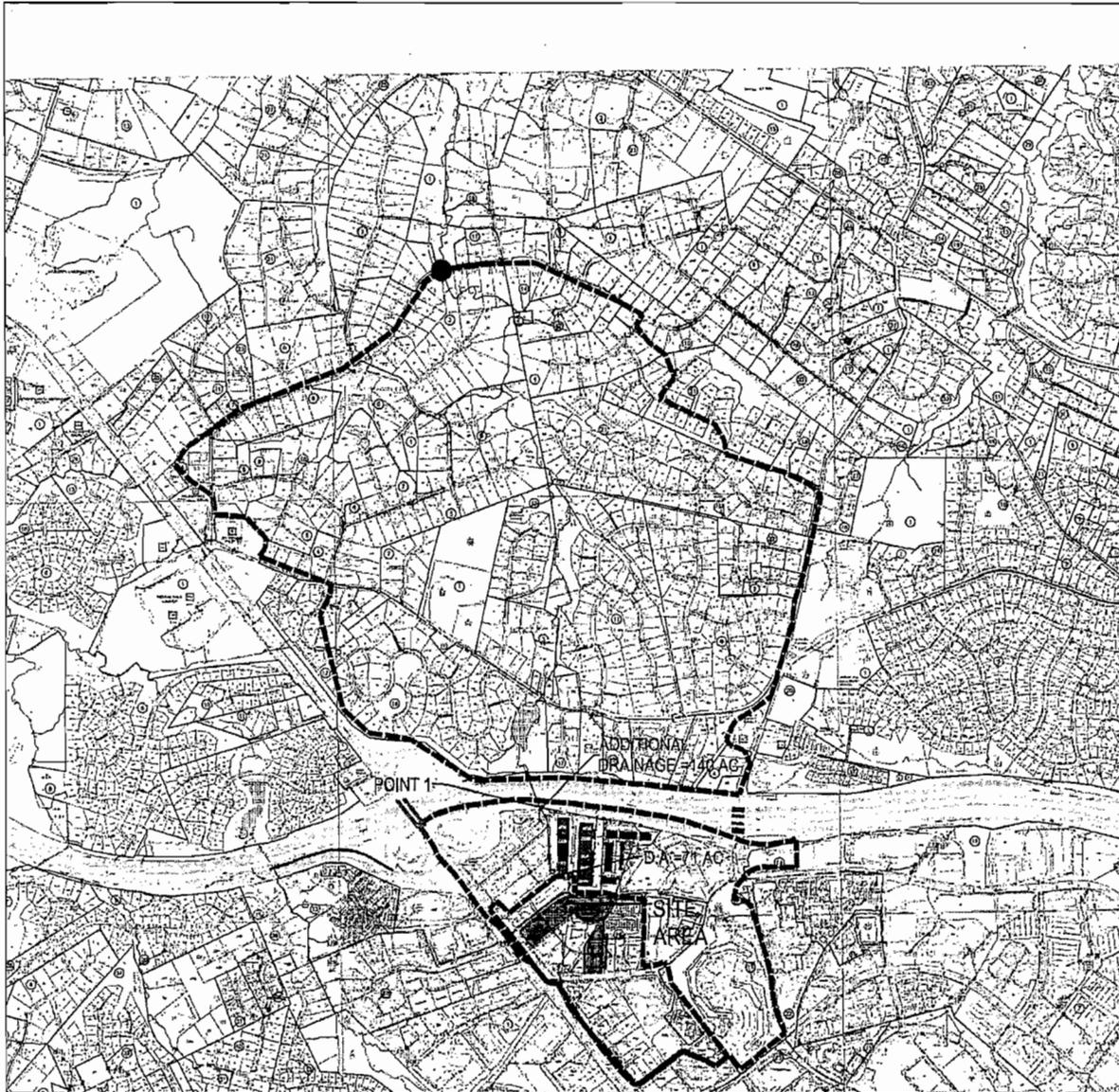
Spring Hill Station
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

The Georgia Group
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CONTRACT NO.

CON (Revised)	05.24.10
CON (Accepted)	10.14.10
CON (Revised)	12.09.10
CON (Revised)	11.18.11
CON (Revised)	04.23.11
CON (Revised)	11.20.11
CON (Revised)	11.17.11
CON (Revised)	10.19.11
CON (Revised)	11.24.11
CON (Revised)	01.11.12
CON (Revised)	01.28.12

POND OUTFALL INFORMATION
Scale AS SHOWN
C-14A



OUTFALL DESCRIPTION
 THE HATCHED MAP INCLUDES THE COP SITE AREA PLUS CONTIGUOUS AREAS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR HIGHWOODS 1, PART B, IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE. THE OUTFALL FOR H1 IS A PARTIALLY CLOSED CONDUIT SYSTEM FLOWING NORTH WHERE IT CONVERGES WITH HIGHWOODS 2. THE COMBINED OUTFALL RE-ENTERS A CLOSED CONDUIT SYSTEM FLOWING NORTH TO A BOX COLLECTOR CONDUIT RAMPART FROM APPROXIMATELY 713 ACRES UNDER THE BRULEE ACCESS ROAD. THE OUTFALL RECOVERS FLOOD PLAIN AT THE BRULEE ACCESS ROAD BOX COLLECTOR OUTFALL ON THE NORTH SIDE OF THE ROAD. THIS FLOW IS CONVEYED TO EXISTING REGIONAL ROAD D-47 (PLATE MILEAN 100). THE POND OUTFALLS INTO ROCKY RIVER, CONTINUING NORTH TO A POINT THAT HAS A DRAINAGE AREA OF 713 ACRES. THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 824 ACRES, WHICH IS WELL OVER ONE SQUARE MILE (640 ACRES). PLEASE NOTE THAT AT SITE PLAN, IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT 1 WHICH REPRESENTS A CONFLUENCE OF BOX OR HOLE FOR PPA 6-00032A.

LEGEND:

 DENOTES COP H1 PART D

 DRAINAGE LINE



GRAPHIC SCALE



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Spring Hill
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 DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA



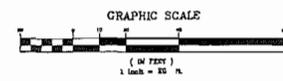
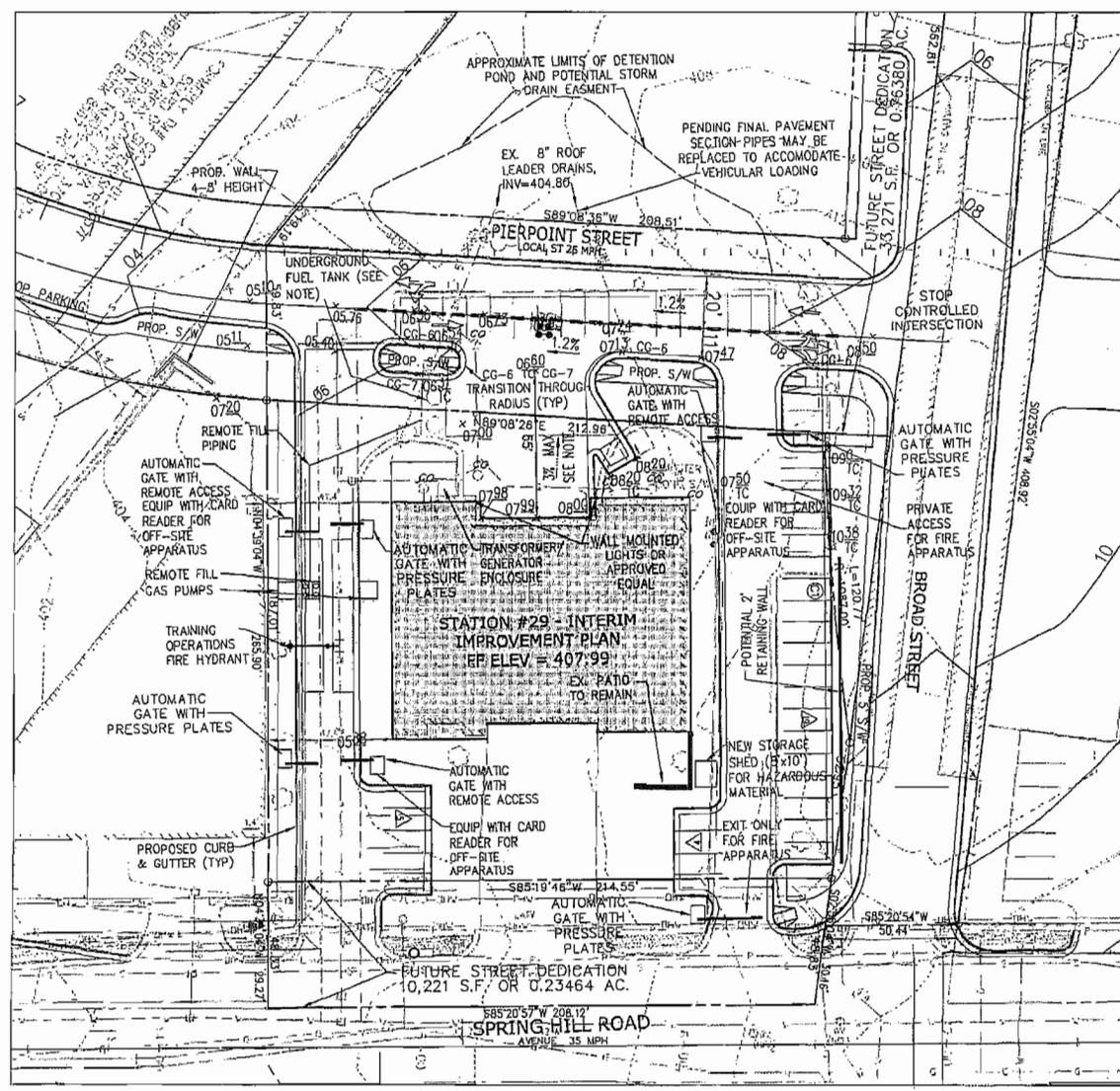
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CDP	CD
CDP (Revised)	02-27-10
CDP (Revised)	02-24-10
CDP (Revised)	02-23-10
CDP (Revised)	03-18-11
CDP (Revised)	04-28-11
CDP (Revised)	05-03-11
CDP (Revised)	05-13-12
CDP (Revised)	05-18-12
CDP (Revised)	07-08-12
CDP (Revised)	07-17-13
CDP (Revised)	07-28-13



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ADEQUATE OUTFALL MAP - PART D
 Scale: 1"=600'
C-15

FILED: \Users\jwheeler\Documents\2024\VA\VA STATE FIREMART\PROJECTS\14-01-2024\14-01-2024-Station-29-Interim-Improvement-Plan.dwg, DATE: 04/27/2024, TIME: 01:34 PM



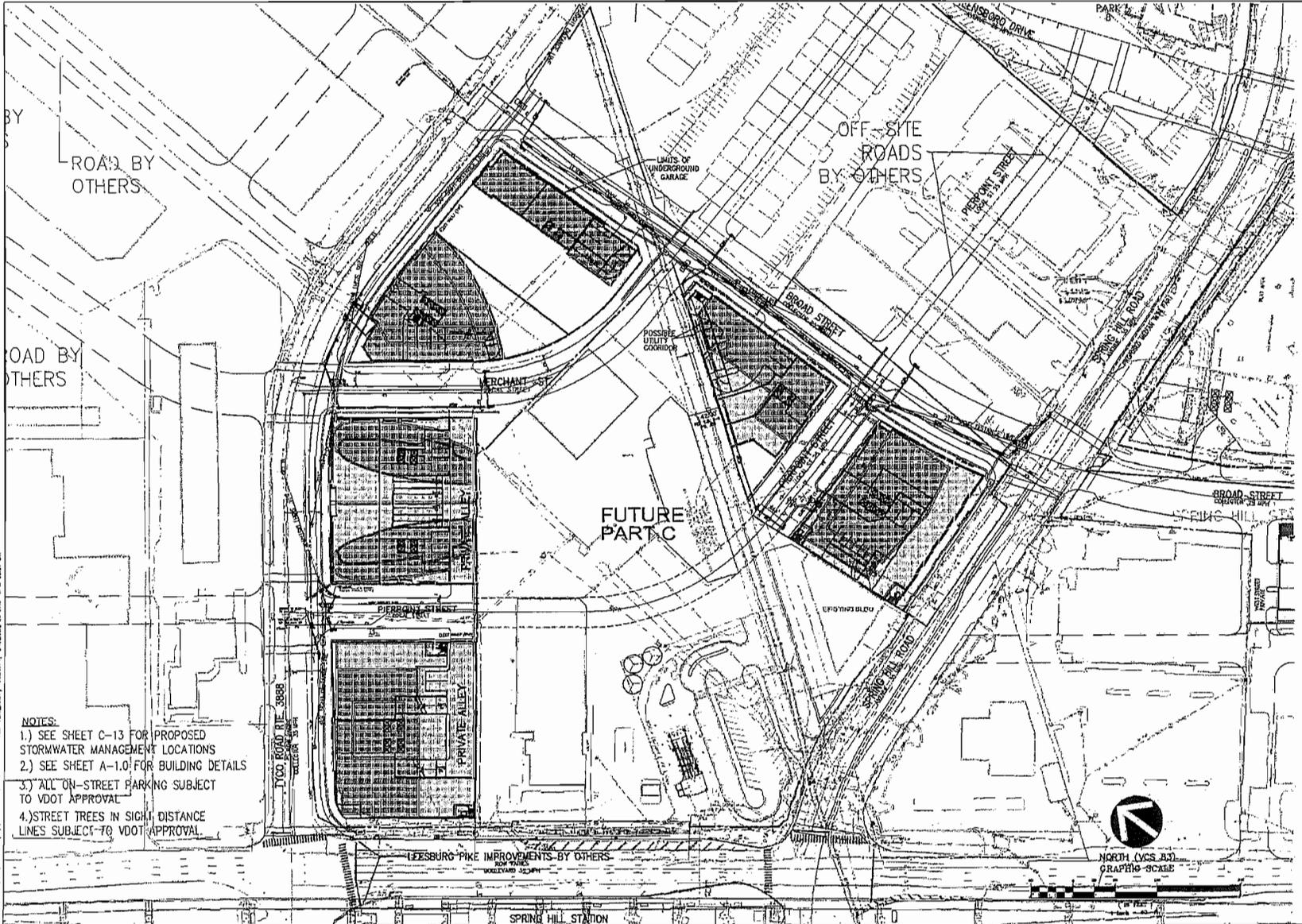
WDC ARCHITECTURE
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CDP	06/24/10
CDP (Revised)	08/24/10
CDP (Accepted)	10/14/10
CDP (Revised)	12/01/10
CDP (Revised)	01/18/11
CDP (Revised)	04/28/11
CDP (Revised)	07/13/11
CDP (Revised)	10/14/11
CDP (Revised)	12/28/11
CDP (Revised)	01/11/12
CDP (Revised)	02/21/12

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 McLean, VA 22102
 Project No: W100031
PART D
INTERIM FIRE STATION PLAN
 Scale: 1"=20'
C-18



ROAD BY OTHERS

ROAD BY OTHERS

OFF-SITE ROADS BY OTHERS

FUTURE PART C

- NOTES:
- 1.) SEE SHEET C-13 FOR PROPOSED STORMWATER MANAGEMENT LOCATIONS
 - 2.) SEE SHEET A-1.0 FOR BUILDING DETAILS
 - 3.) ALL ON-STREET PARKING SUBJECT TO VDOT APPROVAL
 - 4.) STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL



NORTH (VCS 431)
GRAPHIC SCALE

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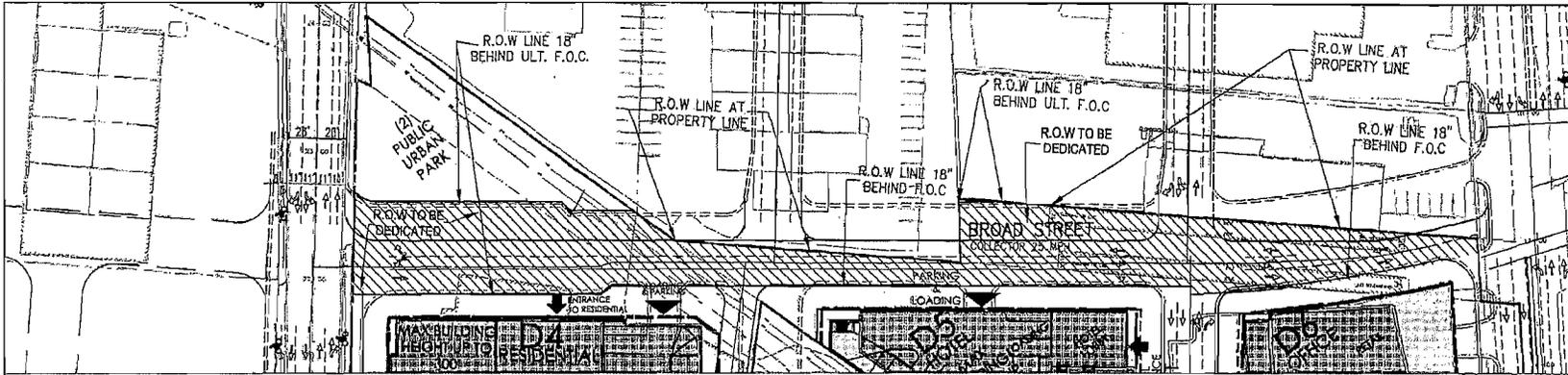
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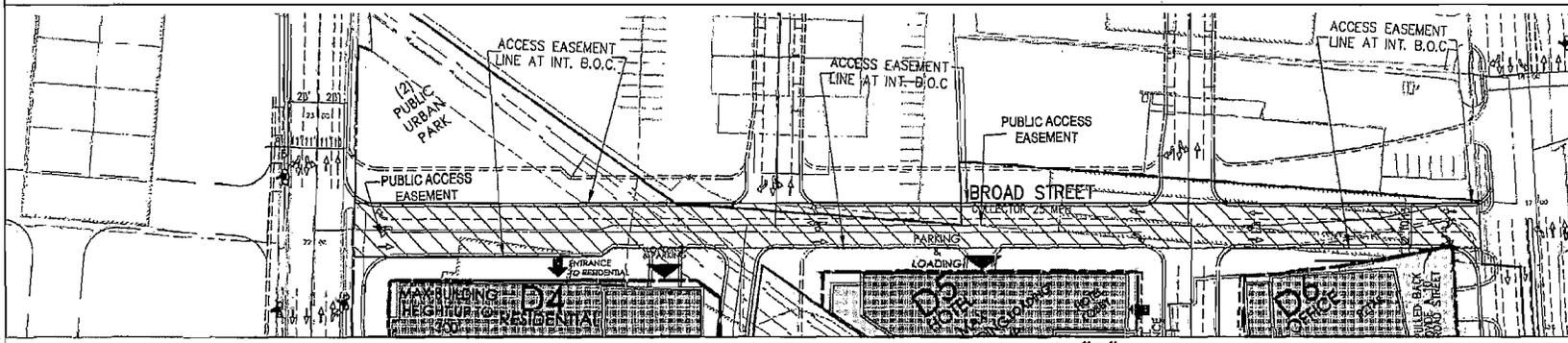
Spring Hill Station
PROVIDENCE
FAIRFAX COUNTY,
VIRGINIA

The Geotechnical Group
8479 Greenway Dr., #130
Arlington, VA 22202

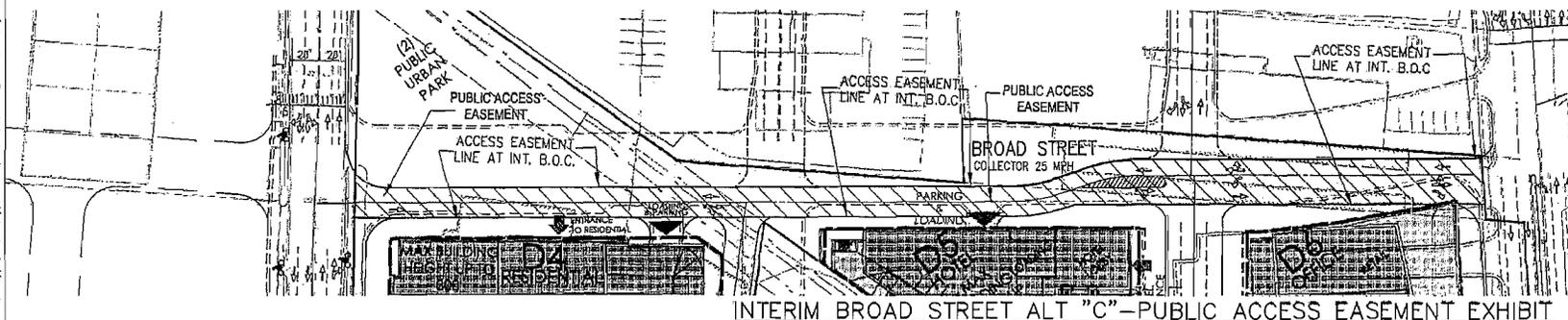
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BROAD STREET ALT "A" - INITIAL RIGHT-OF-WAY DEDICATION EXHIBIT



INTERIM BROAD STREET ALT "B" - PUBLIC ACCESS EASEMENT EXHIBIT



INTERIM BROAD STREET ALT "C" - PUBLIC ACCESS EASEMENT EXHIBIT

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 Email: asurveyors@aol.com

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Spring Hill Station
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

The County of Fairfax
 8405 Greenboro Dr. #130
 Mason, VA 22102

APP	NO	DATE
APP (Resubmission)	18	12/10
APP (Approved)	14	11/10
APP (Withdrawn)	11	11/10
APP (Resubmission)	13	11/11
APP (Resubmission)	15	11/11
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- NOTES**
1. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE MECHANICAL PENETRATIONS AND ANCHORING FLASHES. MAXIMUM BUILDING HEIGHTS DO NOT INCLUDE EXCESSIVE EAVES OR ROOF PENETRATIONS.
 2. THE NUMBER OF CONSTRUCTION STORIES INCLUDING BUT NOT LIMITED TO MECHANICAL FLOORS, LOADING SPACES, SERVICE LANE CONSTRUCTION LANE AND ACCESS TO ROOF TOP APPROVAL AND FINAL ENGINEERING AND ARCHITECTURAL CONSULTING.
 3. OFFICE 1 REPRESENTS THE MAXIMUM COMMERCIAL SCENARIO AND OFFICE 2 REPRESENTS MAXIMUM RESIDENTIAL SCENARIO. THE APPLICABLE HEIGHTS ARE TO DEVELOP THE TALLEST BETWEEN THESE TWO SCENARIOS PROVIDED THAT THE OFFICE 1 HEIGHTS DO NOT EXCEED OFFICE 2 LEVELS AND THE PARK DECKS ARE NOT EXCEEDED (SEE PLAN SHEET).



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Architect
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City of Stafford
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City of Prince George's
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City of Arlington
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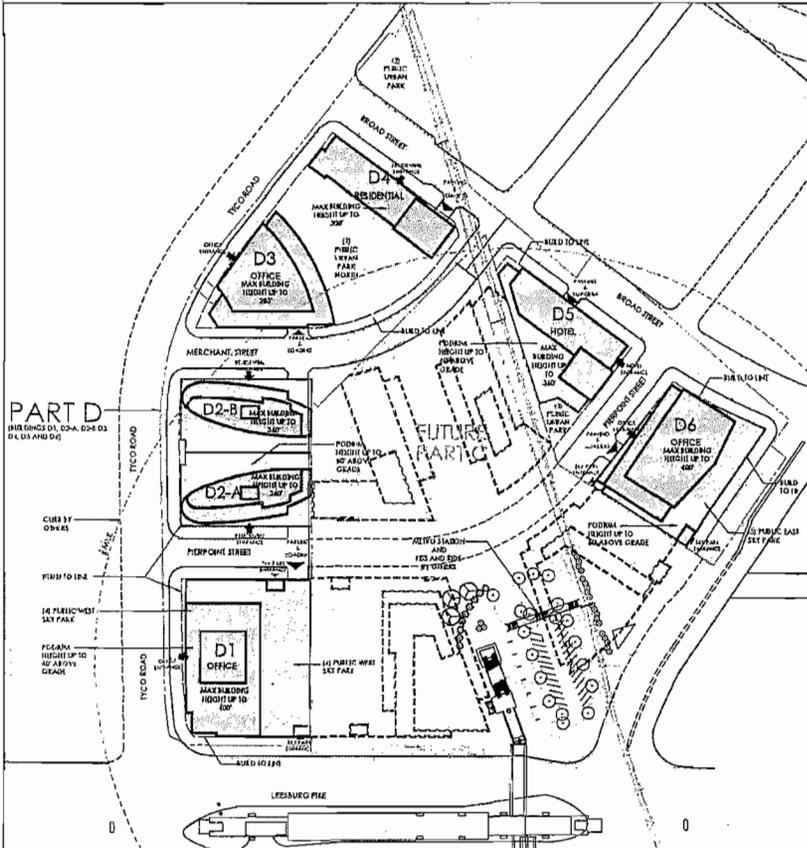
City of Falls Church
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 Alexandria, VA 22304

City of Herndon
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 Alexandria, VA 22304

City of Manassas
 2800 Commonwealth Blvd
 Alexandria, VA 22304

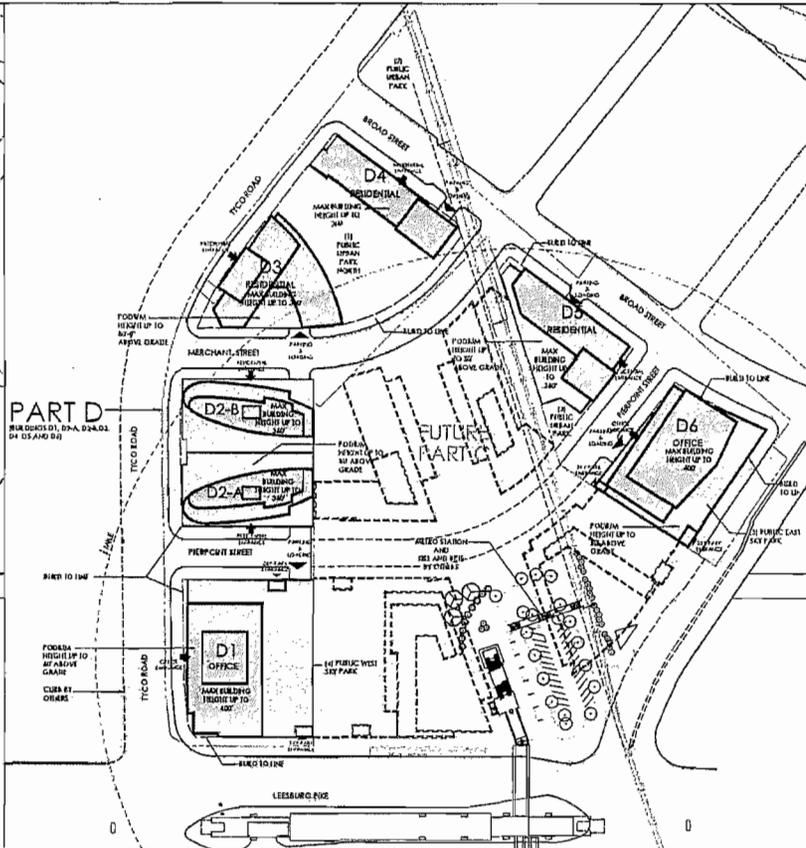
City of Manassas Park
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 Alexandria, VA 22304

City of Reston
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ROOF PLAN - OPTION 1 MAXIMUM COMMERCIAL

1



ROOF PLAN - OPTION 2 MAXIMUM RESIDENTIAL

2

Spring Hill Station
 Part D

PROVIDENCE DISTRICT
 FAIRFAX COUNTY
 VIRGINIA



City of Alexandria
 2800 Commonwealth Blvd
 Alexandria, VA 22304

City of Fairfax
 2800 Commonwealth Blvd
 Alexandria, VA 22304

City of Loudoun
 2800 Commonwealth Blvd
 Alexandria, VA 22304

City of Stafford
 2800 Commonwealth Blvd
 Alexandria, VA 22304

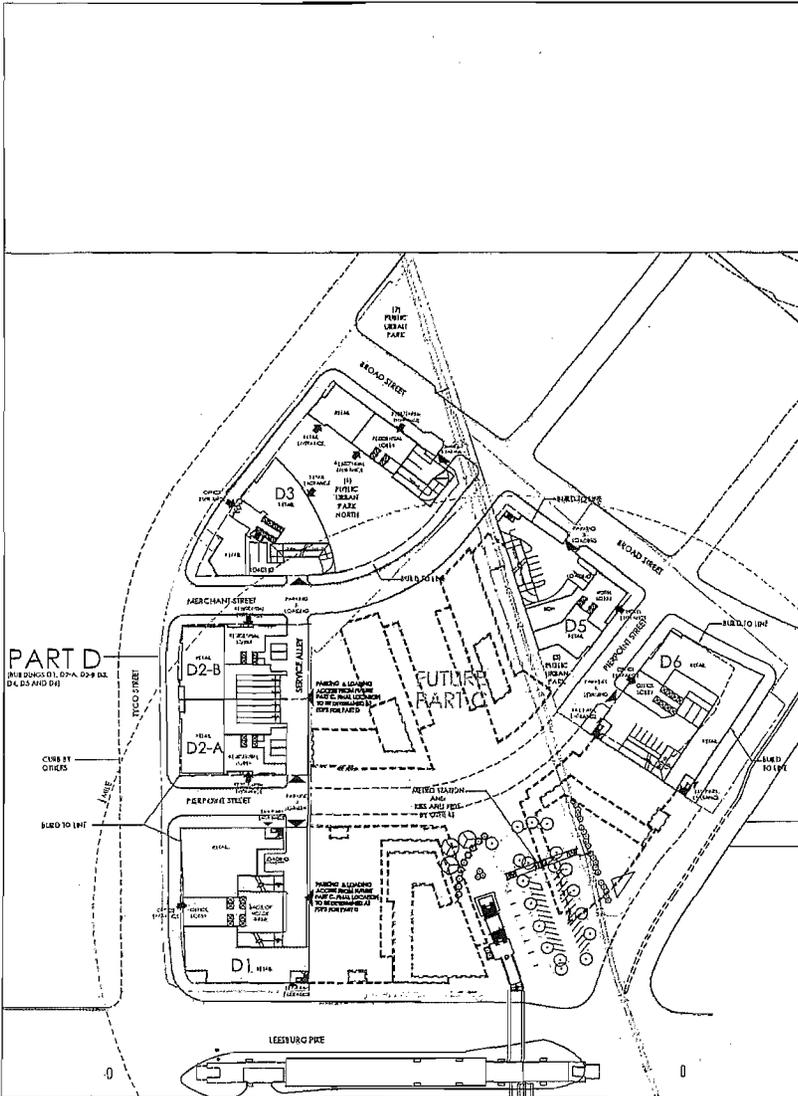
City of Prince George's
 2800 Commonwealth Blvd
 Alexandria, VA 22304

City of Arlington
 2800 Commonwealth Blvd
 Alexandria, VA 22304

City of Falls Church
 2800 Commonwealth Blvd
 Alexandria, VA 22304

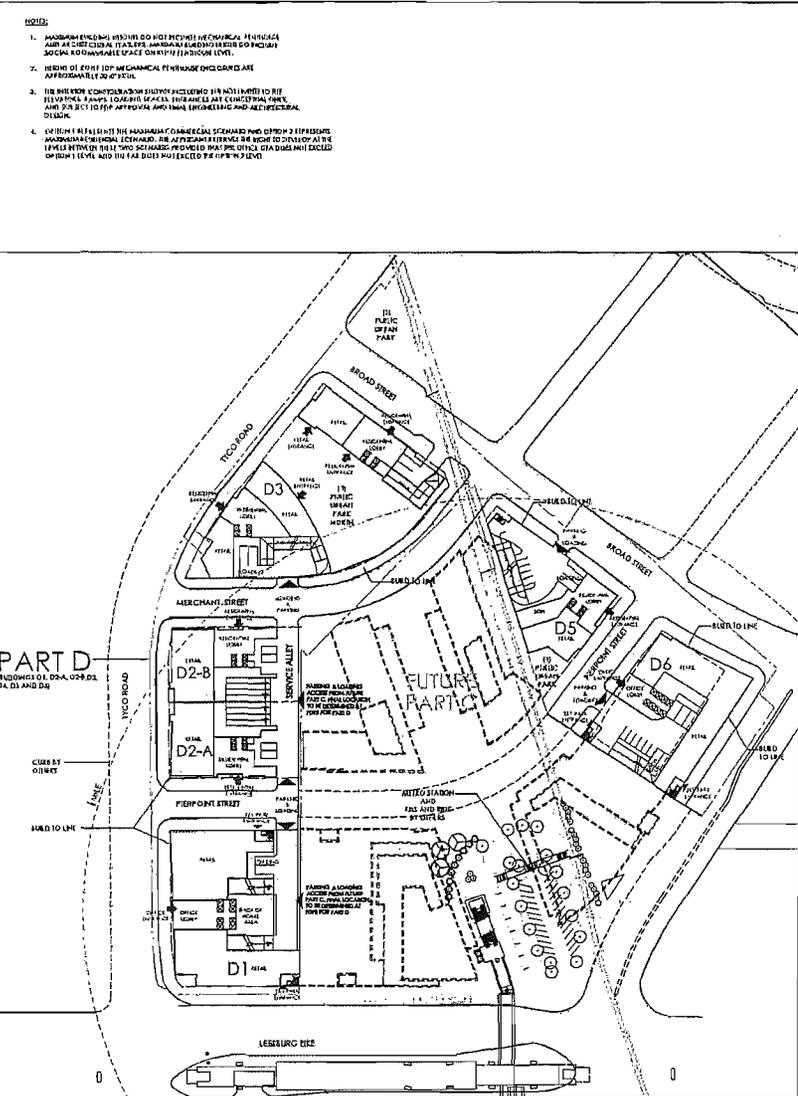
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 PART D
 FUTURE PART C
 OPTION 1 AND OPTION 2

A-1.0



GROUND FLOOR PLAN - OPTION 1 MAXIMUM COMMERCIAL

1



GROUND FLOOR PLAN - OPTION 2 MAXIMUM RESIDENTIAL

2

- NOTES**
1. PROVIDER SHALL VERIFY ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE INSTALLED AND OPERATIONAL IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE REGULATIONS.
 3. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE REGULATIONS.
 4. THE DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND ALL APPLICABLE REGULATIONS.



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Spring Hill Station
 Part D
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA



CDP (Residential) 28,110.00
CDP (Commercial) 28,110.00
CDP (Part A & B) 13,110.00
CDP (Part C) 25,110.00
CDP (Part D) 25,110.00
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CDP (Part AU) 25,110.00
CDP (Part AV) 25,110.00
CDP (Part AW) 25,110.00

Scale: 1" = 20'-0"

A-2.0



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 (Formerly Spring Station)
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 Williamsburg, VA 23185

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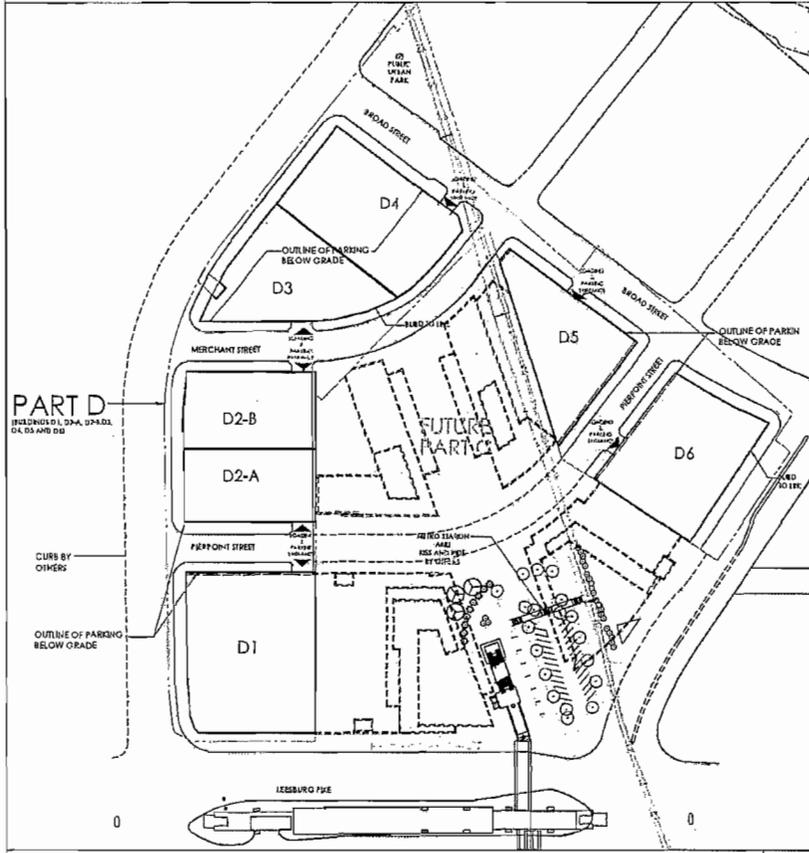


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CDP (Revised)	02.14.18
CDP (Final)	03.15.18
CDP (Final & D)	04.16.18
CDP (Final - D)	05.17.18
CDP (Final - D)	06.18.18
CDP (Final - D)	07.19.18
CDP (Final - D)	08.20.18
CDP (Final - D)	09.21.18
CDP (Final - D)	10.22.18

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CDP (Final & D)	04.16.18
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CDP (Final - D)	07.19.18
CDP (Final - D)	08.20.18
CDP (Final - D)	09.21.18
CDP (Final - D)	10.22.18

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 PART D
 BELOW GRADE PARKING - OPTION 1 AND OPTION 2

Scale: 1" = 30'-0"
A-3.0

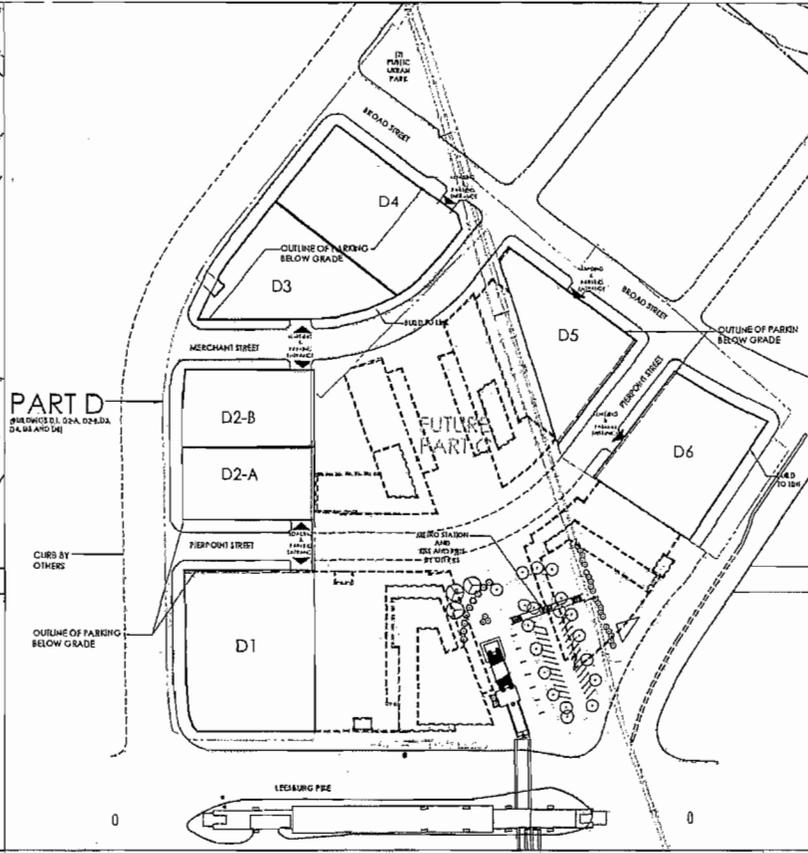


PART D
 SHEETS D1, D2A, D2B, D3, D4, D5 AND D6

CURS BY OTHERS
 OUTLINE OF PARKING BELOW GRADE

BELOW GRADE PARKING OUTLINE - OPTION 1 MAXIMUM COMMERCIAL

1



PART D
 SHEETS D1, D2A, D2B, D3, D4, D5 AND D6

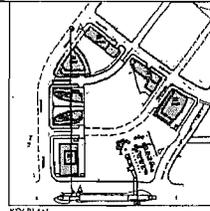
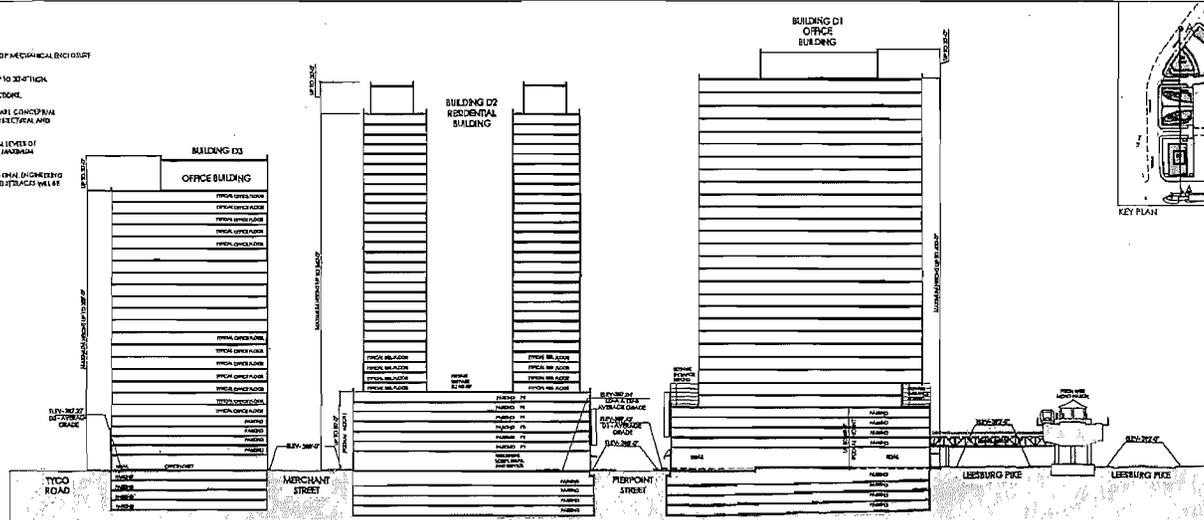
CURS BY OTHERS
 OUTLINE OF PARKING BELOW GRADE

BELOW GRADE PARKING OUTLINE - OPTION 2 MAXIMUM RESIDENTIAL

2

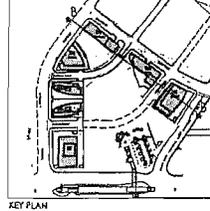
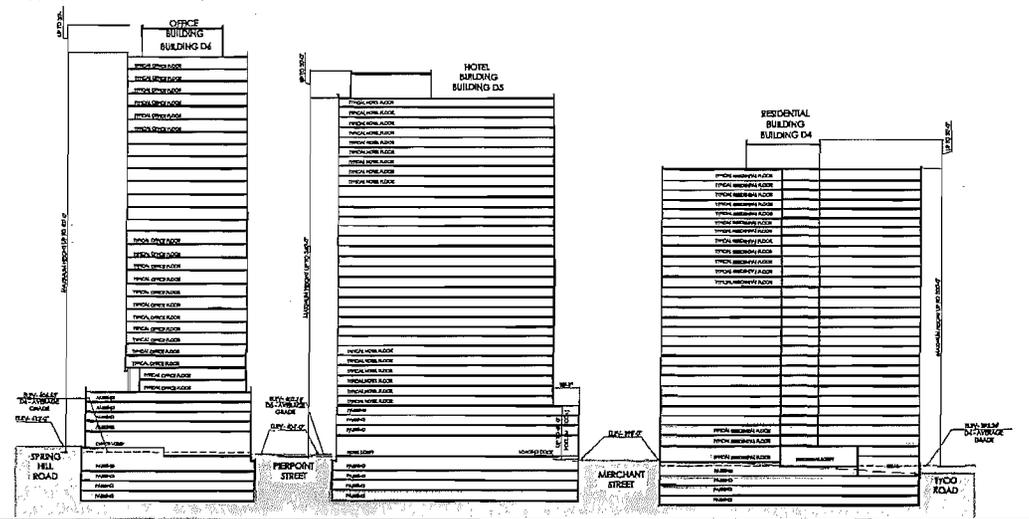
NOTES:

1. MAXIMUM HEIGHTS INDICATED DO NOT INCLUDE ROOFS FOR MECHANICAL ENCLOSURE AND ARCHITECTURAL FINISHES.
2. HEIGHT OF ROOF TOP (ARCHITECTURAL FINISH) IS UP TO 30'-0" TYP.
3. REFER TO CIVIL DRAWINGS FOR STREET DESIGN AND LOCATIONS.
4. THE CONSIDERATIONS OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO APPROVAL AND FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
5. APPLICANT RETAINS THE RIGHT TO PROVIDE ADDITIONAL LEVELS OF HEIGHT REQUIRED FOR PERMITTED USES PROVIDED THAT THE MAXIMUM PARKING SPACES ARE NOT DECREASED.
6. ALL BUILDING MASSING AND DETAILS ARE SUBJECT TO FINAL ENGINEERING AND DESIGN. ALL TRAFFIC SIGNING DESIGN, MARKING AND DETAILS WILL BE DETERMINED AT LATER DATE.



KEY PLAN

SECTION A-A 1



KEY PLAN

SECTION B-B 2



1000 Parkside Avenue, NW
Washington, DC 20036
Tel: 202-331-1000
Fax: 202-331-1001
www.wdgarch.com

Staff:
Principal: [Name]
Senior Architect: [Name]
Architect: [Name]
Architectural Designer: [Name]

Client:
[Name]
[Address]
[City, State, Zip]

Project:
[Name]
[Address]
[City, State, Zip]

Scale:
1/8" = 1'-0"

Notes:
[Text]

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA



Scale: 1/8" = 1'-0"

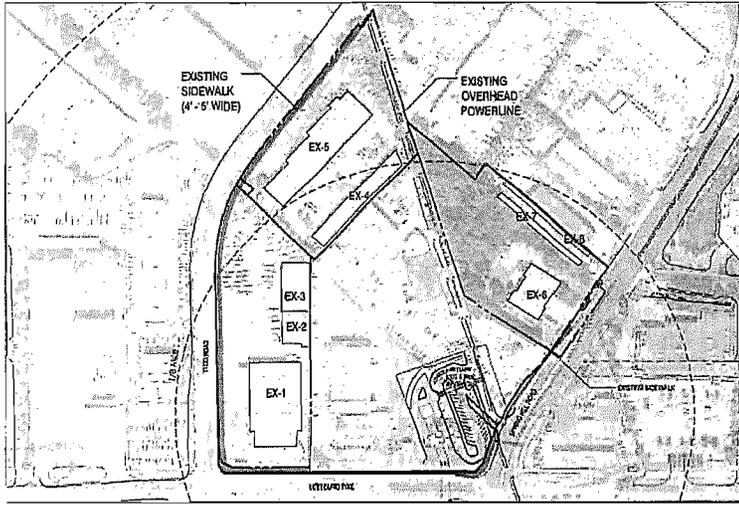
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CDP (Final)	04.11.19
CDP (Final C.A.D.)	11.15.19
CDP (Final D)	03.13.20
CDP (Final E)	05.14.20
CDP (Final F)	11.16.20
CDP (Final G)	03.13.21
CDP (Final H)	01.15.21

Scale: 1/8" = 1'-0"

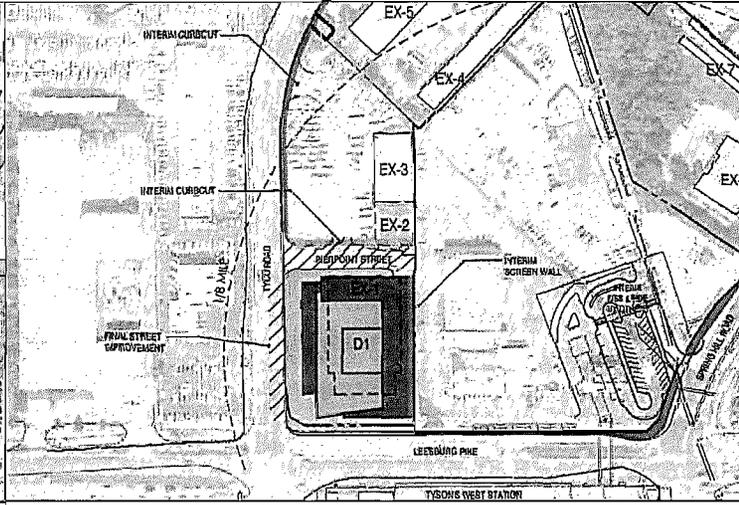
Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"



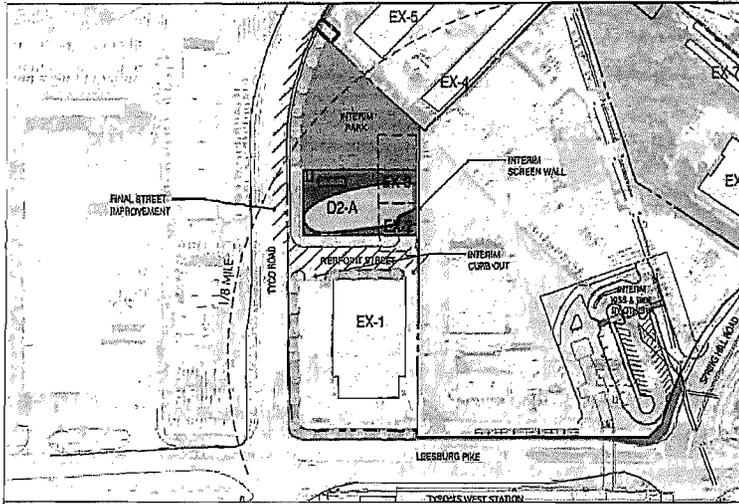
EXISTING CONDITIONS



PHASE D1

DEMOLITION:
- EX - 1
- EX - 2

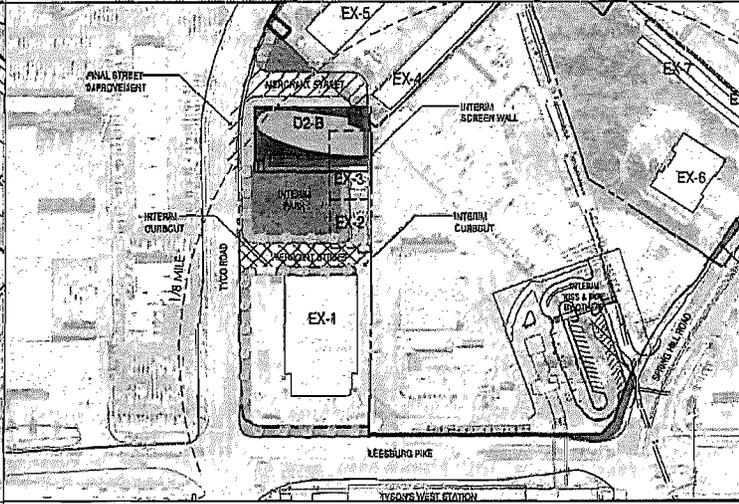
PROPOSALS:
- CONSTRUCT BUILDING D1.
- CONSTRUCT PIERPOINT STREET IN FRONT OF D1 FRONTAGE.
- FINAL STREET AND STREETScape IMPROVEMENT ON TYCO ROAD, LEEBSBURG PIKE, AND PIERPOINT STREET ALONG D1 FRONTAGE.
- INTERIM SCREEN WALL ON BUILDING D1.
- FINAL (R) PUBLIC WALK SKYPARK.
- INTERIM STREETScape IMPROVEMENT ON PIERPOINT STREET ALONG D2-A FRONTAGE.



PHASE D2-A

DEMOLITION:
- EX - 2
- EX - 3

PROPOSALS:
- CONSTRUCT BUILDING D2-A.
- CONSTRUCT PIERPOINT STREET ALONG BUILDING D2-A FRONTAGE.
- CONSTRUCT SERVICE ALLEY UNDER BUILDING D2-A.
- FINAL STREET AND STREETScape IMPROVEMENT ALONG TYCO ROAD D2-A FRONTAGE AND PIERPOINT STREET.
- INTERIM PARK AND/OR OPEN SPACE IMPROVEMENT AT FUTURE LOCATION OF BUILDING D2B.
- INTERIM SCREEN WALL ON BUILDING D2-A.
- INTERIM STREETScape IMPROVEMENT ON TYCO ROAD NORTH ALONG D2-A FRONTAGE AND SOUTH OF PIERPOINT STREET AND ON LEEBSBURG PIKE FRONTAGES.



PHASE D2-B

DEMOLITION:
- EX - 2
- EX - 3

PROPOSALS:
- CONSTRUCT BUILDING D2-B.
- CONSTRUCT SERVICE ALLEY UNDER D2-B TO PIERPOINT STREET.
- CONSTRUCT MERCHANT STREET IN FRONT OF BUILDING D2-B.
- CONSTRUCT INTERIM SECTION OF PIERPOINT STREET.
- INTERIM STREETScape IMPROVEMENT ON TYCO ROAD SOUTH OF D2-B AND ALONG LEEBSBURG PIKE FRONTAGE.
- INTERIM PARK AND/OR OPEN SPACE IMPROVEMENT ON FUTURE D2-A.
- INTERIM SCREEN WALL.
- FINAL STREET AND INTERIM STREETScape AT PIERPOINT STREET

LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
- Final Urban Park
- Final Road Construction
- Interim Road Construction
- Interim Use
- Interim Screen Wall
- Existing Sidewalk
- Interim Retaining Wall



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Alexandria, VA 22304

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Landmarks Architect
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City of Alexandria
Contact: David...
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Transit Commission:
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City of Alexandria:
City of Alexandria
Contact: David...
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Alexandria, VA 22304

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FARMINGTON, VIRGINIA

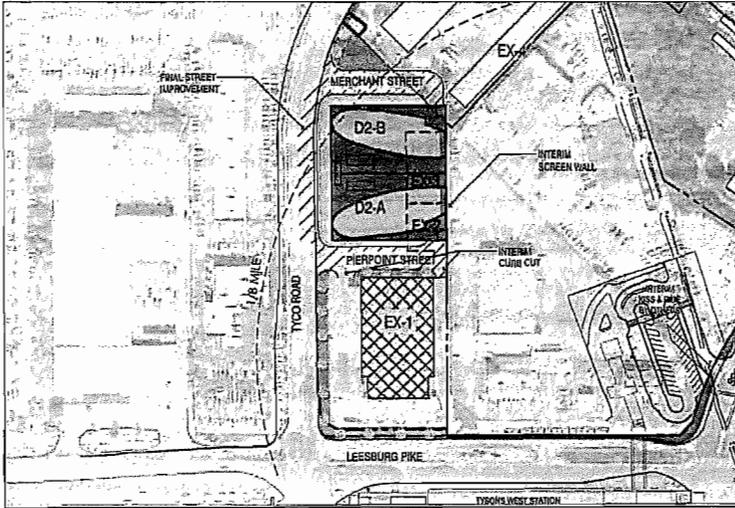


CDP	06/10/10
CDP (Revised)	01/14/10
CDP (Final)	01/14/10
CDP (Part C & D)	11/23/11
CDP (Part D)	02/20/12
CDP (Part D)	02/20/12
CDP (Part D)	11/28/12
CDP (Part D)	03/11/13
CDP (Part D)	01/28/13

The Campbell Group
1941 Greenway Dr, Suite 100
Alexandria, VA 22304

PART D - PHASING DIAGRAM
INDIVIDUAL BUILDINGS

LW: NIS
A-6.0



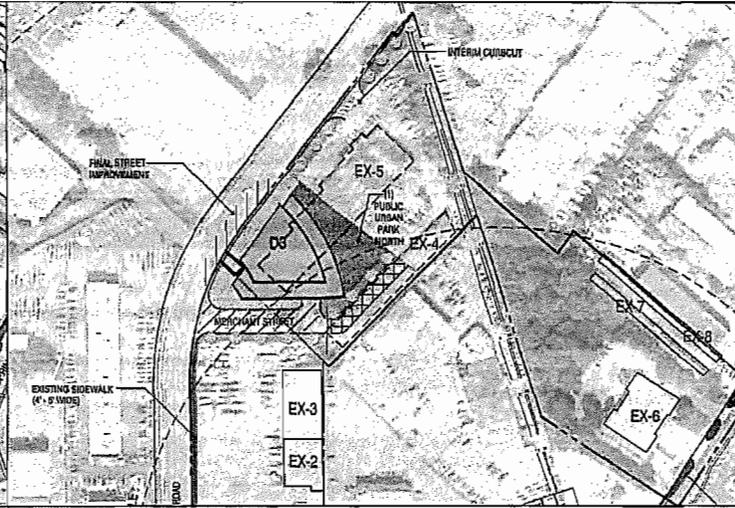
PHASE D2-A & D2-B

PROPOSALS:

- ACTIVATION OF EXISTING BUILDING EX-1 FOR INTERIM USE.

DEMOLITION:

- EX-2
- EX-3



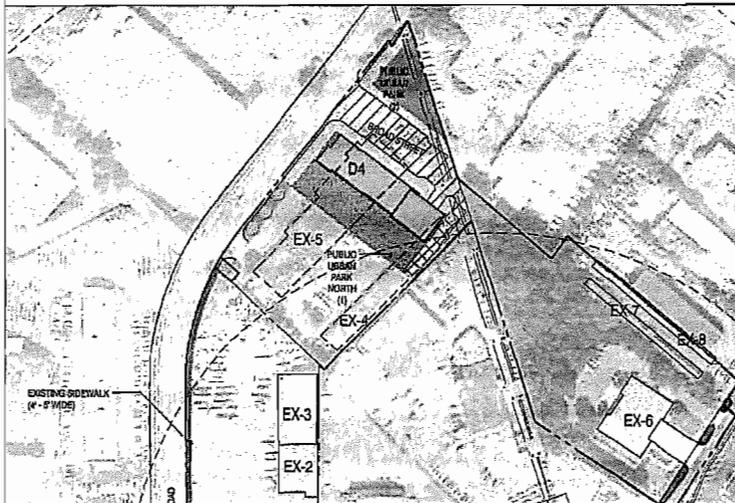
PHASE D3

PROPOSALS:

- CONSTRUCT BUILDING D3.
- CONSTRUCT MERCHANT STREET ALONG D3 FRONTAGE.
- FINAL STREET AND STREECSAPE ALONG D3 FRONTAGE ON TYCO ROAD AND NORTH SIDE OF MERCHANT STREET TO GARAGE ENTRANCE.
- CONSTRUCT INTERIM CONDITION OF (1) PUBLIC URBAN PARK NORTH.
- INTERIM STREECSAPE ON TYCO ROAD NORTH OF BUILDING D3, ON SOUTH SIDE OF MERCHANT STREET, AND ON NORTH SIDE OF MERCHANT STREET EAST OF GARAGE ENTRANCE.

DEMOLITION:

- EX-7
- PART OF EX-5



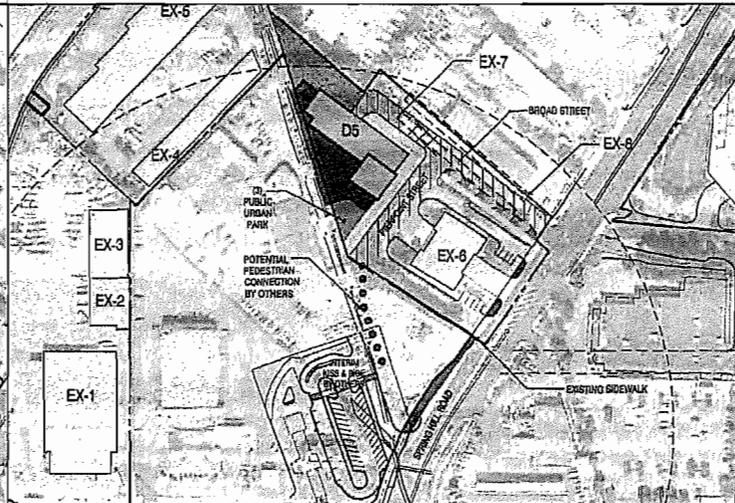
PHASE D4 (OPTION 1 & 2)

PROPOSALS:

- CONSTRUCT BUILDING D4.
- FINAL CONSTRUCTION OF BROAD STREET ALONG D4 FRONTAGE.
- FINAL STREECSAPE IMPROVEMENT ALONG D4'S TYCO ROAD AND BROAD STREET FRONTAGE.
- CONSTRUCT FINAL CONDITION OF URBAN PARK (2).
- INTERIM STREECSAPE IMPROVEMENT ON TYCO ROAD ALONG FUTURE D3.
- CONSTRUCT INTERIM CONDITION OF (1) PUBLIC URBAN PARK NORTH.

DEMOLITION:

- PART OF EX-4
- PART OF EX-5



PHASE D5

PROPOSALS:

- CONSTRUCT BUILDING D5.
- CONSTRUCT INTERIM BROAD STREET FROM SPRING HILL ROAD TO PARKING GARAGE AND LOADING ENTRANCE OF BUILDING D5.
- CONSTRUCT FINAL PIERPOINT STREET ALONG BUILDING D5 & (2) PUBLIC URBAN PARK.
- CIRCULATION AND ACCESS IMPROVEMENT ON BUILDING EX-6.
- INTERIM RETAINING WALL ALONG BROAD STREET AT BUILDING EX-4.
- INTERIM STREECSAPE IMPROVEMENT AT BROAD STREET ALONG BUILDING EX-6 FRONTAGE.
- INTERIM SCREEN WALL AT D5.

DEMOLITION:

- EX-8

LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
- Final Urban Park
- Final Road Construction
- Interim Road Construction
- Interim Use
- Interim Screen Wall
- Existing Sidewalk
- Interim Retaining Wall

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Engineer:
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Arlington, VA 22207
Tel: 703.520.1000
Fax: 703.520.1001
www.skanska.com

Landmarks Advisory:
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Spring Hill Station

Part D

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VIRGINIA

The Skanska Group
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Arlington, VA 22207

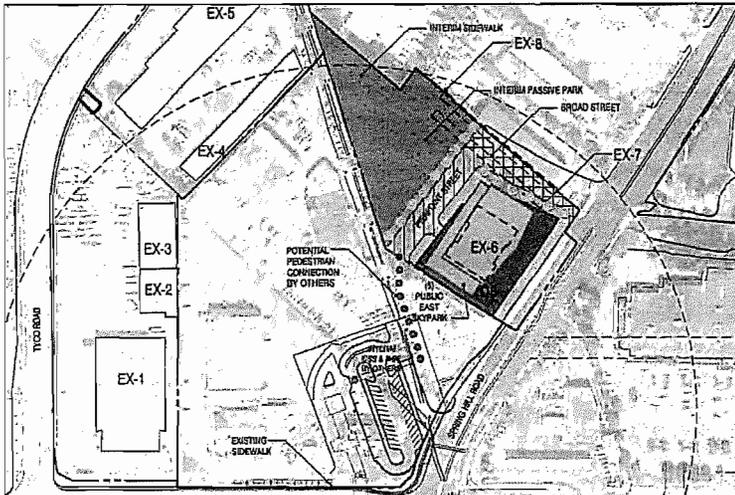
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CDP (Architecture) 08.24.10
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CDP (Part D) 10.09.11
CDP (Part D) 11.28.11
CDP (Part D) 01.13.12
CDP (Part D) 01.13.12

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PART D

PART D - PHASING DIAGRAM
INDIVIDUAL BUILDINGS

SCALE: 1/8" = 1'-0"

A-7.0



PHASE D6

DEMOLITION:

- EX - 5
- EX - 7
- EX - 8

PROPOSALS:

- CONSTRUCT BUILDING D6.
- CONSTRUCT INTERIM BROAD STREET FROM SPRING HILL ROAD TO PIERPOINT STREET.
- CONSTRUCT PIERPOINT STREET ALONG BUILDING D6 FRONTAGE.
- FINAL SKY PARK.
- INTERIM SCREEN WALL AT D6.
- INTERIM SIDEWALK ON BROAD STREET AND PIERPOINT STREET ALONG D6 FRONTAGE.
- INTERIM PASSIVE PARK AT D6.

LEGEND

- Building
- Interim Skypark
- Final Skypark
- Final Streetscape
- Existing Sidewalk
- Interim Streetscape
- Interim Park and Open Space Improvement
- Final Urban Park
- Final Road Construction
- Interim Road Construction
- Interim Use
- Interim Screen Wall
- Existing Sidewalk
- Interim Retaining Wall



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Architect
Covatta Group LLC
1425 Commonwealth Blvd
Arlington, VA 22202

Architect
W. WELLS
1815 14th Street
Arlington, VA 22202

Architect
Covatta Group LLC
1425 Commonwealth Blvd
Arlington, VA 22202

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Architect
Covatta Group LLC
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Arlington, VA 22202

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

The Covatta Group
1425 Commonwealth Blvd, PMB
Arlington, VA 22202

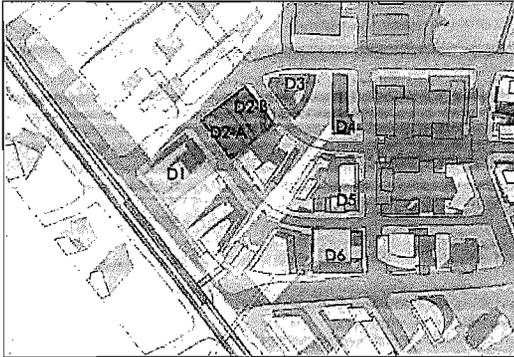
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CDP (Approved)	03.19.10
CDP (Part C, D)	02.23.10
CDP (Part D)	11.17.09
CDP (Part D)	07.14.09
CDP (Part D)	10.16.08
CDP (Part D)	11.18.08
CDP (Part D)	09.11.07
CDP (Part D)	05.28.07

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PART D

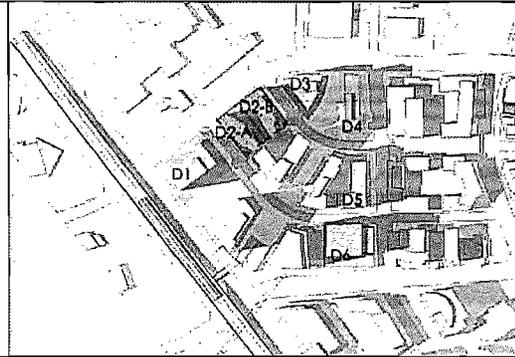
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INDIVIDUAL BUILDINGS

Scale: N15

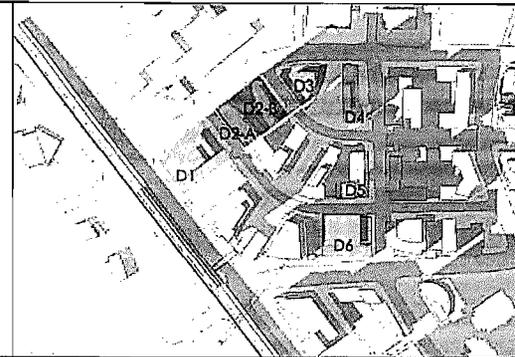
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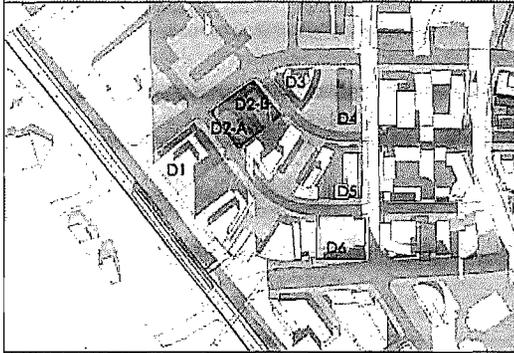
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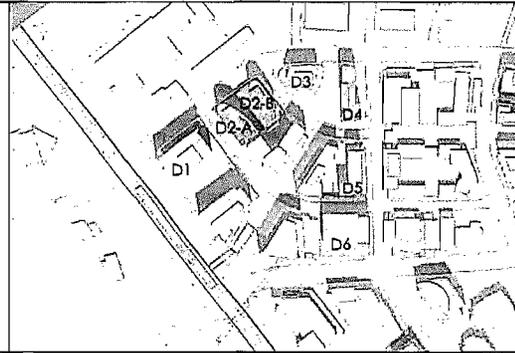
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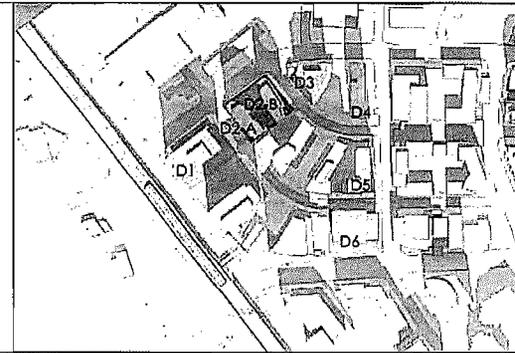
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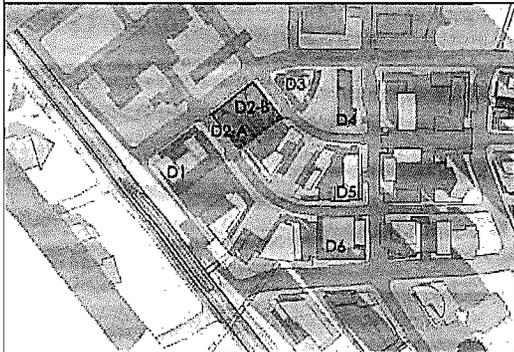
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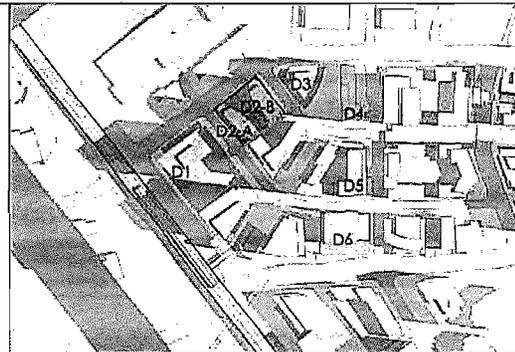
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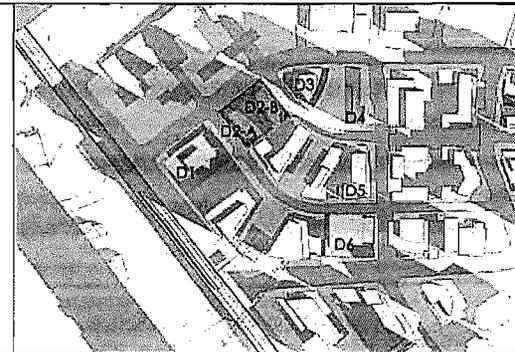
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DECEMBER 9:00 AM



JUNE 9:00 AM



MARCH 9:00 AM



1900 Ardour, LLC
1425 Connecticut Avenue, NW
Washington, DC 20004
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Fax: 202.293.1913
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Crestview Home Group
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Fax: 703.271.8191
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Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
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CDP (Final)	04.28.10
CDP (Revised)	08.14.10
CDP (Approved)	09.14.10
CDP (Part C & D)	12.13.10
CDP (Part D)	01.13.11
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CDP (Part D)	12.18.11
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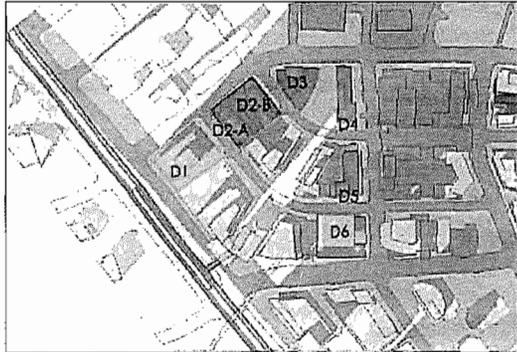


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PART D

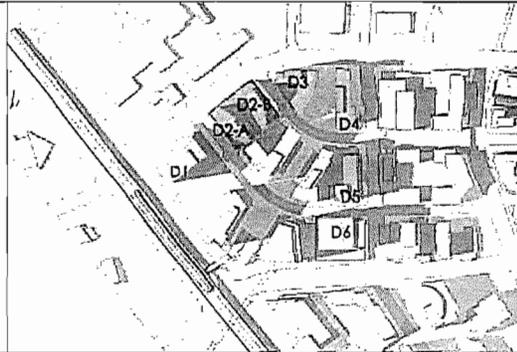
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(PROVIDENCE DISTRICT - COMMERCIAL)

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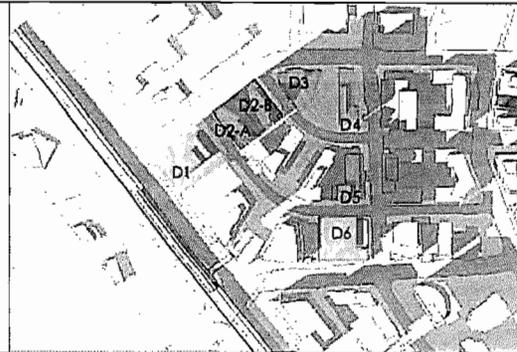
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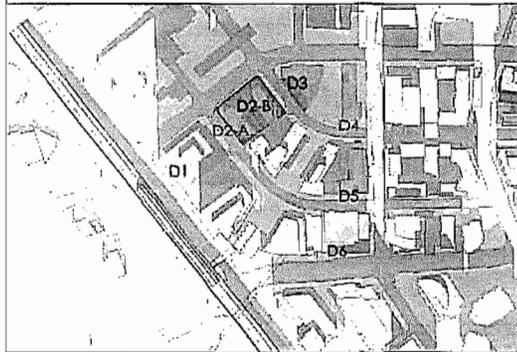
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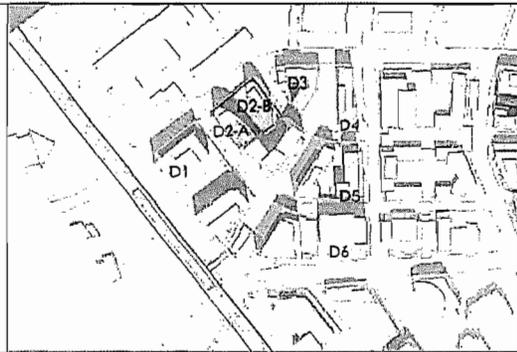
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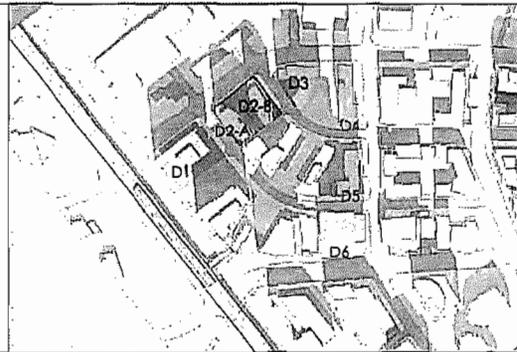
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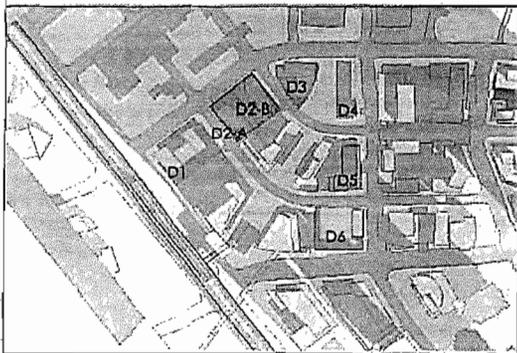
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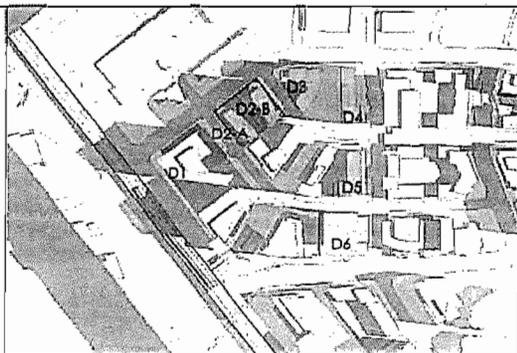
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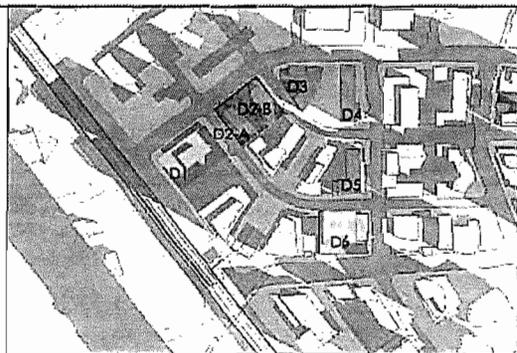
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DECEMBER 9:00 AM



JUNE 9:00 AM



MARCH 9:00 AM



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 1st Floor
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 Fax: 703.241.1001
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Architect:
 WDC Architecture
 1303 Commonwealth Ave
 Arlington, VA 22204

Contractor:
 WDC Architecture
 1303 Commonwealth Ave
 Arlington, VA 22204

Photographer:
 WDC Architecture
 1303 Commonwealth Ave
 Arlington, VA 22204

Spring Hill Station
 Part D
 PROPOSED DISTRICT
 PARKING LOT,
 VIRGINIA

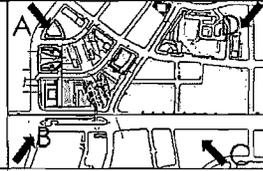


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CDP (Sheet 8)	02.14.10

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 PART D - SHADOW STUDIES (OFFICE 2 - MAX RESIDENTIAL)
 Scale: NTS

A-10.0

RETAIL
RESIDENTIAL
OFFICE
HOTEL
PROPOSED BUILDINGS



LEGEND

KEY PLAN

WDG
ARCHITECTURE

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1200 Connecticut Avenue, N.W.
Washington, DC 20004
Tel: 202.297.0200
Fax: 202.297.0201
www.wdgarchitect.com

Project
Spring Hill Station
1400 Commonwealth Dr., #10
Arlington, VA 22202

Client
Commonwealth Bank
1000 Commonwealth Dr., #10
Arlington, VA 22202

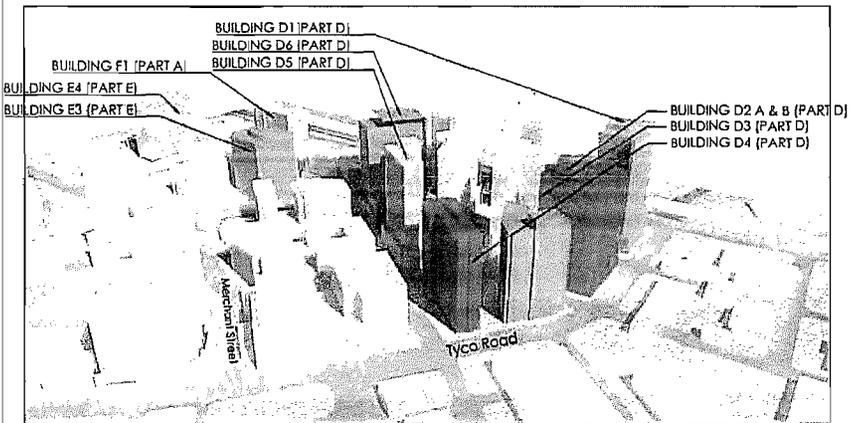
Architect
WDG Architecture, PLLC
1200 Connecticut Avenue, N.W.
Washington, DC 20004
Tel: 202.297.0200
Fax: 202.297.0201
www.wdgarchitect.com

Interior Architect
Providence District
1000 Commonwealth Dr., #10
Arlington, VA 22202

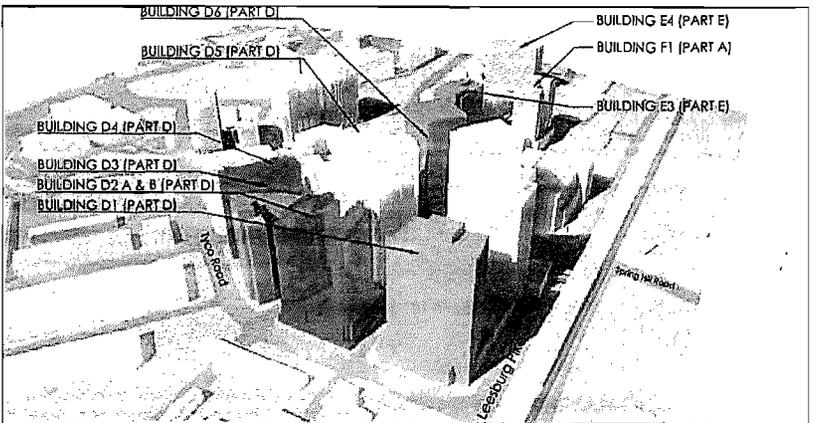
Structural Engineer
WSP | Parsons | Brinckerhoff
1000 Commonwealth Dr., #10
Arlington, VA 22202

MEP Engineer
WSP | Parsons | Brinckerhoff
1000 Commonwealth Dr., #10
Arlington, VA 22202

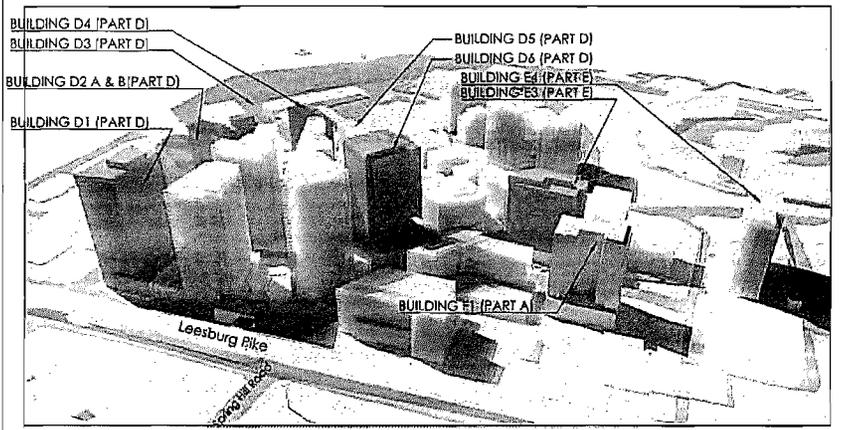
Transportation Architect
WSP | Parsons | Brinckerhoff
1000 Commonwealth Dr., #10
Arlington, VA 22202



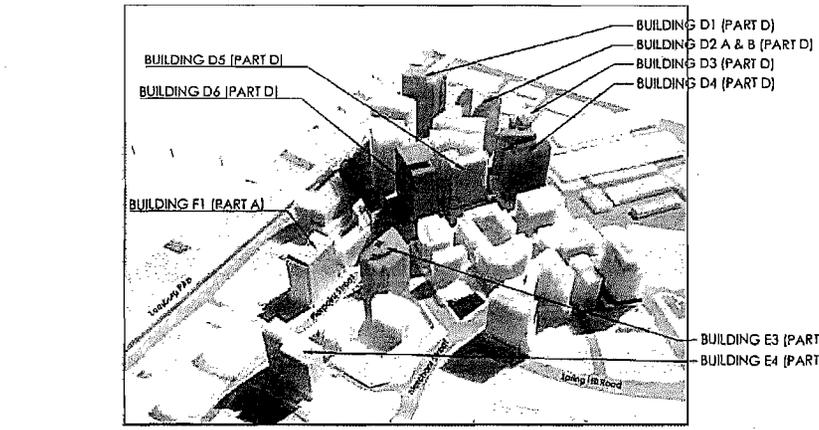
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B



C



D

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

The Developer
1000 Commonwealth Dr., #10
Arlington, VA 22202

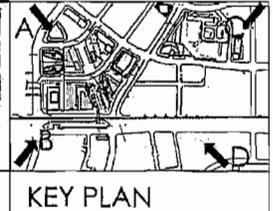
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CDP (Preliminary)	08.26.10
CDP (Approved)	05.01.10
CDP (Part A, D)	11.25.11
CDP (Part D)	07.03.11
CDP (Part E)	03.19.11
CDP (Part D)	11.09.11
CDP (Part D)	01.11.11
CDP (Part D)	01.29.11

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PART D
PROPOSED DEVELOPMENT
WITH RECONFIGURING
PROPERTIES-OPTION 1
Scale: N15

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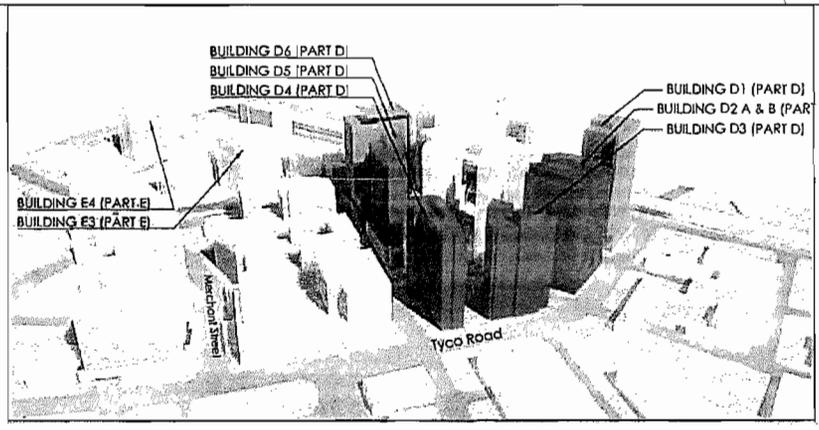
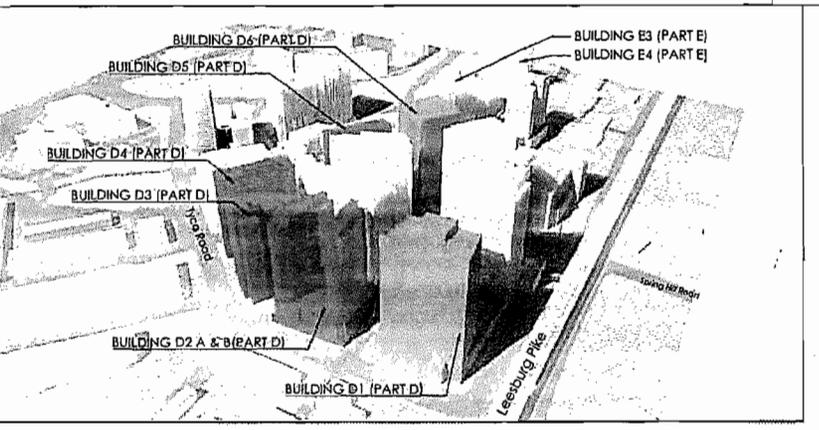
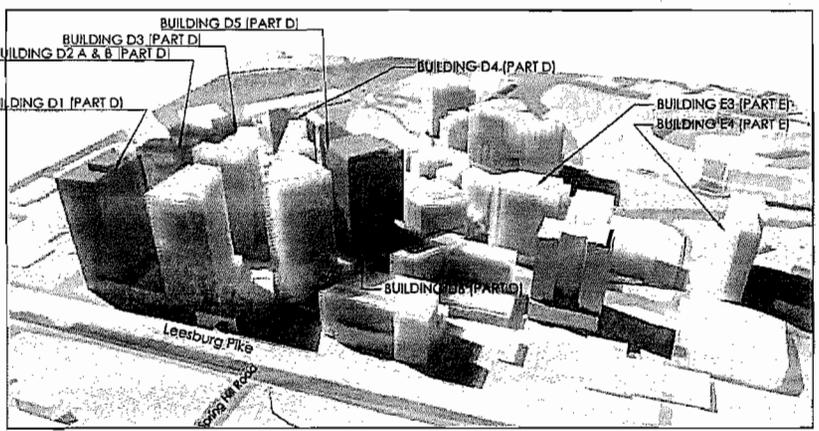
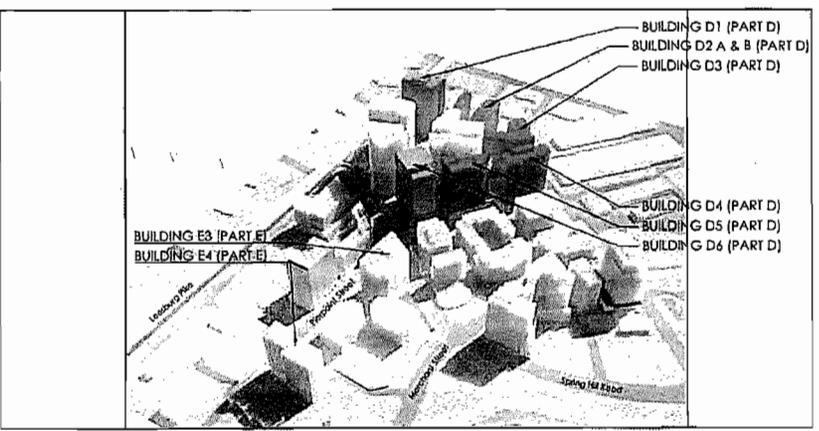
RETAIL
RESIDENTIAL
OFFICE
HOTEL
PROPOSED BUILDINGS

LEGEND



WDG
ARCHITECTURE

10100 Antebellum, P.O. Box 1100
10100 Conestoga Avenue, NW
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Fax: 202 977 9901
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6/27/2011
George G. G... LLC
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Arlington, VA 22204

Client:
Contract:
Architect:
Site:
Scale:
Date:
Author:
Reviewer:
Project:
Location:
Client:
Contract:
Architect:
Site:
Scale:
Date:
Author:
Reviewer:
Project:
Location:

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

The City of Fairfax
1141 Courthouse Dr., 1st Fl.
Falls Church, VA 22044

CDP (Final) 08/16/10
CDP (Final) 09/16/10
CDP (Part C & D) 11/25/10
CDP (Part D) 07/12/11
CDP (Part D) 10/10/11
CDP (Part D) 11/28/11
CDP (Part D) 03/11/12
CDP (Part D) 01/18/12

City of Fairfax Project No. 07-00011
PART D
PROPOSED DEVELOPMENT
WITH NEIGHBORING
PROPERTIES OPTION 2
SHEET: N13-
A-13.0

RETAIL
RESIDENTIAL
OFFICE
HOTEL
EXISTING BUILDINGS



LEGEND

KEY PLAN

MDG
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Fax: 202.462.1205
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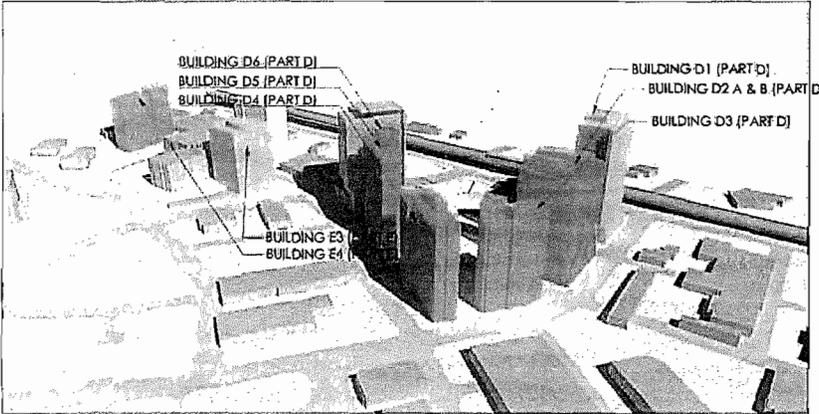
APPRAISER
Geoffrey Green LLC
Geoffrey Green, Appraiser
1101 Connecticut Ave, Suite 200
Arlington, VA 22201

OWNER
City of Alexandria
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Suite 200
Alexandria, VA 22304
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Fax: 703.448.3100
www.aalexandriava.gov

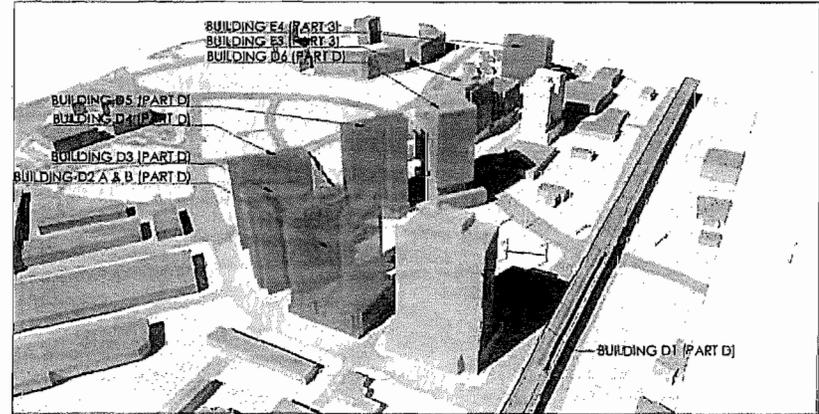
LANDSCAPE ARCHITECT
T. H. Johnson, P.L.L.C.
101 N. Main Street
Suite 200
Alexandria, VA 22301
Tel: 703.836.8100
Fax: 703.836.8100
www.tjohnsonllc.com

TRUCK COMPANY
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General Truck Sales
440 Spring Hill Road
Suite 100
Alexandria, Virginia 22304
Tel: 703.836.4100
Fax: 703.836.4100
www.wanderson.com

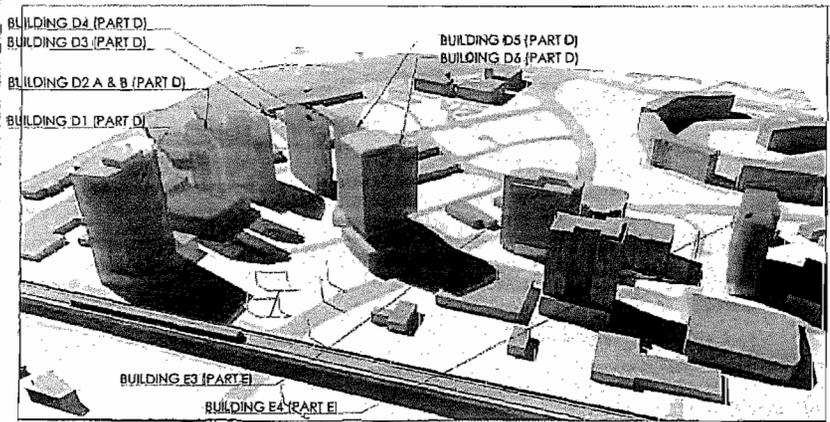
LANDSCAPE ARCHITECT
W. H. Anderson, Inc.
1200 Courthouse Blvd.
Suite 200
Alexandria, VA 22304
Tel: 703.836.8100
Fax: 703.836.8100
www.wanderson.com



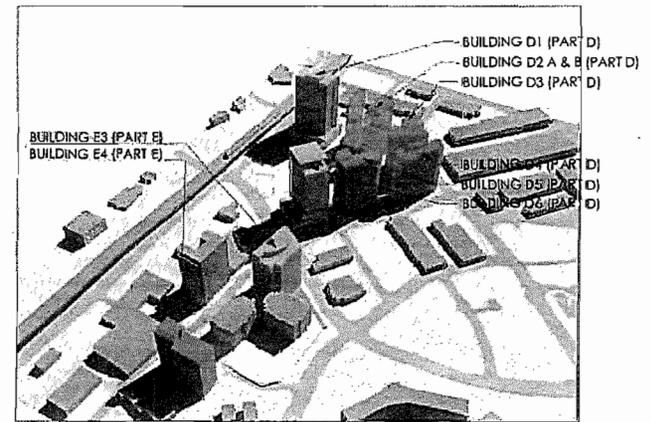
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B



C



D

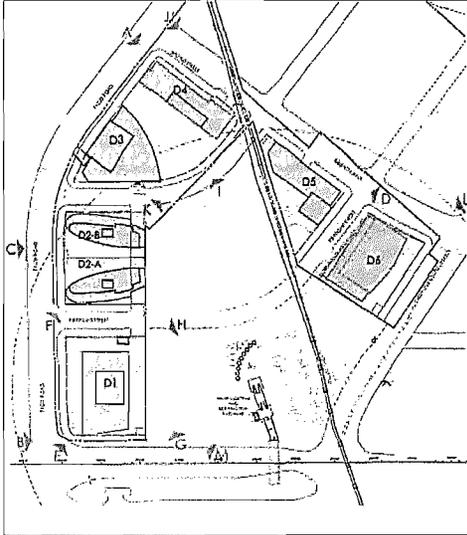
Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA

CDP (Preliminary)	04.25.10
CDP (Preliminary)	08.24.10
CDP (Approved)	03.14.12
CDP (Part A & B)	10.04.12
CDP (Part C)	03.28.12
CDP (Part D)	11.09.12
CDP (Part E)	01.14.13
CDP (Part F)	04.12.13

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PART D
PROVIDENCE DISTRICT
WITH TRUCK COMPANY
- OPTION 2

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KEYPLAN

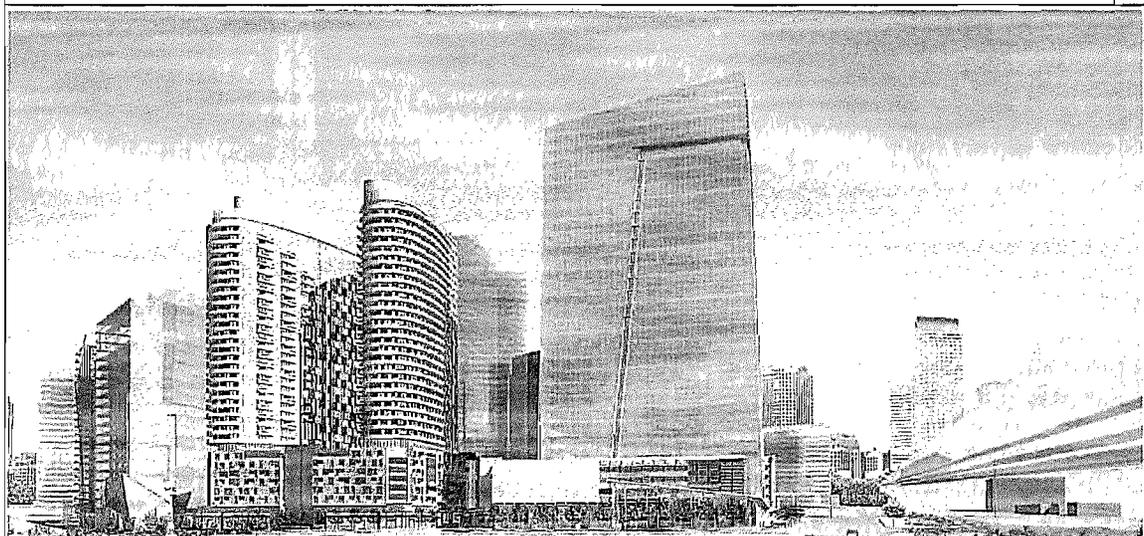


- NOTE**
1. ALL SECTION VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO DIMENSIONS AND SCHEDULES.
 2. REFER TO LANDSCAPE DIAGRAMS FOR CONCEPTUAL DESIGN OF PLANTING AND PAVING.
 3. AIRSPACE AND HEIGHTS ARE SUBJECT TO VARIOUS REGULATORY AGENCIES. REFER TO THE AIRSPACE AND HEIGHTS REGULATIONS AT THE CITY OF FALLS CHURCH.



A - VIEW FROM TYCO ROAD

1



B - VIEW FROM LEESBURG PIKE

2



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Spring Hill Station
 Part D
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA

CDP (Total)	04.22.10
CDP (Part A)	04.22.10
CDP (Part B)	10.14.10
CDP (Part C & D)	10.27.11
CDP (Part E)	01.13.12
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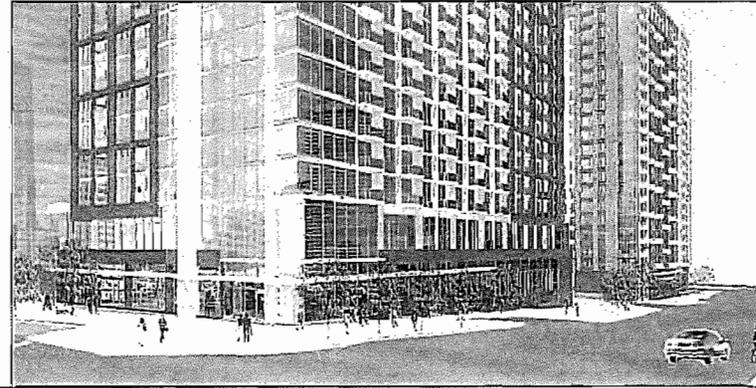
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 ILLUSTRATIVE VIEWS
 Scale: 1/8" = 1'-0"

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C - VIEW FROM TYCO ROAD

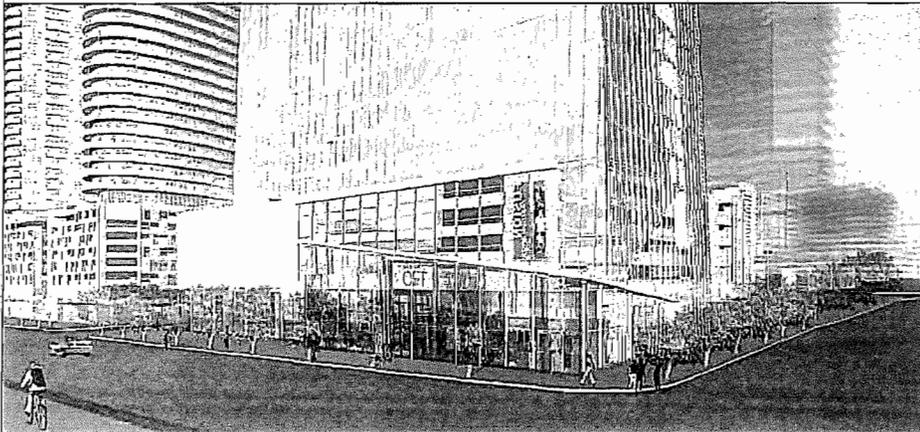
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D - VIEW FROM BROAD STREET

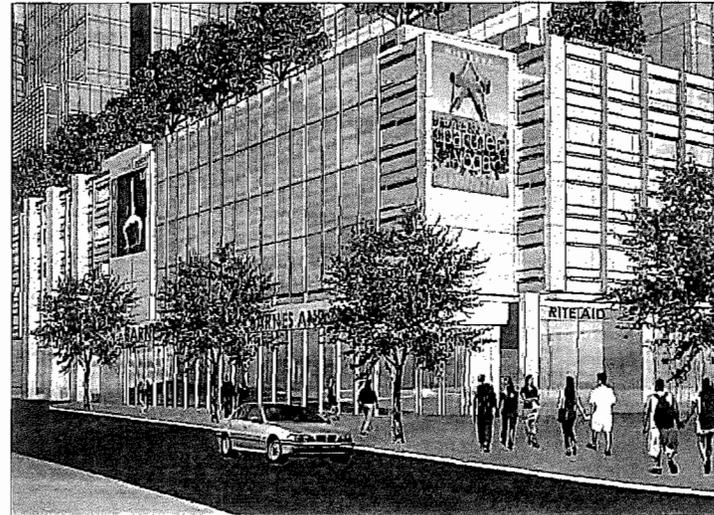
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- NOTES:
1. ALL TYPED VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL DETERMINING AND DESIGN.
 2. REFERENCE TO ARCHITECTURAL ELEMENTS FOR CONCEPTUAL DESIGN OF DEVELOPMENT AND DESIGN.
 3. REFERENCE TO ARCHITECTURAL ELEMENTS FOR DESIGN.
 4. REFERENCE TO ARCHITECTURAL ELEMENTS FOR DESIGN.



E - VIEW FROM LEESBURG PIKE

3



F - VIEW FROM TYCO ROAD

4



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Fax: 703.441.1010
www.wdgarch.com

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA



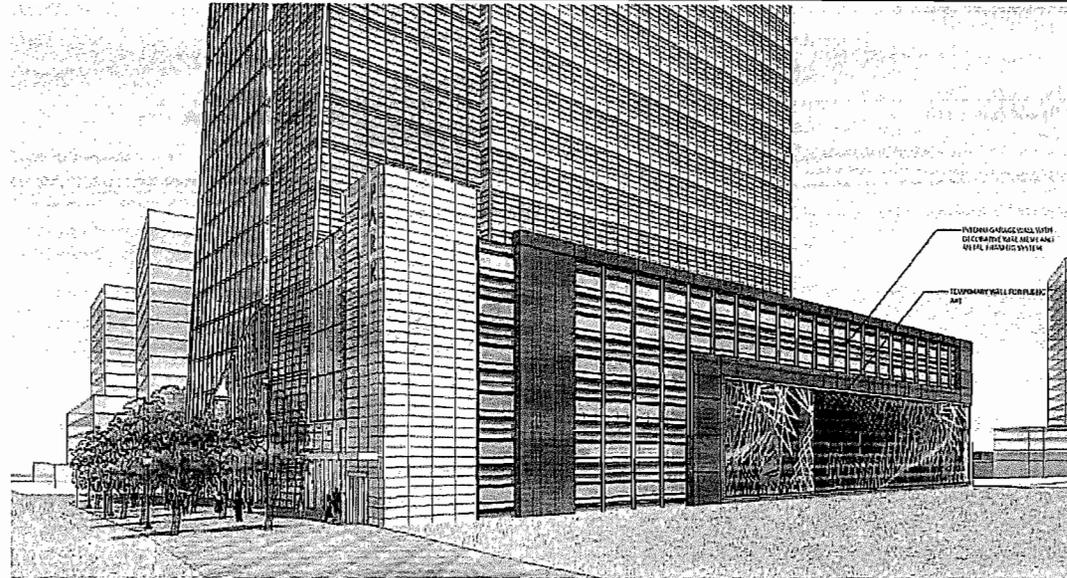
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CDP (Part C & D)	11.18.11
CDP (Part D)	01.13.12
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CDP (Part D)	11.28.12
CDP (Part D)	01.14.13
CDP (Part D)	01.14.13
CDP (Part D)	01.14.13

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PART D
ILLUSTRATIVE VIEWS

Scale: 1/8" = 1'-0"
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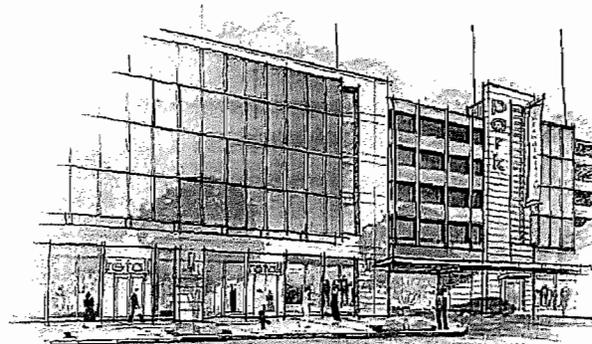
LEGS:

1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO FINAL TRADEMARKS AND DESIGN.
2. REFER TO LANDSCAPE CONCEPTS FOR CONCEPTUAL DESIGN OF SITEWORK AND PLANTING.
3. REFER TO SHEET A-15 FOR VEHICLE SYMBOLS.

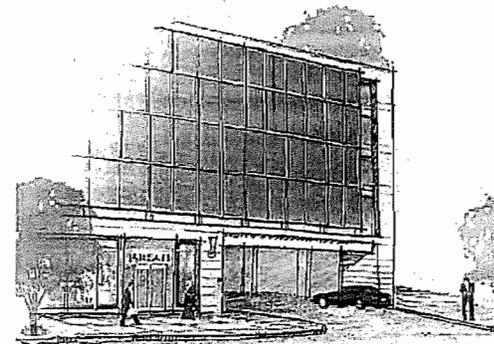


G - BUILDING D1 - VIEW FROM LEESBURG PIKE

1



Ultimate parking garage and loading access to Building C1 (Cherner's) and D1, with service alley of Building D1



Example of how Interim parking and loading access to future buildings on Pierpoint Street east of D1 and D2-A can be reconfigured with retail with ultimate garage loading off service alley constructed with D1 and D2-A.

H - BUILDING D1 - VIEW FROM PIERPOINT STREET

2



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Cost Engineer
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 Kenneth Adams & Co. Inc.
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 Suite 100
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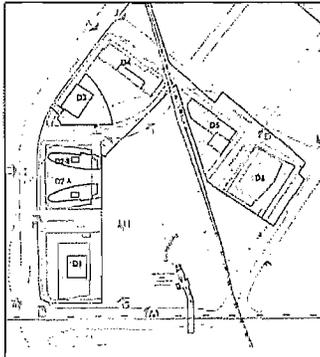
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Landscaper/Architect
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LEGS:
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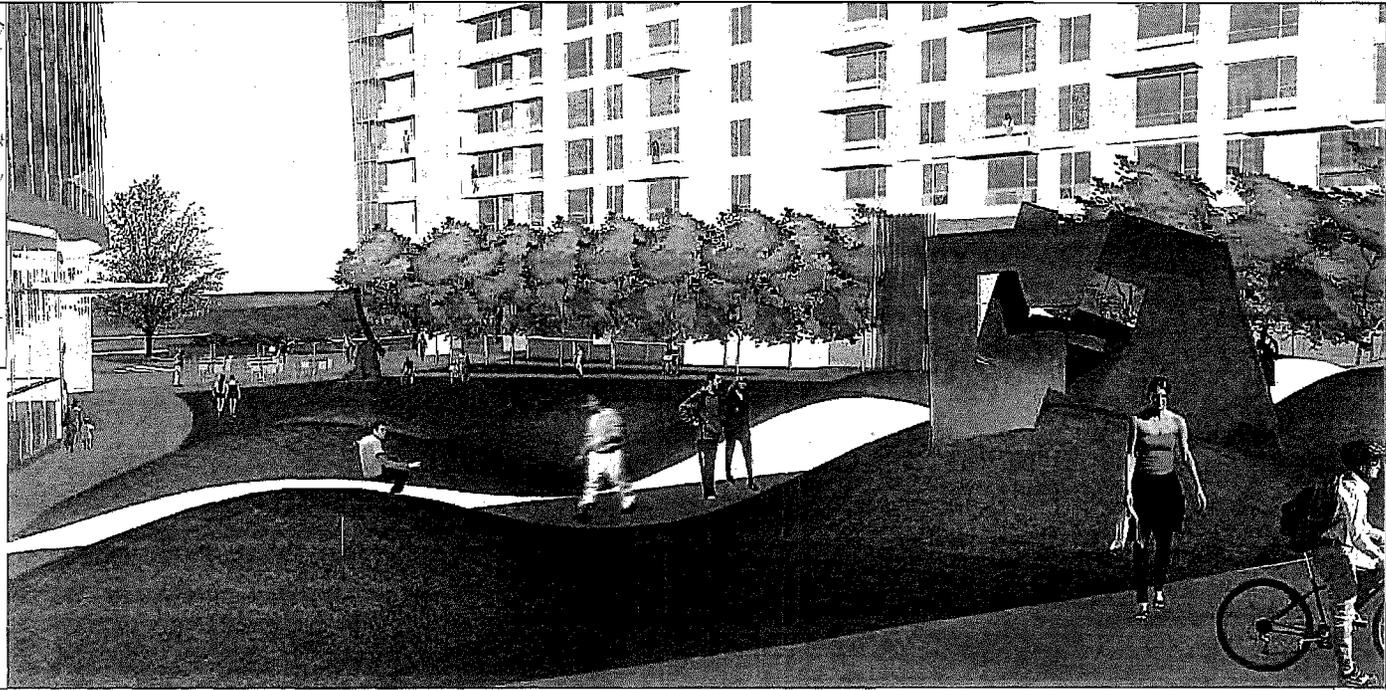
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LEGS:
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 www.wilson.com



KEY PLAN

- NOTES:**
1. ALL PERSPECTIVE VIEWS ARE ILLUSTRATIVE AND ARE SUBJECT TO SOME ENGINEERING AND DESIGN.
 2. REFER TO LANDSCAPE DRAWINGS FOR CONCEPTUAL DESIGN OF STREETCITY AND PUBLIC PARK.
 3. REFER TO SHEET A-18.0 FOR VIEWS DISPLAY.



I - VIEW OF (1) PUBLIC URBAN PARK NORTH

1



J - VIEW OF D4 FROM TYCO ROAD

2



K - VIEW OF D4 FROM MERCHANT STREET

3



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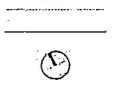
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Spring Hill Station
 Part D
 PROVIDENCE DISTRICT
 FARMEX COUNTY,
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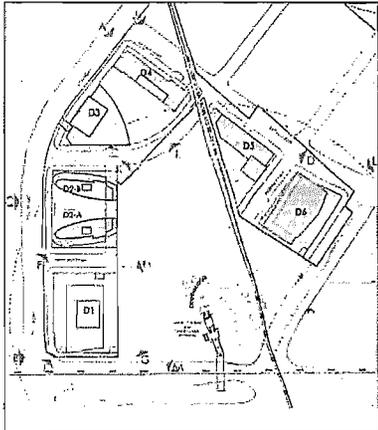
The Group's Group
 1410 Commonwealth Dr, P318
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CDP	06.28.10
CDP (Revised)	08.14.10
CDP (Final)	09.16.10
CDP (Part A, D)	11.11.11
CDP (Part B)	02.04.12
CDP (Part C)	05.08.12
CDP (Part D)	05.11.13
CDP (Part E)	01.28.14



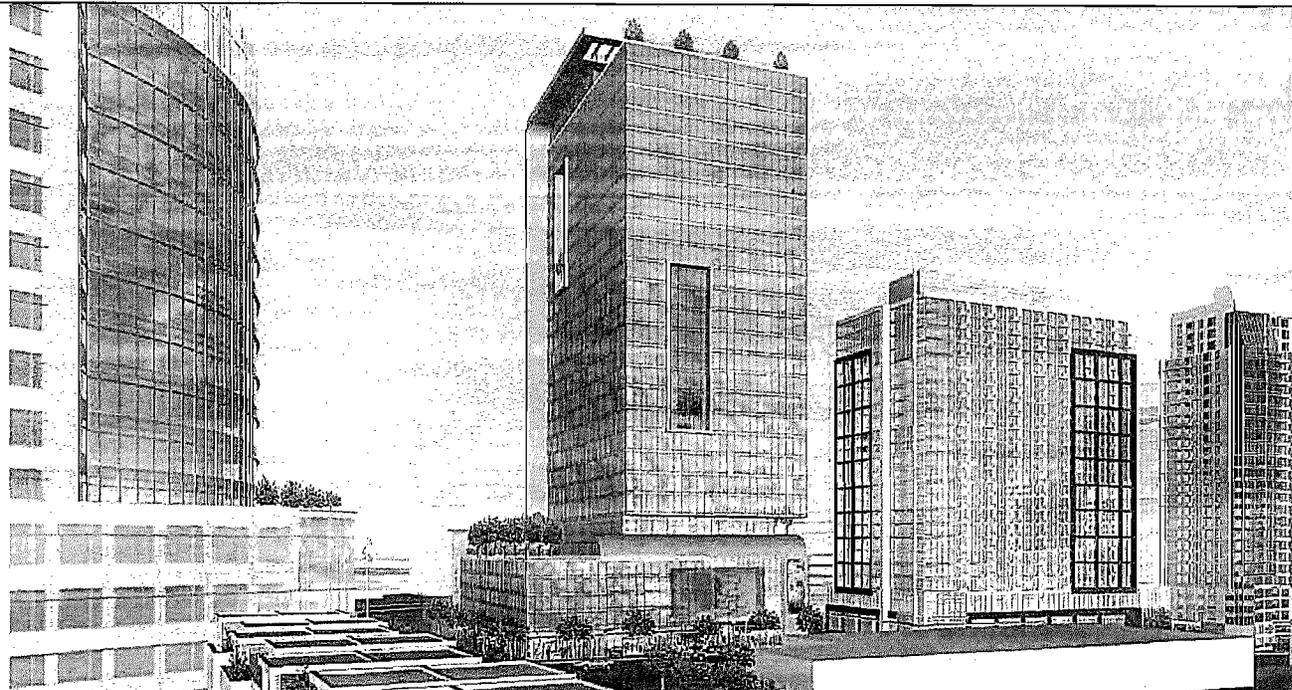
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 PART D
 EXHIBIT VIEWS

A-18.0



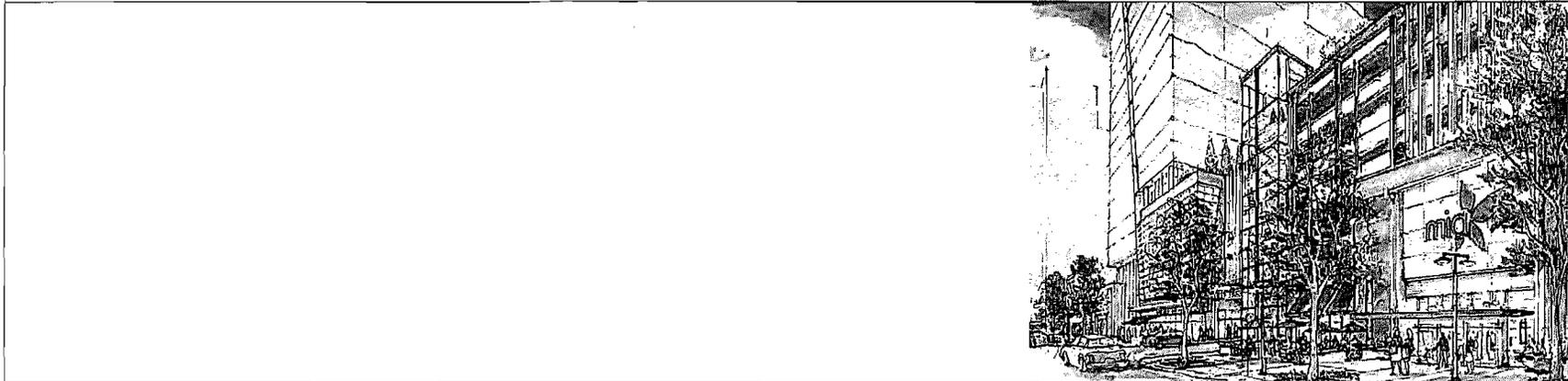
KEY PLAN

- NOTES**
1. ALL PROSPECTIVE VIEWS ARE RENDERINGS AND ARE SUBJECT TO FINAL ARCHITECTURAL DESIGN.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCEPTUAL DESIGN OF SITE PLANT AND LANDSCAPE.
 3. REFER TO SITE PLAN FOR MORE DETAILS.



L - VIEW OF D6 AT SPRING HILL ROAD AND GREENSBORO DRIVE

1



M - EXAMPLE OF SKY PARK ENTRANCE

2

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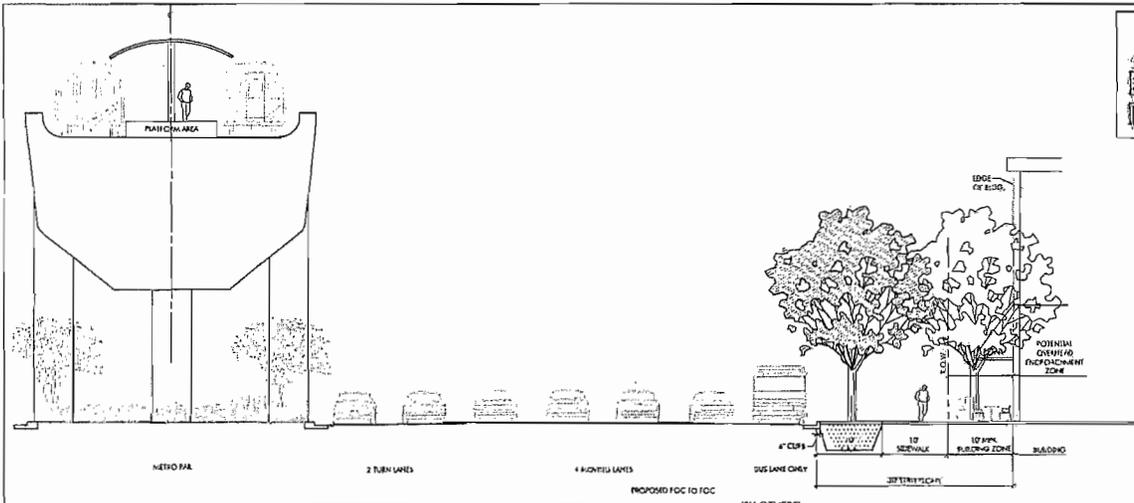
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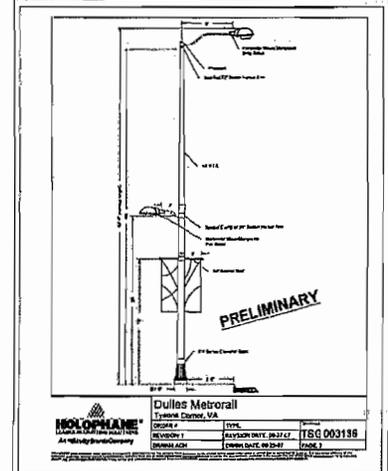
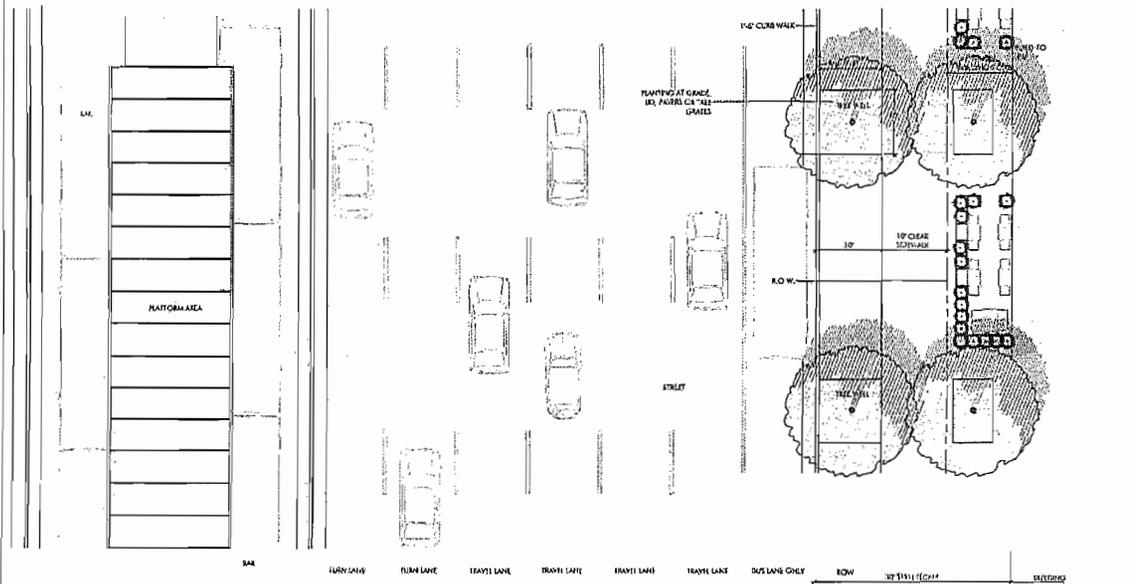
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CDP (Revised)	03.19.10
CDP (Part C & D)	11.28.11
CDP (Part D)	07.28.11
CDP (Part D)	03.18.11

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PART D
ILLUSTRATIVE VIEW

A-19.0



ROUTE 7 BOULEVARD STREETSCAPE CONCEPTS
 THE STREETSCAPE SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL



01 ROUTE 7 (BOULEVARD)
 SCALE 1/8"=1'-0"

02 DTP MWAA STREETLIGHT STANDARD



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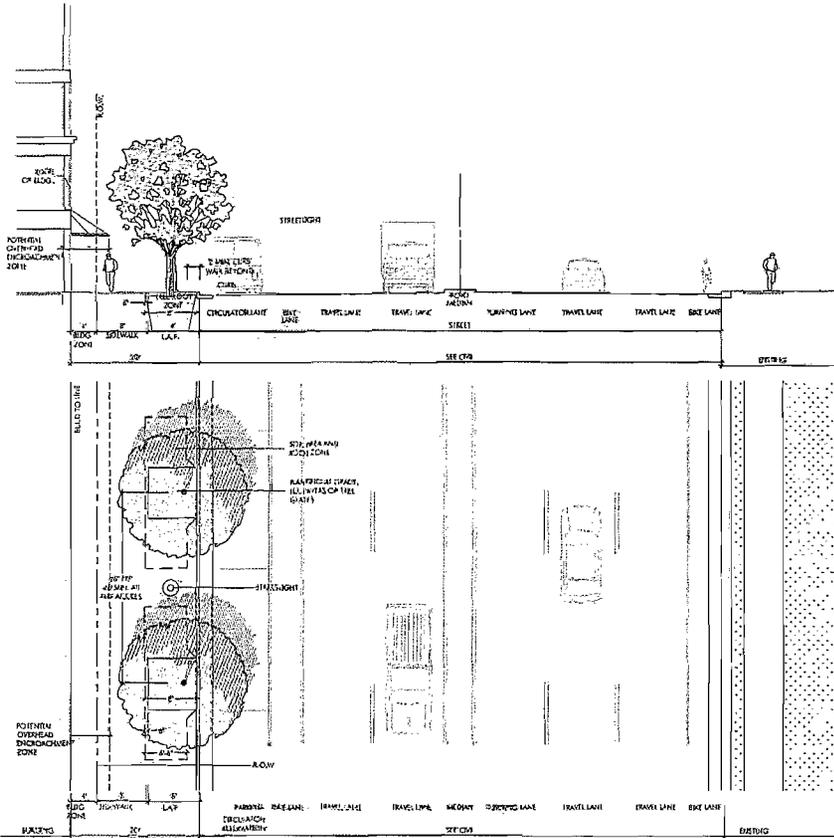
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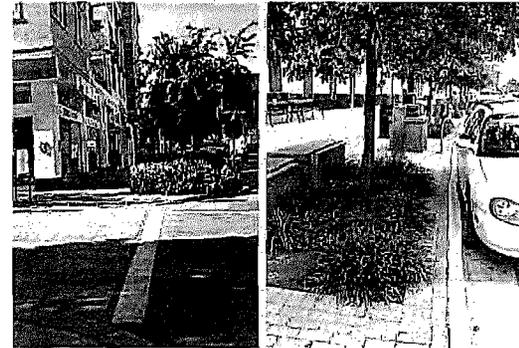
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01 SPRING HILL ROAD
SCALE: 1/8"=1'-0"

THE STREETSCAPE SHOWN IS
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SPRING HILL ROAD STREETSCAPE CONCEPTS

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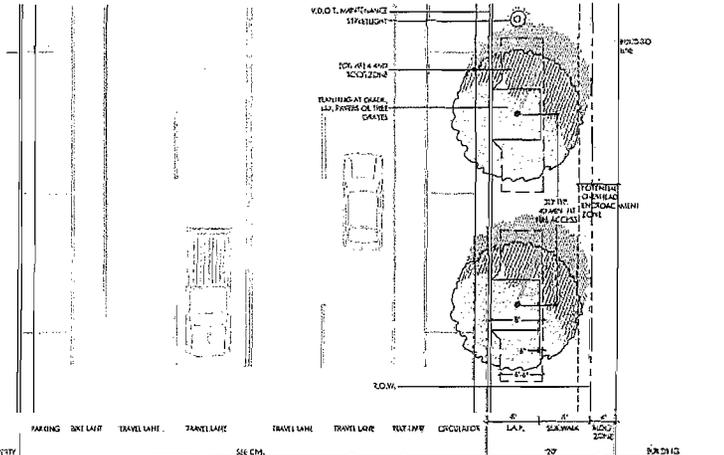
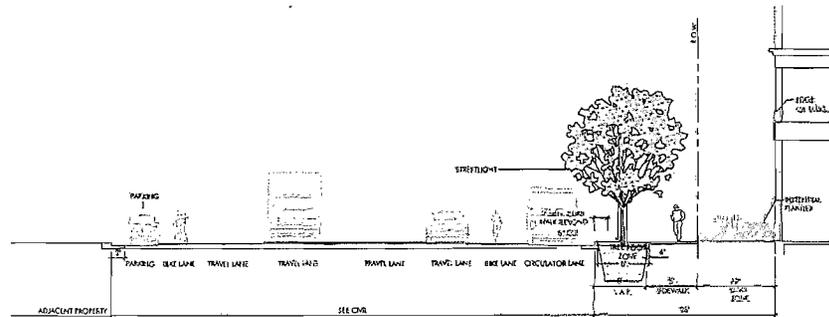
Spring Hill Station
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Arlington, VA 22209

CDP: 08.01.11
CDP (REVISED): 08.03.11
CDP (REVISED): 08.03.11
CDP (REVISED): 08.03.11
CDP (REVISED): 08.03.11

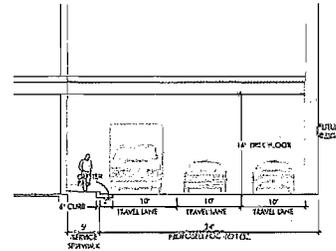
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STREET SECTIONS

DATE AS NOTED
L-2



01 TYCO ROAD
SCALE: 1/8"=1'-0"

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



ALLEY SECTION



TYCO ROAD STREETScape CONCEPTS



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CDP 11.30.11
CDP (REVISED) 02.19.12
CDP (REVISED) 03.19.12
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CDP (REVISED) 05.19.12
CDP (REVISED) 06.19.12

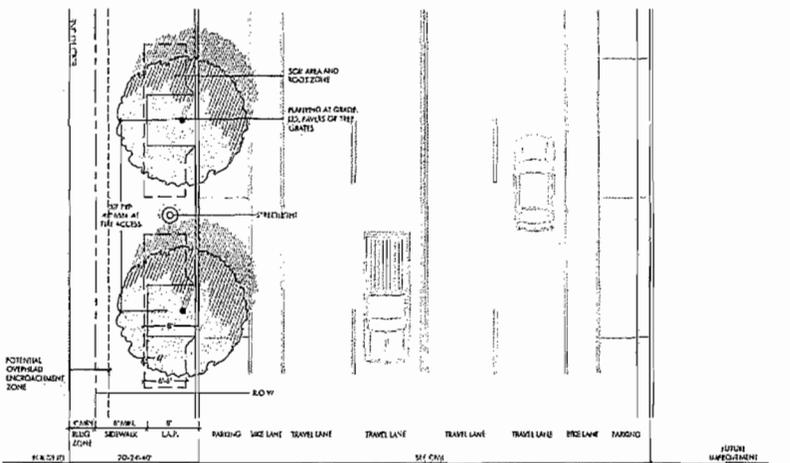
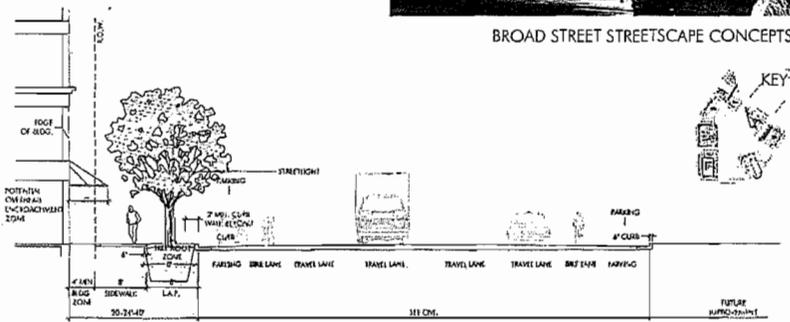


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STREET SECTIONS

AS NOTED
L-3



BROAD STREET STREETScape CONCEPTS

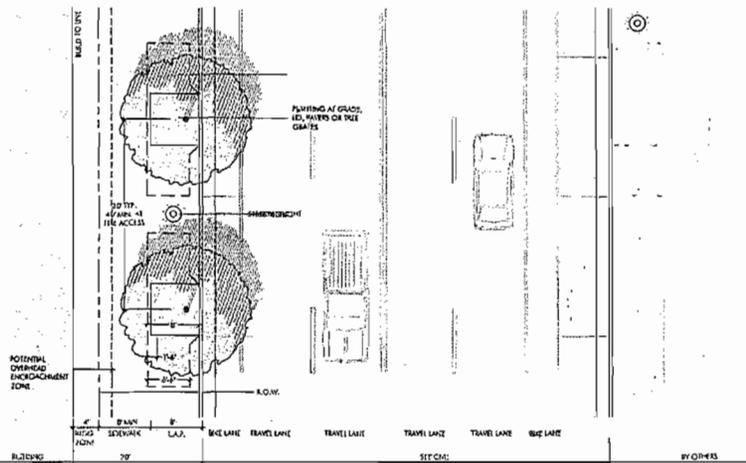
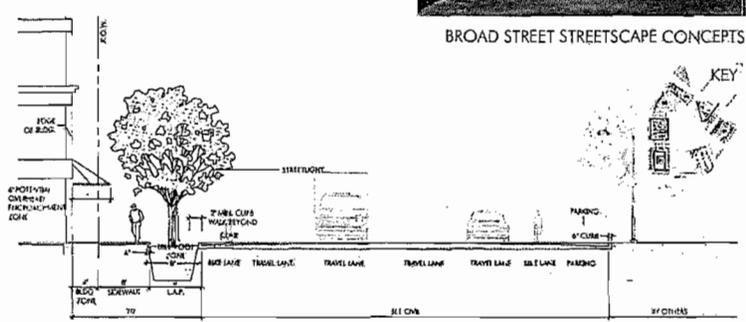


01 BROAD STREET
SCALE: 1/8"=1'-0"

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BROAD STREET STREETScape CONCEPTS



02 BROAD STREET
SCALE: 1/8"=1'-0"



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Location: [Redacted]
Date: [Redacted]

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Lead Architect: [Redacted]
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Engineer:
Lead Engineer: [Redacted]
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Landscaper:
Lead Landscaper: [Redacted]
Landscaper: [Redacted]

Lighting Designer:
Lead Lighting Designer: [Redacted]
Lighting Designer: [Redacted]

Signage Designer:
Lead Signage Designer: [Redacted]
Signage Designer: [Redacted]

Other:
Lead Other: [Redacted]
Other: [Redacted]

Prepared by:
Checked by:
Reviewed by:

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA



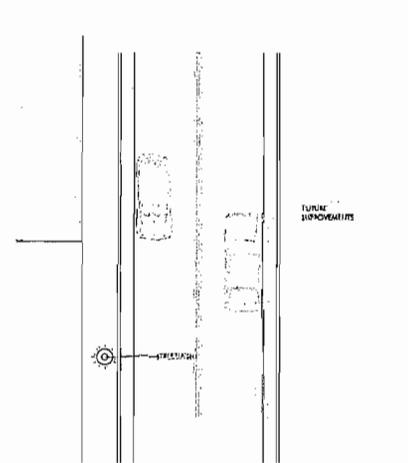
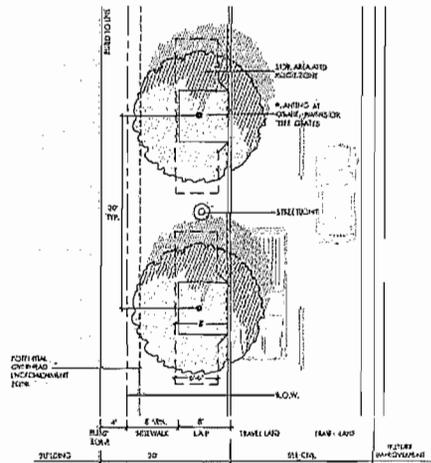
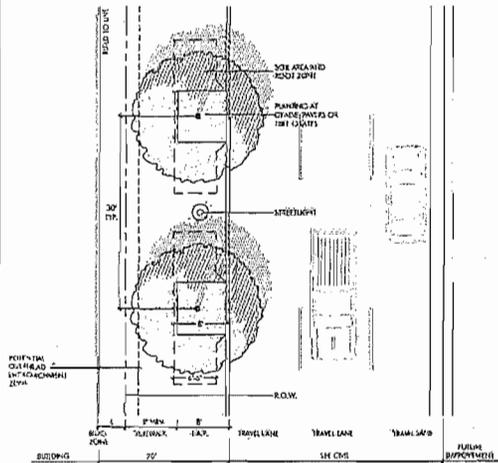
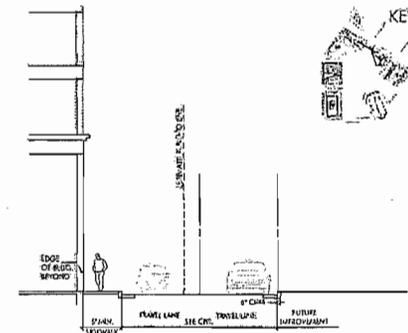
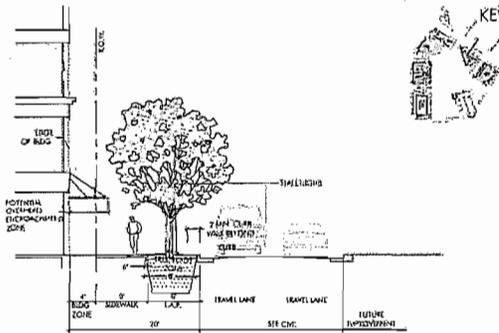
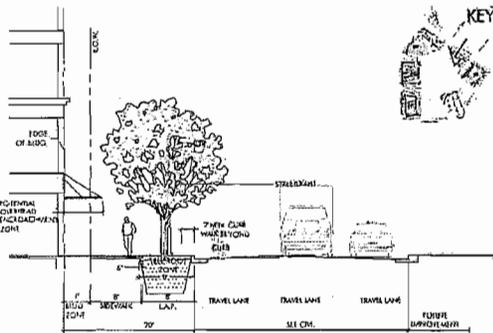
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Sheet 11 of 11

DATE: 11/11/11

BY: [Redacted]

1-4



01 INTERIM BROAD STREET - ALTERNATE A
SCALE: 1/8" = 1'-0"

02 INTERIM BROAD STREET - ALTERNATE B
SCALE: 1/8" = 1'-0"

03 INTERIM MERCHANT STREET
SCALE: 1/8" = 1'-0"

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Architect:
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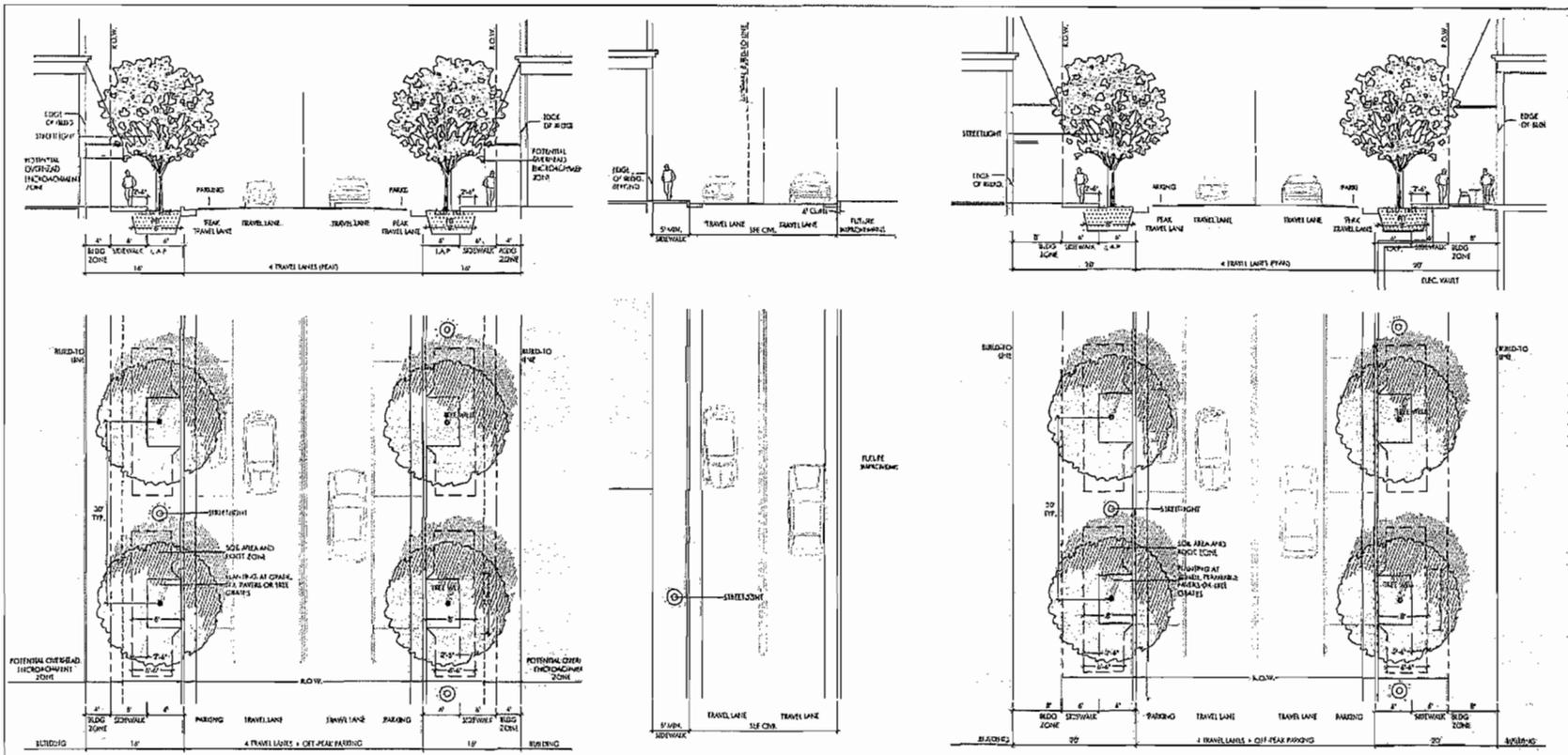
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VIRGINIA**

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STREET SECTIONS
INTERIM

DATE: 05/11/11

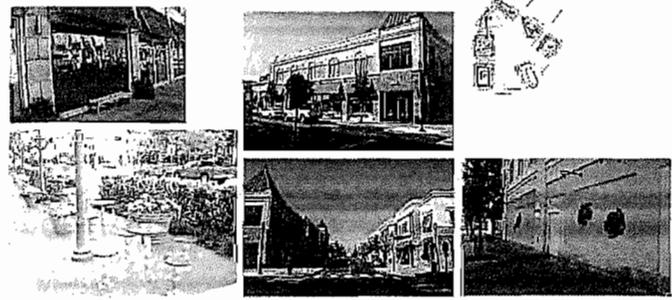
L-5



01 MERCHANT STREET
SCALE: 1/8"=3'-0"

02 MERCHANT STREET - INTERIM
SCALE: 1/8"=1'-0"

03 PIERPOINT STREET
SCALE: 1/8"=1'-0"



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



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Spring Hill Station
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FAIRFAX COUNTY,
VIRGINIA

01	12.20.11
02	01.18.11
03	01.18.11
04	11.18.11
05	01.19.11
06	01.19.11
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08	01.19.11
09	01.19.11
10	01.19.11
11	01.19.11
12	01.19.11

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

DATE: 01.19.11

SCALE: 1/8"=1'-0"

L-6

Spring Hill Station - Total Park Space Provided

Neighborhood 1	Public Urban Parks	14,850 sq. ft.
	Private Sky Parks	43,400 sq. ft.
	Total	58,250

Neighborhood 2	Public Urban Parks	19,800 sq. ft.
	Total	19,800

Neighborhood 3	Public Urban Parks	31,800 sq. ft.
	Total	31,800

Total Public Parks 5,117 Acres

Off-Site Public Urban Park Total 2.82 Acres

Total Public Parks 5,888 Acres

In Addition, Spring Hill Station is providing Public Sky Parks:
 Neighborhood 1 0.97 Acres
 Neighborhood 2 0.43 Acres
 Neighborhood 3 1.11 Acres
Total Private Sky Parks 2.47 Acres*

*All Ground Private Park space may be provided with future DPD acts

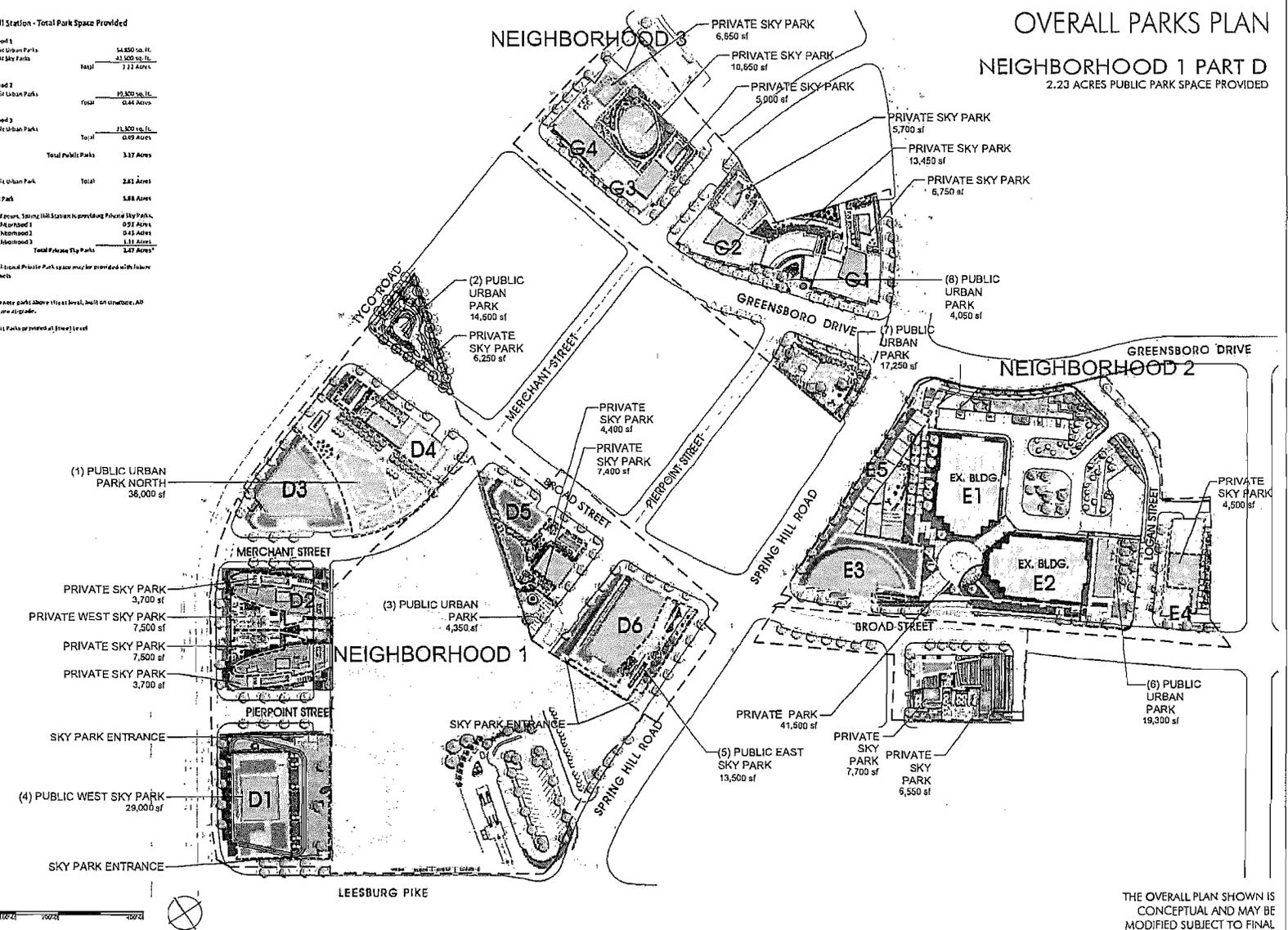
Note:
 1. Parks are shown as proposed, built on structure, AD and are parks are to be upgraded.

2. All Public Parks are shown as proposed.

OVERALL PARKS PLAN

NEIGHBORHOOD 1 PART D

2.23 ACRES PUBLIC PARK SPACE PROVIDED



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Scale:
 1/8" = 1'-0"

Spring Hill Station
 Part D
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA

DATE	DESCRIPTION
01.13.11	ISSUED FOR PERMITS

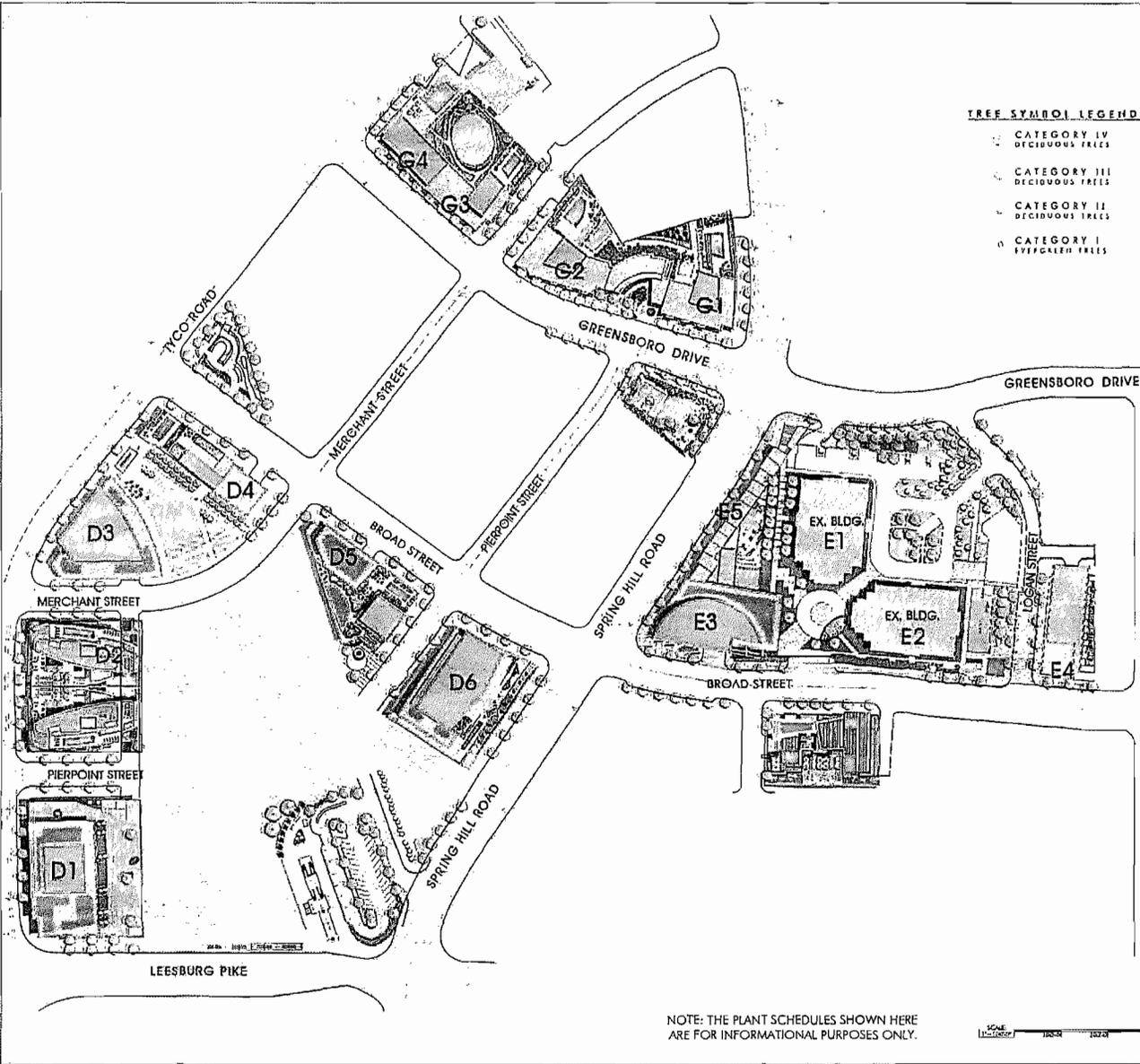


THE OVERALL PLAN SHOWN IS CONCEPTUAL AND MAY BE MODIFIED SUBJECT TO FINAL DEVELOPMENT PLAN APPROVAL

NEIGHBORHOODS 1, 2 & 3 LANDSCAPE PLAN

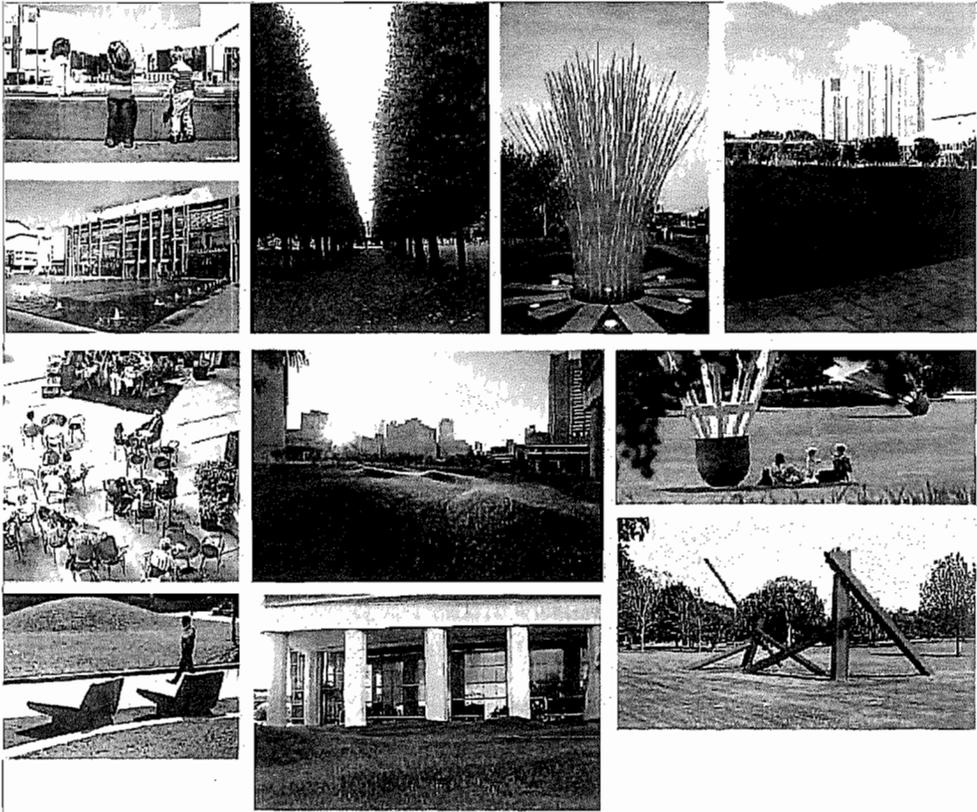
TREE SYMBOL LEGEND

- CATEGORY IV
DECIDUOUS TREES
- CATEGORY III
DECIDUOUS TREES
- CATEGORY II
DECIDUOUS TREES
- CATEGORY I
EVERGREEN TREES

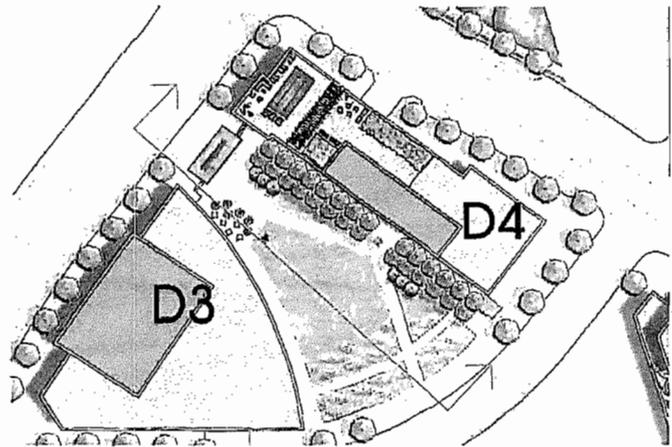


CONCEPT PLANT SCHEDULE - NEIGHBORHOOD 1

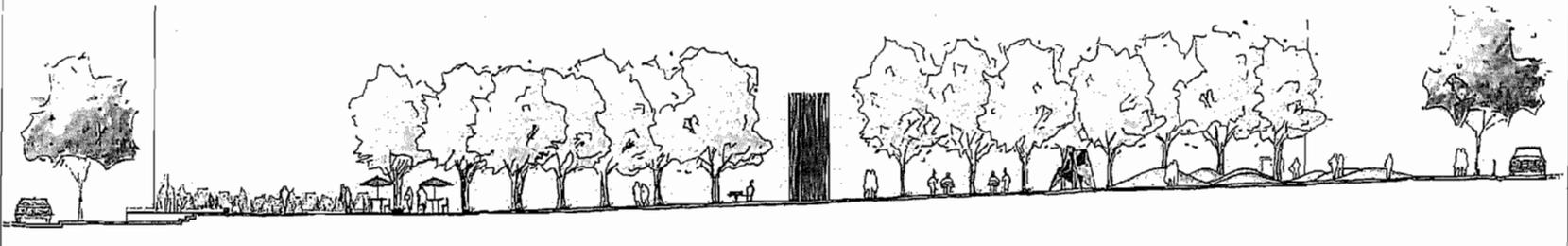
NO.	SYMBOL	PLANT	SIZE	QUANTITY	DATE
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2	○	SPRING HILL	18"	50	11/11/11
3	○	SPRING HILL	24"	25	11/11/11
4	○	SPRING HILL	36"	10	11/11/11
5	○	SPRING HILL	48"	5	11/11/11
6	○	SPRING HILL	60"	2	11/11/11
7	○	SPRING HILL	72"	1	11/11/11
8	○	SPRING HILL	84"	1	11/11/11
9	○	SPRING HILL	96"	1	11/11/11
10	○	SPRING HILL	108"	1	11/11/11
11	○	SPRING HILL	120"	1	11/11/11
12	○	SPRING HILL	132"	1	11/11/11
13	○	SPRING HILL	144"	1	11/11/11
14	○	SPRING HILL	156"	1	11/11/11
15	○	SPRING HILL	168"	1	11/11/11
16	○	SPRING HILL	180"	1	11/11/11
17	○	SPRING HILL	192"	1	11/11/11
18	○	SPRING HILL	204"	1	11/11/11
19	○	SPRING HILL	216"	1	11/11/11
20	○	SPRING HILL	228"	1	11/11/11
21	○	SPRING HILL	240"	1	11/11/11
22	○	SPRING HILL	252"	1	11/11/11
23	○	SPRING HILL	264"	1	11/11/11
24	○	SPRING HILL	276"	1	11/11/11
25	○	SPRING HILL	288"	1	11/11/11
26	○	SPRING HILL	300"	1	11/11/11
27	○	SPRING HILL	312"	1	11/11/11
28	○	SPRING HILL	324"	1	11/11/11
29	○	SPRING HILL	336"	1	11/11/11
30	○	SPRING HILL	348"	1	11/11/11
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39	○	SPRING HILL	456"	1	11/11/11
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41	○	SPRING HILL	480"	1	11/11/11
42	○	SPRING HILL	492"	1	11/11/11
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45	○	SPRING HILL	528"	1	11/11/11
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47	○	SPRING HILL	552"	1	11/11/11
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51	○	SPRING HILL	600"	1	11/11/11
52	○	SPRING HILL	612"	1	11/11/11
53	○	SPRING HILL	624"	1	11/11/11
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55	○	SPRING HILL	648"	1	11/11/11
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57	○	SPRING HILL	672"	1	11/11/11
58	○	SPRING HILL	684"	1	11/11/11
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80	○	SPRING HILL	948"	1	11/11/11
81	○	SPRING HILL	960"	1	11/11/11
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190	○	SPRING HILL	2268"	1	



(1) PUBLIC URBAN PARK NORTH



PARTIAL PLAN OF NEIGHBORHOOD I



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



WDG Architecture, PLLC
1000 Connecticut Avenue, NW
Suite 400
Washington, DC 20036
Tel: 202.462.6500
Fax: 202.462.6505
www.wdgarch.com

Architect
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General Architect
3418 Gloucester Dr. PMB
Madison, VA 22119
Tel: 703.275.1549
Fax: 703.275.0793
www.wdgarch.com

DBE Engineer
VFA, Inc.
General, Robert S. Gentry
3900 Gloucester Ave.
Suite 100
Falls Church, VA 22044
Tel: 703.281.9700
Fax: 703.281.9700
www.vfa.com

Landscape Architect
P.L. Williams & Associates, Inc.
General, Tom W. Williams
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Suite 100
Alexandria, VA 22304
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Fax: 703.836.8100
www.plwilliams.com

Interior Architect
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General, Chris Wells
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Fax: 703.276.4400
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Landscape Architect
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General, Tom W. Williams
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Suite 100
Alexandria, VA 22304
Tel: 703.836.8000
Fax: 703.836.8100
www.plwilliams.com

Spring Hill Station
Part D
PROVIDENCE DISTRICT
FARMAS COUNTY
VIRGINIA

The Owner is:
1000 Gloucester Dr. PMB
Madison, VA 22119

DATE	11.23.21
TOP REVISED	02.12.21
DATE	02.12.21
TOP REVISED	02.12.21
DATE	02.12.21
TOP REVISED	02.12.21



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URBAN PARK SECTION

L-10

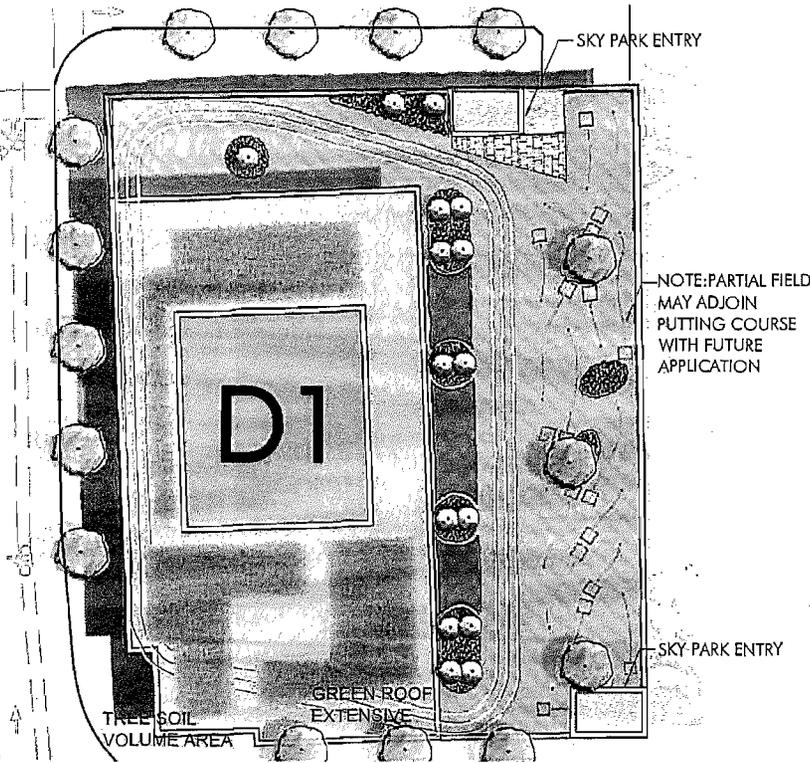
(4) PUBLIC WEST SKY PARK ELEMENTS
NEIGHBORHOOD 1



PUTTING COURSE



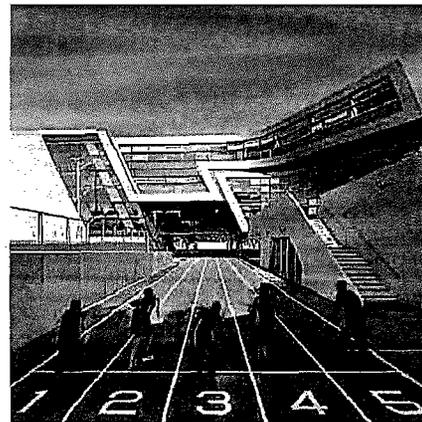
PUTTING COURSE



ACCESS TO PUBLIC SKYPARKS DIRECTLY FROM THE ADJACENT BUILDINGS SHALL BE CONSIDERED AT THE TIME OF FOP



PUTTING COURSE



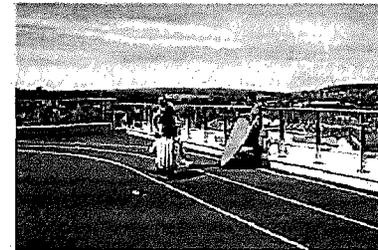
RUNNING TRACK ON PODIUM



OUTDOOR YOGA / PILATES AND STRETCHING STATION



OUTDOOR YOGA / PILATES AND STRETCHING STATION



RUNNING TRACK ON PODIUM

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

WDG
ARCHITECTURE

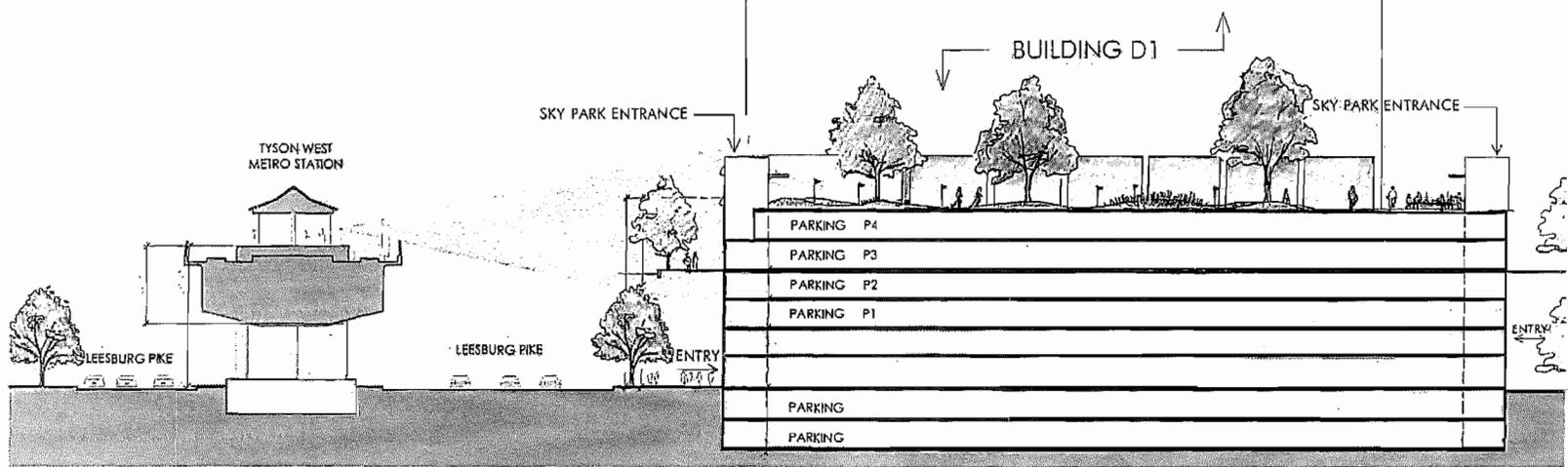
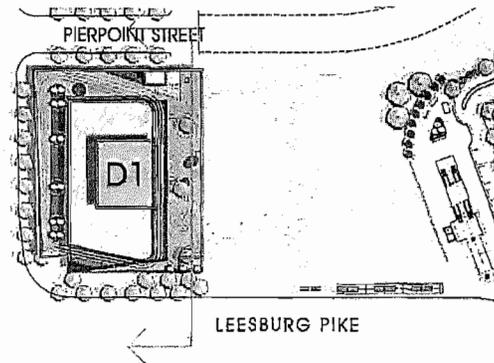
1002 Ardmore, LLC
1043 Cambridge Avenue, 10th
Washington, DC 20004
Tel: 202.512.1500
Fax: 202.512.1505
www.wdgarchitect.com

Architect
Sylvia G. Givens, LLC
Conceptual Design
440 Greenham Dr. P30
Madison, VA 22601

Architect
Tel: 703.875.1100
Fax: 703.875.1105
www.givensarchitect.com

(4) WEST SKY PARK SECTION

PARTIAL PLAN OF NEIGHBORHOOD I



WDC ARCHITECTURE, PLLC
 1001 Cornerstone Avenue, P.O. Box 1000
 Washington, DC 20008
 Tel: 202.527.2000
 Fax: 202.527.2010
 www.wdcarch.com

Project:
 Designer: [Name]
 Architect: [Name]
 8401 Greenway Dr., PMB
 Arlington, VA 22204

Client:
 [Name]
 2000 Greenway Ave
 Suite 200
 Arlington, VA 22204
 Tel: 703.444.2000
 Fax: 703.444.2001
 www.[Name].com

Architectural Review:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

Structural Engineer:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

MECHANICAL ENGINEER:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

Electrical Engineer:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

Plumbing Engineer:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

Fire Protection Engineer:
 [Name], [Title]
 [Address]
 [City, State, Zip]
 Tel: [Phone]
 Fax: [Phone]
 www.[Name].com

Table with 2 columns: Description, Date
 [Blank rows]

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

(5) PUBLIC EAST SKY PARK ELEMENTS

NEIGHBORHOOD 1

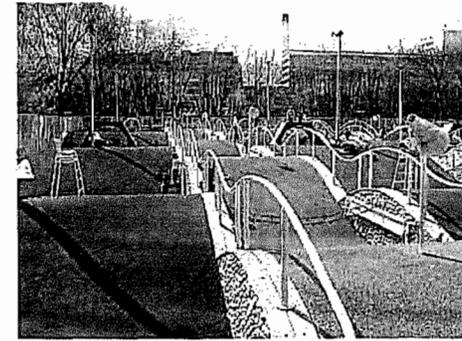
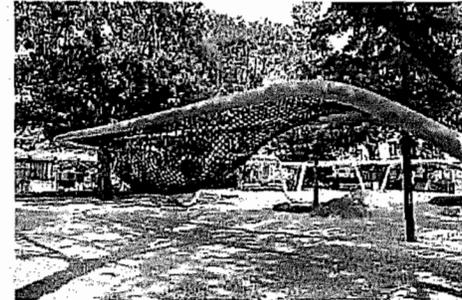
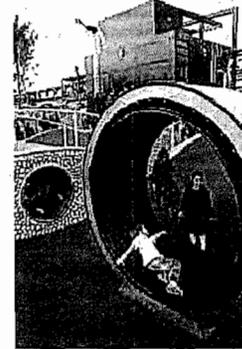
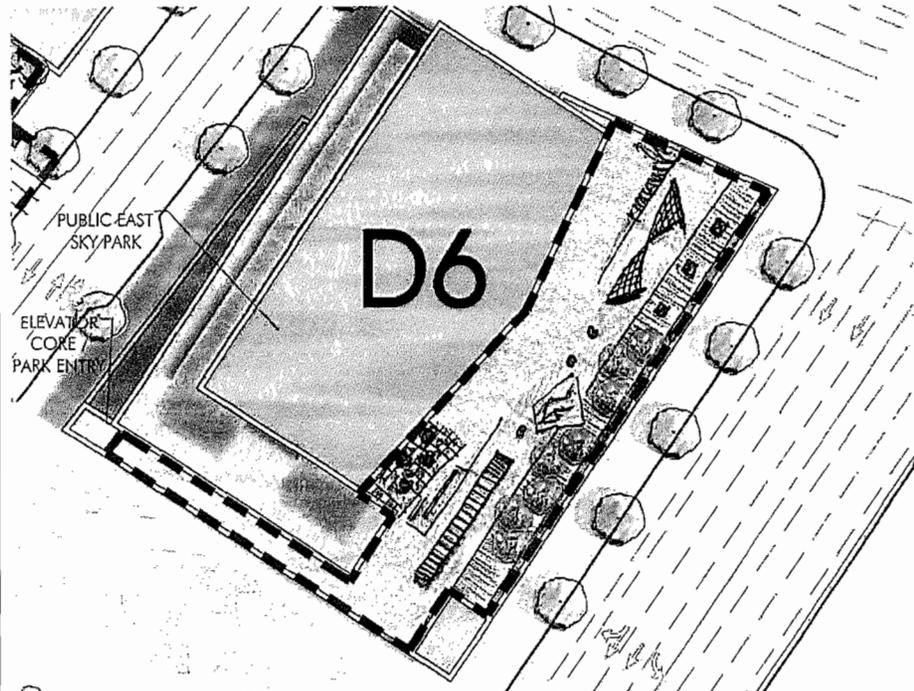


TABLES AND CHAIRS



COMFORTABLE SEATING

ACCESS TO PUBLIC SKYPARKS DIRECTLY FROM THE ADJACENT BUILDINGS SHALL BE CONSIDERED AT THE TIME OF EDP



ADVENTURE PLAYGROUND

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

WDC ARCHITECTURE

WDC Architecture, PLLC
 800 Capital Avenue, 20th
 Floor, Suite 100
 Washington, DC 20004
 Tel: 202 977 9500
 Fax: 202 463 1990
 www.wdcarch.com

Project:
 Spring Hill Station
 Providence District
 Fairfax County, VA
 1000 Spring Hill Road
 Fairfax, VA 22031

Architect:
 WDC Architecture, PLLC
 800 Capital Avenue, 20th
 Floor, Suite 100
 Washington, DC 20004
 Tel: 202 977 9500
 Fax: 202 463 1990
 www.wdcarch.com

Client:
 Fairfax County
 1000 Spring Hill Road
 Fairfax, VA 22031
 Tel: 703 246 2200
 Fax: 703 246 4400
 www.fairfaxva.gov

Design Team:
 WDC Architecture, PLLC
 800 Capital Avenue, 20th
 Floor, Suite 100
 Washington, DC 20004
 Tel: 202 977 9500
 Fax: 202 463 1990
 www.wdcarch.com

Landscape Architect:
 WDC Architecture, PLLC
 800 Capital Avenue, 20th
 Floor, Suite 100
 Washington, DC 20004
 Tel: 202 977 9500
 Fax: 202 463 1990
 www.wdcarch.com

**Spring Hill Station
 Part D
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA**

The Game de Chaux
 1000 Spring Hill Road
 Fairfax, VA 22031

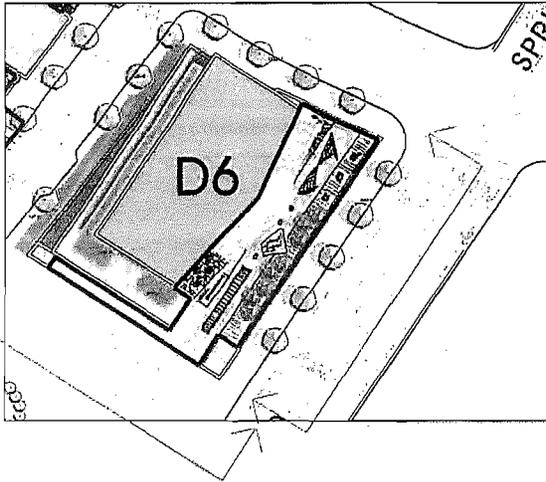
CDP 10/15/11
 CDP 10/15/11-10/20/11 10/15/11

© WDC Architecture, PLLC
 PARK PLAN

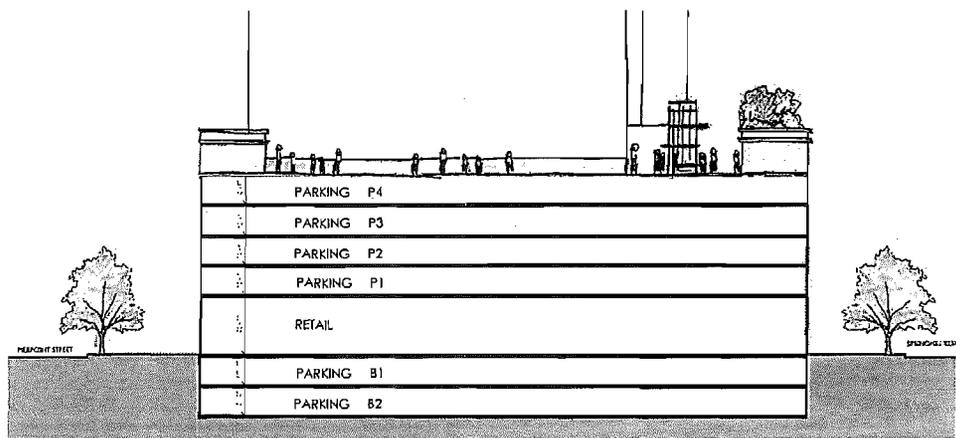
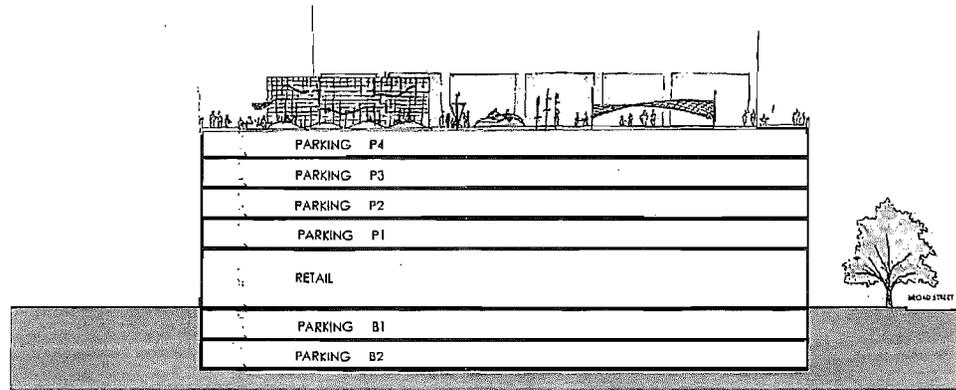
Scale
 1" = 10'

L-13

PARTIAL PLAN OF NEIGHBORHOOD I



(5) PUBLIC EAST SKY PARK SECTION



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



WDC Architecture, PLLC
100 Commonwealth Plaza, 11th Fl.
Washington, DC 20004
Tel: 202.637.8200
Fax: 202.637.8201
www.wdcarchitect.com

Application
Client: Green Group LLC
Project: Spring Hill Station
1400 Commonwealth Dr., PMB
Arlington, VA 22202

Architect
WDC Architecture, PLLC
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Tel: 202.637.8200
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Spring Hill Station
Part D
PROVIDENCE DISTRICT
FAIRFAX COUNTY,
VIRGINIA



The Chesapeake Group
1400 Commonwealth Dr., PMB
Arlington, VA 22202

DATE: 11.18.11
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CHECKED BY: J. B. B. / J. B. B.
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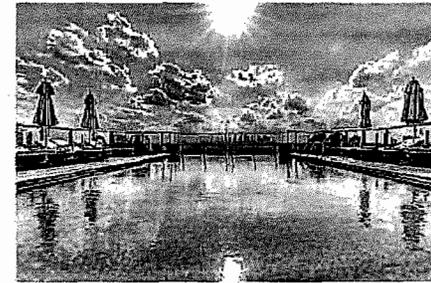
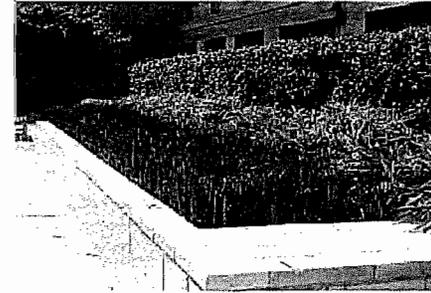
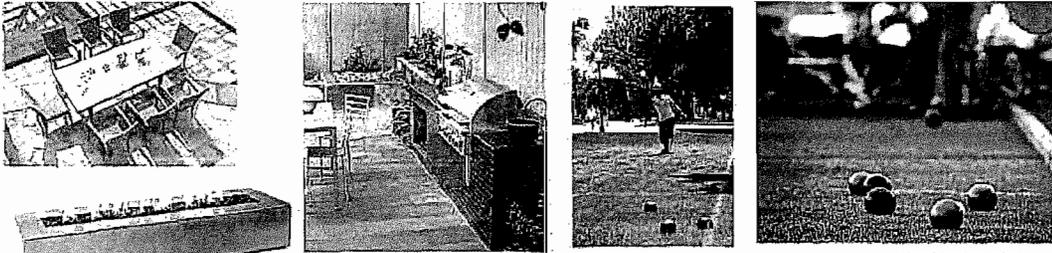
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PRIVATE WEST SKY PARK ELEMENTS

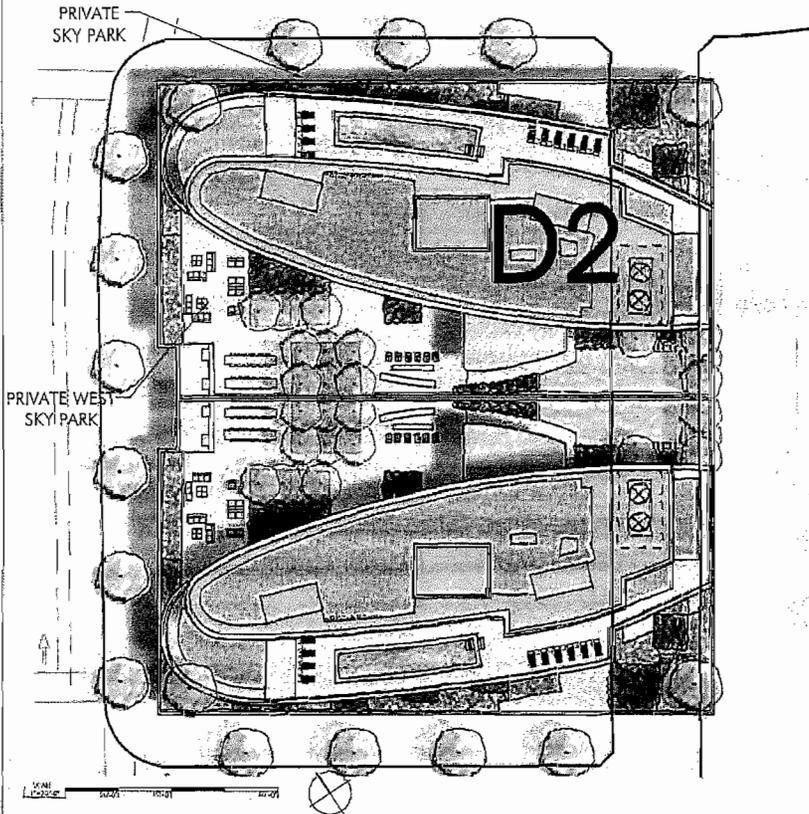
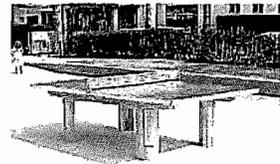
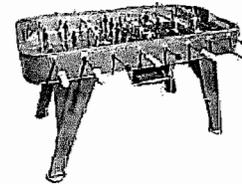
NEIGHBORHOOD ONE



POOL



LOOSE TABLES AND CHAIRS IN GARDEN



WDG
ARCHITECTURE

WDG Architecture, PLLC
1000 Connecticut Avenue, NW
Suite 1100
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DM Engineers

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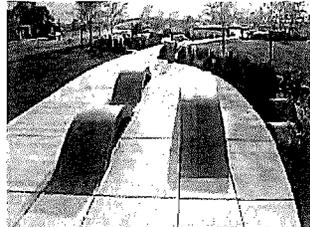
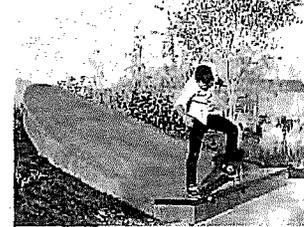
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(2) PUBLIC URBAN PARK ELEMENTS
NEIGHBORHOOD 1



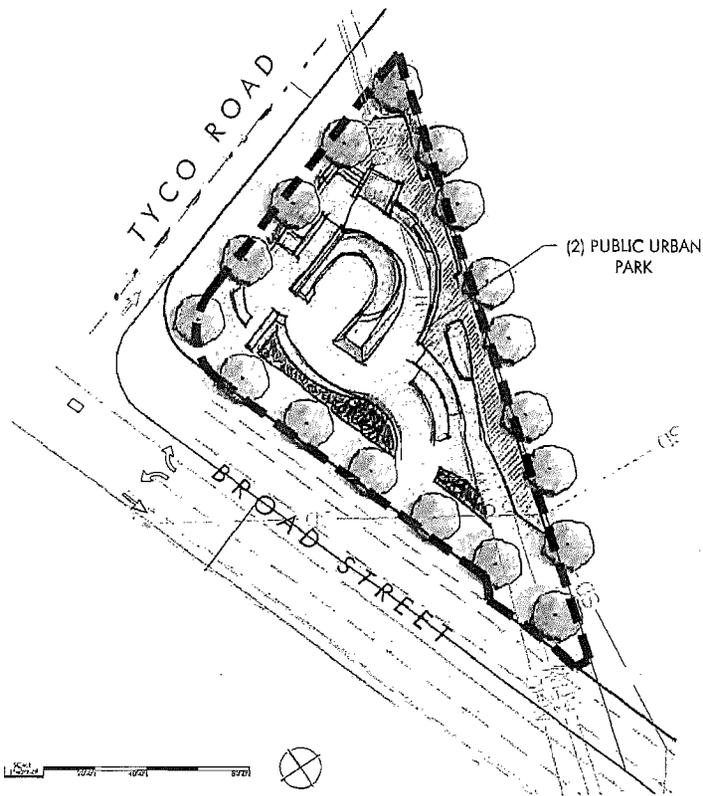
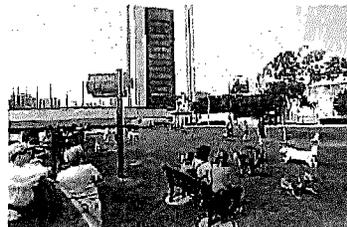
SKATEABLE PARK ART



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OR ALTERNATE DOG PARK



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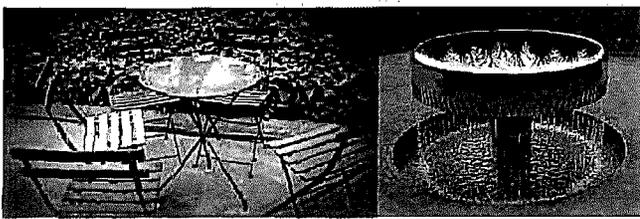
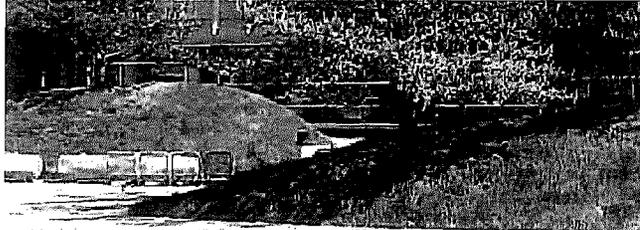
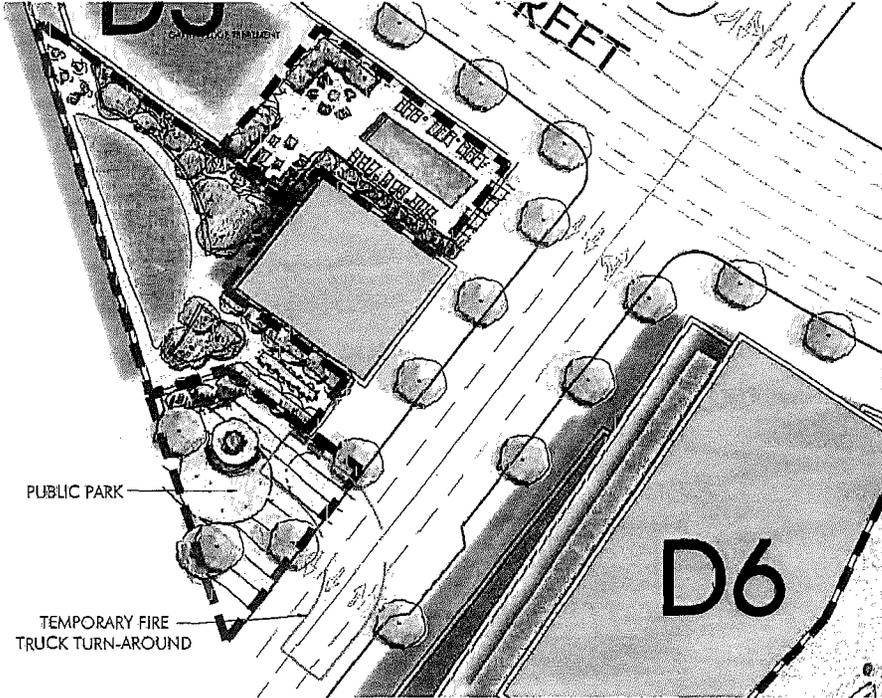
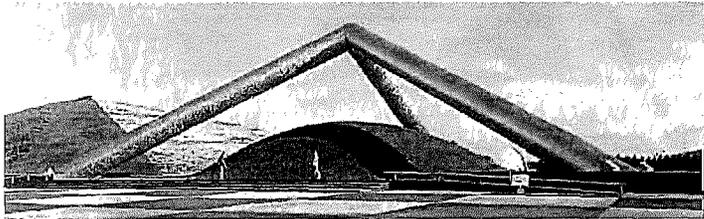
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PUBLIC PARK ELEMENTS
NEIGHBORHOOD 1



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11/18/2014
11/18/2014
11/18/2014

Client:
Contact: Robert E. Cohen
1461 Greenway Dr, Suite 100
Falls Church, VA 22044

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11/18/2014

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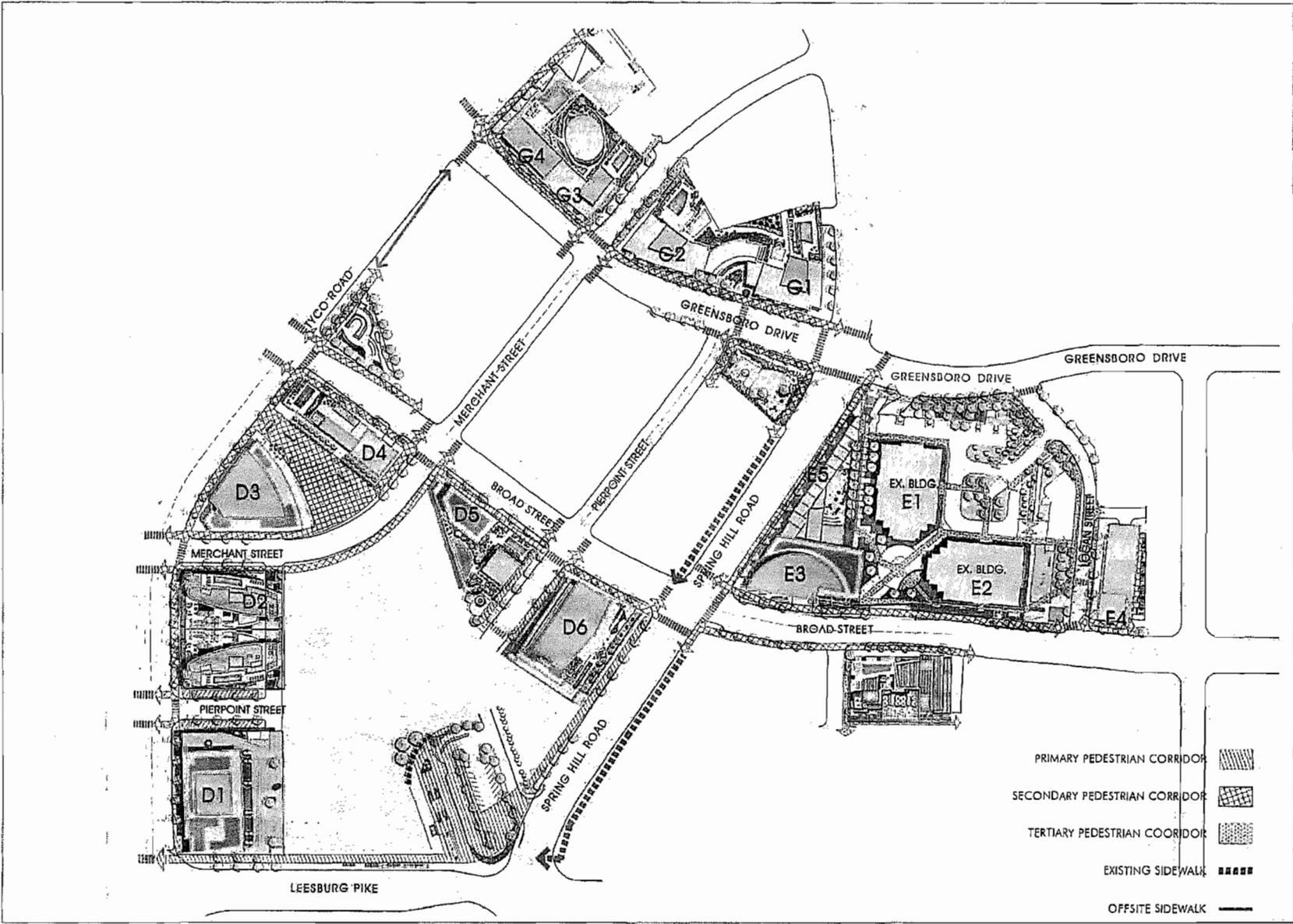
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Scale: 1/8" = 1'-0"



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- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- EXISTING SIDEWALK
- OFFSITE SIDEWALK

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Land/Planning Attorney
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Spring Hill Station
Part D
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY,
 VIRGINIA

DATE	DESCRIPTION
02.13.11	ISSUE FOR PERMITS

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Washington, DC 20006
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Fax: 202.637.8101
www.wdcarchitect.com

- Applicant:**
City of Fairfax
1100 Leesburg Pike
Suite 200
Arlington, VA 22202
- Architect:**
WDC Architects, PLLC
1915 Commercial Avenue
Suite 200
Washington, DC 20006
Tel: 202.637.8100
Fax: 202.637.8101
www.wdcarchitect.com
- City Engineer:**
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Fax: 703.442.7001
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- Landscaping Architect:**
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Fax: 703.442.7001
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- Traffic Consultant:**
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Fax: 703.442.7001
www.cityoffairfax.com
- Landmarks Attorney:**
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Fax: 703.442.7001
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Part D
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FAIRFAX COUNTY,
VIRGINIA

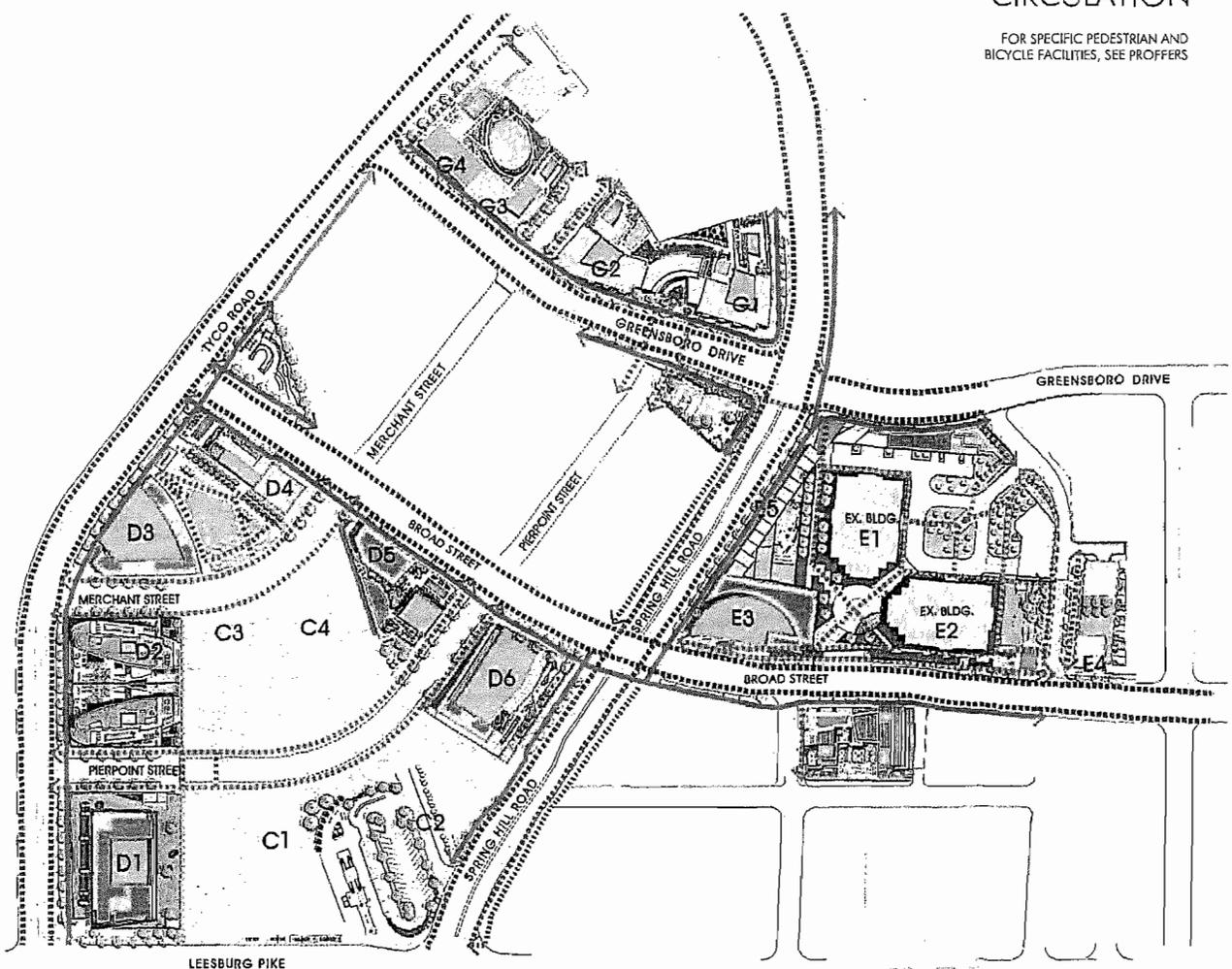


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10.11.27	10.11.27
11.11.27	11.11.27
12.11.27	12.11.27
01.11.28	01.11.28
02.11.28	02.11.28
03.11.28	03.11.28
04.11.28	04.11.28
05.11.28	05.11.28
06.11.28	06.11.28
07.11.28	07.11.28
08.11.28	08.11.28
09.11.28	09.11.28
10.11.28	10.11.28
11.11.28	11.11.28
12.11.28	12.11.28
01.11.29	01.11.29
02.11.29	02.11.29
03.11.29	03.11.29
04.11.29	04.11.29
05.11.29	05.11.29
06.11.29	06.11.29
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01.11.30	01.11.30
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03.11.30	03.11.30
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11.11.30	11.11.30
12.11.30	12.11.30

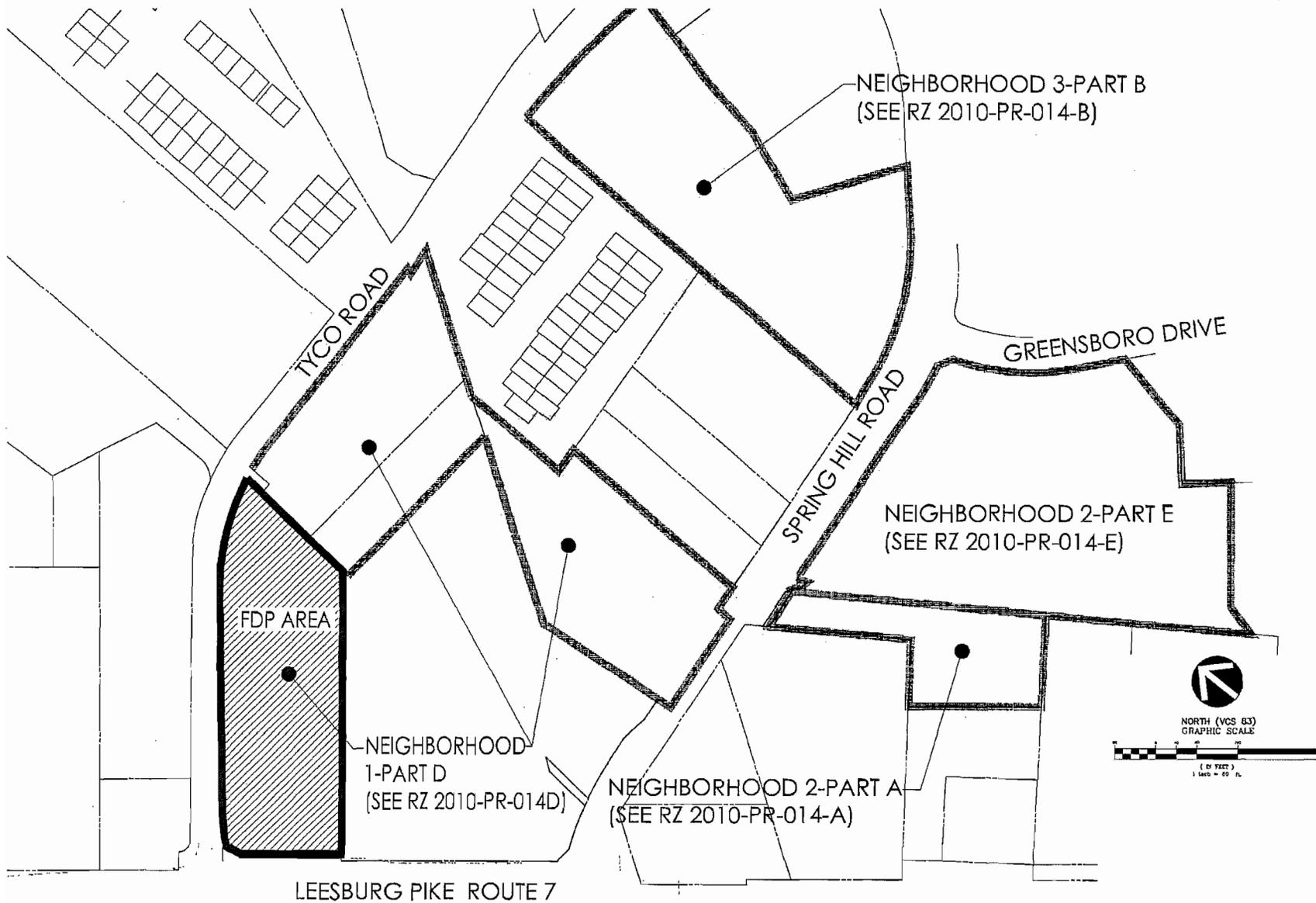
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PEDESTRIAN & BICYCLE CIRCULATION

KEY:

- PUBLIC ELEVATOR
- PUBLIC SIDEWALK - 6' W MIN.
- PUBLIC ALLEY SIDEWALK - 5' W MIN.
- 5' DEDICATED BIKE LANE
- PUBLIC SIDEWALK - 10' W MIN.
- PUBLIC STAIRWAY
- PUBLIC SIDEWALK - 8' W MIN.
- EXISTING SIDEWALK
- OFF-SITE SIDEWALK
SEE PROFFERS FOR R2 2010-PR-014-B



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



REZONING KEY MAP

RELAND ARCHITECTS
 1000 W. 10th St.
 Leesburg, VA 22079
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 1000 W. 10th St.
 Leesburg, VA 22079
 Phone: 703-771-1111
 Fax: 703-771-1112
 www.wellsassoc.com

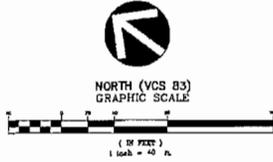
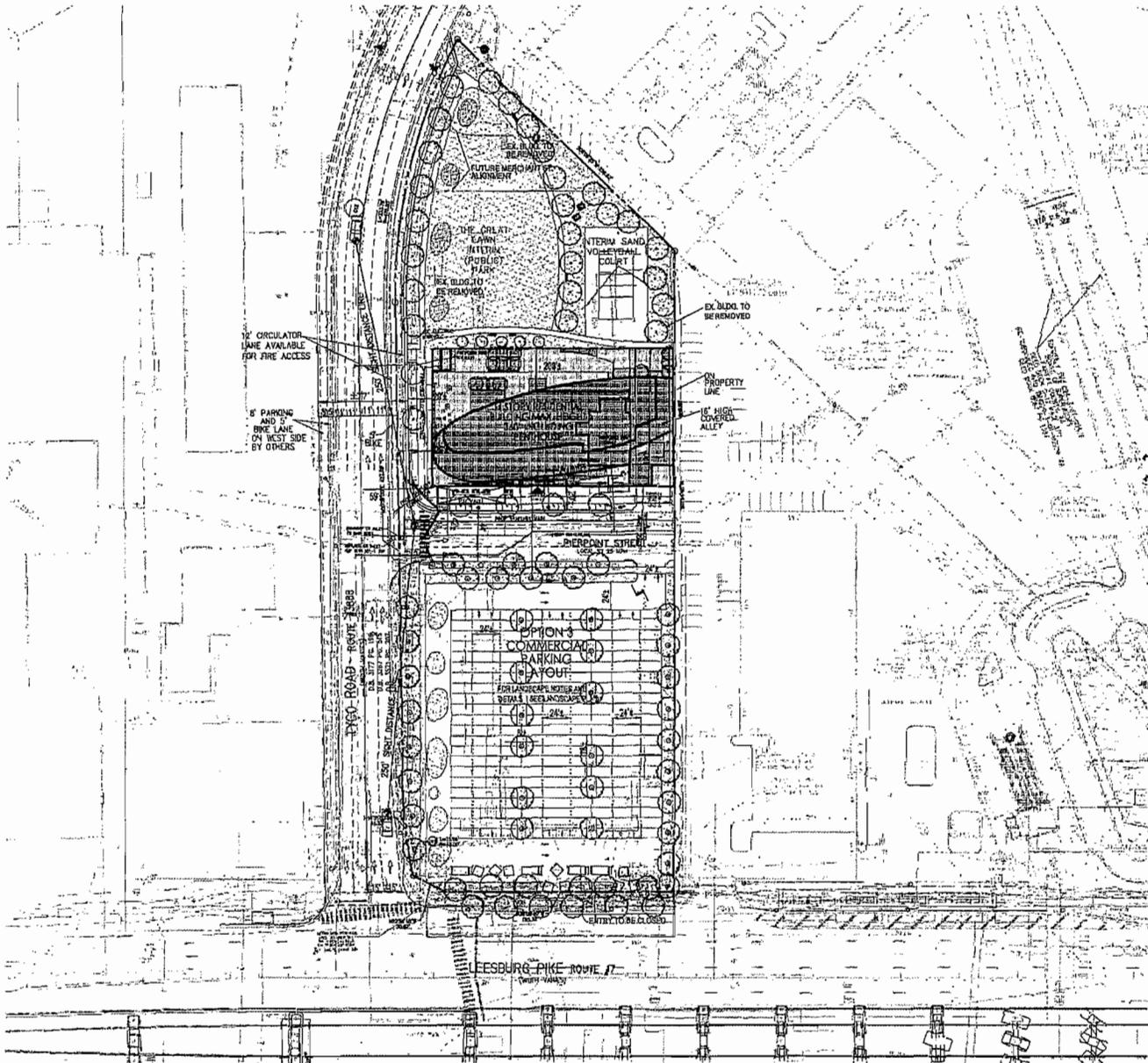
Walsh Calceol Architects
 Smith & Walsh PC
 1000 W. 10th St.
 Leesburg, VA 22079
 Phone: 703-771-1111
 Fax: 703-771-1112
 www.walshcalceol.com

The Graphic Scale
 1 inch = 60 feet

Graphic Scale
 1 inch = 60 feet

SITE DATA
 Elevation: 100 feet
 Township: 10th
 County: Loudoun

C-2



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 Taylor Cohen Graham
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 1000 N. 10TH ST.
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ENGINEERS
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 www.vera-engineering.com

**FINAL DEVELOPMENT
 PLAN OPTION 3
 (OVERALL)**

SITE D1A
 Spring Hill Station
 Tysons Corner, VA 22102

C-6C



FDP PART-D2A EVM NARRATIVE

APPROXIMATELY 50% OF THE FDP AREA HAS BEEN DEVELOPED WITH RETAIL AND LIGHT INDUSTRIAL/WAREHOUSE SERVICE ESTABLISHMENTS.

AREA-C AREA-C HAS BEEN DEVELOPED WITH RETAIL/WAREHOUSE/LIGHT INDUSTRIAL USES. THERE IS VIRTUALLY NO LANDSCAPING OR TREE PRESERVATION WITH THIS DEVELOPMENT. THERE ARE REMAINING AND PLANTED VEGETATION THAT EXIST BETWEEN PARKING COMPOUNDS AND TRAVEL LANE AREAS. ALONG THE NORTH 7 ROAD-50-50-50 ROAD AREAS HAVE BEEN PLANTED. THE HEALTH AND CONDITION OF THE EXISTING VEGETATION WITHIN AREA-C SHOWS STRESS FROM FROST AND STAMBEY AND LOW MAINTENANCE. THERE IS A HIGH PROPORTION OF ESTABLISHED WOODS PLANT MATERIAL WITHIN AREA-C. THE VEGETATION WITHIN AREA-C SHOULD NOT BE CONSIDERED AS HIGH VALUE OR AS A PRIORITY FOR TREE PRESERVATION.

THE FDP AREA IS ZONED PTD AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE ALL THE EXISTING BUILDINGS, PARKING COMPOUND AREAS AND VEGETATION WILL BE REMOVED. THIS SITE WILL NOT MEET THE TREE PRESERVATION TARGET REQUIREMENTS AS PART OF THIS APPLICATION SUBMITTAL AND IN ACCORDANCE WITH PUB 12-007/A A TREE PRESERVATION TARGET DEVATION REQUEST IS PROVIDED FOR FANAL COUNTY UPMR REVIEW AND APPROVAL. SEE THIS SHEET.



January 10, 2012

Mr. Michael Knapp, Director UPMR
 Forest Conservation District, DPW/CES
 Department of Public Works and Environmental Services
 Land Development Services, Urban Forest Management Division
 13277 Government Center Parkway, Suite 511
 Fairfax, Virginia 22032-5503

RE: Tree Preservation Target Deviation Request
 Spring Hill Station
 Part D2A
 Project # 0316/04/14
 YCBA # 970180

Dear Mr. Knapp:

The letter is to request a deviation to the Tree Preservation Target (TPT) requirement for the above referenced site. In the Fairfax County Comprehensive Plan, adopted on June 29, 2010, the municipal site is located within the Tysons Corner Urban Center. The referenced FDP plan is located in unincorporated Spring Hill Station - Part D. This deviation is requested in whole and in kind under the following tree preservation conditions as outlined in the Fairfax County Public Facilities Manual (PFM). They are as follows:

- 12-0508.2(A)(1) - whose meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.
- 12-0508.3(A)(2) - where construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target in the event they would not likely survive in a healthy and structurally sound manner at a minimum of 10 years in accordance with the post-development standards for trees and forestal areas provided in PFM 12-04-03 and 12-04-04.

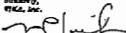
Portions of the existing vegetation on the referenced site had been planted with previous development of the property while portions of the existing vegetation on these sites are matured wooded areas that were not cleared during the development process. Spring Hill Station, Part D2A will be the result of existing features that fully developed. This redevelopment will include major reshaping of the utility infrastructure, the street grid, both on and off-site, as well as utility within easements such as building types and walls, both on and off-site, and other landscape improvements.

The basis for this deviation is requested as a result of the site engineering necessary within this portion of the Tysons Corner Urban Center re-zoning. The TPT vegetation requirements cannot be fulfilled with the redevelopment of Spring Hill Station, Part D2A. Therefore, it is requested that the UPMR waive the tree preservation requirements that be hereby satisfied with the following 10-year tree canopy requirements. In accordance with the Tysons Corner Urban Center re-zoning, the proposed preliminary landscape 10-year tree canopy calculations will provide canopy coverage of 44,820 SF. Therefore, the new landscape specified with this redevelopment will meet the 10-year tree canopy requirements. Please refer to the project landscape plans, tabulations and calculations in this submittal.

VFA, 4020 Sunrise
 8175 Sunrise Way, Suite 202 • Vienna, Virginia 22182 • 703-441-7000 Fax: 703-441-2297
 Ms. Mary VA • 4020 Sunrise, MS • Fairfax, VA

Mr. Michael Knapp, Director UPMR
 Forest Conservation District, DPW/CES
 RE: Tree Preservation Request
 Part D2A
 Project # 0316/04/14
 YCBA # 970180
 January 10, 2012

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.

Sincerely,


Nelson P. Krinner, RLA,
 Landscape Architect/USDA Certified Arborist
 Associate
 RPK/rck

CC: Dan Armit, RLA - Foster Rodriguez
 Bart Coates - Foster Rodriguez
 Robert B. Cothran, Associate, Principal - VFA, Inc.
 Todd Nelson, Urban Forester II, Fairfax County UPMR

1/10/2012 10:42 AM - 1/10/2012 10:42 AM - 1/10/2012 10:42 AM

EXISTING VEGETATION TABLE FDP - D2A

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
C	DEVELOPED/ MAINTAINED	N/A	153,285 SF (3,51849 AC)	N/A	SEE COVER TYPE TABLE	DEVELOPED & LIGHT MAINTAINED. ALL AREAS PAVED HARDSCAPE.
TOTAL AREA	-	-	255,800 SF (5,833240)	-	-	-

FDP - D2A VEGETATION COVER TYPES

- 10 PRIMARY SPECIES**
- Acer - Maple
 - Cornus - Dogwood
 - Quercus - White Oak
 - Juglans - Walnut
 - Magnolia - Magnolia
 - Quercus - White Oak
 - Prunus - Black Cherry
 - Rubus - Blackberry
 - Salix - Willow
 - Tilia - Linden

FDP AREA

Table 12.3 - Tree Preservation Target Calculations and Statement

Item	Description	Value	Requirement
A	Pre-development area of existing tree canopy (see existing vegetation map/PT)	5,184	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy	2%	
C	Percentage of 10-year tree canopy required by site	10%	see Table 12.1
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	2%	
E	Proposed percentage of canopy replacement that will be met through tree preservation	0%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
G	File for Item A. Item A request to deviate from the Tree Preservation Target shall be provided on the site that states the reasons for the justification. Refer to § 12-0507.2, item with a narrative that provides a detailed explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	12-0508.3	Provide sheet number, see § 12-0508.3
H	Is Item A request a hardship? It shall be provided in accordance with § 12-0508.4	YES	see § 12-0508.4
I	Place this information into the 10-year Canopy Calculation as per Section 12.3 Item 12.3.1		

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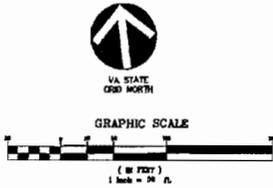
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 www.wellsassoc.com

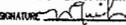
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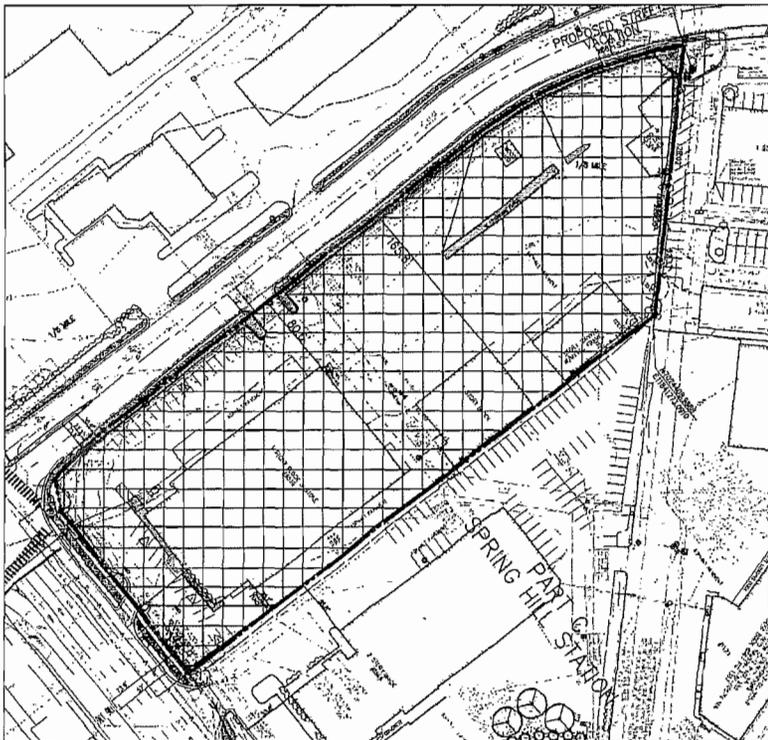
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 Phone: 703-241-1111
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 www.wellsassoc.com



PLAN PREPARED BY: NELSON P. KRINNER, RLA
 ISA CERTIFIED ARBORIST (NY 14-1204M)
 SIGNATURE:  DATE: 1/05/12



CURRENT EXISTING CONDITION EXHIBIT

LEGEND



IMPERVIOUS AREA = 147,390 SF (3.38 AC) = 96%
 PERVIOUS AREA = 5,875 SF (0.13 AC) = 4%

EXISTING CONDITIONS (PRE-DETENTION)

IMPERVIOUS AREA = 0 SF (0 AC) = 0%
 PERVIOUS AREA = 153,265 SF (3.51 AC) = 100%

*THE SITE CURRENTLY HAS DETENTION MEASURES AND WILL BE CONSIDERED 100% PERVIOUS (PRE-EXISTING CONDITIONS) FOR OUR EXISTING CONDITIONS PFM CALCULATIONS.



GRAPHIC SCALE



REL ARCHITECTS
 1000 N. 10th St.
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 Fax: 919.978.1101
 www.relar.com

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 Suite 100
 Raleigh, NC 27601
 Tel: 919.978.1100
 Fax: 919.978.1101
 www.lced.com

PERVIOUS AREAS
 1000 N. 10th St.
 Suite 100
 Raleigh, NC 27601
 Tel: 919.978.1100
 Fax: 919.978.1101
 www.pervious.com

VIA International
 1000 N. 10th St.
 Suite 100
 Raleigh, NC 27601
 Tel: 919.978.1100
 Fax: 919.978.1101
 www.via-intl.com

Wells + Associates, Inc.
 1000 N. 10th St.
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 www.wells-associates.com

Walsh Consulting Services
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 Tel: 919.978.1100
 Fax: 919.978.1101
 www.walsh-consulting.com

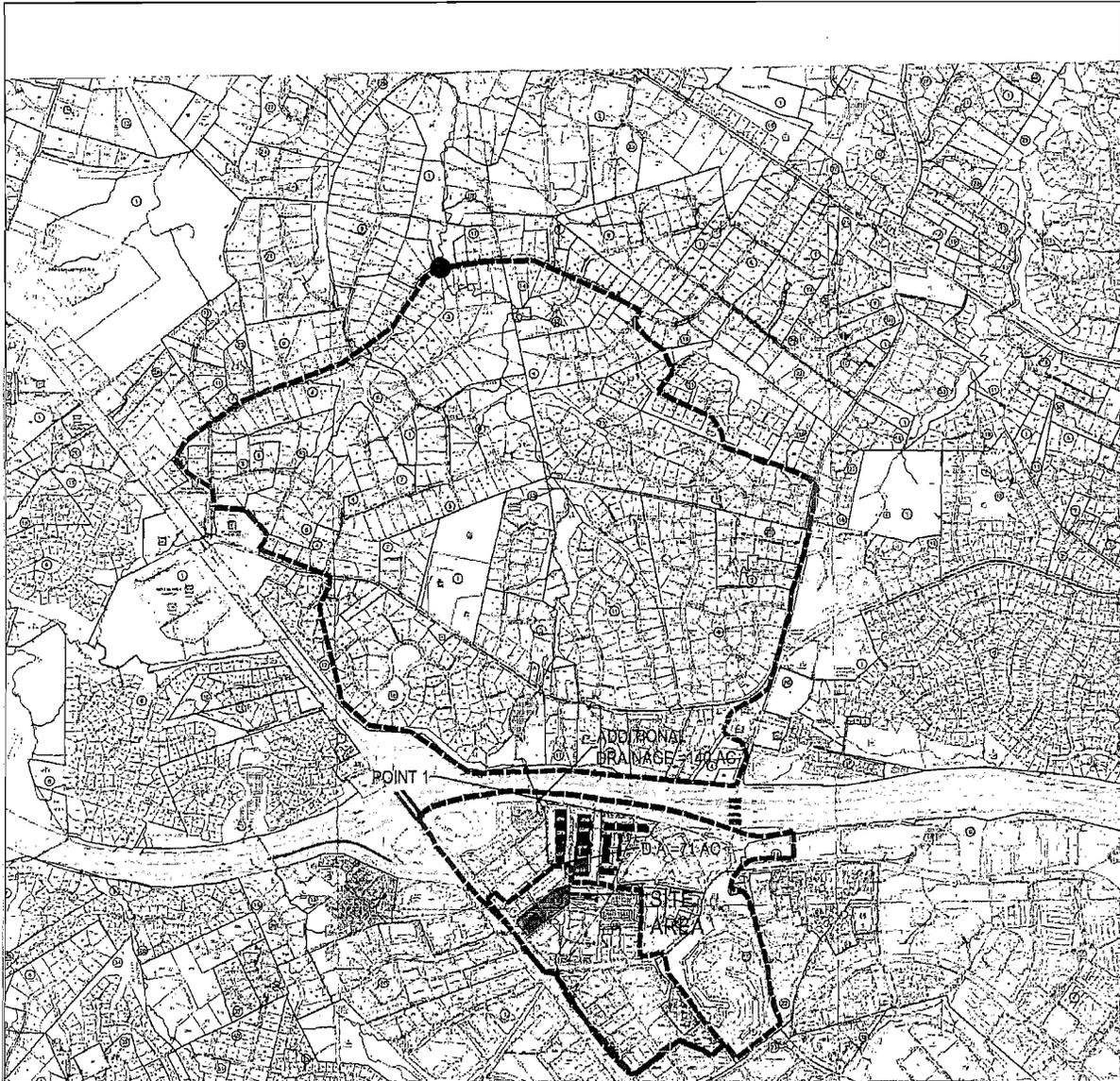
The Greenleaf Group
 1000 N. 10th St.
 Suite 100
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 Fax: 919.978.1101
 www.greenleafgroup.com

STUDY AREA
 Spring Hill Station
 Triangle Corners, VA 22102

EXISTING CONDITIONS
 REGULATORY PLAN

C-9

FOR PRELIMINARY REFERENCE
 PURPOSES ONLY
 NOT FOR CONSTRUCTION OR
 REGULATORY REVIEW



OUTFALL DESCRIPTION

THIS WATERBED MAP INCLUDES THE FSP-SITE AREA PLUS CONTRIBUTING SUBSITES AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THE FSP AREA IS BASED UPON THE PROPOSED THAT AN ADEQUATE OUTFALL IS IN PLACE. THE OUTFALL FOR #1 IS A PART CLOSED CONDUIT SYSTEM RUNNING NORTH WHERE IT CONNECTS WITH SUBWATERHOOD 2. THE COMBINED OUTFALL RE-ENTERS A CLOSED CONDUIT SYSTEM FLOWING NORTH TO A BOX COLLECTOR CONTINUING SOUTH FROM APPROXIMATELY 211 ACRES UNDER THE GULLIES ACCESS ROAD. THE OUTFALL BECOMES FURROW FLOW AT THE GULLIES ACCESS ROAD BOX COLLECTOR OUTFALL ON THE NORTH SIDE OF THE ROAD. THIS FLOW IS CONNECTED TO EXISTING REGIONAL POND D-47 (PUBLIC WILSON ROAD). THE FLOW DRAINAGE INTO REGIONAL POND, CONTINUING NORTH TO A POINT THAT HAS A DRAINAGE AREA OF 713 ACRES. THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 528 ACRES WHICH IS WELL OVER THE REQUIRED ONE SQUARE MILE (640 ACRES). PLEASE NOTE THAT AT SITE PLAN, IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT 1 WHICH REPRESENTS A CONFLUENCE OF 900 OR MORE PER FPM 8-000000A.

LEGEND:

DENOTES FSP AREA

DRAINAGE LINE



GRAPHIC SCALE



RELARCHITECTS

1000 N. ...
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TRIA ...
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Wells & Associates, Inc.
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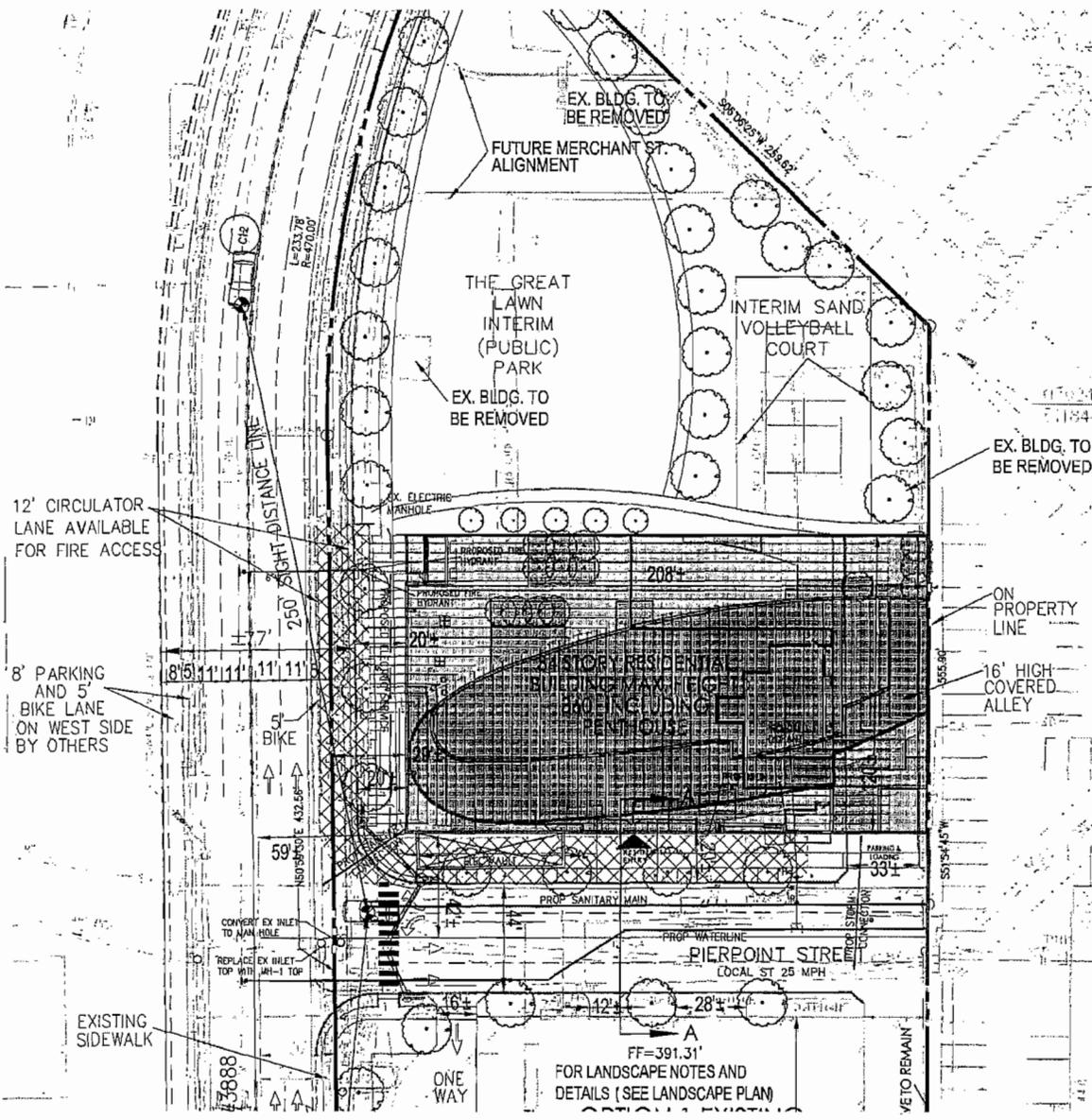
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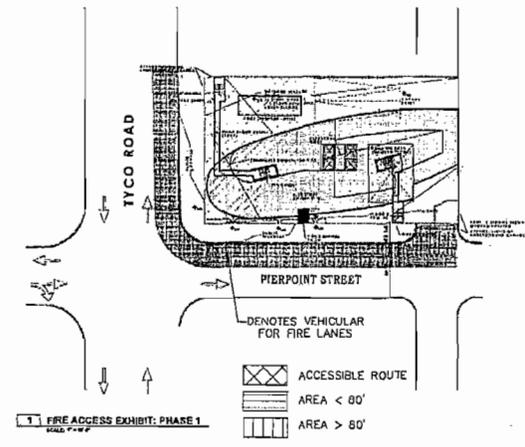
Wells & Associates, Inc.
 1000 N. ...
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FIRE ACCESS SHEETS

To facilitate Fire Department review of rezoning requests, applicants should submit a Fire Access Sheet that depicts the below listed following features. For those applications that involve only CDPs, specific details may not be known at application review, and the provisions listed below should be addressed in the preffer and reflected on the subsequent FDP.

- 1) All roads proposed by the project, as well as adjoining roads; the classifications of the roads (i.e. arterial, collector, etc.) should be noted.
- 2) Location and dimensions of all fire access lanes and turnaround vehicle access to the rear of buildings, including interior courtyards for stick-built, down-shaped buildings, needs to be shown.
- 3) Arrow diagrams indicating where emergency vehicles can access buildings.
- 4) Dimensions of the distance between the portions of the roadway that are accessible to fire trucks and the facade of the buildings. The target distance is between 15 and 20 feet separation.
- 5) Improvements planned for the area between the portions of the roadway that are accessible to fire trucks and the facade of the buildings, including parking lanes, garage podiums, landscaped areas, steep slopes, sidewalks, plazas, yards, outdoor seating areas, steps, planters, sculptures, etc.
- 6) Clear identifications of building footprints, cantilevered extensions, penthouses, balconies, patios, etc.
- 7) Heights of the proposed buildings; for buildings with multiple heights due to step backs, the height and number of stories of each building segment should be clearly noted.
- 8) Location of overhead utility lines.
- 9) Identification of construction type for each building; for multiple buildings located on a single garage podium, the construction type for each building must be identified—the garage podium can be identified as a block, with each building identified separately. Each portion of structure with a different construction type is considered a separate building. Structures that are separated by a fire wall are also considered separate buildings.
- 10) Type of building skin material (combustible/non-combustible), type of sprinklers (Type 13, if 13R please explain), and roof type (Class A preferred).
- 11) Identification of proposed building entrances, both pedestrian and vehicular; access doors and elevators, including medicare elevators, should be shown on the FDP. Also, any interior routes available for emergency vehicle use, such as suitably sloped driveways through parking garages and courtyards, should be delineated.
- 12) Loading areas and whether they are accessible to emergency vehicles.
- 13) Access to active courtyards (especially with pools, tennis courts, etc.) needs to be shown—how will the medical staff get there, with their equipment, quickly?
- 14) All Fire Access plans must contain their corresponding CDP reference number. This is required for the Fire Marshall's review.



LEGEND:

<ul style="list-style-type: none"> 1. PROPOSED SIDEWALK 2. PROPOSED DRIVEWAY 3. PROPOSED DRIVEWAY 4. PROPOSED DRIVEWAY 5. PROPOSED DRIVEWAY 	<ul style="list-style-type: none"> 6. PROPOSED SPOT ELEVATOR 7. PROPOSED STAIRS 8. PROPOSED STAIRS 9. PROPOSED STAIRS 	<ul style="list-style-type: none"> 10. PROPOSED ELEVATOR CORE 11. PROPOSED STAIRWELL 	<ul style="list-style-type: none"> 12. CONSTRUCTION BY DATE 13. CONSTRUCTION BY DATE 14. CONSTRUCTION BY DATE
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NORTH (VCS 83)
GRAPHIC SCALE

RESEARCH FACTS

1. **Project Location:**
 2. **Project Name:**
 3. **Project Number:**
 4. **Project Date:**

PREPARED BY:

DATE:

SCALE:

SITE D2A
 Spring Hill Station
 Tysons Corner, VA 22102

C-16

FIRE ACCESS PLAN

NOTES:
 1. MAXIMUM BUILDING HEIGHTS INCLUDE
 PENNANTS AND ARCHITECTURAL FEATURES.
 2. REFER TO LANDSCAPE DRAWINGS FOR THE
 EXTENT OF DESIGN FOR THE ROOT AREA AND
 UTILITY AREAS.
 3. REFER TO CIVIL DRAWINGS FOR THE SWM
 DESIGN, STREET DESIGN AND SECTIONS.
 4. THE CONFIGURATION OF INTERIOR SPACES AS
 SHOWN ARE CONCEPTUAL AND SUBJECT TO
 FINAL ARCHITECTURAL
 AND ENGINEERING DESIGN.
 5. ELEVATIONS ARE ILLUSTRATIVE AND ALL
 BUILDING MATERIALS
 ARE SUBJECT TO CHANGE PROVIDED THAT THE
 ORIGINAL QUALITY
 AND CHARACTERISTICS ARE MAINTAINED.

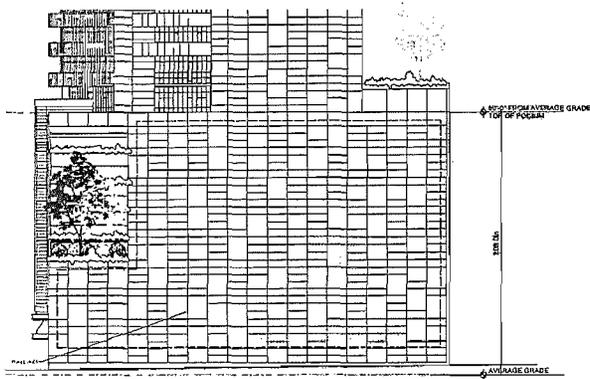
ALLIARCHITECTS
 ARCHITECTS
 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
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WELLS ASSOCIATES, INC.
 ARCHITECTS
 1000 N. 10TH ST.
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 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WELLSASSOCIATES.COM

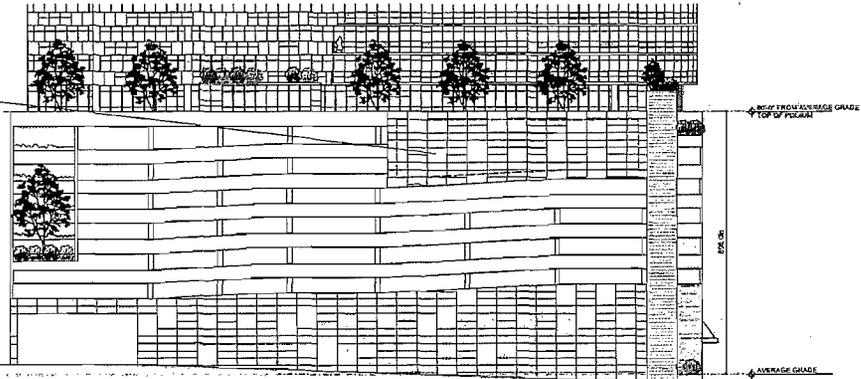
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 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WELLSCOLLEGE.COM



EAST ELEVATION - BASE

1/16" = 1'-0"

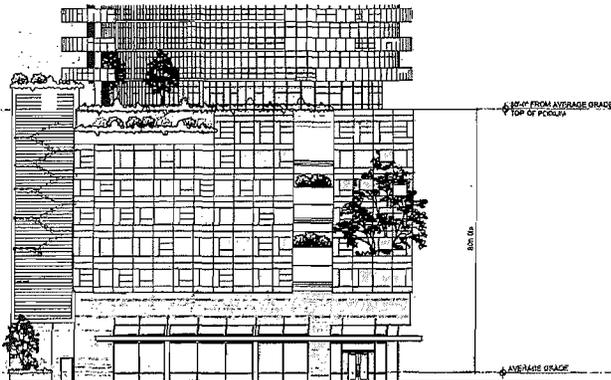
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NORTH ELEVATION - BASE

1/16" = 1'-0"

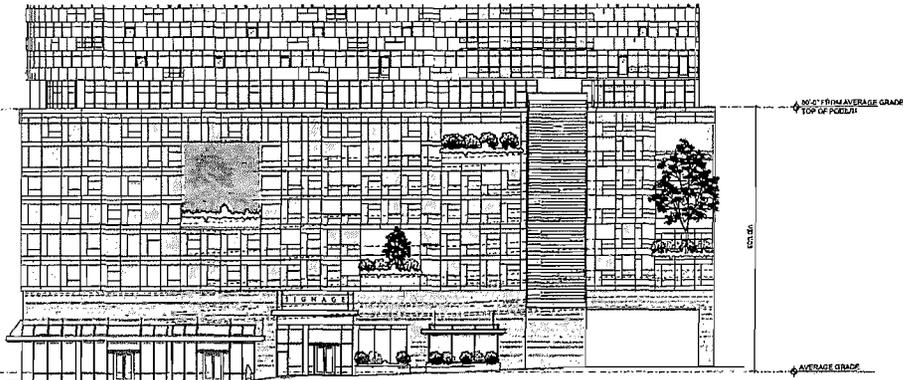
3



WEST ELEVATION - BASE

1/16" = 1'-0"

2



SOUTH ELEVATION - BASE

1/16" = 1'-0"

1

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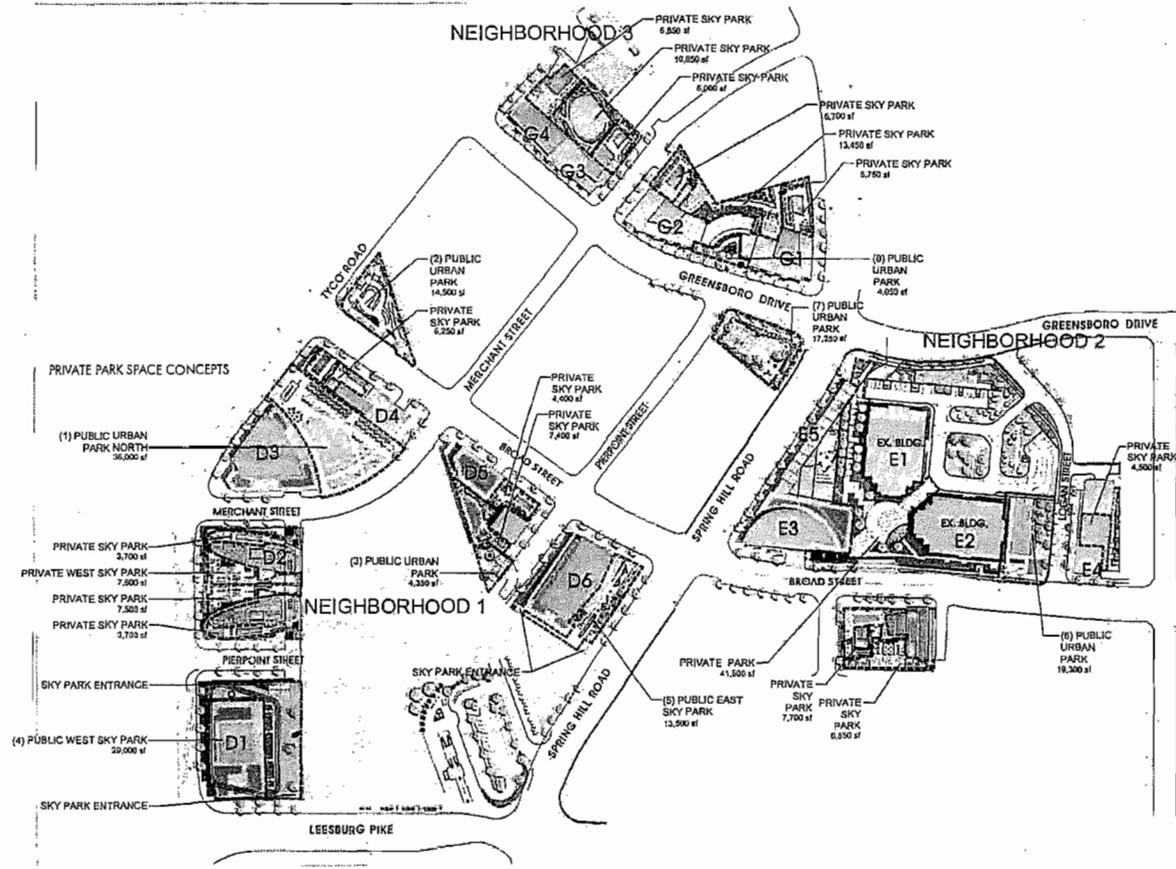
WELLS COLLEGE LUMBER
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 1000 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.WELLSCOLLEGE.COM

ENLARGED ELEVATION
A2.2

Spring Hill Station - Total Park Space Provided

Neighborhood	Public Urban Park	Private Sky Park	Total
Neighborhood 1	14,800 sq. ft.	23,200 sq. ft.	38,000 sq. ft.
Neighborhood 2	19,200 sq. ft.	5,800 sq. ft.	25,000 sq. ft.
Neighborhood 3	71,200 sq. ft.	6,000 sq. ft.	77,200 sq. ft.
Total Public Parks	105,200 sq. ft.	35,000 sq. ft.	140,200 sq. ft.

Notes:
 1. All figures are based on the current design of the Sky Park.
 2. Figures are based on the current design of the Sky Park.
 3. Figures are based on the current design of the Sky Park.
 4. Figures are based on the current design of the Sky Park.
 5. Figures are based on the current design of the Sky Park.
 6. Figures are based on the current design of the Sky Park.
 7. Figures are based on the current design of the Sky Park.
 8. Figures are based on the current design of the Sky Park.
 9. Figures are based on the current design of the Sky Park.
 10. Figures are based on the current design of the Sky Park.



CONSULTANTS

ARCHITECT
 [Logo]
 [Address]
 [Phone]
 [Fax]
 [Website]

ENGINEER
 [Logo]
 [Address]
 [Phone]
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PLANNING
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 [Address]
 [Phone]
 [Fax]
 [Website]

LANDSCAPE ARCHITECT
 [Logo]
 [Address]
 [Phone]
 [Fax]
 [Website]

DATE: 10/10/2011

PROJECT: Spring Hill Station

CLIENT: [Name]

SCALE: 1" = 100'

OVERALL PARKS PLAN

L-1.01

LANDSCAPE COMPUTATIONS #11

13-201 INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202 PERIPHERAL PARKED LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-203 TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PFC-DC

Adjacent Zoning District: M, G-1, PDC, PTC-1C

Transitional Screening and Barriers are Not Required

13-401 TREE COVER CALCULATIONS

Table 13.12 - 10 year Tree Canopy Calculation Worksheet	
Item	Value
Tree Preservation Target and Statement	
A) Tree Ratio 10% or More	0
B. Tree Canopy Requirements	
B1) Gross Site Area	428,546
B2) Land Dedicated to certain uses	0
B3) General Circulation (10%)	0
B4) Adjacent Street (20%)	428,546
B5) Fire Service (10%)	0
B6) Percentage of 10-year Tree Canopy Cover Required	20%
B7) Area of 10-year tree canopy area	428,546
B8) Allocation of 10-year tree canopy cover required	0
B9) Plan tree where modification is required	0
C. Tree Preservation	
C1) Tree Preservation Target	0
C2) Total Canopy area meeting standards of 10-20%	0
C3) Total canopy area provided by unique or valuable trees or important communities	0
C4) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C5) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C6) Canopy area of trees within the same Protection Area and 100-year floodplain	0
C7) Total of C1, C2, C3, C4, C5, and C6	0
D. Tree Planting	
D1) Area of canopy met through tree clearing (10%)	42,855
D2) Area of canopy provided by 10-year trees	0
D3) Area of canopy provided by energy conservation benefits	0
D4) Area of canopy provided by water quality benefits	0
D5) Area of canopy provided by wildlife benefits	0
D6) Area of canopy provided by noise reduction	0
D7) Area of canopy provided by air quality benefits	0
D8) Area of canopy provided by other trees	0
D9) Area of canopy provided by improved values and aesthetics	0
D10) Area of canopy provided by other trees	0
D11) Total of canopy area provided through tree planting	0
D12) Total of canopy area provided through tree planting	0
D13) Canopy area provided to be provided through tree planting or other means	0
D14) Amount to be provided through tree planting and other means	0
E. Total of 10-year Tree Canopy Provided	
E1) Total of Canopy Provided through tree clearing (10%)	42,855
E2) Total of canopy area provided through tree planting (10%)	42,855
E3) Total of canopy area provided through tree planting (10%)	0
E4) Total of 10-year Tree Canopy Provided	44,440

* Note: Tree Cover Calculations for A1 are part of overall requirements for 20% Canopy Cover for all lots in the Tractor Building and Warehouse Project. Any Areas Tree Cover provided on a parcel that are not within the Tree Cover Goals on this Page.

LANDSCAPE COMPUTATIONS #12

13-201 INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202 PERIPHERAL PARKED LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-203 TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PFC-DC

Adjacent Zoning District: M, G-1, PDC, PTC-1C

Transitional Screening and Barriers are Not Required

13-401 TREE COVER CALCULATIONS

Table 13.12 - 10 year Tree Canopy Calculation Worksheet	
Item	Value
Tree Preservation Target and Statement	
A) Tree Ratio 10% or More	0
B. Tree Canopy Requirements	
B1) Gross Site Area	328,010
B2) Land Dedicated to certain uses	0
B3) General Circulation (10%)	0
B4) Adjacent Street (20%)	328,010
B5) Fire Service (10%)	0
B6) Percentage of 10-year Tree Canopy Cover Required	20%
B7) Area of 10-year tree canopy area	328,010
B8) Allocation of 10-year tree canopy cover required	0
B9) Plan tree where modification is required	0
C. Tree Preservation	
C1) Tree Preservation Target	0
C2) Total Canopy area meeting standards of 10-20%	0
C3) Total canopy area provided by unique or valuable trees or important communities	0
C4) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C5) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C6) Canopy area of trees within the same Protection Area and 100-year floodplain	0
C7) Total of C1, C2, C3, C4, C5, and C6	0
D. Tree Planting	
D1) Area of canopy met through tree clearing (10%)	29,101
D2) Area of canopy provided by 10-year trees	0
D3) Area of canopy provided by energy conservation benefits	0
D4) Area of canopy provided by water quality benefits	0
D5) Area of canopy provided by wildlife benefits	0
D6) Area of canopy provided by noise reduction	0
D7) Area of canopy provided by air quality benefits	0
D8) Area of canopy provided by other trees	0
D9) Area of canopy provided by improved values and aesthetics	0
D10) Area of canopy provided by other trees	0
D11) Total of canopy area provided through tree planting	0
D12) Total of canopy area provided through tree planting	0
D13) Canopy area provided to be provided through tree planting or other means	0
D14) Amount to be provided through tree planting and other means	0
E. Total of 10-year Tree Canopy Provided	
E1) Total of Canopy Provided through tree clearing (10%)	4,106
E2) Total of canopy area provided through tree planting (10%)	29,101
E3) Total of canopy area provided through tree planting (10%)	0
E4) Total of 10-year Tree Canopy Provided	33,207

* Note: Tree Cover Calculations for A1 are part of overall requirements for 20% Canopy Cover for all lots in the Tractor Building and Warehouse Project. Any Areas Tree Cover provided on a parcel that are not within the Tree Cover Goals on this Page.

LANDSCAPE COMPUTATIONS #13

13-201 INTERIOR PARKING LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Interior Parking Lot Landscaping Not Required

13-202 PERIPHERAL PARKED LOT LANDSCAPE CALCULATIONS

No Surface Parking Lots

Peripheral Parking Lot Landscaping Not Required

13-203 TRANSITIONAL SCREENING AND BARRIERS

Property Zoning District: PFC-DC

Adjacent Zoning District: M, G-1, PDC, PTC-1C

Transitional Screening and Barriers are Not Required

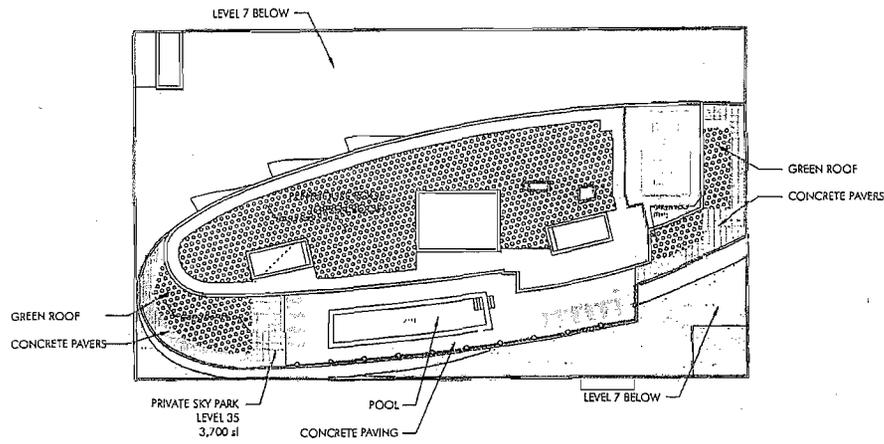
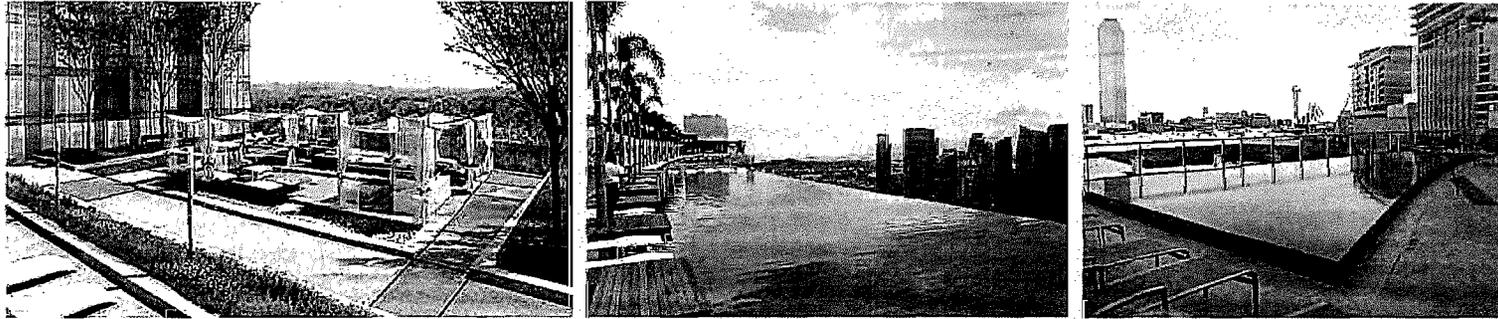
13-401 TREE COVER CALCULATIONS

Table 13.12 - 10 year Tree Canopy Calculation Worksheet	
Item	Value
Tree Preservation Target and Statement	
A) Tree Ratio 10% or More	0
B. Tree Canopy Requirements	
B1) Gross Site Area	230,420
B2) Land Dedicated to certain uses	0
B3) General Circulation (10%)	0
B4) Adjacent Street (20%)	230,420
B5) Fire Service (10%)	0
B6) Percentage of 10-year Tree Canopy Cover Required	20%
B7) Area of 10-year tree canopy area	230,420
B8) Allocation of 10-year tree canopy cover required	0
B9) Plan tree where modification is required	0
C. Tree Preservation	
C1) Tree Preservation Target	0
C2) Total Canopy area meeting standards of 10-20%	0
C3) Total canopy area provided by unique or valuable trees or important communities	0
C4) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C5) Total of canopy area provided by "Heritage," "Historical," "Scenic," or "Other" Trees	0
C6) Canopy area of trees within the same Protection Area and 100-year floodplain	0
C7) Total of C1, C2, C3, C4, C5, and C6	0
D. Tree Planting	
D1) Area of canopy met through tree clearing (10%)	23,042
D2) Area of canopy provided by 10-year trees	0
D3) Area of canopy provided by energy conservation benefits	0
D4) Area of canopy provided by water quality benefits	0
D5) Area of canopy provided by wildlife benefits	0
D6) Area of canopy provided by noise reduction	0
D7) Area of canopy provided by air quality benefits	0
D8) Area of canopy provided by other trees	0
D9) Area of canopy provided by improved values and aesthetics	0
D10) Area of canopy provided by other trees	0
D11) Total of canopy area provided through tree planting	0
D12) Total of canopy area provided through tree planting	0
D13) Canopy area provided to be provided through tree planting or other means	0
D14) Amount to be provided through tree planting and other means	0
E. Total of 10-year Tree Canopy Provided	
E1) Total of Canopy Provided through tree clearing (10%)	2,400
E2) Total of canopy area provided through tree planting (10%)	23,042
E3) Total of canopy area provided through tree planting (10%)	0
E4) Total of 10-year Tree Canopy Provided	25,442

* Note: Tree Cover Calculations for A1 are part of overall requirements for 20% Canopy Cover for all lots in the Tractor Building and Warehouse Project. Any Areas Tree Cover provided on a parcel that are not within the Tree Cover Goals on this Page.

LANDSCAPE COMPUTATIONS

L-1.03



01 LANDSCAPE PLAN - ROOF DECK
SCALE: 1/8" = 1'-0"

LANDSCAPE NOTES:

1. THE PROVIDED LANDSCAPE WILL BE NOTED TO MEET THE AIR QUALITY TREE COVER REQUIREMENTS. EDUCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
2. THE LANDSCAPE TREATMENT, DESIGN FEATURES, AND DETAILS MAY VARY 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.

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WALK HOPKINS PARTNERS
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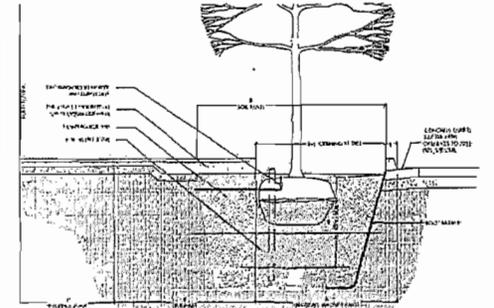
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THE CHAIRMAN'S OFFICE
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1000 BROADWAY, SUITE 2000
NEW YORK, NY 10018
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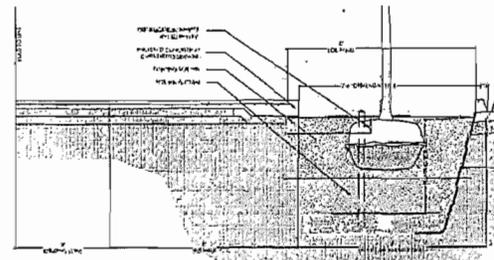
STUDIO CITY
ARCHITECTS
1000 BROADWAY, SUITE 2000
NEW YORK, NY 10018
TEL: 212 693 8000
WWW.STUDIOCITY.COM

LANDSCAPE PLAN - ROOF DECK AREA SET & ROOF

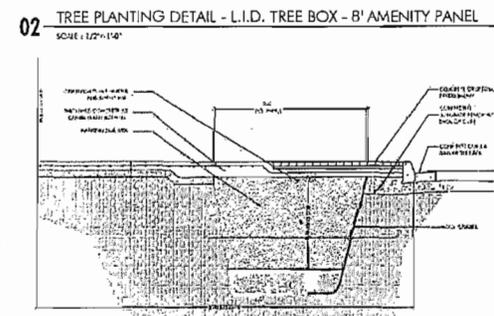
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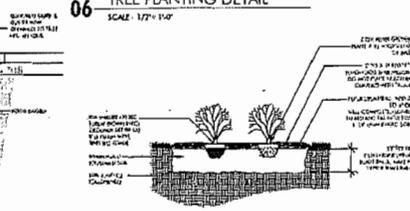
01 TREE PLANTING DETAIL - LID TREE BOX FILTER-6' AMENITY PANEL
SCALE: 1/2" = 1'-0"



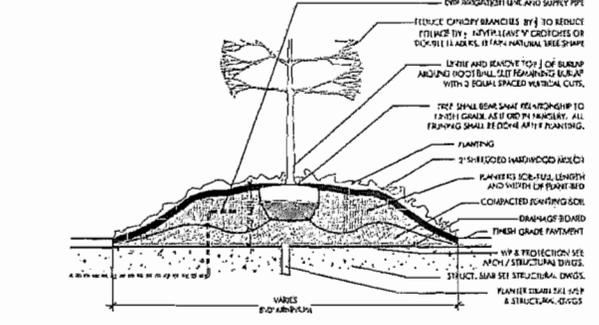
06 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



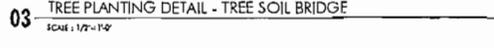
02 TREE PLANTING DETAIL - L.I.D. TREE BOX - 8' AMENITY PANEL
SCALE: 1/2" = 1'-0"



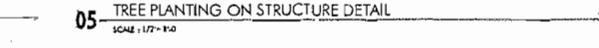
07 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"



08 GROUND COVER PLANTING DETAIL
SCALE: 1/2" = 1'-0"



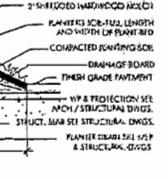
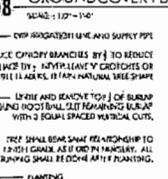
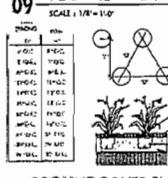
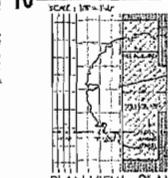
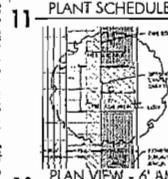
03 TREE PLANTING DETAIL - TREE SOIL BRIDGE
SCALE: 1/2" = 1'-0"



05 TREE PLANTING ON STRUCTURE DETAIL
SCALE: 1/2" = 1'-0"

PLANT SCHEDULE FOR D2A BUILDING FDP - ALL LEVELS

Plant Name	Quantity	Notes
...



LANDSCAPE NOTES:

- THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE AIRBORNE TREE COVER REQUIREMENTS. LOCATION, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
- THE LANDSCAPE'S BEAUTY, DESIGN FEATURES, AND DETAILS HAVE CHANGED WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN SUBSTANTIAL CONFORMANCE WITH THIS SCHEDULE.

LANDSCAPE NOTES:

- THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE AIRBORNE TREE COVER REQUIREMENTS. LOCATION, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.
- THE LANDSCAPE'S BEAUTY, DESIGN FEATURES, AND DETAILS HAVE CHANGED WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE AND THE CHARACTER AND QUALITY OF THE FEATURES AND PLANTINGS REMAIN SUBSTANTIAL CONFORMANCE WITH THIS SCHEDULE.

REVISIONS

NO.	DATE	DESCRIPTION
1

DATE: 11/11/2021

PROJECT: D2A BUILDING FDP

SCALE: 1/2" = 1'-0"

L-1.09

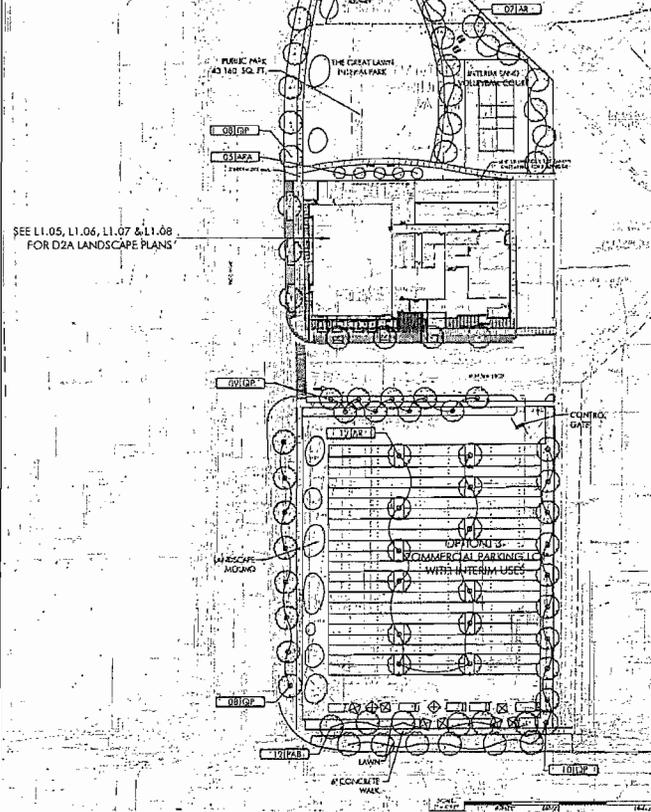
LANDSCAPE NOTES:

1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE APPLICABLE COVER REQUIREMENTS. LOCATION, 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 PLANTING AND PLANTINGS REMAINS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

3. UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.

LANDSCAPE DESIGN LIMITED WITH CONSULTANT URBANISM



01 LANDSCAPE PLAN
SCALE: 1/4" = 40'-0"



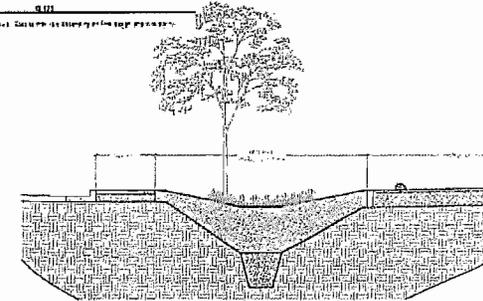
INTERIM PLANT SCHEDULE - OPTION 3

KEY BOTANICAL NAME	COMMON NAME	DB. INCH.	TRUNK DB. INCH.	SPREAD FEET	TREE CANOPY HEIGHT FEET	REMARKS
Colony of Colony Tree	Palmetto	24	18	20	20	3 to 4 trees per mound
Colony of Colony Tree	Colony Palmetto	24	18	20	20	3 to 4 trees per mound
Colony of Colony Tree	Colony Palmetto	24	18	20	20	3 to 4 trees per mound
Colony of Colony Tree	Colony Palmetto	24	18	20	20	3 to 4 trees per mound
TOTAL TO BE PLANTING QUANTITY PROVIDED BY PLANTING						12

NOTE: SEE ALL APPLICABLE REGULATIONS AND SPECIFICATIONS FOR PLANTING. SEE THE CITY OF HOUSTON PLANTING SPECIFICATIONS FOR THE LATEST REVISIONS.



02 LANDSCAPE MOUND - TYPICAL
SCALE: 1/2" = 1'-0"



03 BIOSWALE
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

CLIENT: [Name]

PROJECT: [Name]

LOCATION: [Address]

DATE: [Date]

SCALE: [Scale]

LANDSCAPE PLAN FOR AREA - OPTION 3

L-1.13

AGREEMENT

THIS AGREEMENT is made and entered into this 12 day of February, 2013, by and between GEORGELAS GROUP, LLC, and GD SPRING HILL METRO, LLC, and GDM SPRING HILL STATION, LLC (collectively, the "Landowners"), and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic, acting in its proprietary and not in its regulatory capacity (the "Board").

WHEREAS, the Georgelas Group, LLC, is the contract purchaser of real property identified as Fairfax County Tax Map ("Tax Map") Nos. 29-3((1)) parcel 57G and 29-1((1)) parcel 18C; GD Spring Hill Metro, LLC, is the contract purchaser of real property identified as Tax Map No. 29-1((1)) parcel 57; and GDM Spring Hill Station, LLC, is the contract purchaser of real property identified as Tax Map No. 29-3((1)) parcel 54A (such parcels are collectively referred to herein as the "Landowners' Properties"); and

WHEREAS, the Board is the owner of real property identified as Tax Map Number 29-3((1)) parcel 57B (the "Board's Property"); and

WHEREAS, the Landowners and the Board have agreed to certain proffered commitments ("Proffers") in connection with Rezoning Application RZ 2010-PR-014-D (the "Rezoning Application"); which relate to the development depicted on the Spring Hill Station Demonstration Project Part D Conceptual Development Plan ("CDP"); and

WHEREAS, because the Board has signed the Proffers in its proprietary capacity, as owner of the Board's Property, and is also the legislative body charged with acting on the Rezoning Application, the parties hereto desire to enter into this Agreement to clarify that the Proffers shall apply to the Board's Property only upon redevelopment thereof and not prior thereto.

NOW, THEREFORE, in consideration of the premises set out herein and of other good and valuable consideration, the parties hereto agree as follows:

1. If and when the Board redevelops the Board's Property, then the Board shall be responsible for satisfying any and all Proffers that relate to such redevelopment (including, for example, those Proffers that relate to final development plan, site plan and/or building plan submission and/or approval). Prior to such redevelopment of the Board's Property, the Board shall have no obligation to satisfy, or participate in the satisfaction by others, of any of the Proffers associated with the Rezoning Application.

2. The terms of this Agreement shall become null and void at such time, if any, as the Board no longer owns any portion of the Board's Property or in the event that any portion of the Board's Property is redeveloped in accordance with RZ 2010-PR-014-D.

3. The Landowners agree that the Board, in its proprietary capacity, may rely on this Agreement in response to (i) any action undertaken by Fairfax County, in its regulatory capacity, against the Board in a manner that is inconsistent with the terms of this Agreement,

and/or (ii) any claim made by the Landowners that is inconsistent with the terms of this Agreement.

4. Landowners agree that the terms, conditions, and covenants stated in paragraphs 1 through 3 of this Agreement are not personal to the Landowners, but shall be binding upon the Landowners, its/their heirs, personal representatives, successors, and assigns and shall run with the land from and after such time as the Landowners assume ownership of the Landowners' Properties. Toward that end, this Agreement shall be recorded among the land records of Fairfax County, Virginia, immediately after the Landowners assume ownership of the Landowners' Properties.

5. The Georgelas Group, LLC, and its successors shall, upon demand, fully and timely reimburse the Board for any and all costs, fees, and expenses that are incurred by the Board in its proprietary capacity as a property owner to satisfy and/or perform, in whole or in part, any or all of the Proffers, except for those Proffers that the Board has agreed to satisfy and/or perform in paragraph 1 of this Agreement. This obligation is personal to the Georgelas Group, LLC, and its successors and shall not run with the land.

6. This Agreement shall constitute the entire agreement between the parties as to the matters set forth herein, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon the parties except to the extent incorporated in this Agreement. This Agreement may only be amended in a writing signed by all of the parties hereto. The obligations in this Agreement are not assignable by any of the parties.

WITNESS the following signatures and seals.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GEORGELAS GROUP, LLC

By:  (SEAL)
Theodore J. Georgelas
Its: Manager

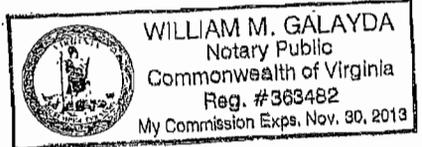
State of VA

County of Fairfax, to wit:

The foregoing instrument was acknowledged before me by Theodore J. Georgelas, on this 12 day of February 2013.

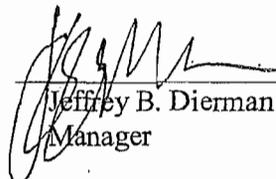

Notary Public

My Commission Expires: 11/30/13



GD SPRING HILL METRO, LLC

By:  (SEAL)
Theodore J. Georgelas
Its: Manager

By:  (SEAL)
Jeffrey B. Dierman
Its: Manager

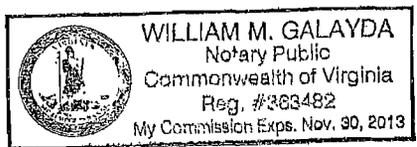
State of VA

County of Fairfax, to wit:

The foregoing instrument was acknowledged before me by Theodore J. Georgelas and Jeffrey B. Dierman on this 12 day of FEBRUARY 2013.

[Signature]
Notary Public

My Commission Expires: 11/30/13



GDM SPRING HILL STATION, LLC

By: [Signature] (SEAL)
Theodore J. Georgelas
Its: Manager

By: [Signature] (SEAL)
Jeffrey B. Dierman
Its: Manager

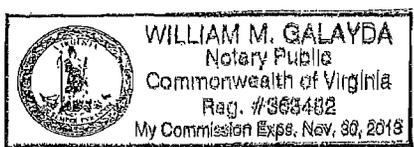
State of VA

County of Lester, to wit:

The foregoing instrument was acknowledged before me by Theodore J. Georgelas and Jeffrey B. Dierman on this 12 day of FEBRUARY 2013.

[Signature]
Notary Public

My Commission Expires: 11/30/13



BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA

By: Edward L. Long Jr.
Edward L. Long Jr.
Its: County Executive

State of VIRGINIA

County of FAIRFAX, to wit:

The foregoing instrument was acknowledged before me by Edward L. Long Jr., County Executive, on this 12TH day of FEBRUARY 2013.

Jo Ann Havach
Notary Public

My Commission Expires: JULY 31, 2016



Jo Ann Havach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #178038
My Commission Expires
July 31, 2016



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2010-PR-014-D
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

50 2011

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.

I (We), Georgelas Group LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-7, I-5, H-C, SC District to the PTC, H-C, SC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP (X) FDP () CDPA () FDPA ()

LEGAL DESCRIPTION:

Metes and Bounds - See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-1	((1))		18C	9.86 acres
29-3	((1))		54A, 57, 57B, 57G	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8590 Leesburg Pike, 1556, 1560 Spring Hill Road; 8501 Tyco Road, N/A

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Leesburg Pike (Rt 7), north of Spring Hill Road (Rte. 684) and south of Tyco Rd (Rt 3888).

PRESENT USE: Vehicle Sales and service establishment, industrial, office, public facility **PROPOSED USE:** Mixed-Use

MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** H-C, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh

Type or Print Name
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
 2200 Clarendon Blvd., 13th Fl., Arlington, Virginia 22201
Address

MD Walsh

Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile) _____
Telephone Number

Please provide name and telephone number of contact if different from above:
Elizabeth D. Baker 703-528-4700

DO NOT WRITE BELOW THIS SPACE RZ 2011-0304

Date application accepted: 1/9/2012 Virginia Puffer Fee Paid \$ _____
 110



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2010-PR-014-D
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

JUN 20 2011

Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Georgelas Group LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-7, I-S, H-C, SC District to the PTC, H-C, SC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP (X) FDP () CDPA () FDPA ()

LEGAL DESCRIPTION:

Metes and Bounds - See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-1	((1))		18C	9.86 acres
29-3	((1))		54A, 57, 57B, 57G	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8590 Leesburg Pike, 1556, 1560 Spring Hill Road; 8501 Tyco Road, N/A

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Leesburg Pike (Rt 7), north of Spring Hill Road (Rte. 684) and south of Tyco Rd (Rt 3888).

PRESENT USE: <u>Vehicle Sales and service establishment, industrial, office, public facility</u>	PROPOSED USE: <u>Mixed-Use</u>
MAGISTERIAL DISTRICT: <u>Providence</u>	OVERLAY DISTRICT (S): <u>H-C, SC</u>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh

Type or Print Name
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., 13th Fl., Arlington, Virginia 22201

Address

MD Walsh

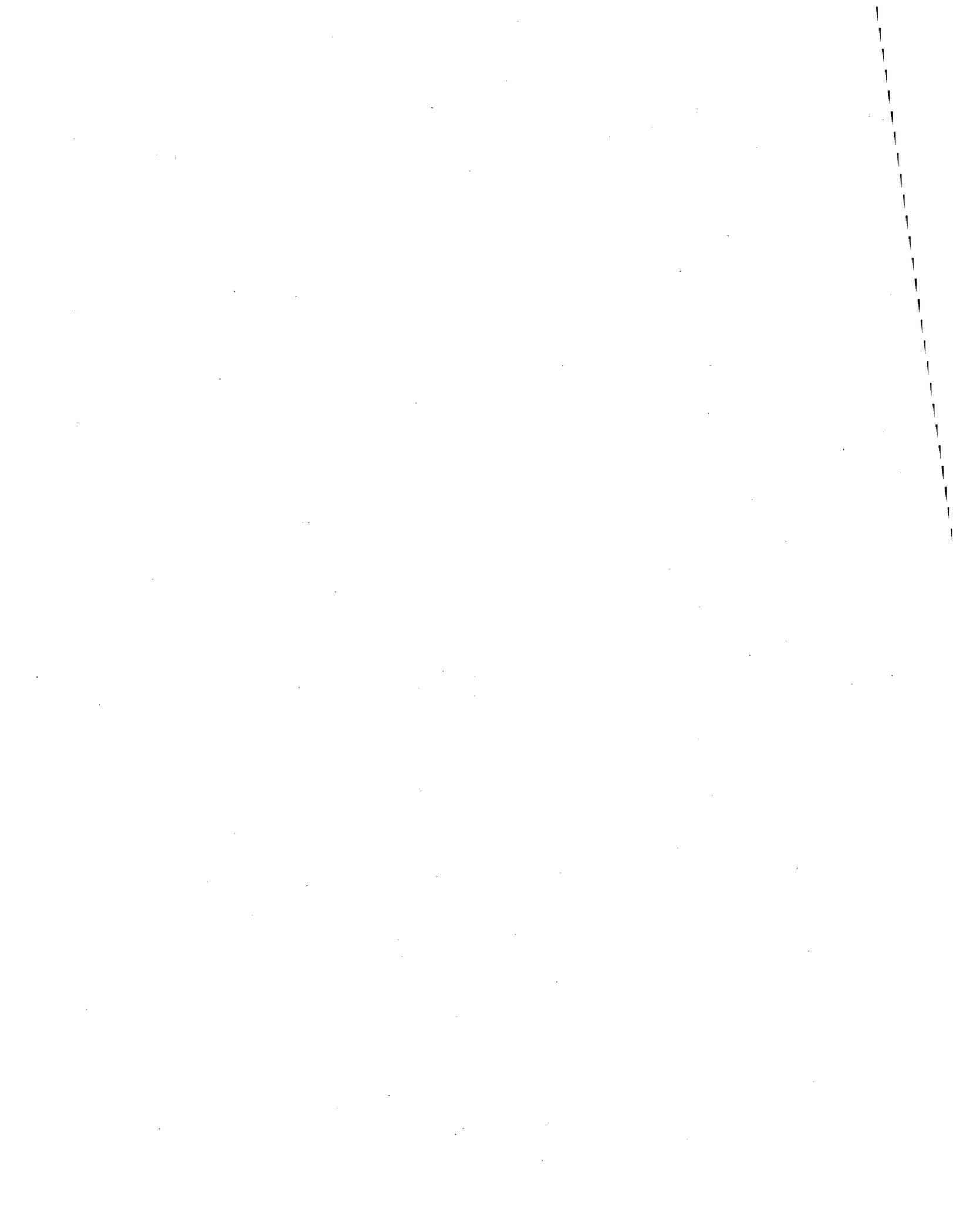
Signature of Applicant or Agent

(Work) (703) 528-4700 **(Mobile)** _____
Telephone Number

Please provide name and telephone number of contact if different from above:
Elizabeth D. Baker 703-528-4700

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 1/9/2012 Virginia Puffer Fee Paid \$ RZ Zell-0304





COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcountv.gov/dpz/zoning/applications

APPLICATION No: FDP 2010-PR-014D
 (Assigned by staff)

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Georgelas Group LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP ()	FDP (X)	CDPA ()	FDPA ()
-----------------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

N/A				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-3	((1))		54A	3.52 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8590 Leesburg Pike

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Eastern quadrant of the intersection of Leesburg Pike (Rte 7) and Tyco Rd (Rte 3888).

PRESENT USE: Commercial Retail	PROPOSED USE: Mixed-Use
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): H-C, SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh

MD Walsh

Type or Print Name

Signature of Applicant or Agent

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

(Work) (703) 528-4700

(Mobile)

Address

Telephone Number

Please provide name and telephone number of contact if different from above:

Elizabeth D. Baker 703-528-4700

FDP 2012-0132

DO NOT WRITE BELOW THIS SPACE

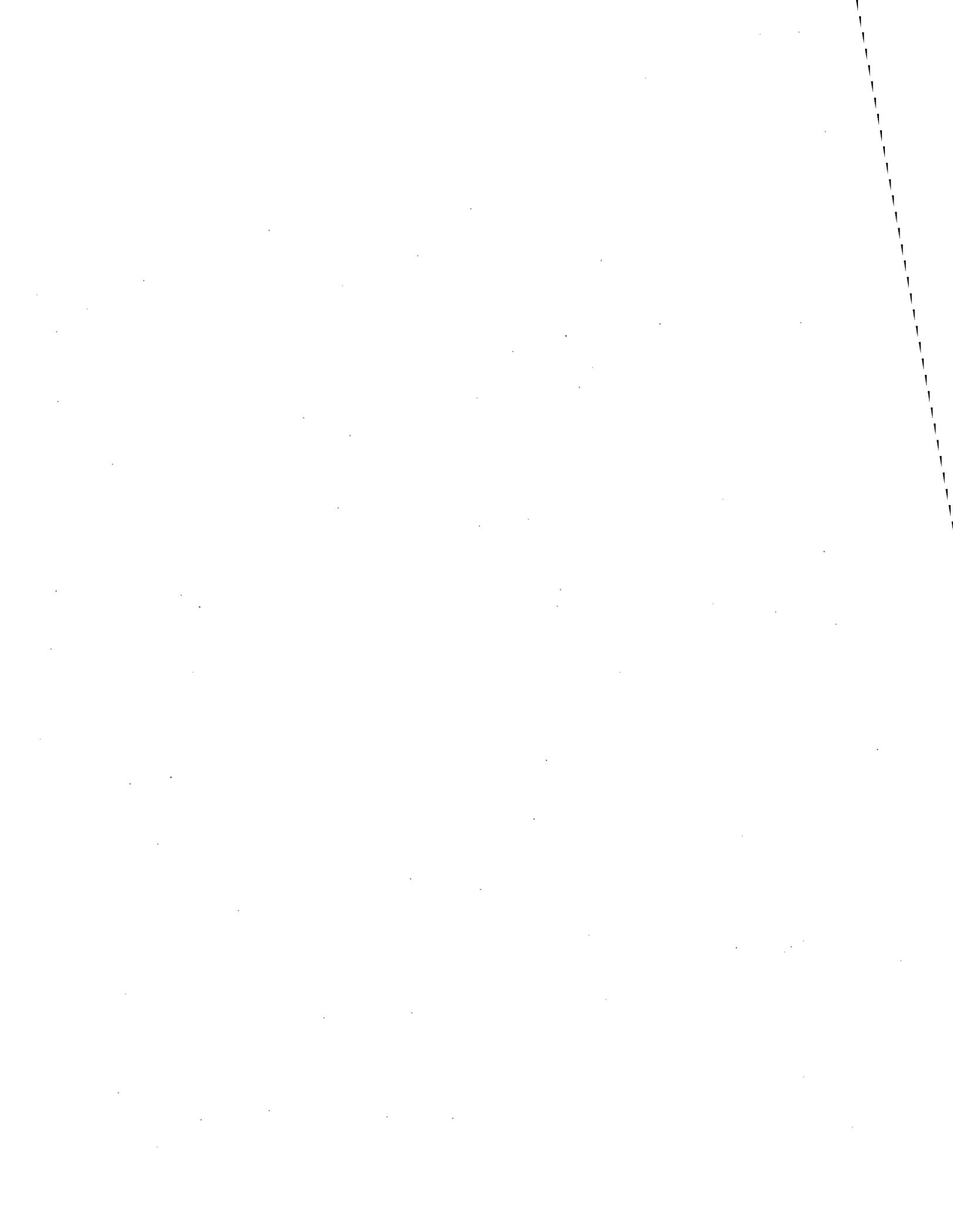
Date application accepted:

8/14/12

Virginia Ruffner

Fee Paid

\$ 15,380.00



RZ 2010-PR-014D

Zoning Application Closeout Summary Report

Printed: 4/18/2013

General Information

APPLICANT: GEORGELAS GROUP LLC
DECISION DATE: 02/12/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: TRACY STRUNK
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON FEBRUARY 12, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2010-PR-014D ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO PROFFERS DATED FEBRUARY 7, 2013. THE BOARD ALSO APPROVED CONCURRENT RZ 2010-PR-014E, SUBJECT TO PROFFERS DATED FEBRUARY 7, 2013. THE PLANNING COMMISSION HAD PREVIOUSLY APPROVED CONCURRENT FDP 2010-PR-014D ON FEBRUARY 7, 2013 SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 7, 2013.

APPLICATION DESCRIPTION:
 MIXED-USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
I-5	5.34 ACRES	PTC	5.34 ACRES	PTC	4.52 ACRES
C-7	4.52 ACRES	PTC	4.52 ACRES	PTC	5.34 ACRES

Tax Map Numbers

0293 ((01)) ()0054 A 0293 ((01)) ()0057 B 0291 ((01)) ()0018 C 0293 ((01)) ()0057 0293 ((01)) ()0057 G

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	2035	9.86 ACRES		407			
ESTAB/USE							
HOTEL/MOTL							
OFFC/GENRL							
TOTALS	2,035			407			

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

4/18/2013

Approved Proffers

PROFFER STATEMENT DATE: 02-07-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	N/A	\$0	01-01-0001
PARKING GARAGES	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (DEMOLISH / REPLACE)	01-01-0001	0	N/A	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - BOS	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
SIGHT DISTANCE	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
FIRE STATION	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (RETAIN)	01-01-0001	0	N/A	\$0	01-01-0001
BUILDING FOOTPRINT	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
TRANSIT FACILITIES (RAIL / BUS)	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
RETURN PLANS FOR REVIEW (PC / BOS, ETC)	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
EXTEND / CONNECT PUBLIC STREETS	01-01-0001	0	N/A	\$0	01-01-0001
ANCILLARY EASEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
ANTENNAS	01-01-0001	0	N/A	\$0	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
INTERIM USE	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
ROAD FUNDS	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
FACILITY IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
CONDEMNATION - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001

4/18/2013

FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN GUIDELINES (PRIVATE)	01-01-0001	0	N/A	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
HOA CONTRIBUTION FOR MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$9,378	01-01-0001

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 02-07-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
ADVANCED DENSITY CREDIT	01-01-0001	0	N/A	0	01-01-0001
VEHICLE RENTAL RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
ARCHITECTURE - OTHER	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001

4/18/2013

FDP 2010-PR-014D

Zoning Application Closeout Summary Report

Printed: 4/18/2013

General Information

APPLICANT: GEORGELAS GROUP LLC
DECISION DATE: 02/07/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: TRACY STRUNK
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON FEBRUARY 7, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2010-PR-014D ON A MOTION BY COMMISSIONER LAWRENCE SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 7, 2013 AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2010-PR-014D.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PTC	3.52 ACRES

Tax Map Numbers

0293 ((01)) ()0054 A

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	436	3.52 ACRES		87			
RETAIL/EST					461,148	2.95	3.52 ACRES
TOTALS	436			87			

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

4/18/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 02-07-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
ADVANCED DENSITY CREDIT	01-01-0001	0	N/A	0	01-01-0001
VEHICLE RENTAL RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
ARCHITECTURE - OTHER	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001

4/18/2013