



APPLICATION ACCEPTED (RZ 2011-HM-032) November 29, 2011  
APPLICATION ACCEPTED (FDP 2011-HM-032): May 15, 2013  
PLANNING COMMISSION: July 31, 2013  
BOARD OF SUPERVISORS: September 24, 2013  
@ 3:30 pm

# County of Fairfax, Virginia

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July 17, 2013

## STAFF REPORT

**RZ/FDP 2011-HM-032**

**HUNTER MILL DISTRICT**

**APPLICANT:** Tysons West Residential LLC and JBG/Tysons Hotel LLC

**EXISTING ZONING:** *I-5, C-7, HC and SC*

**PROPOSED ZONING:** *PTC, HC and SC*

**PARCEL(S):** 29-1 ((1)) 10D, 29-3 ((20)) C2, C3

**ACREAGE:** 16.02

**FAR/DENSITY:** *RZ 2011-HM-032:* 2.75 FAR (max. 669 dwelling units)  
**(includes density credit)** *FDP 2011-HM-032:* 1.66 FAR (max. 400 dwelling units)

**PLAN MAP:** Transit Station Mixed Use and Residential Mixed Use

### PROPOSAL:

This Tysons West application proposes a mixed-use, transit-oriented development located adjacent to the westernmost Metrorail stop in Tysons (known as the Spring Hill Station) to augment the existing development which consists of the Sheraton Tysons Premiere Hotel and the Wal-mart which is a redevelopment of the former Moore Cadillac dealership parking garage. The remainder of the site is now surface parking lots which would be ultimately replaced by three new buildings—one approximately 6

story residential building (Building C) and two higher 20 story towers (Buildings A and B) on a shared parking podium.

*FDP 2011-HM-032*: Final Development Plan shows the existing Wal-mart, the hotel (and some of the proposed changes to it) and the lower rise residential building (Building C) at a height of 85 feet. The FDP is filed on the entire on the entire rezoning parcel.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2011-HM-032, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-HM-032, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2011-HM-032.

Staff recommends approval of the following modifications and waivers for RZ 2011-HM-032:

- Waiver to allow the use of underground stormwater management and best management practices in a residential development (6279-WSWD-001-1).
- Waiver/Modification of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet; as may be indicated on the FDP to screen mechanical equipment.
- Waiver of maximum fence height from seven to fourteen feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas as identified on the FDP.
- Modification of requirement of a minimum distance of forty feet for loading space in proximity to drive aisles, to that as demonstrated on a CDP or FDP.
- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Modification of Sect. 7-800 of the PFM to allow the use of tandem parking spaces and valet services to be counted as required parking (as permitted by the PTC District regulations).



- Modification of Zoning Ordinance requiring a final development plan as prerequisite to a site plan for public improvements plans associated with public roadway, infrastructure or park spaces.
- Waiver of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the plans.
- Waiver of the service drive along Leesburg Pike
- Waiver to allow establishment of parking control, signs and parking meters along private streets within the development.
- Waiver 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;
- Modification of PFM minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the plans.
- Modification to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.
- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

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



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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

**Suzanne Lin** X:\DPZ\Tysons-Core\CASES\Promenade at Tysons RZ 2011-HM-032\Staff Report\Final Staff Report.docx



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

# Rezoning Application

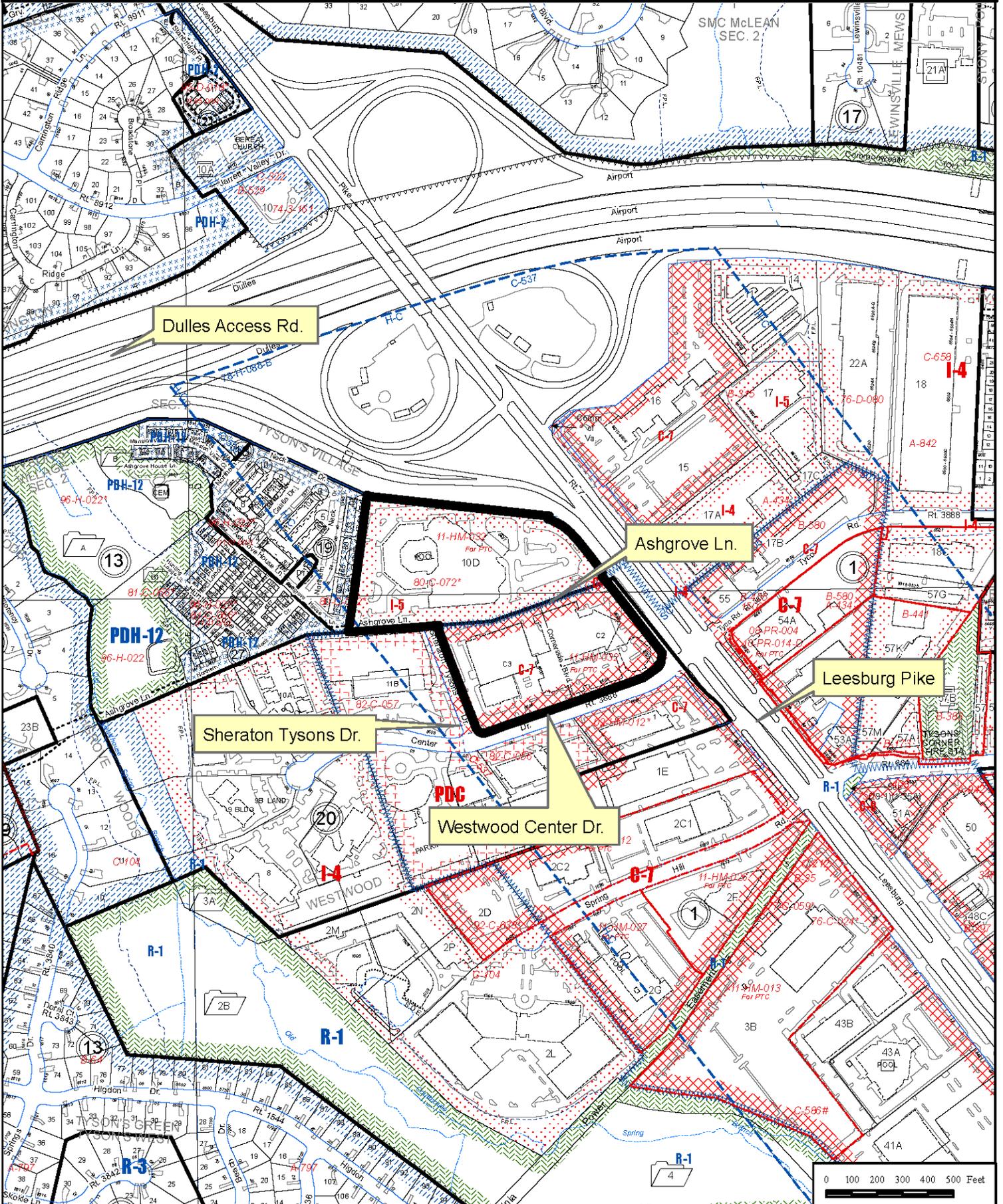
RZ 2011-HM-032

TYSONS WEST RESIDENTIAL, L.L.C.  
AND JBG/TYSONS HOTEL, L.L.C.

# Final Development Plan

FDP 2011-HM-032

TYSONS WEST RESIDENTIAL, L.L.C.  
AND JBG/TYSONS HOTEL, L.L.C.



# Final Development Plan

FDP 2011-HM-032

Applicant: TYSONS WEST RESIDENTIAL, L.L.C.  
AND JBG/TYSONS HOTEL, L.L.C.

Accepted: 5/15/2013

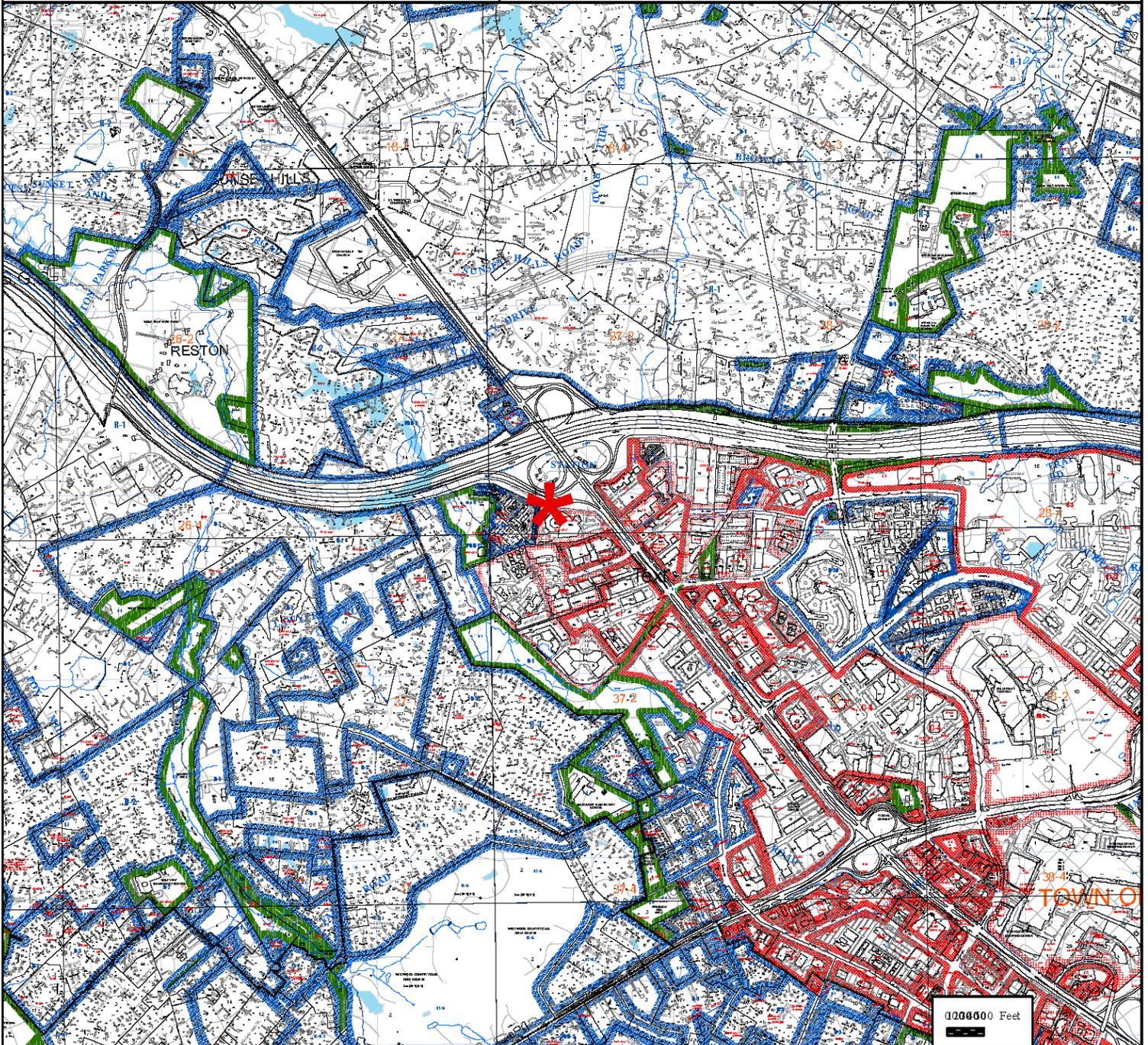
Proposed: FINAL DEVELOPMENT PLAN FOR  
RZ 2011-HM-032



Area: 16.02 ACRES OF LAND; DISTRICT-  
HUNTER MILL

Located: NORTHWEST QUADRANT OF THE INTERSECTION  
OF LEESBURG PIKE & WESTWOOD CENTER DRIVE

Zoning: PTC  
Overlay Dist: HC, SC  
Map Ref Num: 029-1/1/ /0010D  
029-3/1/ /0001B  
029-3/20/ 000C1



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# TYSONS WEST

## RZ 2011-HM-032

# CONCEPTUAL DEVELOPMENT PLAN

### HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

JUNE 30, 2011  
 OCTOBER 21, 2011  
 SEPTEMBER 21, 2012  
 JANUARY 3, 2013  
 MARCH 11, 2013  
 MAY 10, 2013  
 JUNE 12, 2013



**TAX MAP/VICINITY MAP**  
SCALE: 1" = 500'

**APPLICANT**

TYSONS WEST RESIDENTIAL, LLC  
 AND  
 JBG/TYSONS HOTEL, LLC  
 4445 WILLARD AVENUE  
 SUITE 700  
 CHEVY CHASE, MARYLAND 20815  
 JAY KLUG  
 (301) 657-0700

**APPLICANT'S REPRESENTATIVE**

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC  
 2200 CLARENDON BOULEVARD, 13TH FLOOR  
 ARLINGTON, VIRGINIA 22201  
 MARTIN D. WALSH, ESQ & ELIZABETH D. BAKER  
 (703) 528-4700

**ARCHITECTS**

HORD COPLAN MACHT INC. 225 REINEKERS LANE SUITE 205 ALEXANDRIA, VIRGINIA 22314 JOE SCHNEIDER (571) 388-7761	MV+A ARCHITECTS 7910 WOODMONT AVENUE SUITE 1250 BETHESDA, MARYLAND JIM VOELZKE (301) 654-2454
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**ENGINEER**

VIKA INC.  
 8180 GREENSBORO DRIVE, SUITE 200  
 TYSONS, VIRGINIA 22102  
 P. CHRISTOPHER CHAMPAGNE, PE, LEED AP+  
 (703) 442-7800

**LANDSCAPE ARCHITECT**

LANDDESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 MATTHEW V. CLARK, RLA  
 (703) 549-7784

**TRANSPORTATION**

WELLS AND ASSOCIATES, INC  
 1420 SPRING HILL ROAD  
 SUITE 610  
 TYSONS, VIRGINIA 22102  
 KEVIN R. FELLIN, PE  
 (703) 917-6620



## CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.  
 29-1 ((I)) 10D, 29-3 ((20)) C2, 29-3 ((20)) C3



**NOTES**

- THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-1 ((1)) PARCEL 10D, 29-3 ((20)) PARCEL C2, 29-3 ((20)) PARCEL C3. THE PROPERTY IS CURRENTLY ZONED I-5, C-7, HC & SC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM I-5, C-7, HC & SC TO PTC, HC & SC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP. TYSONS WEST RESIDENTIAL, LLC IS THE OWNER OF PARCELS 1B & C1. JBG/TYSONS HOTEL, LLC IS THE OWNER OF PARCEL 10D.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIK A, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIK A, INC.
- THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPs, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C-10 THRU C-14. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE PROPERTY.
- THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS AND IS ALSO SUBJECT TO MARKET TIMING.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN SO LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FINAL DEVELOPMENT PLAN.
- THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FDP WITHOUT THE NEED TO AMEND THE CONCEPT DEVELOPMENT PLAN SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; THE MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MINIMUM AND MAXIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.
- THIS PLAN PROPOSES NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE. WESTWOOD CENTER DRIVE WILL HAVE A DEDICATION ADJACENT TO THE PROPERTY.
- THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA AND MIX OF USES.
- PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, SPECIAL EXCEPTION OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
- DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING AND/OR POP UP RETAIL IN AREAS OF FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES, AND AS NOTED IN THE PHASING PLAN.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP AS NOTED ON THE TABULATIONS ON SHEET C-2A.
- MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY PER SECTION 16-403 PARAGRAPH 4 OF THE ZONING ORDINANCE.
- THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
- SITE AMENITIES, FEATURES AND FURNISHINGS AND QUALITY OF FURNISHINGS AMENITIES REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, PLAZAS, WALKWAYS, TRELLISES, FENCING, CORNICES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE CDP.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE BASED UPON THE TYSONS ROAD DESIGN STANDARDS.
- THE EXISTING 22-STORY, 3-STORY & 2-STORY HOTEL STRUCTURES (BUILT IN 1985) ARE TO REMAIN; THE EXISTING PHASE 1 BLOCK 1 RETAIL AND OFFICE BUILDING "D" AND THE EXISTING RETRO-FITTED 6-STORY CONCRETE PARKING STRUCTURE PER APPROVED SITE PLAN #6279-SPV-004-E ARE TO REMAIN.
- THE PROPERTY IS LOCATED WITHIN THE HC DISTRICT. THE APPLICANT DOES NOT INTEND TO INCLUDE DRIVE-THRU'S, FINANCIAL INSTITUTIONS WITH DRIVE THRU'S, SERVICE STATIONS OR SERVICE STATION/MINI-MARTS ON THE PROPERTY. FAST FOOD RESTURANTS AND QUICK-SERVICE FOOD STORES MAY BE PROVIDED.
- A WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS ALONG THE EDGE OF THE PROPERTY THAT ABUTS THE TOLL ROAD WAS NOT REQUESTED/NOT REQUIRED AS WE ARE NOT ON THE EDGE OF THE PTC DISTRICT.
- PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 2.
- CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL, FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN
- THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
- ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
- A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
- ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
- ALL LANE USE DEPICTED ON THE CDP(EX., INTERIM, AND/OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDP.
- THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FDP AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON IN THE CDP PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETScape SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

**ZONING ORDINANCE WAIVERS/  
MODIFICATIONS REQUESTED**

ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

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

ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

- APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SHEET S-5 AND S-5A. SPECIFIC AREAS INCLUDE:
  - TO ALLOW A REDUCED BUILDING ZONE ON WESTWOOD CENTER DRIVE TO PERMIT INSTALLATION OF PARALLEL PARKING ADJACENT TO EXISTING PHASE 1 BLOCK 1 BUILDING "D".
  - TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF ASHGROVE LANE ADJACENT TO THE EXISTING HOTEL BUILDING "E".
  - TO ALLOW A REDUCED STREETScape IN THE IMMEDIATE AREA OF THE EXISTING HOTEL BUILDING "E" ON CORNERSIDE BOULEVARD.
  - TO ALLOW A REDUCED BUILDING ZONE WIDTH FOR A PORTION OF ROUTE 7 ADJACENT TO BUILDING "C".
  - TO ALLOW A PORTION OF REDUCED SIDEWALK WIDTH AND BUILDING ZONE WIDTH FOR A SHORT DISTANCE (+/- 125FT) IN FRONT OF EXISTING PHASE 1 BLOCK 1 BUILDING "D" ON CORNERSIDE BOULEVARD.
  - TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF CORNERSIDE BOULEVARD AND ASHGROVE LANE ADJACENT TO URBAN PLAZA "C"
  - TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF CURB FOR A PORTION OF CORNERSIDE BOULEVARD ADJACENT TO BUILDING "C" AND POCKET PARK D AND TO ALLOW STREET TREES TO BE PLACED IN ABOVE GRADE PLANTER POTS/STRUCTURES FOR AREAS ALONG CORNERSIDE WHERE THE EXISTING UNDERGROUND GARAGE IS TO REMAIN. PLANTER POTS/STRUCTURES WILL BE IN ACCORDANCE WITH THE TYSONS CORNER URBAN DESIGN GUIDELINES.
  - TO ALLOW A REDUCED BUILDING ZONE ON CORNERSIDE BOULEVARD AND PLACEMENT OF THE SIDEWALK AT THE BACK OF THE CURB FOR THE RECONFIGURED CANOPY OF EXISTING BUILDING E.
- IN ACCORDANCE WITH SECTION 6-505 (7) OF THE ZONING ORDINANCE, APPLICANT REQUESTS A WAIVER OF THE REQUIREMENT TO INDICATE OUTDOOR DINING AREAS SPECIFICALLY ON THE CDP AND FDP. OUTDOOR DINING AREAS MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT SITE PLAN.

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

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

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

- APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE FDP.
- APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 800 FT. IN LENGTH.
- PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND OFFICE/COMMERCIAL USE IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP/FDP.
- APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES TO BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP.
- THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECTION 11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.

ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

- APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR EXISTING GARAGES AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARAGRAPH 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. INTERIOR PARKING LOT LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS.
- APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND PARKING ON PRIVATE STREETS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
  - FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETScaPES (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 – SITE PLAN

- APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
- APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
- IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.
- THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
- IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

**PFM WAIVERS/MODIFICATIONS REQUESTED**

- WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 6279-WSWD-001-1)
- MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
- MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.
- MODIFICATION OF SECTION 12-0510 TO PERMIT:
  - REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF 4.5 FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
  - TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
- MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
- WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
- MODIFICATION OF SECTION 12-0601.1B 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 CDP AND AS PROFFERED.
- MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

**THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 11 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.**

- WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.
- A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.

PFM SECTION 6 – STORMWATER AND BMP CODE REQUIREMENTS

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

- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADOQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADOQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
- ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.

**SEE SHEET S-7 AND S-8 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-10A FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.**



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
VIKA INCORPORATED  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
W W W . V I K A . C O M

TYSONS WEST  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SITE NOTES

VIKA REVISIONS

JUNE 12, 2013		
MAY 10, 2013		
MARCH 11, 2013		
JANUARY 3, 2013		
SEPTEMBER 21, 2012		
OCTOBER 21, 2011		
DATE: JUNE 30, 2011		
DES.	ENG	DWN. RMC
SCALE:	N/A	
PROJECT/FILE NO.	V7405A	
SHEET NO.	C-2	

**WORK FORCE HOUSING NOTE:**

WORK FORCE DWELLING UNITS SHALL BE PROVIDED ON-SITE AS OUTLINED IN THE PROFFERS.

**Site Tabulations**

Existing Zoning:	I-5, C-7, HC, SC
Proposed Zoning:	PTC, HC, SC
Site Area:	697,858 SF (16.0206 AC)
Area of Density Credit:	1,333 SF (0.0306 AC)
Total Area for Density Calculations:	699,191 SF (16.0512 AC)
Proposed Right-of-Way Dedication for Ramp w/o Density Credit:	45,864 SF (1.0488 AC)
Total Area for Density Calculations:	653,507 SF (15.0025 AC)

SEE SHEET C-3 FOR DENSITY AREA CREDIT

**Existing Zoning/Uses**

Tax Map ID	Zoning	Land Area (SF)	Existing Use
29-3 ((20)) C2	C-7, HC, SC	138,512	Site plan approved mixed-use (retail and office)
29-3 ((20)) C3	C-7, HC, SC	168,870	Site plan approved mixed-use (retail and office)
29-1 ((1)) 10D	I-5, HC, SC	390,476	Hotel/conference center
Total		697,858	

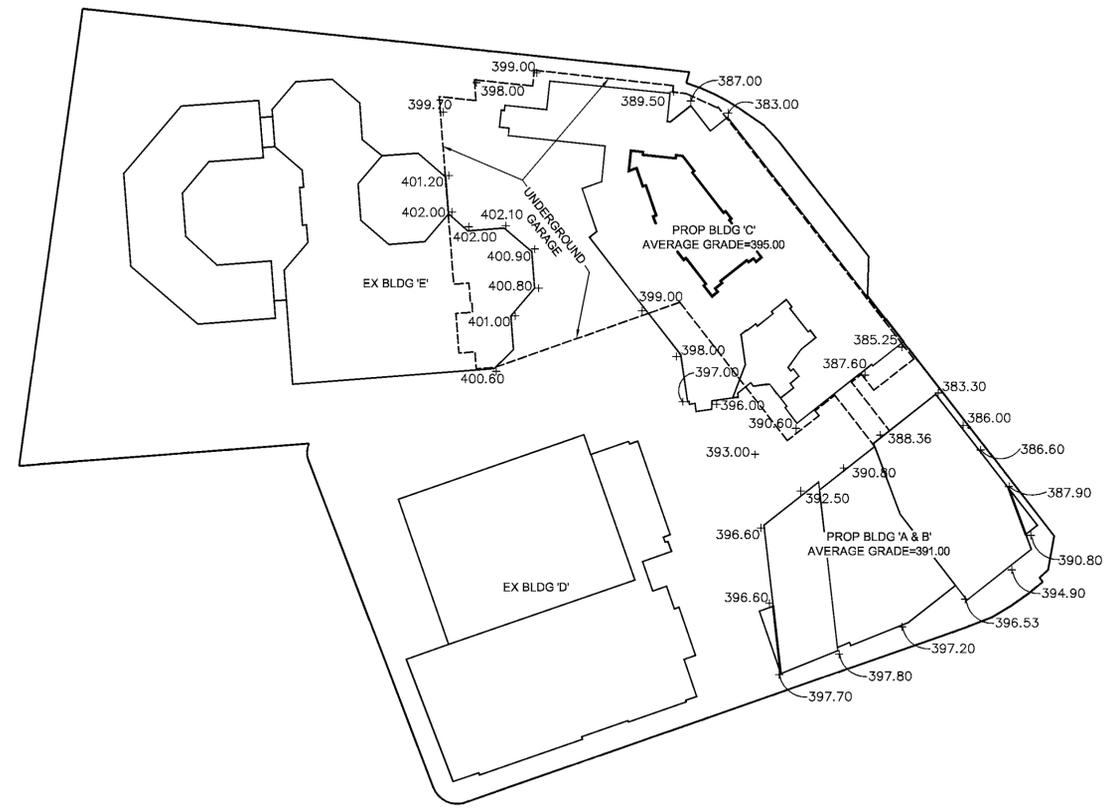
**Land Use Mix and FAR**

Use	GSF	Percentage of Total	FAR
--Office	408,768	23 %	.63
--Retail	253,373	14 %	.39
--Residential	700,000	39 %	1.07
--Hotel	430,820	24 %	.66
<b>TOTAL</b>	<b>1,792,961</b>	<b>100 %</b>	<b>2.75</b>

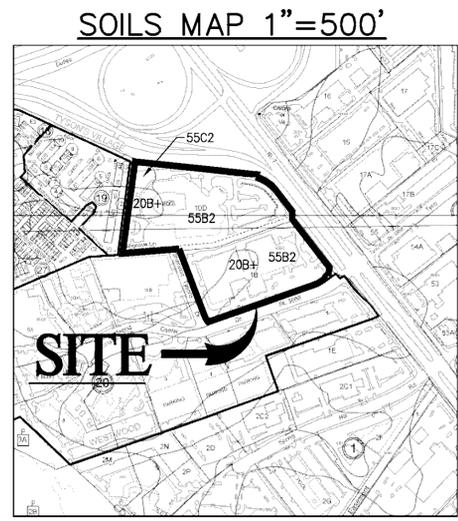
Calculations of FAR are based the maximum GFA proposed and an area for density calculation purposes of 653,507 square feet.

**Intensity Tiers and FAR**

Intensity Tiers	Area Used for Density Calculations	GFA	FAR
1/8 - 1/4 mile	362,274	1,221,141	3.37
1/4 - 1/2 mile	247,213	533,820	2.16
1/2 - 3/4 mile	44,020	38,000	.86
<b>TOTAL</b>	<b>653,507</b>	<b>1,792,961</b>	<b>2.75</b>



**AVERAGE GRADE EXHIBIT 1"=100'**



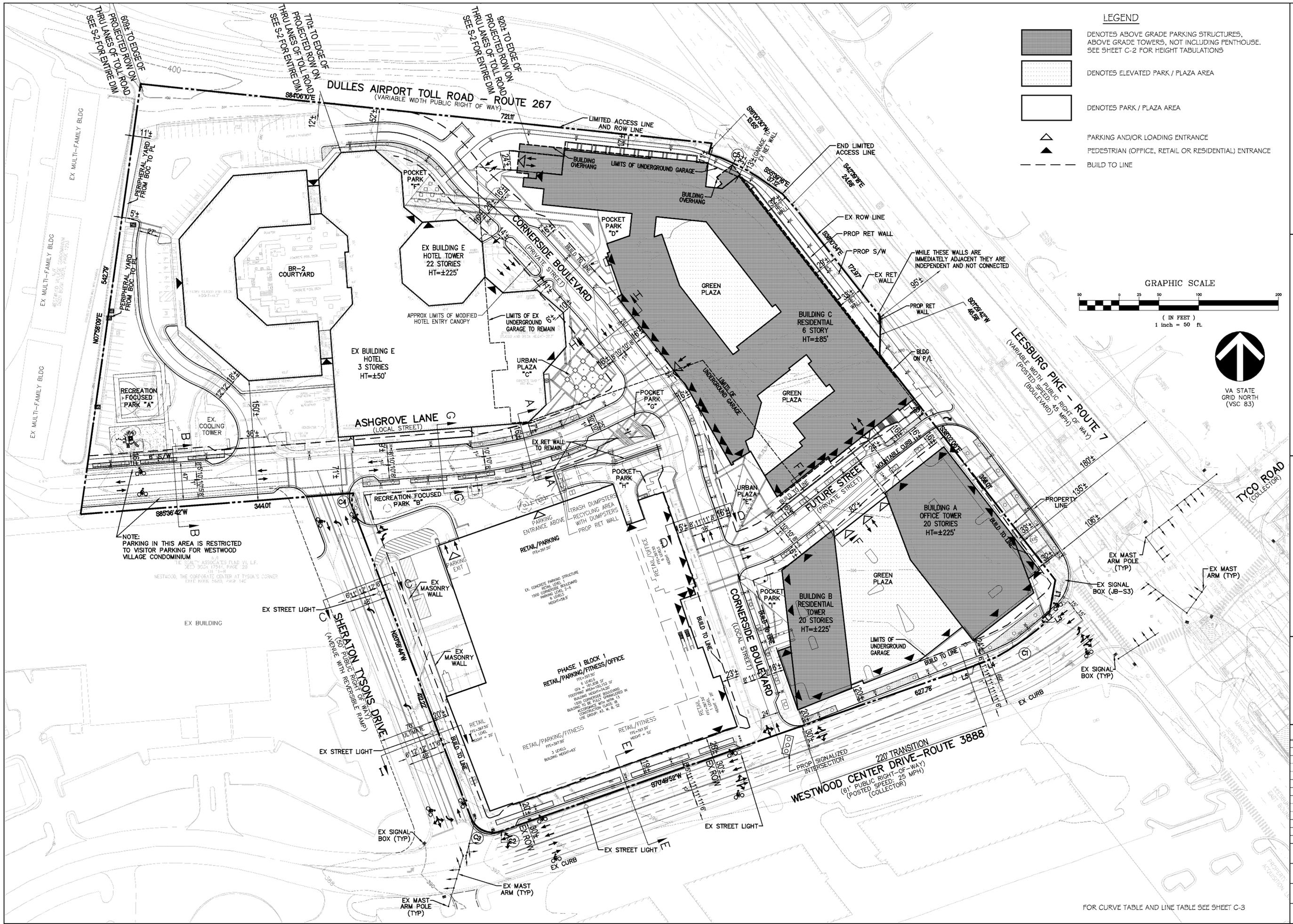
**SOILS MAP 1"=500'**

**DEVELOPMENT TABULATIONS**

Building	Building Height [1]		Range of Stories [2]	Use	Minimum/Maximum m GFA by Use		Minimum/Maximum Building GFA [3]	Dwelling Unit Range [3]	WDUs [4]	Hotel Rooms	Required Parking <1/4 mile [5]		Required Parking 1/4- 1/2 mile [5]		Total Required Parking [5]	Loading Spaces Provided [6]
	Min	Max Shown			Min	Max					Min	Max	Min	Max		
<b>A</b>	160'	225'	14 - 20	Office Retail Public Space	205,000 - 380,000 5,000 - 15,000 0 - 3,500 [7]	<b>210,000 - 395,000</b>					0 0	328 - 760 0 - 60			<b>0 - 820</b>	2
<b>B</b>	160'	250'	14 - 20	Residential Retail Public Space	202,000 - 300,000 8,000 - 35,000 0 - 3,500 [7]	<b>210,000 - 335,000</b>	150 - 269	30 - 54			150 - 269 0	211 - 379 18 - 180			<b>150 - 559</b>	2
<b>C</b>	50'	95'	4 - 8	Residential Retail	275,000 - 400,000 15,000 - 50,000	<b>290,000 - 450,000</b>	275 - 400	55 - 80			182 - 264 0	257 - 372 60 - 270	111 - 163 141 - 205		<b>293 - 847</b>	2
<b>Ex-D</b>		95'	6	Retail Office	153,373 29,768	<b>182,141</b>					0 0	890 58			<b>0 - 948</b>	5
<b>Ex-E</b>		225'	22	Hotel	430,820	<b>430,820</b>				450			0 473		<b>0 - 473</b>	2
<b>TOTALS</b>				Office Residential Retail Hotel Public Space	233,768 - 408,768 477,000 - 700,000 181,373 - 253,373 430,820 3,500 [7]	<b>1,244,983 - 1,792,961</b>	<b>425 - 669</b>	<b>85 - 134</b>	<b>450</b>		<b>332 - 533</b>	<b>1,822 - 2,969</b>	<b>111 - 163</b> <b>614 - 678</b>	<b>443 - 3,646</b>	<b>13</b>	

[1] Building heights shown in the CDP are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building heights are measured from average grade; the average grade is estimated at 395' for Buildings A and B on a common garage and 395' for Building C, but may change with final design. Building heights exclude penthouses. Penthouses may be provided as set forth in Section 2-506 and shall not exceed 30 feet for Buildings A and B and 20 feet for Building C.  
 [2] The ranges of stories shown are conceptual and may be adjusted provided the maximum building heights are not exceeded.  
 [3] The square footage and number of units for individual buildings shown is conceptual. The Applicant reserves the right to transfer square footage and units between buildings provided the maximum building heights and maximum overall site GSF are not exceeded and the minimum GFA and minimum units for an individual building are maintained. (See Proffers.)  
 [4] The number of WDUs to be provided will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines.  
 [5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance. Residential parking was estimated assuming an average mix of 64% 0-1 bedroom units and 36% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicants reserve the right provide more or less parking with each building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.  
 [6] Additional loading spaces may be provided as identified at the time of FDP and/or final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances.  
 [7] 3,500 GFA of Public Space will be provided in Building A or B in compliance with the proffers. In accordance with the Comprehensive Plan, the floor area of a public facility does not count toward a development's allowable GFA and FAR and thus this 3,500 SF is not included in the building or overall GFA or FAR.





**LEGEND**

- DENOTES ABOVE GRADE PARKING STRUCTURES, ABOVE GRADE TOWERS, NOT INCLUDING PENTHOUSE. SEE SHEET C-2 FOR HEIGHT TABULATIONS
- DENOTES ELEVATED PARK / PLAZA AREA
- DENOTES PARK / PLAZA AREA
- PARKING AND/OR LOADING ENTRANCE
- PEDESTRIAN (OFFICE, RETAIL OR RESIDENTIAL) ENTRANCE
- BUILD TO LINE

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

VA STATE GRID NORTH (VSC 83)

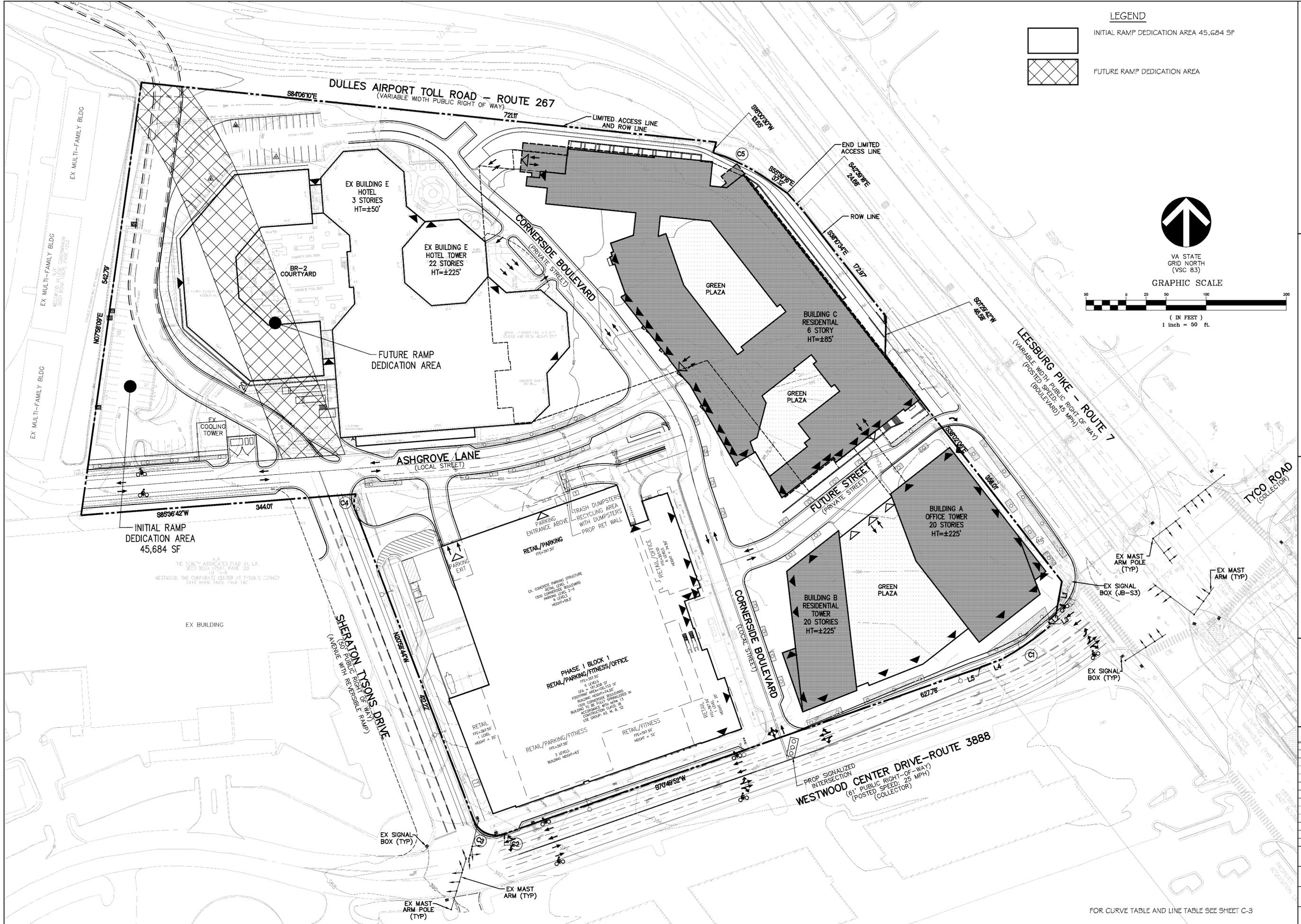
**TYSONS WEST  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

**CONCEPTUAL  
DEVELOPMENT PLAN**

**VIKA REVISIONS**

DATE	DES.	DWN.	RMC
JUNE 12, 2013			
MAY 10, 2013			
MARCH 11, 2013			
JANUARY 3, 2013			
SEPTEMBER 21, 2012			
OCTOBER 21, 2011			
DATE:	JUNE 30, 2011		
DES.	PCC	DWN.	RMC
SCALE:	1"=50'		
PROJECT/FILE NO.	V7405A		
SHEET NO.	C-4		

FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3



**LEGEND**

[Hatched Box] INITIAL RAMP DEDICATION AREA 45,684 SF

[Cross-hatched Box] FUTURE RAMP DEDICATION AREA

VA STATE GRID NORTH (VSC 8.3)

GRAPHIC SCALE

( IN FEET )

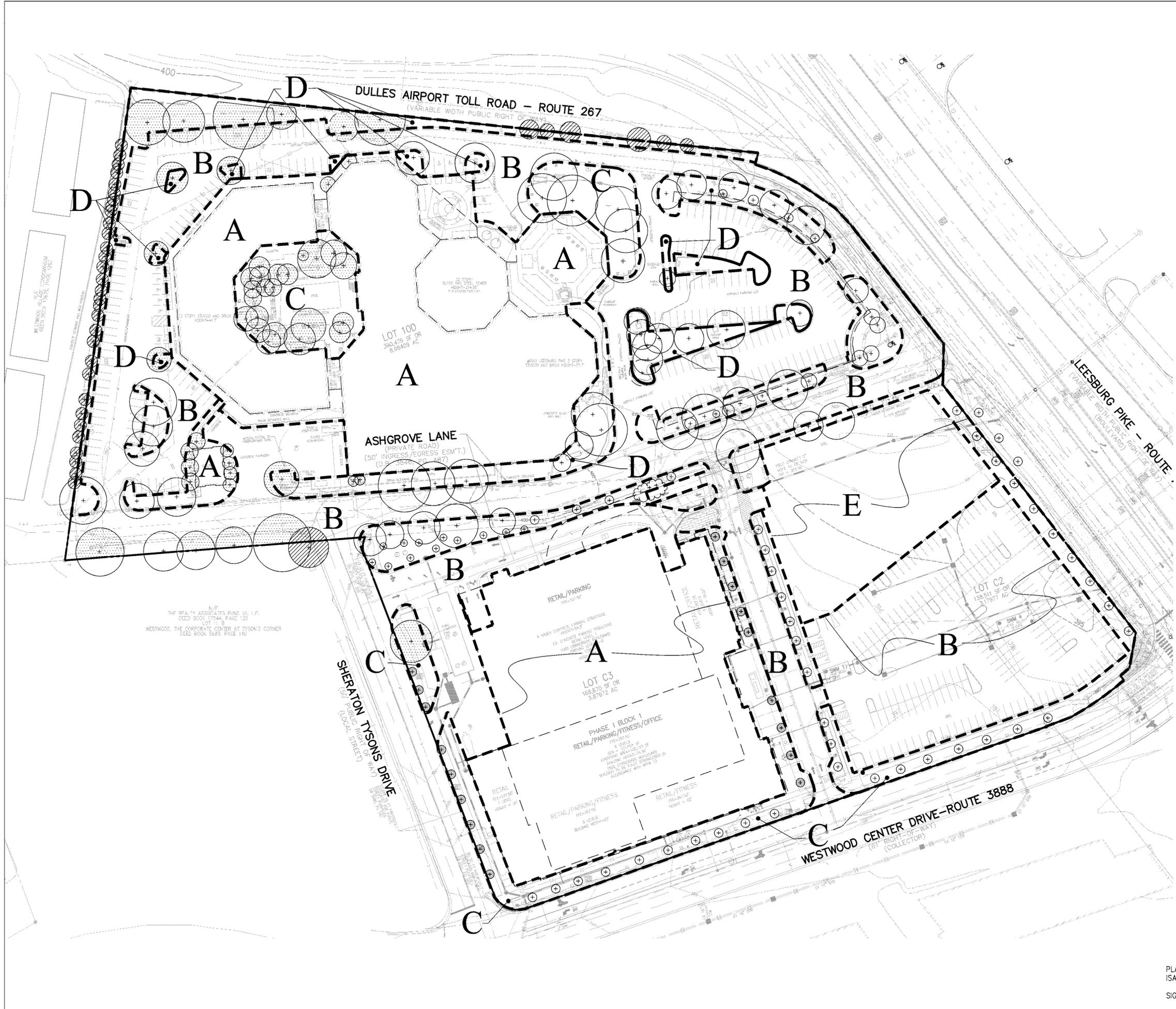
1 inch = 50 ft.

VIKA REVISIONS

DATE:	JUNE 30, 2011
DES:	PCC
DWN:	RMC
SCALE:	1"=50'
PROJECT/FILE NO.:	V7405A
SHEET NO.:	C-4A

JUNE 12, 2013  
MAY 10, 2013  
MARCH 11, 2013  
JANUARY 3, 2013  
SEPTEMBER 21, 2012  
OCTOBER 21, 2011

FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3



VA STATE  
GRID NORTH  
(VSC 83)

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

**LEGEND**



EXISTING TREE(S) TO BE  
PRESERVED AND CREDITED  
TOWARDS TREE CANOPY  
COMPUTATIONS



EXISTING OFF-SITE  
TREE(S) TO BE  
PRESERVED WITH NO  
CREDIT TOWARDS TREE  
CANOPY COMPUTATIONS

THE REALTY ASSOCIATES FUND VII, L.P.  
DEED BOOK 17544, PAGE 120  
LOT 11 'B'  
WESTWOOD, THE CORPORATE CENTER AT TYSON'S CORNER  
DEED BOOK 5680, PAGE 140

SHERATON TYSONS DRIVE  
(LOCAL STREET)  
DULLES AIRPORT TOLL ROAD - ROUTE 267  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ASHGROVE LANE  
(PRIVATE ROAD)  
(50' INGRESS/EGRESS ESM'T.)  
(D.P. 3041, P.C. 1487)

LOT 100  
390,476 SF OR  
8.96409 AC

LOT C3  
168,870 SF OR  
3.81672 AC

PHASE I BLOCK 1  
RETAIL/PARKING/FITNESS/OFFICE  
RETAIL/PARKING/FITNESS  
RETAIL/FITNESS

LOT C2  
138,511 SF OR  
3.17977 AC

WESTWOOD CENTER DRIVE - ROUTE 3888  
(RT RIGHT-OF-WAY)  
(COLLECTOR)

LEESBURG PIKE - ROUTE 28  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
(COLLECTOR)

VKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE:	JUNE 30, 2011
DES.	DWN.
NPK	NPK
SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	C-5

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**EXISTING VEGETATION TABLE – TYSONS WEST**

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED LAND/ MAINTAINED	N/A	221,589 SF (5.09 Ac)	N/A	N/A	DEVELOPED WITH A HIGH RISE HOTEL AND CONFERENCE CENTER.
"B"	DEVELOPED LAND/ MAINTAINED	N/A	281,623 SF (6.47 Ac)	N/A	N/A	ASPHALT PAVEMENT FOR PARKING COMPOUND, TRAVEL LANES AND INTERPARCEL CONNECTION.
"C"	DEVELOPED LAND/ MAINTAINED	EARLY SUCCESSIONAL	16,203 SF (0.37 Ac)	N/A	N/A	GUEST SWIMMING POOL WITH PERIPHERAL AND INTERIOR LANDSCAPED PLAZA AREA AND STREETScape AREAS.
"D"	DEVELOPED LAND / LANDSCAPED GREEN CANOPY	EARLY SUCCESSIONAL WITH SOME SUB-CLIMAX ASPECT	133,463 SF (3.06 Ac)	GOOD	SEE COVER TYPE TABLE	PARKING LOT LANDSCAPING, PERIPHERAL PARKING LANDSCAPING, ADJACENT USE SCREENING AND SITE LANDSCAPING AS PART OF THE OVERALL SITE DEVELOPMENT LANDSCAPING.
"E"	OPEN FIELD	N/A	44,980 SF (1.03 Ac)	N/A	N/A	ROUGH GRADED/SEEDED OPEN FIELD. NO TREES PRESENT.
TOTAL AREA			697,858 SF (16.02 Ac)			

**TYSONS WEST VEGETATION COVER TYPES**

- |   |  |
|---|--|
| Acer palmatum – Japanese Maple              | Ilex opaca – American Holly                          |
| Acer platanoides – Norway Maple             | Magnolia x soulangiana – Saucer Magnolia             |
| Acer rubrum – Red Maple                     | Morus alba – White Mulberry                          |
| Acer saccharinum – Silver Maple             | Picea abies – Norway Spruce                          |
| Cedrus atlantica – Atlas cedar              | Pinus strobus – Eastern White Pine                   |
| Cercus canadensis – Eastern Redbud          | Platanus occidentalis – American Sycamore            |
| Cupressocyparis leylandii – Leyland Cypress | Prunus serrulata 'Kwanzan' – Kwanzan Oriental Cherry |
| Fagus grandifolia – American Beech          | Quercus palustris – Pin Oak                          |
| Lagerstromia indica – Crape myrtle          | Quercus phellos – Willow Oak                         |
| Gleditsia triacanthos – Honeylocust         | Robinia pseudacacia – Black Locust                   |
| Platanus x Acerifolia – London Plane        |  |

**TYSONS WEST EVM NARRATIVE**

**AREA – A:** THIS PORTION OF THE TYSONS WEST RESIDENTIAL IS DEVELOPED AS THOSE BUILDINGS ASSOCIATED WITH A WALMART AND HOTEL SERVICE.

**AREA – B:** THIS PORTION OF THE TYSONS WEST RESIDENTIAL SITE IS DEVELOPED AS THE PARKING COMPOUND AND TRAVEL LANES ASSOCIATED WITH THE WALMART AND HOTEL USES.

**AREA – C:** THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED WITH PLANT MATERIAL INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 2" TO 28" CALIPER TRUNK STEMS. THERE IS A VEGETATION MIX OF DECIDUOUS AND CONIFER PLANT MATERIAL. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – C WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

**AREA – D:** THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED AND HAS PLANT MATERIAL THAT WAS INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS WELL MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 4" TO 28" CALIPER. THIS ON-SITE VEGETATION IS DECIDUOUS, CONIFER AND FLOWERING TREES. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – D WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

**AREA – E:** THIS PORTION OF TYSONS WEST IS AN OPEN FIELD VOID OF SIGNIFICANT VEGETATION. THIS AREA HAS BEEN CLEARED ROUGH GRADED AND SEEDED.

THE TYSONS WEST SITE IS ZONED PTC IN THE TYSONS IMPROVEMENT AREA AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREAS AND VEGETATION WILL BE REMOVED. THEREFORE, THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0507.4.

**Table 12.3 Tree Preservation Target Calculations and Statement**

A	Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) =	96,793	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	14%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	59.6%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	–	

X:\DATA\7000-9000\7405\7405A\CDP 10-yr Canopy Reqs.mxd (2013.06.11).xss\Sheet1 (2)

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
REVISION APPROVED BY: DIVISION OF DESIGN REVIEW				



VIKA VIRGINIA, LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

**TYSONS WEST**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**EXISTING VEGETATION NOTES, CORRESPONDENCE AND TABULATIONS**

**VIKA REVISIONS**

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES. NPK	DWN. NPK

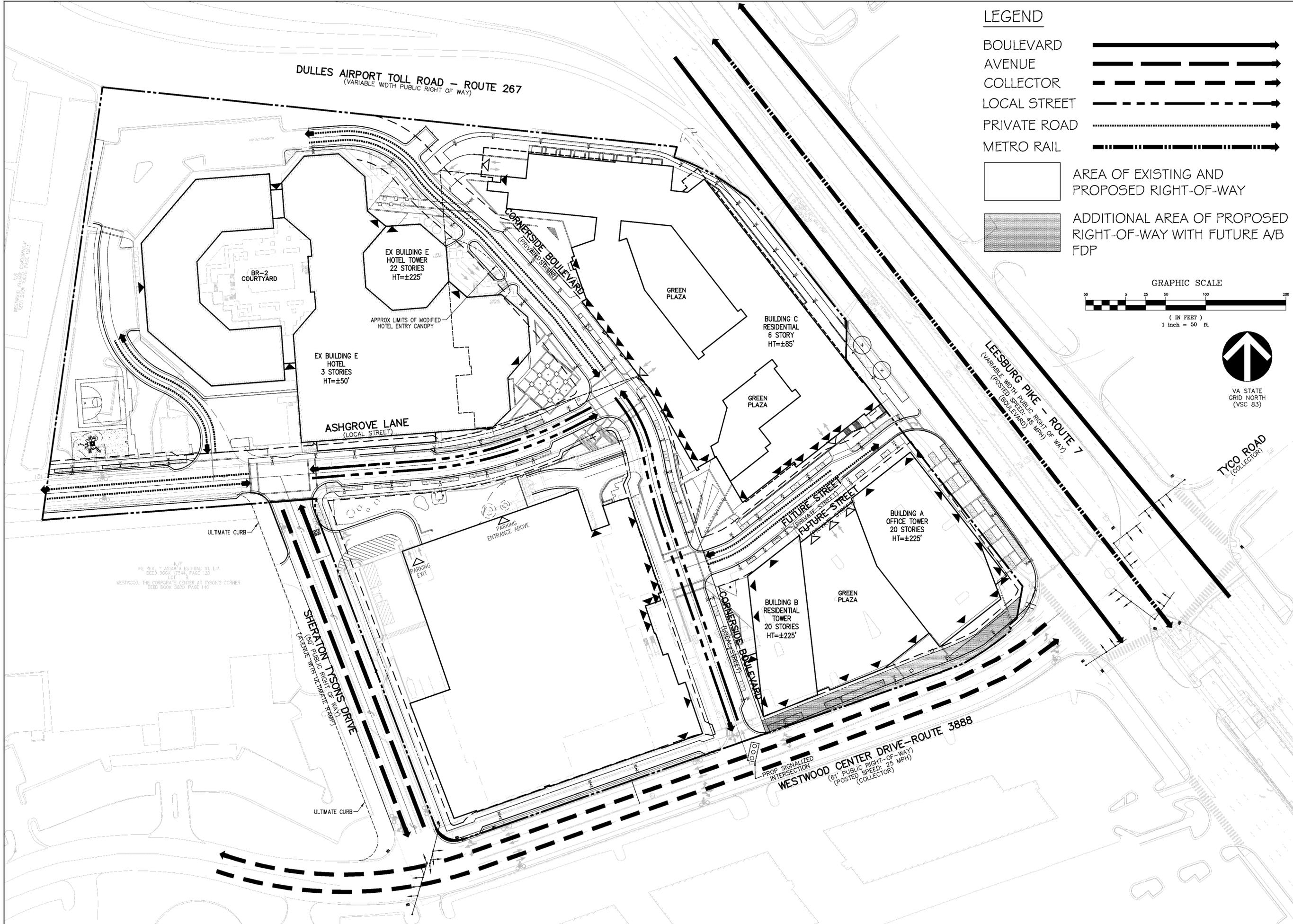
SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-6

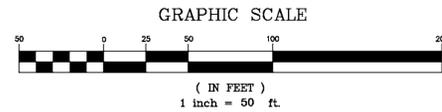
PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
ISA CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



- LEGEND**
- BOULEVARD
  - AVENUE
  - COLLECTOR
  - LOCAL STREET
  - PRIVATE ROAD
  - METRO RAIL

- AREA OF EXISTING AND PROPOSED RIGHT-OF-WAY
- ADDITIONAL AREA OF PROPOSED RIGHT-OF-WAY WITH FUTURE A/B FDP



WESTWOOD, THE CORPORATE CENTER AT TYSON'S CORNER  
DEED BOOK 5025 PAGE 140

**TYSONS WEST  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

**TRAFFIC CIRCULATION  
AND RIGHT-OF-WAY  
PLAN**

V I K A REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE:	JUNE 30, 2011
DES:	DWN.
PCC	RMC
SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	C-7







APPLICATION OVERALL SWM COMPUTATIONS - TYSONS CORNER CONFORMANCE SPREADSHEET

APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

**Tyson's Corner Comprehensive Plan Stormwater Conformance Spreadsheet - Beta Version 4-18-2012**

Site Name: **JBGR - Tysons West Rezoning**

Description: **DA "A" Building C; DA "B" Buildings A&B; DA "C" Building "E"; DA "D" Building "D"**

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

Land Cover Type	Rv Coefficients			
	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land	0.02	0.03	0.04	0.05
Managed Turf (acres)	0.15	0.20	0.22	0.25
Impervious Cover (acres)	0.95	0.95	0.95	0.95
<b>Total</b>				<b>3.64</b>

*\* See the instructions tab for a definition of each land cover type.*

**Land Cover Summary**

Forest / Preserved Open Space (ac) 0.00  
 Weighted Rv (forest) 0.00  
 % Forest 0%  
 Managed Turf (acres) 1.60  
 Weighted Rv (turf) 0.25  
 % Managed Turf 10%  
 Impervious Cover (acres) 14.40  
 Rv (impervious) 0.95  
 % Impervious 90%  
**Total Site Area (acres) 16.00**  
**Site Rv 0.88**

**Rainfall / Runoff Summary**

Target Rainfall to Retain Onsite (inches) 1.0  
 1-inch Rainfall Volume for entire site (cf) **58,080**  
 Volume Not Converted to Runoff (cf) **6,970**  
 1-inch Runoff Volume for entire site (cf) **51,110**

**Runoff Reduction Summary**

Target Runoff Reduction Volume (cf) 51,110  
 Runoff Reduction Volume Achieved (cf) 43,266  
 Total Runoff Volume Retained (cf) 50,236  
 Total Area of Site Captured in a BMP (acres) 13.64

**Conformance with Comprehensive Plan Goal**

Total Site Area Captured by a BMP (%) **85%**

Rainfall Depth Retained Onsite (inches) **0.86**

APPLICATION OVERALL						NEW CONSTRUCTION (BLDG'S A,B,C)					
TOTAL RUNOFF REDUCTION REQUIRED	58,080 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOW HERE)	TOTAL RUNOFF REDUCTION REQUIRED	21,090 CFT		TOTAL RUNOFF REDUCTION PROVIDED	21,009 CFT				
TOTAL RUNOFF REDUCTION PROVIDED	50,236 CFT		TOTAL RUNOFF REDUCTION PROVIDED	21,009 CFT		TOTAL RUNOFF REDUCTION PROVIDED	21,009 CFT				
RAINFALL DEPTH RETAINED ONSITE	0.86 IN		RAINFALL DEPTH RETAINED ONSITE	1.00 IN		RAINFALL DEPTH RETAINED ONSITE	1.00 IN				
SITE AREA	16.00		SITE AREA	5.81		SITE AREA	5.81				

**OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE**

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT APPLICATION DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
SHERATON TYSONS DRIVE (WALMART DA "D")	0.25	0.90	817	1000	1.00	817	0.01	0.04
WESTWOOD CENTER DRIVE (WALMART DA "D")	0.24	0.90	784	1000	1.00	784	0.01	0.04
WESTWOOD CENTER DRIVE (BLDG A&B DA "B")	0.24	0.90	784	1000	1.00	784	0.01	0.04
ROUTE 7 (BLDG A&B DA "B")	0.26	0.90	1830	1700	0.93	1700	0.03	0.08
<b>TOTAL</b>						<b>4700</b>	<b>0.07</b>	<b>0.19</b>

**STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT**

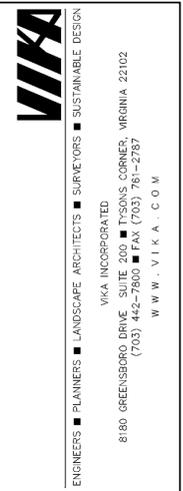
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT APPLICATION DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
BIORETENTION PRACTICES	4.56	0.87	15070	18174	1.28	3705	0.06	0.18
EXTENSIVE GREEN ROOF	1.29	0.95	4448	5619	1.26	1171	0.02	0.06
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.48	0.95	1643	1643	1.00	0	0.00	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.24	0.95	840	689	0.86	-171	0.00	-0.01
INFILTRATION PRACTICES	3.47	0.88	11077	12179	1.10	1102	0.02	0.05
PERVIOUS PAVEMENT/PAVERS	0.25	0.95	862	2169	1.40	345	0.01	0.02
DISCONNECTION TO STORMWATER PLANTERS	2.02	0.95	7552	7414	1.08	447	0.01	0.02
STORMWATER PLANTERS (FOOTPRINT AREA)	0.17	0.95	585	585	1.00	0	0.00	0.00
<b>TOTAL EXCESS VOL</b>						<b>6598</b>	<b>0.12</b>	<b>0.31</b>

**OVERALL APPLICATION BREAKDOWN BY PRACTICE**

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL	TIER
BIORETENTION PRACTICES	0.26 IN	TIER 1
EXTENSIVE GREEN ROOF	0.08 IN	
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.01 IN	
STORMWATER PLANTERS (FOOTPRINT AREA)	0.01 IN	
INFILTRATION PRACTICES	0.19 IN	
PERVIOUS PAVEMENT/PAVERS	0.01 IN	
DRY SWALE	0.02 IN	
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.11 IN	
SOIL AMENITIES	0.01 IN	
STORMWATER PLANTERS	0.13 IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.03 IN	TIER 3
<b>TOTAL</b>	<b>0.86 IN</b>	<b>0.71 IN</b>

**OVERALL APPLICATION BREAKDOWN BY BLOCK**

DRAINAGE AREA	BUILDING /BLOCK	INCHES	PLEASE NOTE: THE WEIGHTED AVERAGE OF DRAINAGE AREAS 'A' AND 'B' (NEW CONSTRUCTION) IS 1 INCH OF RETENTION
A	BUILDING C	0.96	
B	BUILDINGS A/B	1.08	
C	EX BUILDING E	0.96	
D	EX BUILDING D	0.69	



TYSONS WEST HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

VIKA REVISIONS

JUNE 12, 2013  
 MAY 10, 2013  
 MARCH 11, 2013  
 JANUARY 3, 2013  
 SEPTEMBER 21, 2012  
 OCTOBER 21, 2011  
 DATE: JUNE 30, 2011  
 DES. BC DWN. BC  
 SCALE: N/A  
 PROJECT/FILE NO. V7405A  
 SHEET NO. C-10

LOW IMPACT DEVELOPMENT DETAILED SIZING COMPUTATIONS

**Tyson's Corner Urban Bioretention Sizing chart**

APPLICATION DRAINAGE AREA	BIORETENTION AREA - "TP" & "BR"	DA TO TREE PIT (AC.)	Rv	Tv REQUIRED	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL VOLUME PROVIDED (CF)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	REQ'D Vol. MET?	TREATMENT CREDIT RECEIVED	APPLICATION DRAINAGE AREA
DRAINAGE AREA "A"	TP-1 (2 Trees)	0.13	0.95	448	490	144	2	1400	290	1	0.25	0.4	Yes	0.13	DRAINAGE AREA "A"
	TP-2 (4 Trees)	0.33	0.95	1138	1180	400	6	2800	700	1	0.25	0.4	Yes	0.33	
	TP-3 (4 Trees)	0.27	0.87	853	980	288	2	2800	580	1	0.25	0.4	Yes	0.27	
	TP-4 (1 Tree)	0.04	0.95	138	245	72	2	700	145	1	0.25	0.4	Yes	0.04	
	<b>TOTALS=</b>	<b>0.77</b>	<b>2577</b>	<b>2895</b>	<b>904</b>	<b>290</b>	<b>1</b>	<b>0.25</b>	<b>0.4</b>	<b>Yes</b>	<b>0.16</b>				
DRAINAGE AREA "B"	TP-12 (2 Trees)	0.16	0.95	552	616	300	6	1400	290	1	0.25	0.4	Yes	0.16	DRAINAGE AREA "B"
	TP-13 (2 Trees)	0.10	0.95	345	466	180	0	1400	290	1	0.25	0.4	Yes	0.10	
	TP-14 (1 Tree)	0.06	0.87	189	233	95	0	700	145	1	0.25	0.4	Yes	0.06	
	TP-15 (3 Trees)	0.22	0.95	759	775	600	2.5	1800	500	1	0.25	0.4	Yes	0.22	
	TP-16 (3 Trees)	0.28	0.95	966	1166	1080	0	3230	895	1	0.25	0.4	Yes	0.28	
<b>TOTALS=</b>	<b>0.87</b>	<b>2968</b>	<b>3489</b>	<b>2335</b>	<b>290</b>	<b>1</b>	<b>0.25</b>	<b>0.4</b>	<b>Yes</b>	<b>0.05</b>					
DRAINAGE AREA "C"	TP-6 (4 Trees)	0.41	0.75	1116	1260	840	2	3360	700	1	0.25	0.4	Yes	0.41	DRAINAGE AREA "C"
	TP-7 (2 Trees)	0.09	0.95	310	350	300	2	800	250	1	0.25	0.4	Yes	0.09	
	TP-8 (2 Trees)	0.14	0.95	483	493	385	6	800	250	1	0.25	0.4	Yes	0.14	
	TP-9 (2 Trees)	0.26	0.95	897	900	500	6	1800	500	1	0.25	0.4	Yes	0.26	
	TP-10 (6 Trees)	0.41	0.95	1414	1425	750	6	3000	750	1	0.25	0.4	Yes	0.41	
<b>TOTALS=</b>	<b>2.64</b>	<b>9175</b>	<b>10735</b>	<b>7975</b>	<b>290</b>	<b>1</b>	<b>0.25</b>	<b>0.4</b>	<b>Yes</b>	<b>0.09</b>					
DRAINAGE AREA "D"	TP-11 (2 Trees)	0.09	0.95	310	372	207	6	800	171	1	0.25	0.4	Yes	0.09	DRAINAGE AREA "D"
	TP-18 (3 Trees)	0.19	0.95	655	683	350	6	1800	145	1	0.25	0.4	Yes	0.19	
<b>TOTALS=</b>	<b>0.28</b>	<b>310</b>	<b>1055</b>	<b>557</b>	<b>290</b>	<b>1</b>	<b>0.25</b>	<b>0.4</b>	<b>Yes</b>	<b>0.19</b>					

Note: Sizing based on DCR Spec#9  
 Min SA(REQ'D)=Tv/2  
 Tv(REQ'D)=1.1\*Rv\*A/12 (Urban Bioretention)  
 Tv(REQ'D)=1.25\*Rv\*A/12 (Traditional Bioretention)  
 Tv(PROV'D)=SA\*SUM OF STORAGE  
 TYPICAL SURFACE AREA PER TREE = 72 SF TYPICAL SOIL VOLUME PER TREE = 700 CF

**Tyson's Corner Stormwater Planter Sizing chart**

APPLICATION DRAINAGE AREA	SWM PLANTER AREA	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	PONDING DEPTH (INCH)	SOIL DEPTH PROVIDED (FT)	SOIL VOLUME PROVIDED (CF)	GRAVEL DEPTH PROVIDED (IN)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	SOIL Vr	GRAVEL Vr	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	1	0.85	0.95	2931	2934	2910	2.1	2	5820	10	2425	1	0.25	0.4	0.85
	2	0.62	0.95	2138	2167	2000	0	3	6000	10	1667	1	0.25	0.4	0.62
	<b>TOTALS=</b>	<b>1.47</b>	<b>5069</b>	<b>5101</b>	<b>4910</b>	<b>10</b>	<b>1.47</b>								<b>1.47</b>
DRAINAGE AREA "B"	4	0.17	0.95	586	840	775	0	3	2325	10	646	1	0.25	0.4	0.17
	5	0.29	0.95	1000	1029	950	0	3	2850	10	792	1	0.25	0.4	0.29
<b>TOTALS=</b>	<b>0.46</b>	<b>1586</b>	<b>1869</b>	<b>1725</b>	<b>10</b>	<b>0.46</b>								<b>0.46</b>	
DRAINAGE AREA "C"	3	0.26	0.95	897	938	750	2	3	2250	10	625	1	0.25	0.4	0.26
	<b>TOTALS=</b>	<b>0.26</b>	<b>897</b>	<b>938</b>	<b>750</b>	<b>10</b>	<b>0.26</b>								<b>0.26</b>

Note: Sizing based on DCR Spec#9 Appendix A (Urban Bio-retention)  
 Min SA(REQ'D)=Tv/2  
 Tv(REQ'D)=1.1\*Rv\*A/12  
 Tv(PROV'D)=SA\*SUM OF STORAGE

**Tyson's Corner Infiltration Sizing chart**

APPLICATION DRAINAGE AREA	INFILTRATION AREA "IN" & "PAV"	DA TO INFILTRATION (AC.)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	SURFACE AREA PROVIDED (SF)	STORAGE IN EX DETENTION STR	GRAVEL DEPTH (FT)	GRAVEL VOLUME PROVIDED (CF)	PONDING Vr	GRAVEL Vr	REQ'D Vol.	TREATMENT CREDIT	APPLICATION DRAINAGE AREA
DRAINAGE AREA "A"	IN-1	0.47	0.83	1558	1680	1200	N/A	3.5	4200	N/A	0.4	Yes	0.47	DRAINAGE AREA "A"
	<b>TOTALS=</b>	<b>0.47</b>	<b>1558</b>	<b>1680</b>	<b>1200</b>	<b>1200</b>	<b>N/A</b>	<b>3.5</b>	<b>4200</b>	<b>N/A</b>	<b>0.4</b>	<b>Yes</b>	<b>0.47</b>	
DRAINAGE AREA "B"	PAV-1	0.10	0.95	379	871	4355	N/A	0.5	2177.5	N/A	0.4	Yes	0.10	DRAINAGE AREA "B"
	<b>TOTALS=</b>	<b>0.10</b>	<b>379</b>	<b>871</b>	<b>4355</b>	<b>4355</b>	<b>N/A</b>	<b>0.5</b>	<b>2177.5</b>	<b>N/A</b>	<b>0.4</b>	<b>Yes</b>	<b>0.10</b>	
DRAINAGE AREA "C"	IN-2	0.75	0.85	2546	2571	1325	N/A	4.85	6426.25	N/A	0.4	Yes	0.75	DRAINAGE AREA "C"
	PAV-3	0.10	0.95	379	888	4440	N/A	0.5	2220	1	0.4	Yes	0.10	
<b>TOTALS=</b>	<b>0.75</b>	<b>2546</b>	<b>2571</b>	<b>1325</b>	<b>1325</b>	<b>N/A</b>	<b>4.85</b>	<b>6426.25</b>	<b>1</b>	<b>0.4</b>	<b>Yes</b>	<b>0.75</b>		
DRAINAGE AREA "D"	IN-3	2.25	0.88	7906	7929	3625	4115	2.63	9533.75	1	0.4	Yes	2.25	DRAINAGE AREA "D"
	PAV-2	0.05	0.95	190	410	2050	N/A	0.5	1025	1	0.4	Yes	0.05	
<b>TOTALS=</b>	<b>2.25</b>	<b>7906</b>	<b>7929</b>	<b>3625</b>	<b>4115</b>	<b>2.63</b>	<b>9533.75</b>	<b>1</b>	<b>0.4</b>	<b>0.4</b>	<b>Yes</b>	<b>2.25</b>		

Note: Sizing based on DCR Spec#8  
 Max Depth 6 FT  
 Tv(REQ'D)=1.1\*Rv\*A/12  
 Tv(PROV'D)=SA\*SUM OF STORAGE

**Tyson's Corner Green Roof Sizing chart**

APPLICATION DRAINAGE AREA	GREEN ROOF DRAINAGE AREA "GR"	INTENSIVE/EXTENSIVE SYSTEM	DA TO GREEN ROOF (Ac.)	Rv	Tv REQ'D (CF)	Tv PROV'D (CF)	SURFACE AREA PROV'D (SFT)	SOIL DEPTH (in)	MEDIA POROSITY	TREATMENT CREDIT RECEIVED (AC.)
DRAINAGE AREA "A"	GR-1	INTENSIVE (TIER 3)	0.20	0.95	690	763	3050	10	0.30	0.20
	GR-2	INTENSIVE (TIER 3)	0.11	0.95	379	396	1585	10	0.30	0.11
	GR-3	EXTENSIVE (TIER 1)	0.02	0.95	69	102	1020	4	0.30	0.02
	GR-4	EXTENSIVE (TIER 1)	0.06	0.95	207	275	2750	4	0.30	0.06
<b>TOTALS=</b>	<b>0.39</b>			<b>1345</b>	<b>1536</b>	<b>8405</b>			<b>0.39</b>	
DRAINAGE AREA "B"	GR-8	EXTENSIVE (TIER 1)	0.15	0.95	517	553	5525	4	0.30	0.15
	GR-9	EXTENSIVE (TIER 1)	0.27	0.95	931	957	9570			

**TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE**

**TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE**

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

**COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS**

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOLID ARE SUITABLE OR REUSE IT WHERE ALLOWED, TO THE EXTENT PRACTICABLE. REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE APPLICATION AREA. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, EXISTING BUILDINGS AND INFRASTRUCTURE, AS WELL AS THE SOLID FOUND IN THIS AREA OF TYSONS. AS SUCH, INFILTRATION FACILITIES SHALL REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS, PREVIOUS CONSTRUCTION ON IN-SITU MATERIALS, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION, WITH ALL OF THESE LIMITING FACTORS OPPORTUNITIES FOR THREE INFILTRATION TRENCHES, A BIO-RETENTION FACILITY, PERVIOUS PAVEMENT, AND SOIL AMENDMENTS HAVE BEEN IDENTIFIED WITH THIS APPLICATION, RETAINING 0.27 INCHES OF THE FIRST INCH OF RAINFALL THROUGH INFILTRATION.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.	TO IDENTIFY OPPORTUNITIES FOR INFILTRATION ON SITE, THE AREAS OF UNDERGROUND GARAGES WAS FIRST REMOVED FROM THE POTENTIAL INFILTRATION AREAS. THIS APPLICATION PROPOSES A TOTAL FOOTPRINT AREA OF 4.75 ACRES OF UNDERGROUND GARAGE COVERING APPROXIMATELY 30% OF THE 16 ACRE APPLICATION AREA. AN ADDITIONAL 5.55 ACRES OF THE APPLICATION AREA IS COVERED BY EXISTING BUILDINGS AND PROPOSED FUTURE ROW. IN THE REMAINING 5.7 ACRES ARE AREAS OF EXISTING ROADWAYS, PARKING LOTS, LOADING AREAS, AND PROPOSED STREETS/SCAPE WORKING AROUND THESE EXISTING IMPROVEMENTS AND PROPOSED STREETS/SCAPES IS WHERE THE INFILTRATION FACILITIES HAVE BEEN LOCATED (SEE SHEET C-9).
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.	INFILTRATION FACILITIES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE PUBLIC RIGHT OF WAY AS THIS IS NOT CONVENTIONALLY ALLOWED BY VDOT. INFILTRATION FACILITIES ARE ALSO NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE FILTERS.
AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN QUANTITY CONTROL AND STORMWATER DESIGN QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSIONS OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED IF ON A GIVEN SITE. THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE. ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL.	LASTLY, PLEASE NOTE THAT ROOFTOP AREAS HAVE BEEN ALSO BEEN DISCONNECTED TO INFILTRATING BIORETENTION PRACTICES AND INFILTRATION TRENCHES WHERE PRACTICABLE. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHERE PRACTICABLE.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT SIX SWM STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS (EXTENSIVE AND INTENSIVE), INFILTRATION TRENCHES, BIO-RETENTION (BOTH URBAN AND TRADITIONAL), SOIL AMENDMENTS, PERVIOUS PAVEMENTS, AND A DRY SWALE.
	<ul style="list-style-type: none"> <li>THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. EXTENSIVE VEGETATED ROOF IS PROPOSED ON 50% OF THE HIGHRISE PORTIONS OF THE APPLICATION TO MITIGATE CONCERNS FOR STRUCTURAL LOADING AND ACCESS/MAINTENANCE. THE INTENSIVE GREEN ROOF AREAS HAVE BEEN DESIGNED WITH A 2:1 RATIO OF DRAINAGE AREA TO GREEN ROOF FOOTPRINT AREA AS REQUESTED BY FAIRFAX COUNTY STAFF.</li> <li>THE INFILTRATION TRENCHES HAVE BEEN DESIGNED PER DCR SPEC #6 HAVE BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> <li>THE TRADITIONAL BIO-RETENTION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #6 AND HAS BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> <li>THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX SA. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETS/SCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF DISCONNECTED ROOFTOP AREAS.</li> <li>SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4.</li> <li>THE PERMEABLE PAVEMENT HAS BEEN DESIGNED PER DCR SPEC #7.</li> <li>THE DRY SWALE HAS BEEN DESIGNED PER DCR SPEC #9 AND USED TO TREAT SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> </ul>
	SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE. EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM.
	THESE PRACTICES COMBINED YIELD AN ON-SITE RETAINED RAINFALL DEPTH OF 0.86 INCHES. PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS 0.92 INCHES IF CREDIT IS ALLOWED FOR POTENTIAL OFFSITE TREATMENT AREAS.
	ADDITIONALLY, IT SHOULD BE NOTED THAT OF THE APPLICATION AREA 10.19 ACRES (64%) IS COMPRISED OF EXISTING BUILDINGS AND THEIR IMPROVEMENTS. THE RAINFALL RETENTION FOR THESE EXISTING BUILDINGS HAS BEEN IMPROVED FROM THE EXISTING RETENTION OF 0.10 INCHES TO 0.78 INCHES. THE 5.81 ACRES OF NEW CONSTRUCTION PROPOSED RETAINS 0.06 INCHES OF RAIN FALL ON SITE. THE NEW CONSTRUCTION WOULD REACH 1.00 INCH WITH THE INCLUSION OF ANY OF THE POTENTIAL OFFSITE TREATMENT AREAS IDENTIFIED.
	ALL ROOF AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. HIGHRISE ROOFTOPS SPLIT TREATMENT BETWEEN GREEN ROOF AND DISCONNECTION TO STORMWATER PLANTERS. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, THOSE ROADS CURRENTLY IN THE VDOT SYSTEM THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED UNDESIRABLE DO NOT GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 13.84 ACRES OR 86% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM: THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIO-RETENTION (URBAN AND TRADITIONAL), SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND DRY SWALE HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
	LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIORETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND DRY SWALE. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. SEE SHEETS C-10 THRU C-12A FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT 6.1 COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY. FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT FDP SITE PLAN SUBMISSIONS.
	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFFSITE OR SHARED STORMWATER MANAGEMENT MEASURES. POTENTIAL OFFSITE AREAS ARE IDENTIFIED ON SHEET C-9. CREDIT FOR THESE OFFSITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON SHEET C-10 IN THE APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.

LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE.	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL AS OUTLINED BY DCR SPEC #9.
RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS OR DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE. RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS.	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN NATURE AND NOT PROVIDED IN A PIECE MEAL FASHION TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

**COMPREHENSIVE PLAN IMPLEMENTATION**

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIO-RETENTION (TRADITIONAL AND URBAN), INFILTRATION, VEGETATIVE ROOFS, SOIL AMENDMENTS, PERVIOUS PAVEMENT AND A DRY SWALE. THE ROADWAY ROW AND STREET/SCAPE SHALL BE CONTROLLED WHERE POSSIBLE, BY TREE PITS STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. EACH BUILDINGS ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS, OR THROUGH DISCONNECTION TO INFILTRATION, BIO-RETENTION, OR STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST.

- THE COMPUTATIONS PROVIDED ON SHEET C-10 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF THE STORMWATER PLANTER AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIED BY DCR. THE LOCATION AND SITTING OF THE STORMWATER PLANTERS AND INTENSIVE GREEN ROOFS WAS ACCEPTED AND IMPLEMENTED IN PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA ON FEBRUARY 15, 2005.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, INFILTRATION PRACTICES, TRADITIONAL BIO-RETENTION, AND PROPOSED VAULTS.
- THE TREE PITS, INFILTRATION TRENCHES, BIO-RETENTION PRACTICES, VEGETATIVE ROOFS, AND THE DRY SWALE SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
  - IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702.1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO BE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
  - A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-1303.8 OF THE PFM.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL. PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304.1I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO FOUR (4) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - DEFERRAL OF PFM SECTION 6-0003 REQUIRING AN ANALYSIS OF THE OUTFALL UNTIL SUCH TIME THAT THE ENTIRE PORTION OF THE DRAINAGE SHED OF THE SITES OUTFALL THAT IS WITHIN THE PTC DISTRICT HAS BEEN FULLY REDEVELOPED UNDER THE PTC ZONING. THIS IS NECESSARY TO FULLY ACCOUNT FOR THE EFFECTS OF THE PTC REQUIRED RUNOFF REDUCTION ON THE RECEIVING CHANNEL.
  - SWM VAULTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE TO PROVIDE ACCESS.
  - A 4X4 ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

**DESIGN OF BEST MANAGEMENT PRACTICES**

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

- RAINWATER HARVESTING**
  - RAINWATER HARVESTING HAS BEEN FOUND TO BE IMPRACTICABLE FOR THIS APPLICATION AND THUS HAS NOT BEEN PROPOSED.
- RUNOFF REDUCTION PRACTICES**
  - THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT, AND A DRY SWALE. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECKLIST:
    - RUNOFF REDUCTION (BMPs) IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC #9.
    - BOTH THE BIO-RETENTION TREE PITS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #9 AND #5 RESPECTIVELY.
    - THE PERMEABLE PAVERS HAVE BEEN DESIGNED PER DCR SPEC #7.
    - AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED DUE TO CONSTRAINTS WITH THE EXISTING BUILDINGS AND INFRASTRUCTURE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.86" (0.92" WITH POTENTIAL OFF SITE CREDIT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-10). ADDITIONALLY, POTENTIAL OFF-SITE TREATMENT HAS BEEN IDENTIFIED ON SHEETS C-9 WITH COMPUTATIONS ON SHEET C-10 SHOWING AN ADDITIONAL 0.07 INCHES OF POTENTIAL RETENTION FOR THE APPLICATION BRINGING THE TOTAL RETENTION TO 0.92 INCHES.

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

THERE ARE INNOVATIVE BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

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

- IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS. IN ADDITION IT SHOULD BE NOTED THIS TECHNIQUE WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA IN 2005.
  - FURTHER, IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT WARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION IT SHOULD BE NOTED THE TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA IN 2005.
    - IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION IT SHOULD BE NOTED THE TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA IN 2005.
    - FURTHER, IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT WARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEET FLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDITION IT SHOULD BE NOTED THE TECHNIQUE OF DIRECTING PODIUM HARDSCAPE AREAS TO INTENSIVE GREEN ROOF AREAS ON THE SAME PODIUM LEVEL FOR TREATMENT AND RETENTION WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONTRA COSTA COUNTY, CALIFORNIA IN 2005.
- SEE THE NEXT SECTION BELOW FOR POTENTIAL MITIGATION OF TIER THREE PRACTICES PROPOSED IN THE EVENT THEY ARE FOUND TO BE IMPRACTICABLE AT FDP OR FINAL SITE PLAN.

**OFFSITE OR SHARED FACILITIES**

POTENTIAL OFF-SITE TREATMENT AREAS ARE IDENTIFIED ON SHEET C-9. COMPUTATIONS SHOWING THE POTENTIAL RETENTION FOR THESE OFF-SITE AREAS ARE PROVIDED ON SHEET C-10. THE 0.24 ACRES OF OFFSITE AREA OF WESTWOOD COMMONS HAS BEEN INCLUDED IN THE TREATMENT PROVIDED BY BLDG AREAS. PLEASE NOTE IF ALL POTENTIAL OFF-SITE AREAS ARE TREATED/RETAINED THIS WOULD PROVIDE 0.07 INCHES OF RETENTION FOR THE ENTIRE APPLICATION. THIS ADDITIONAL RETENTION OF OFF-SITE WATER COULD HELP MITIGATE ANY SHORT COMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH SUBSEQUENT FDP APPLICATIONS AND FINAL ENGINEERED SITE PLANS.

**CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS**

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN DOES NOT CONTROL CAPTURE THE FIRST ENTIRE 1" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.86" (0.92" WITH OFF-SITE TREATMENT) AND 1.00" WHEN CONSIDERING THE LEED SPECIFIED EVENT FOR THIS PART OF THE COUNTRY) OF RAINFALL.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, PERVIOUS PAVEMENT AND DRY SWALE. 86% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.86" (0.92" WITH OFF-SITE TREATMENT) OF THE FIRST 1 INCH OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (GREEN
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGE IS REDUCED. ADDITIONALLY, POTENTIAL SWM VAULT LOCATIONS HAVE BEEN SHOWN IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS OR PROVIDE RETENTION STORAGE FOR LEED COMPLIANCE.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.
- STREAM STABILIZATION AND RESTORATION IS NOT PROPOSED WITH THIS SUBJECT APPLICATION.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-13 AND C-14 FOR DETAILS.

**SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**

IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT IS NOT PRACTICABLE FOR THIS APPLICATION DUE TO THE AFORE MENTIONED CONSTRAINTS. IT HAS BEEN SHOWN THIS SHORTCOMING CAN BE MITIGATED WITH POTENTIAL OFF-SITE TREATMENT AREAS AROUND THE PERIPHERY OF THE SITE. THE APPLICATION HAS IDENTIFIED AN ADDITIONAL 0.07 INCHES OF POTENTIAL RETENTION FOR THE 1" GOAL ON SHEET C-9. AT THIS TIME THE FACILITIES ARE NOT PROPOSED, BUT MAY BE INCLUDED WITH SUBSEQUENT FDP SUBMISSIONS TO BE IN COMPLIANCE OF THE 1" GOAL.

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

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

**INFILTRATION TESTING RESULTS**

INFILTRATION TESTS WERE PERFORMED IN THE LOCATIONS OF THE PROPOSED INFILTRATION TRENCHES (IN-1, IN-2, IN-3) AND WHERE THE TRADITIONAL BIORETENTION (BR-1). THESE TEST RESULTS SHOWED VERY POSITIVE RESULTS FOR ALL OF THE INFILTRATION TRENCH LOCATIONS. AVERAGED FIELD TEST RESULTS FOR THE INFILTRATION TRENCH AREAS FOLLOWS: IN-1 - 7.8 IN/HR, IN-2 - 1.05 IN/HR, IN-3 - 2.03 IN/HR. THE BIORETENTION AREA PER DCR SPEC. 9 WILL REQUIRE AN UNDERDRIN FOR THE LEVEL 2 DESIGN AS IT IS PROPOSED DUE TO LOWER FIELD INFILTRATION RATES FOUND IN THIS AREA.

**NEW CONSTRUCTION NOTE**

PLEASE NOTE THAT DRAINAGE AREAS "A" & "B" REPRESENT NEW CONSTRUCTION WITH THE APPLICATION WHILE DRAINAGE AREAS "C" & "D" REPRESENT EXISTING ASSETS TO REMAIN. THE NEW CONSTRUCTION AREA (5.81 ACRES) REPRESENTS 36% OF THE APPLICATION AREA AND THE EXISTING ASSETS REPRESENT THE REMAINING 64% OF THE APPLICATION AREA. THE APPLICATION HAS IDENTIFIED INNOVATIVE WAYS OF WORKING WITH THE EXISTING ASSETS AND THE NEW CONSTRUCTION TO ACHIEVE AN OVERALL RETENTION OF 0.85 INCHES FOR THE ONE INCH STORM. THE RETAINED RAINFALL DEPTH ON THE NEW CONSTRUCTION PORTION OF THE SITE IS 0.96 INCHES, AS SHOWN ON SHEET C-10. FURTHER, THE NEW CONSTRUCTION AREA IS ABLE TO ACHIEVE THE 1 INCH GOAL BY PROVIDING TREATMENT FOR ANY ONE OF THE SEVERAL OFFSITE AREAS IDENTIFIED ON SHEET C-9 WITH EQUIVALENT RETENTION DEPTHS SHOWN ON SHEET C-10.



**TYSONS WEST HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA**

**STORMWATER MANAGEMENT MANAGEMENT NARRATIVE**

**VIKA REVISIONS**

JUNE 12, 2013		
MAY 10, 2013		
MARCH 11, 2013		
JANUARY 3, 2013		
SEPTEMBER 21, 2012		
OCTOBER 21, 2011		
DATE: JUNE 30, 2011		
DES. BC	DWN. BC	
SCALE: N/A		
PROJECT/FILE NO. V7405A		
SHEET NO. C-10A		

**PFM DETENTION COMPUTATIONS**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**

ID	15	Notes
Label	Tysons West Promenade	

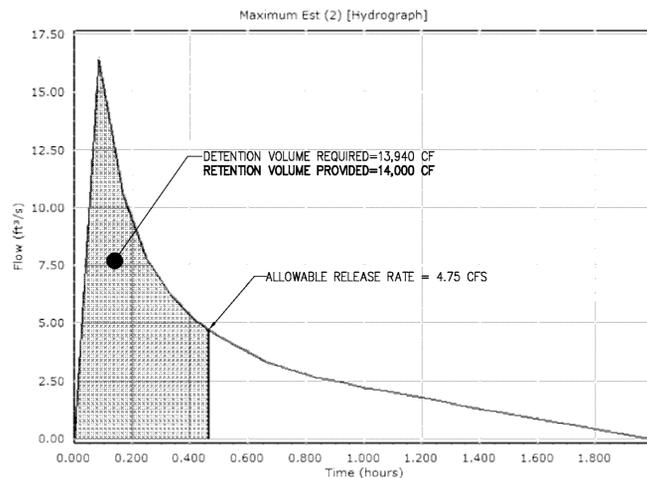
Return Event	Peak In (ft <sup>3</sup> /s)	Target (ft <sup>3</sup> /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	16.42	4.75	0.143	0.229	0.294	0.320	0.555
10	21.90	8.44	0.127	0.231	0.294	0.346	0.738

**Calculation Time Ranges**

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.024	0.463	0.000	0.463	0.000	0.463	0.000	0.463	0.000	2.000
10	0.032	0.330	0.000	0.330	0.000	0.330	0.000	0.330	0.000	2.000

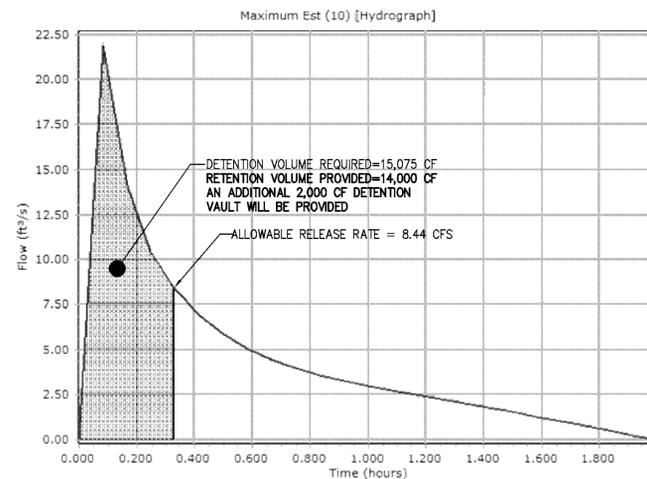
**2 YEAR 2 HOUR HYDROGRAPH**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**



**10 YEAR 2 HOUR HYDROGRAPH**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**



**ALLOWABLE RELEASE RATE**

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

EXISTING CONDITIONS 2 YR RELEASE RATE = 6.33 CFS

75% OF EXISTING RELEASE RATE = 6.33 X 75% = 4.75 CFS - 2YR LEED ALLOWABLE RELEASE RATE  
8.44 CFS - 10YR PFM ALLOWABLE RELEASE RATE

**TYSONS CORNER 1" COMPLIANCE COMPUTATIONS**

**BUILDING 'C' DRAINAGE AREA "A" SWM SUMMARY:**

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- INFILTRATION PRACTICES
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT  
10,904 CF - 0.96 IN

TOTAL POTENTIAL LEED RETENTION FOR BUILDING 'C' - DRAINAGE AREA "A"  
14,000 CF - 1.06 IN

**ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS**

RESIDENTIAL BUILDING "C"	
TOTAL RUNOFF REDUCTION REQUIRED	13,213 CFT
TOTAL RUNOFF REDUCTION PROVIDED	10,904 CFT
RAINFALL DEPTH RETAINED ONSITE	0.96 IN
SITE AREA (AC)	3.64
STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT	
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA DA RV 1" VOL PROVIDED LEED RUNOFF RETAINED (INCH) EXCESS VOLUME EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.77 0.93 2603 2895 1.11 292 0.02
INFILTRATION PRACTICES	0.47 0.83 1418 1680 1.19 262 0.01
EXTENSIVE GREEN ROOF	0.07 0.95 254 321 1.26 67 0.01
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.21 0.95 724 724 1.00 0 0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.11 0.95 367 491 1.34 124 0.01
DISCONNECTION TO STORMWATER PLANTERS	1.36 0.95 4681 4712 1.01 32 0.00
STORMWATER PLANTERS (FOOTPRINT AREA)	0.11 0.95 389 389 1.00 0 0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"	
TOTAL = 777 0.06	
DRAINAGE AREA BREAKDOWN BY PRACTICE	
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL
BIORETENTION PRACTICES	0.20 IN
EXTENSIVE GREEN ROOF	0.02 IN
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.03 IN
STORMWATER PLANTERS (FOOTPRINT AREA)	0.03 IN
INFILTRATION PRACTICES	0.11 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.13 IN
SOIL AMMENDMENTS	0.04 IN
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.05 IN
STORMWATER PLANTERS (DISCONNECTED IMPERVIOUSNESS)	0.35 IN
TOTAL	0.96 IN

**TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A' - BUILDING C**

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

Site Name: JBGR - Tysons West Rezoning

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.42	0.42
Impervious Cover	0.00	0.00	0.00	3.22	3.22
D.A. Total (acres)					3.64

Rv (turf) 0.25  
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 11,485

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft <sup>3</sup> )	Description of Credit	% Credit	Volume Received from Upstream Practices (ft <sup>3</sup> )	Total Volume Received by Practice (ft <sup>3</sup> )	Surface Area of Practice (ft <sup>2</sup> )	Storage Vol Provided by Practice (ft <sup>3</sup> )	Runoff Reduction Vol (ft <sup>3</sup> )	Remaining Volume (ft <sup>3</sup> )	Downstream Practice
Infiltration Practice	Infiltration trench (4' Deep)	0.01	0.08	107	Subtract 100% of provided storage vol.	100%	1,310	1,418	N/A	1,680	1,418	0	
Vegetated Roof	Building 'C' Intensive Green Roof Assuming Media Depth of 12", Media porosity 0.30; Green Plaza 'A' - DA 0.21 AC, Int. Green Roof Footprint 2,400 SF; Green Plaza 'B' - DA 0.11 AC, Int. Green Roof Footprint 1,260 SF; Extensive Green Roof within Green Plaza's 'A' and 'B' - 3,200 SF; Extensive Green Roof within Streetscape Above Underground Garage - 2,300 SF.	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	1,536	1,345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (12@72 SF Surface Area, 700CF Soil Volume); Assuming Max Ponding Depth 6" and soil Porosity 0.25	0.75	0.02	2,603	Subtract 100% of provided storage vol.	100%	0	2,603	N/A	2,895	2,603	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top disconnection to infiltration trench	0.38	N/A	1,310	Subtract 100% of provided storage vol.	100%	0	1,310	N/A		0	1,310	Infiltration Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building 'C' Assuming typical Media Depth of 4", Media Porosity 0.25, and 5,660 SF of Stormwater Planters.	1.47	N/A	5,069	Subtract 100% of provided storage vol.	100%	0	5,069	N/A	5,101	5,069	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	14,375 SF of Soil Ammendments along North West border of Building 'C'	0.14	0.18	646	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	646	7821	N/A	469	177	N/A
<b>Totals:</b>		3.14	0.28										
<b>Total Drainage Area Treated (acres):</b>		<b>3.42</b>											

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 10,904

See Site Data and Summary Tab for Site Results



TYSONS WEST  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS  
BUILDING C

**VIKA REVISIONS**

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES. BC	DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7405A

SHEET NO. C-11

**PFM DETENTION COMPUTATIONS**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**

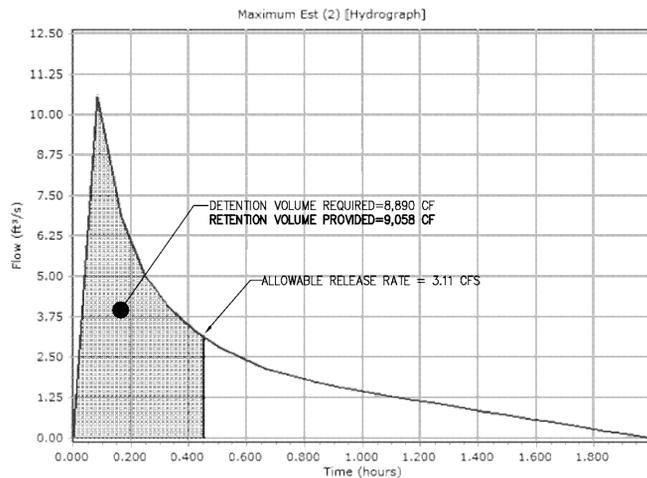
Return Event	Peak In (ft <sup>3</sup> /s)	Target (ft <sup>3</sup> /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	10.57	3.11	0.090	0.145	0.187	0.204	0.357
10	14.11	5.54	0.079	0.146	0.186	0.220	0.476

**Calculation Time Ranges**

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.025	0.454	0.000	0.454	0.000	0.454	0.000	0.454	0.000	2.000
10	0.033	0.323	0.000	0.323	0.000	0.323	0.000	0.323	0.000	2.000

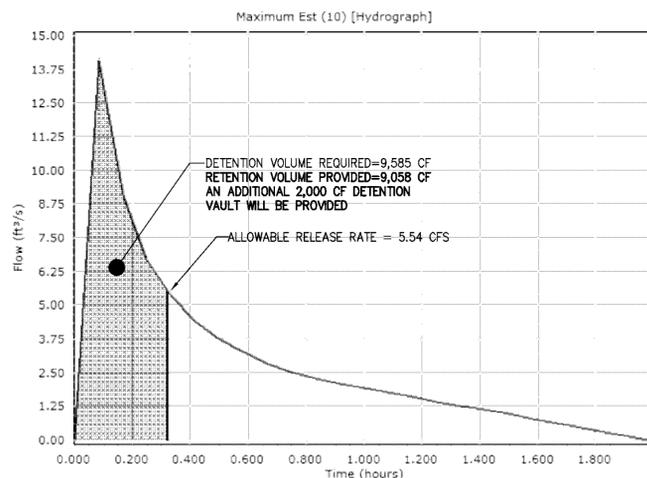
**2 YEAR 2 HOUR HYDROGRAPH**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**



**10 YEAR 2 HOUR HYDROGRAPH**

**Pond Estimated Storage Detailed Report: Tysons West Promenade**



**ALLOWABLE RELEASE RATE**

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

EXISTING CONDITIONS 2 YR RELEASE RATE = 4.15 CFS

75% OF EXISTING RELEASE RATE = 4.15 X 75% = 3.11 CFS - 2YR LEED ALLOWABLE RELEASE RATE  
5.54 CFS - 10YR PFM ALLOWABLE RELEASE RATE

**TYSONS CORNER 1" COMPLIANCE COMPUTATIONS**

**BUILDINGS A & B DRAINAGE AREA "B" SWM SUMMARY:**

- LOW IMPACT DEVELOPMENT STRATEGIES USED:
  - VEGETATED ROOFS
  - ROOF TOP DISCONNECTION
  - BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT  
**7,882 CF - 1.06 IN**

TOTAL POTENTIAL RETENTION FOR BUILDINGS A & B - DRAINAGE AREA "B"  
**9,058 CF - 1.15 IN**

**TYSONS CORNER 1" COMPLIANCE COMPUTATIONS**

BUILDINGS A & B											
TOTAL RUNOFF REDUCTION REQUIRED		7,877 CFT									
TOTAL RUNOFF REDUCTION PROVIDED		7,663 CFT									
RAINFALL DEPTH RETAINED ONSITE		1.04 IN									
SITE AREA (AC)		2.17									
OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE											
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DA "B" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED			
WESTWOOD CENTER DRIVE (BLDG A&B DA "B")	0.24	0.90	784	1000	1.00	784	0.10	0.04			
ROUTE 7 (BLDG A&B DA "B")	0.58	0.90	1830	1700	0.93	1700	0.22	0.08			
TOTAL =							0.32	0.12			
STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT											
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL PROVIDED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DA "B" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED			
BIORETENTION PRACTICES	0.87	0.91	2864	3489	1.22	625	0.08	0.03			
EXTENSIVE GREEN ROOF	0.42	0.95	1436	1695	1.18	259	0.03	0.01			
PERVIOUS PAVEMENT/PAVERS	0.10	0.95	345	871	2.53	526	0.07	0.02			
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.27	0.95	941	941	1.00	0	0.00	0.00			
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.14	0.95	473	595	1.26	121	0.02	0.01			
DISCONNECTION TO STORMWATER PLANTERS	0.42	0.95	1450	1696	1.17	247	0.03	0.01			
STORMWATER PLANTERS (FOOTPRINT AREA)	0.04	0.95	137	173	1.26	36	0.00	0.00			
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"							TOTAL =	1814	0.23	0.08	
DRAINAGE AREA BREAKDOWN BY PRACTICE											
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL										
BIORETENTION PRACTICES	0.38	IN									
EXTENSIVE GREEN ROOF	0.18	IN									
PERVIOUS PAVEMENT/PAVERS	0.04	IN									
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.06	IN									
STORMWATER PLANTERS (FOOTPRINT AREA)	0.02	IN									
RAINFALL NOT CONVERTED TO RUNOFF	0.06	IN									
SOIL AMMENDMENTS	0.01	IN									
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.12	IN									
STORMWATER PLANTERS (DISCONNECTED IMPERVIOUSNESS)	0.18	IN									
TOTAL		1.04 IN									

**LEED COMPLIANCE COMPUTATIONS**

Project : TYSONS WEST State: State: User: BC Date: Date: Date: Date:  
County : State: Checked: Date: Date: Date: Date:  
Subtitle: DRAINAGE AREA 'B' EXISTING CONDITIONS

Data: Drainage Area : 2.17 Acres  
Runoff Curve Number : 88  
Time of Concentration : 0.10 Hours  
Rainfall Type : II  
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.10	0.09
Used	0.10	0.10
Runoff (in)	1.55	2.00
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor	1.00	1.00
0.0% Ponds Used		
Peak Discharge (cfs)	5	7

**RUNOFF VOLUME EXISTING CONDITIONS**

1YR STORM: 2.17 AC X 1.55 (IN) X 1FT/12IN X 43,560=12,210 CF  
2YR STORM: 2.17 AC X 2.00 (IN) X 1FT/12IN X 43,560=15,755 CF

**LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS**

1YR STORM: 12,210 CF X 75% = 9,158 CF  
2YR STORM: 15,755 CF X 75% = 11,816 CF

Project : TYSONS WEST State: State: User: BC Date: Date: Date: Date:  
County : State: Checked: Date: Date: Date: Date:  
Subtitle: DRAINAGE AREA 'B' PROPOSED CONDITIONS

Data: Drainage Area : 2.17 Acres  
Runoff Curve Number : 95  
Time of Concentration : 0.10 Hours  
Rainfall Type : II  
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.10	0.03
Used	0.10	0.10
Runoff (in)	2.16	2.64
Unit Peak Discharge (cfs/acre/in)	1.578	1.578
Pond and Swamp Factor	1.00	1.00
0.0% Ponds Used		
Peak Discharge (cfs)	7	9

**RUNOFF VOLUME PROPOSED CONDITIONS**

1YR STORM: 2.17 AC X 2.16 (IN) X 1FT/12IN X 43,560=17,015 CF  
2YR STORM: 2.17 AC X 2.64 (IN) X 1FT/12IN X 43,560=20,795 CF

**TOTAL VOLUME ALLOWABLE RELEASE**

PER LEED THE POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE VOLUME OF 9,058 CF FOR A 3.2 INCH STORM EVENT. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 17,015 CF - 9,058 CF = 7,957 CF < 75% OF EXISTING VOLUME

2YR STORM: 20,795 CF - 9,058 CF = 11,737 CF > 75% OF EXISTING VOLUME

THE LEED AREA ASSUMED FOR THESE COMPUTATIONS WAS THE TOTAL DRAINAGE AREA FOR BUILDING 'C'. THE FINAL LEED BOUNDARY WILL BE DETERMINED WITH THE FDP FOR THIS BUILDING WHICH WILL CHANGE THESE COMPUTATIONS.

**TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B' - BUILDINGS A & B**

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

Site Name: JBGR - Tysons West Rezoning

Drainage Area B Post-Development Land Cover	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.04	0.04
Impervious Cover	0.00	0.00	0.00	2.13	2.13
D.A. Total (acres)					2.17

Runoff from 1" Rainfall (cf) = 7,382

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft <sup>3</sup> )	Description of Credit	% Credit	Volume Received from Upstream Practices (ft <sup>3</sup> )	Total Volume Received by Practice (ft <sup>3</sup> )	Surface Area of Practice (ft <sup>2</sup> )	Storage Vol Provided by Practice (ft <sup>3</sup> )	Runoff Reduction Vol (ft <sup>3</sup> )	Remaining Volume (ft <sup>3</sup> )	Downstream Practice
Vegetated Roof	Intensive Green Roof Assuming Media Depth of 12". Media porosity 0.30. DA 0.45 AC. Int. Green Roof Footprint 5,200 SF Extensive Green Roof High Rise Roof 0.41 AC. Assuming media depth 4", and Porosity 0.30.	0.83	N/A	2,850	Subtract 100% of provided storage vol.	100%	N/A	2,850	N/A	3,230	2,850	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable pavers in Pocket Park I (4,355 SF)	0.10	N/A	345	Subtract 100% of provided storage vol.	100%	N/A	345	N/A	871	345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (12@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25. INCLUDES 0.24 ACRES OF OFFSITE TREATMENT ALONG WESTWOOD CENTER DRIVE	0.82	0.05	2,864	Subtract 100% of provided storage vol.	100%	0	2,864	N/A	3,489	2,864	0	
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building 'B' Assuming typical Media Depth of 3", Media Porosity 0.25, and 775 SF of Stormwater Planters. Building 'A' Assuming typical Media Depth of 3", Media Porosity 0.25, and 950 SF of Stormwater Planters.	0.46	N/A	1,586	Subtract 100% of provided storage vol.	100%	0	1,586	N/A	1,869	1,586	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	665 SF of Soil Ammendments in Pocket Park I		0.02	18	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	18	665	N/A	18	0	N/A
<b>Totals:</b>		2.20	0.07										
<b>Total Drainage Area Treated (acres):</b>		<b>2.28</b>		<b>Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):</b>		<b>7,663</b>							

See Site Data and Summary Tab for Site Results



**TYSONS WEST HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA**  
**SWM COMPUTATIONS BUILDINGS A & B**

**VIKA REVISIONS**

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES. BC	DWN. BC
SCALE:	N/A
PROJECT/FILE NO.	V7405A
SHEET NO.	C-11A

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

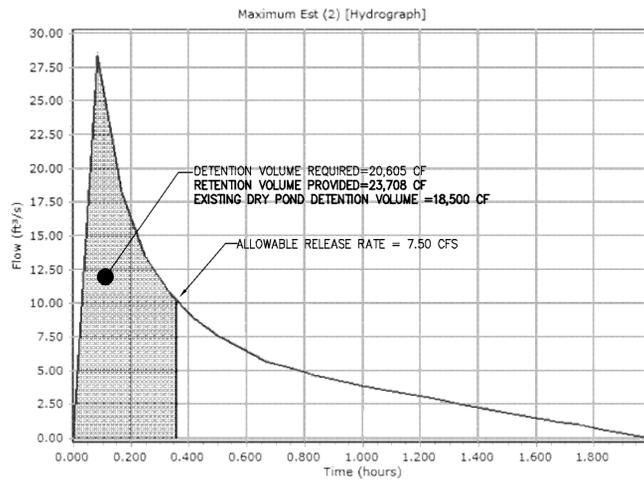
Return Event	Peak In (ft <sup>3</sup> /s)	Target (ft <sup>3</sup> /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	28.32	10.23	0.182	0.322	0.413	0.473	0.957
10	37.77	13.65	0.243	0.428	0.549	0.630	1.273

Calculation Time Ranges

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.030	0.359	0.000	0.359	0.000	0.359	0.000	0.359	0.000	2.000
10	0.030	0.358	0.000	0.358	0.000	0.358	0.000	0.358	0.000	2.000

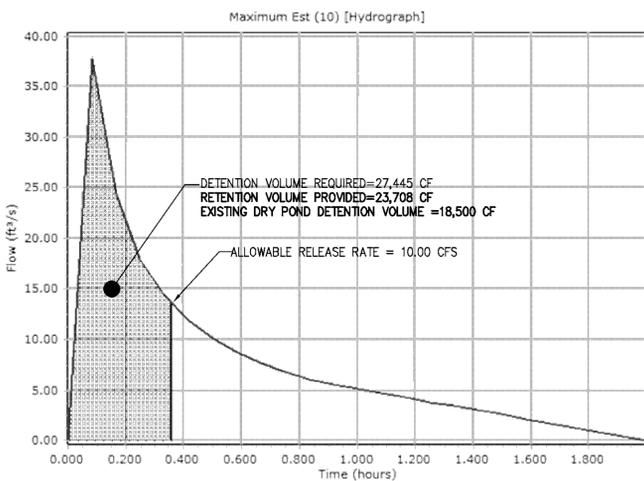
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2 YR RELEASE RATE = 4.15 CFS

75% OF EXISTING RELEASE RATE = 4.15 X 75% = 3.11 CFS - 2YR LEED ALLOWABLE RELEASE RATE  
5.54 CFS - 10YR PFM ALLOWABLE RELEASE RATE

DRAINAGE AREA "C" SWM SUMMARY:

LOW IMPACT DEVELOPMENT STRATEGIES USED:

- INFILTRATION PRACTICES
- VEGETATED ROOFS
- ROOF TOP DISCONNECTION
- BIO-RETENTION PRACTICES
- SOIL AMENDMENTS
- DRY SWALE

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT  
15,740 CF - 0.86 IN

TOTAL POTENTIAL LEED RETENTION FOR SHERATON - DRAINAGE AREA "C"  
23,708 CF - 1.05 IN

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

EXISTING BUILDING "E"							
TOTAL RUNOFF REDUCTION REQUIRED	22,579 CFT						
TOTAL RUNOFF REDUCTION PROVIDED	15,740 CFT						
RAINFALL DEPTH RETAINED ONSITE	0.84 IN						
SITE AREA (AC)	6.22						
STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	2.64	0.84	8638	10735	1.34	2698	0.12
EXTENSIVE GREEN ROOF	0.67	0.95	2310	2313	1.26	602	0.03
INFILTRATION PRACTICES	0.75	0.84	2281	2571	1.13	289	0.01
PERVIOUS PAVEMENT/PAVERS	0.10	0.95	345	888	2.58	543	0.02
DISCONNECTION TO STORMWATER PLANTERS	0.26	0.95	2310	1029	1.15	133	0.01
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL=	4265	0.19
DRAINAGE AREA BREAKDOWN BY PRACTICE							
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL						
BIORETENTION PRACTICES	0.37 IN						
EXTENSIVE GREEN ROOF	0.09 IN						
INFILTRATION PRACTICES	0.10 IN						
DRY SWALE	0.04 IN						
PERVIOUS PAVEMENT/PAVERS	0.02 IN						
RAINFALL NOT CONVERTED TO RUNOFF	0.14 IN						
DRY SWALE	0.01 IN						
INTENSIVE GREEN ROOF	- IN						
STORMWATER PLANTERS	0.09 IN						
TOTAL	0.86 IN						

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'

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

Site Name: JBGR - Tysons West Rezoning

Drainage Area C Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.96	0.96
Impervious Cover	0.00	0.00	0.00	5.26	5.26
<b>D.A. Total (acres)</b>	<b>6.22</b>				

Rv (turf) 0.25  
Rv (impervious) 0.95  
data input cells highlighted

Runoff from 1" Rainfall (cf) = 19,010

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft <sup>3</sup> )	Description of Credit	% Credit	Volume Received from Upstream Practices (ft <sup>3</sup> )	Total Volume Received by Practice (ft <sup>3</sup> )	Surface Area of Practice (ft <sup>2</sup> )	Storage Vol Provided by Practice (ft <sup>3</sup> )	Runoff Reduction Vol (ft <sup>3</sup> )	Remaining Volume (ft <sup>3</sup> )	Downstream Practice
Infiltration Practice	Areas at Grade Captured by Infiltration Trench (5' stone 2000 sf footprint).	0.24	0.12	937	Subtract 100% of provided storage vol.	100%	1,345	2,281	N/A	2,571	2,281	0	
Vegetated Roof	Extensive Green Roof within Streetscape Above Underground Garage - 926 SF. Retrofit ex Building Flat Roof Areas: Assuming Media Depth of 4", Media Porosity 0.30, and 28,200 SF Green Roof	0.67	N/A	2,310	Subtract 100% of provided storage vol.	100%	N/A	2,310	N/A	2,913	2,310	0	
Permeable Pavement - DCR Level 2 Design Spec	4440 SF of Pervious Pavement for Basketball Court and Sidewalks in Park A	0.10	N/A	345	Subtract 100% of provided storage vol.	100%	N/A	345	N/A	888	345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Bioretention Filter (SA 3860 SF) Assuming Ponding Depth of 6" and 24" media depth 0.25 soil porosity. Tree pits (16@72 SF Surface Area, 7000CF Soil Volume)- Assuming Max. Ponding Depth 6" and soil Porosity 0.25. Sheet Flow in redesigned Courtyard area to rain gardens (SA 5,500 SF) 0" ponding depth 24" media depth 0.25 soil porosity.	1.88	0.42	6,864	Subtract 100% of provided storage vol.	100%	1,774	8,638	N/A	10,735	8,638	0	
Disconnection to Bioretention	Ex Roof Area Disconnected to Bioretention Filter	0.34		1,172	Subtract 100% of provided storage vol.	100%	0	1,172	N/A		0	1,172	Bioretention - DCR Level 2 Design Spec
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top disconnection to infiltration trenches (5' Deep)	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	0	1,345	N/A		0	1,345	Infiltration Practice
Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention)	Sheraton ex Rooftop: Assuming Media Depth of 4", Media Porosity 0.30, and 800 SF of Stormwater Planters	0.26	N/A	897	Subtract 100% of provided storage vol.	100%	0	897	N/A	1,029	897	0	
Dry Swale - DCR Level 2 Design Spec	Assuming Media Depth of 36" with porosity of 0.25 and check dams with 6" of ponding depth	0.41	0.15	1,550	Subtract 100% of provided storage vol.	100%	0	1,550	N/A	949	949	601	Bioretention - DCR Level 2 Design Spec
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	8500 SF of Soil Amendments in Park A Treating Cooling Tower Roof	0.04	0.20	319	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	319	8500	N/A	319	0	N/A
<b>Totals:</b>		<b>4.33</b>	<b>0.89</b>										
<b>Total Drainage Area Treated (acres):</b>		<b>5.22</b>		<b>Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):</b>		<b>15,740</b>							

See Site Data and Summary Tab for Site Results

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

ID	15	Notes
Label	Tysons West Promenade	

2YR DETENTION VOLUME REQUIRED=12,675 CF

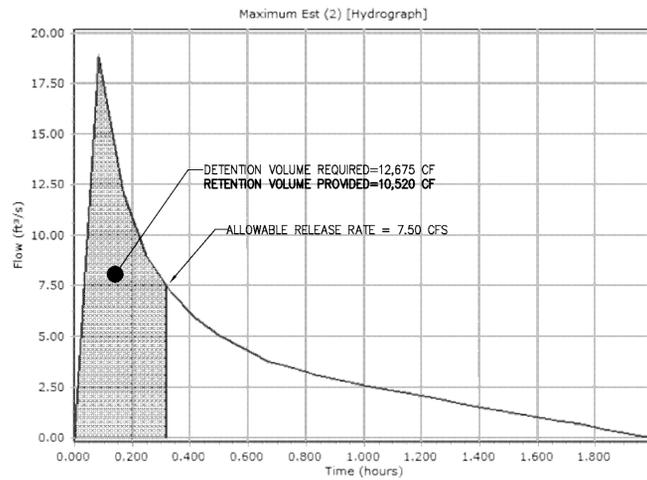
Return Event	Peak In (ft <sup>3</sup> /s)	Target (ft <sup>3</sup> /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	18.85	7.50	0.104	0.193	0.245	0.291	0.637
10	25.14	10.00	0.139	0.257	0.326	0.385	0.848

10YR DETENTION VOLUME REQUIRED=16,905 CF

Return Event	Lower (From) (hours)	Lower (To) (hours)	Linear (From) (hours)	Linear (To) (hours)	Curvilinear (From) (hours)	Curvilinear (To) (hours)	Upper (From) (hours)	Upper (To) (hours)	Total (From) (hours)	Total (To) (hours)
2	0.033	0.319	0.000	0.319	0.000	0.319	0.000	0.319	0.000	2.000
10	0.033	0.319	0.000	0.319	0.000	0.319	0.000	0.319	0.000	2.000

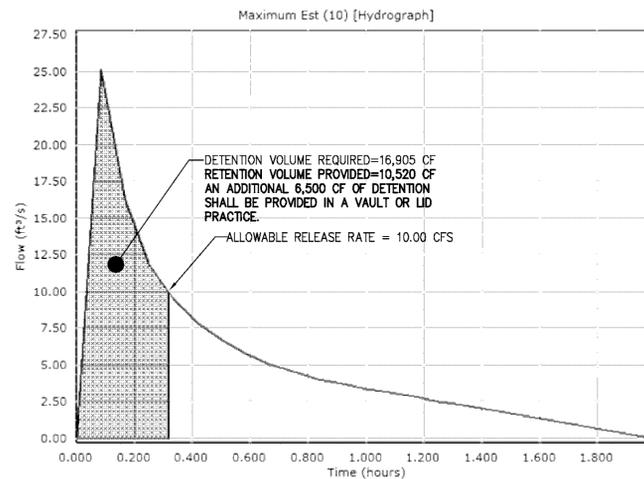
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

A DETAILED ROUTING OF THE EXISTING STORMWATER VAULT ON THE WALMART SITE WILL BE PERFORMED AT FDP TO ASSESS IF THE EXISTING STORMWATER VAULT ALONE WILL BE SUFFICIENT FOR PFM DETENTION. THIS ROUTING WILL NEED TO TAKE INTO ACCOUNT THE MODIFIED CONTROL STRUCTURE ADDED TO THE VAULT RETAINING WATER FOR THE INFILTRATION TRENCH AS WELL AS THE INFILTRATION RATES FOR THE TRENCH. IT IS ASSUMED AT THIS TIME NO VAULT WILL BE REQUIRED WITH THE INFILTRATION PROVIDING A LOW FLOW CONTROL FROM THE EXISTING SYSTEM AND THE MODIFIED CONTROL STRUCTURE FOR LARGER STORMS. AN EXISTING DETENTION VAULT WILL BE REMOVED FROM THE WALMART SITE PLAN WITH THE CONSTRUCTION OF BUILDINGS A & B. THIS DETENTION STORAGE MAY BE RELOCATED WITHIN THE UNDERGROUND GARAGE OF BUILDINGS A & B IF FOUND NECESSARY AT FDP OR SITE PLAN.

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

DRAINAGE AREA "D" SWM SUMMARY:

- LOW IMPACT DEVELOPMENT STRATEGIES USED:
- INFILTRATION PRACTICES
  - VEGETATED ROOFS
  - ROOF TOP DISCONNECTION
  - BIO-RETENTION PRACTICES

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT  
**8,741 CF - 0.69 IN**

TOTAL POTENTIAL LEED RETENTION FOR WALMART - DRAINAGE AREA "D"  
**10,520 CF - 0.73 IN**

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

EXISTING BUILDING "D"	
TOTAL RUNOFF REDUCTION REQUIRED	14,411 CFT
TOTAL RUNOFF REDUCTION PROVIDED	8,741 CFT
RAINFALL DEPTH RETAINED ONSITE	0.69 IN
SITE AREA (AC)	3.97

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE								
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DA "D" DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
SHERATON TYSONS DRIVE (WALMART DA "D")	0.25	0.90	817	1000	1.00	817	0.06	0.04
WESTWOOD CENTER DRIVE (WALMART DA "D")	0.24	0.90	784	1000	1.00	784	0.05	0.04
<b>TOTAL =</b>						<b>0.11</b>		<b>0.08</b>

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT								
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED	EQUIVALENT NEW CONSTRUCTION DEPTH RETAINED
BIORETENTION PRACTICES	0.28	0.95	966	1055	1.09	89	0.01	0.00
EXTENSIVE GREEN ROOF	0.06	0.95	207	253	1.22	46	0.01	0.00
PERVIOUS PAVEMENT/PAVERS	0.05	0.95	172	410	2.38	238	0.02	0.01
INFILTRATION PRACTICES	2.25	0.90	7378	7929	1.07	551	0.04	0.03
<b>*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"</b>					<b>TOTAL=</b>	<b>923</b>	<b>0.06</b>	<b>0.04</b>

DRAINAGE AREA BREAKDOWN BY PRACTICE	
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL
BIORETENTION PRACTICES	0.07 IN
EXTENSIVE GREEN ROOF	0.01 IN
PERVIOUS PAVEMENT/PAVERS	0.02 IN
INFILTRATION PRACTICES	0.51 IN
RAINFALL NOT CONVERTED TO RUNOFF	0.08 IN
INTENSIVE GREEN ROOF	- IN
STORMWATER PLANTERS	- IN
<b>TOTAL</b>	<b>0.69 IN</b>

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'D'

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

Site Name: JBGR - Tysons West Rezoning

Drainage Area D Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.18	0.18
Impervious Cover	0.00	0.00	3.79	0.00	3.79
<b>D.A. Total (acres)</b>			<b>3.97</b>		

Runoff from 1" Rainfall (cf) = 13,233

Rv (turf) 0.25  
Rv (impervious) 0.95

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft <sup>3</sup> )	Description of Credit	% Credit	Volume Received from Upstream Practices (ft <sup>3</sup> )	Total Volume Received by Practice (ft <sup>3</sup> )	Surface Area of Practice (ft <sup>2</sup> )	Storage Vol Provided by Practice (ft <sup>3</sup> )	Runoff Reduction Vol (ft <sup>3</sup> )	Remaining Volume (ft <sup>3</sup> )	Downstream Practice
Infiltration Practice	infiltration trench located below dog park - 2.5' Stone (3,250 sf footprint), 6,500 CF storage provided in ex detention vault, control structure to be modified.	0.22	0.15	895	Subtract 100% of provided storage vol.	100%	6,483	7,378	N/A	7,929	7,378	0	
Vegetated Roof	Extensive Green Roof Assuming Media Depth of 4", Media Porosity 0.30, and 2,525 SF Green Roof	0.06	N/A	207	Subtract 100% of provided storage vol.	100%	N/A	207	N/A	253	207	0	
Permeable Pavement - DCR Level 2 Design Spec	Permeable pavers in Pocket Park G (2,050 SF)	0.05	N/A	172	Subtract 100% of provided storage vol.	100%	N/A	172	N/A	410	172	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (2@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25	0.28		966	Disconnection to Bioretention	100%	0	966	N/A	1,055	966	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top area Disconnected to infiltration trench by rerouting existing detention system	1.88	N/A	6,483	Subtract 100% of provided storage vol.	100%	0	6,483	N/A		0	6,483	Infiltration Practice
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	685 SF of Soil Ammendments in Pocket Park G		0.02	18	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	18	685	N/A	18	0	N/A
<b>Totals:</b>		<b>2.49</b>	<b>0.17</b>										
<b>Total Drainage Area Treated (acres):</b>		<b>2.66</b>											
<b>Runoff Reduction Volume Achieved for Drainage Area A (cubic feet):</b>											<b>8,741</b>		

See Site Data and Summary Tab for Site Results

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

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

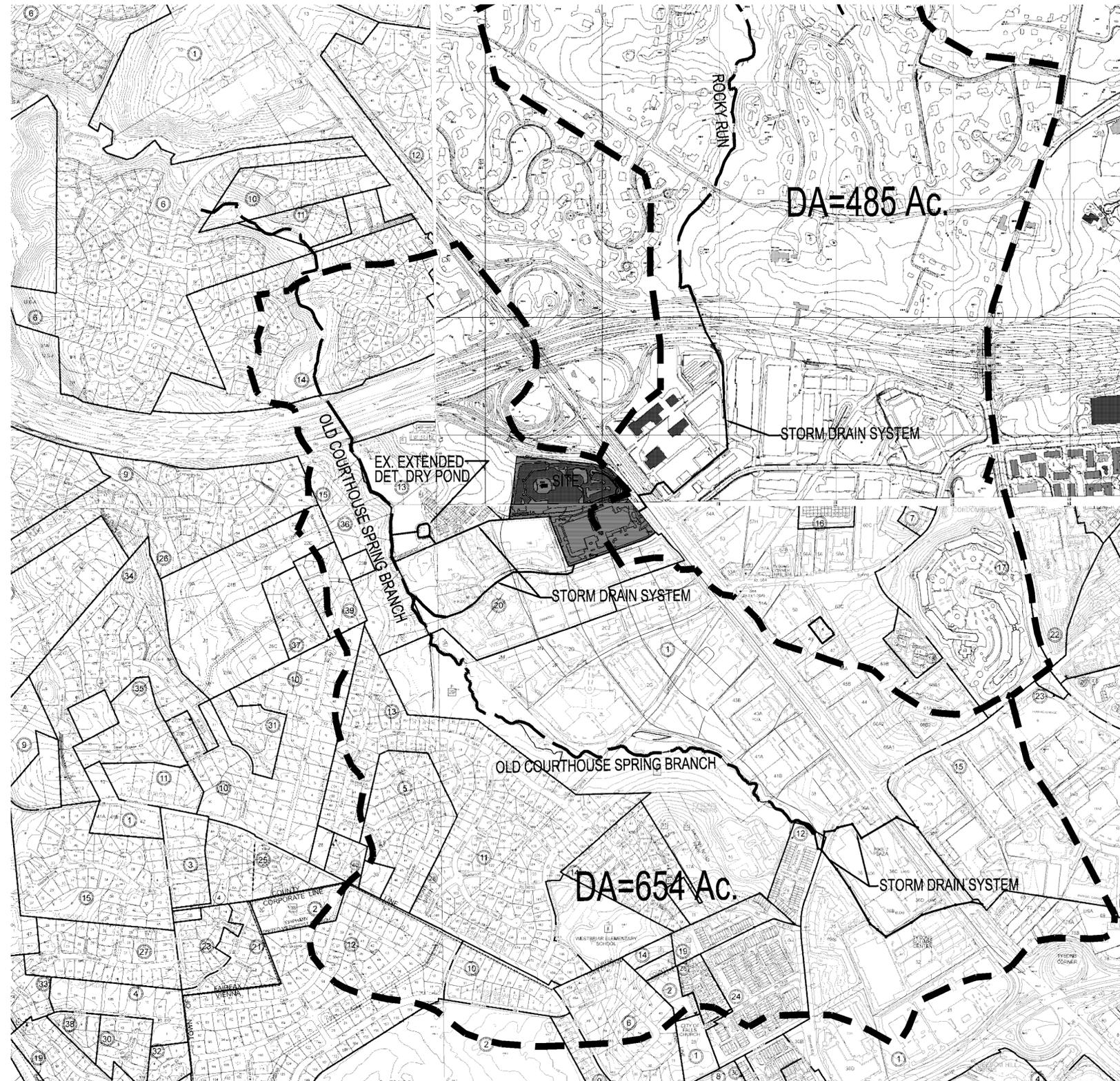
This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-022 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
 FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9.
- 3. Provide
 

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cft)	If pond, dam height (ft)
SEE MAP SHEET C-9, NARRATIVE SHEET C-10A, AND COMPUTATIONS C-11 THRU C-12A						
Totals						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-3 AND C-4.  
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.  
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet SEE NARRATIVE ON SHEET C-10A.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet THIS SHEET.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet THIS SHEET.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3.
- 11. A submission waiver is requested for SEE NARRATIVE ON SHEET C-10A.
- 12. Stormwater management is not required because \_\_\_\_\_

Revised 2-21-2006

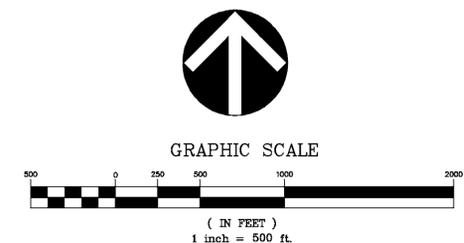


**LEGEND:**

- DENOTES SITE AREA
- SUB AREA DRAINAGE LINE

**OUTFALL DESCRIPTIONS**

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF THE OUTFALLS FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW IN OPPOSITE DIRECTIONS TO DIFFERENT RECEIVING WATERS. OUTFALL #1 FLOWS DOWN ASHGROVE LANE TO AN EXISTING EXTENDED DETENTION DRY POND AND THEN OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. OLD COURTHOUSE SPRING BRANCH IS THEN CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC). OUTFALL # 2 IS A CLOSED CONDUIT SYSTEM FLOWING TO THE NORTH AND DAYLIGHTS AFTER PASSING UNDER THE DULLES TOLL ROAD. THIS OUTFALL FLOWS INTO AN EXISTING REGIONAL POND WHICH TURNS INTO ROCKY RUN FURTHER DOWNSTREAM. THE SITE AREA WHICH FLOWS TO THIS OUTFALL TOTALS 4.11 ACRES SO THE OUTFALL ANALYSIS HAS BEEN STOPPED AT 485 ACRES AS SHOWN WHICH IS 100 TIMES GREATER THAN THE SITE AREA CONTRIBUTING TO THIS OUTFALL.



VKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES.	DWN.
BC	BC
SCALE: 1"=250'	
PROJECT/FILE NO. V7405A	
SHEET NO. C-13	

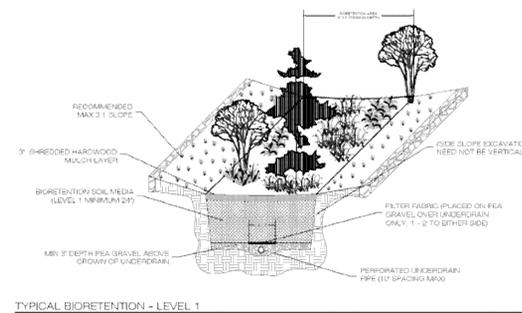


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

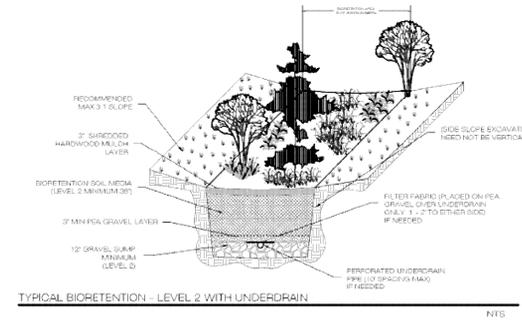
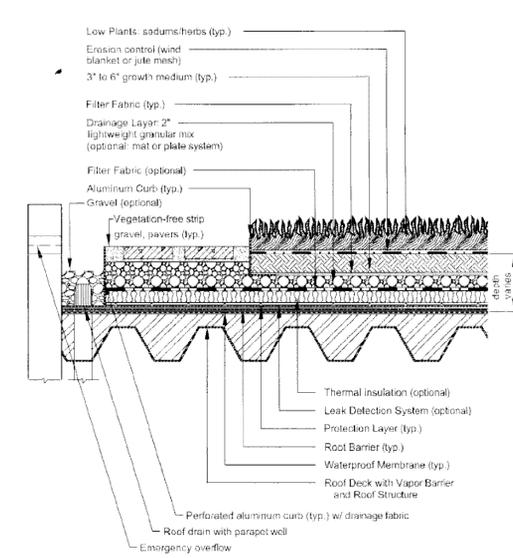


Figure 9.4b: Typical Detail of Bioretention Basin Level 2 Design

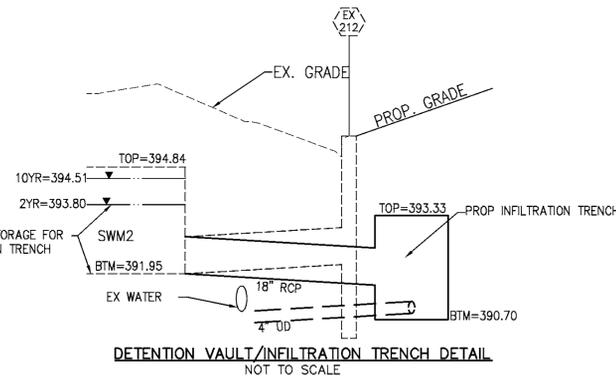
BIO-RETENTION DETAIL



CROSS SECTION VIEW (NTS)

Figure 5.2: Typical Section - Extensive Vegetated Roof (Source: Northern VA Regional Commission)

EXTENSIVE GREEN ROOF



DETENTION VAULT/INFILTRATION TRENCH DETAIL

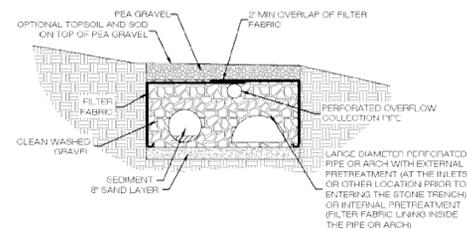


Figure 8.2A: Infiltration Section with Supplemental Pipe Storage

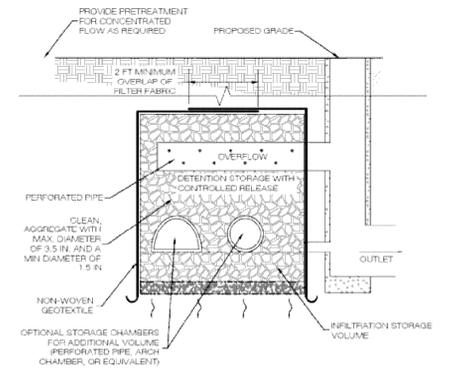
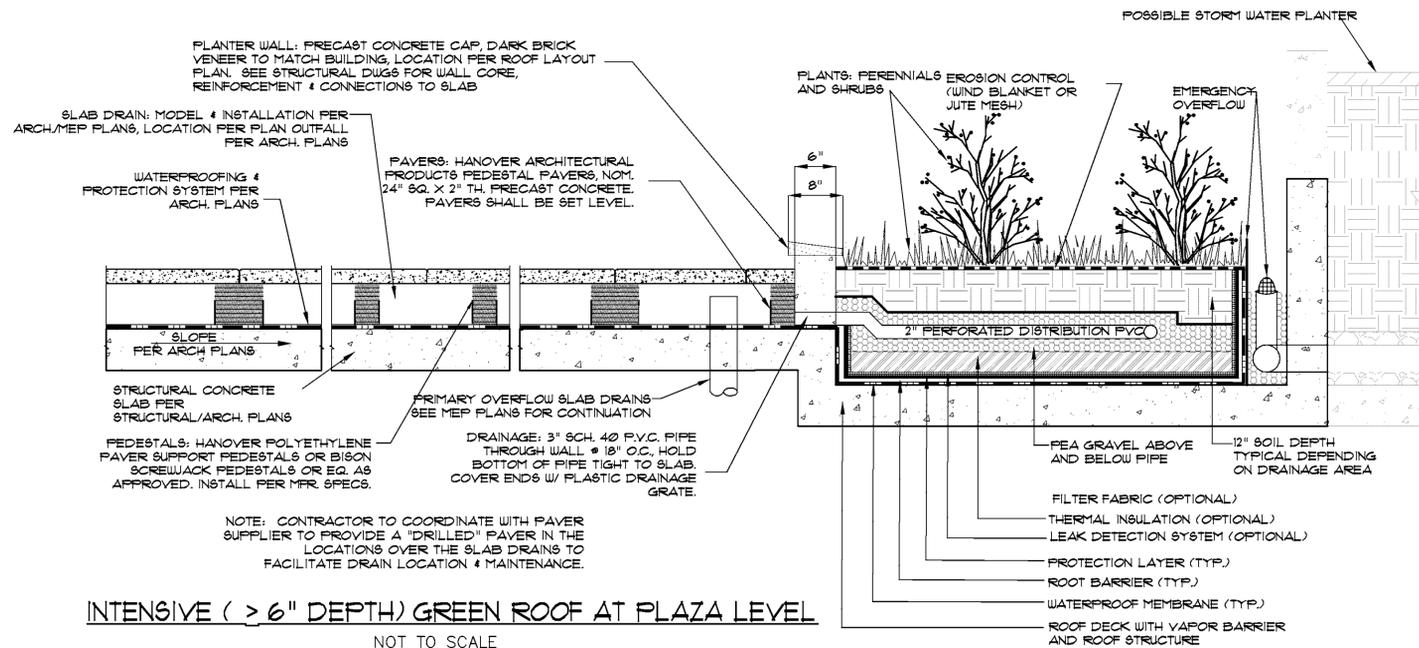


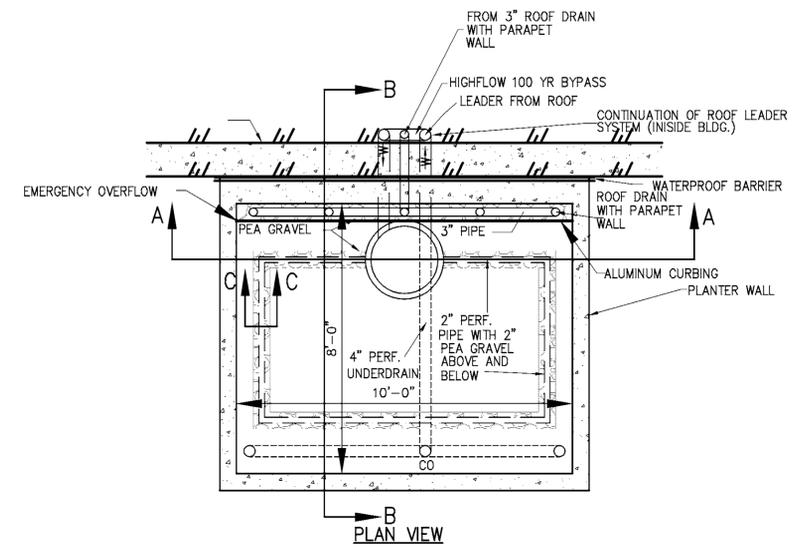
Figure 8.2B: Combined Underground Detention (Channel and/or Flooding Protection) and Infiltration

INFILTRATION TRENCH DETAIL

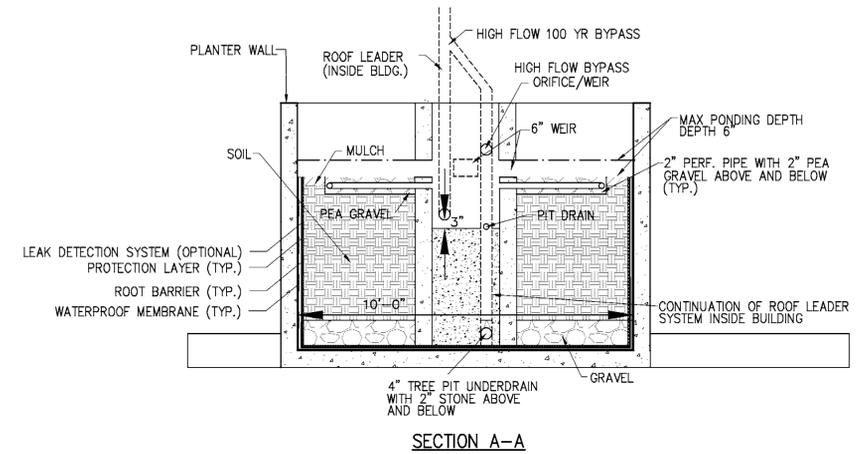


INTENSIVE (> 6" DEPTH) GREEN ROOF AT PLAZA LEVEL

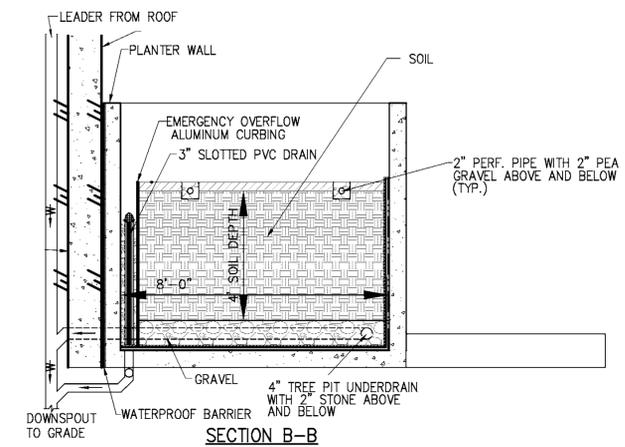
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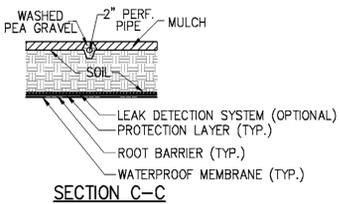
PLAN VIEW



SECTION A-A



SECTION B-B



SECTION C-C

STORMWATER PLANTER DETAIL

NOT TO SCALE

VIKA REVISIONS

DATE:	JUNE 30, 2011
DES.	BC
DWN.	BC
SCALE:	N/A
PROJECT/FILE NO.	V7405A
SHEET NO.	C-14

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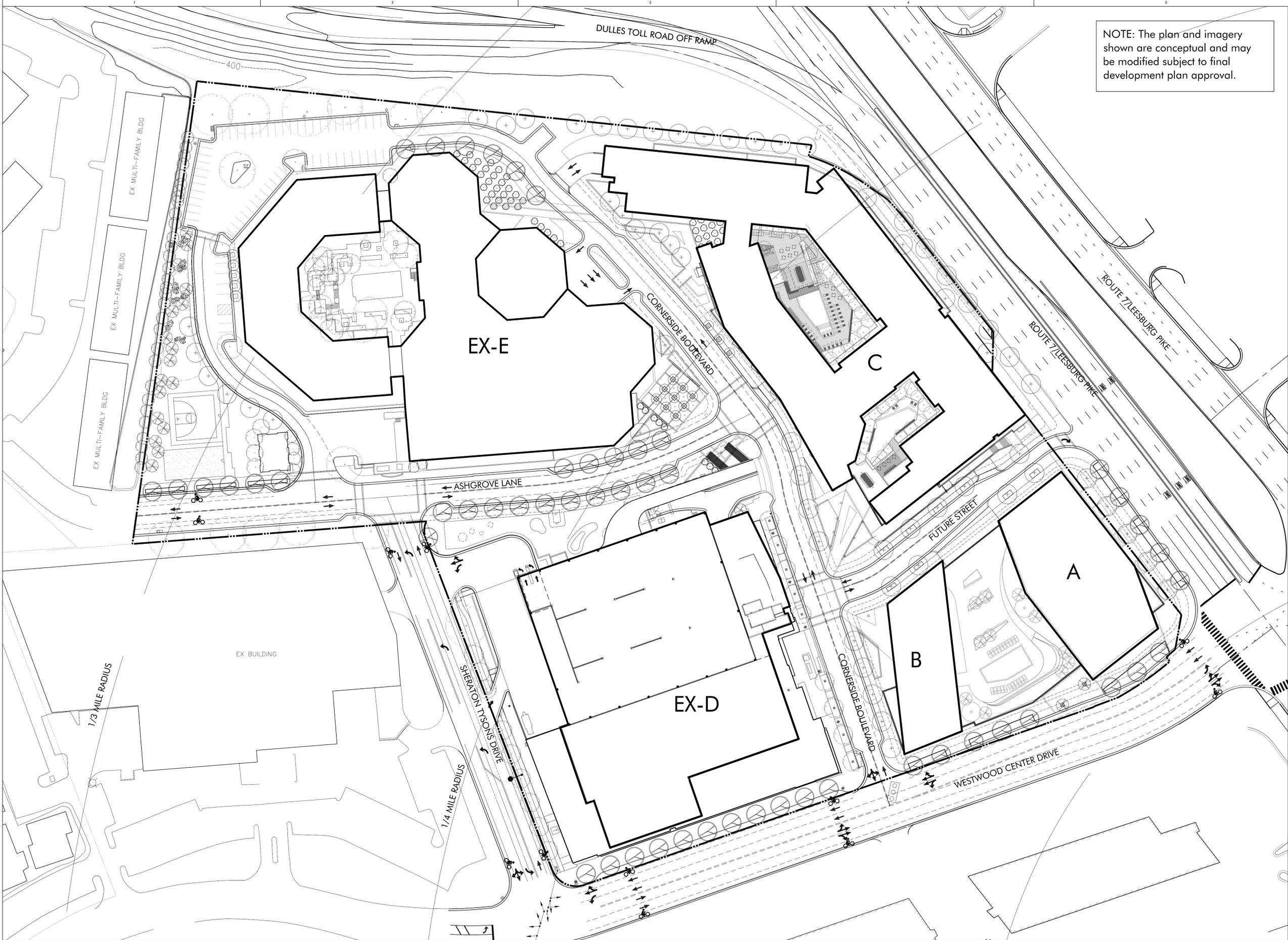
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PROJECT NUMBER  
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 JUNE 12, 2013

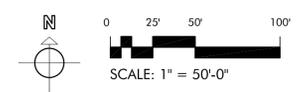
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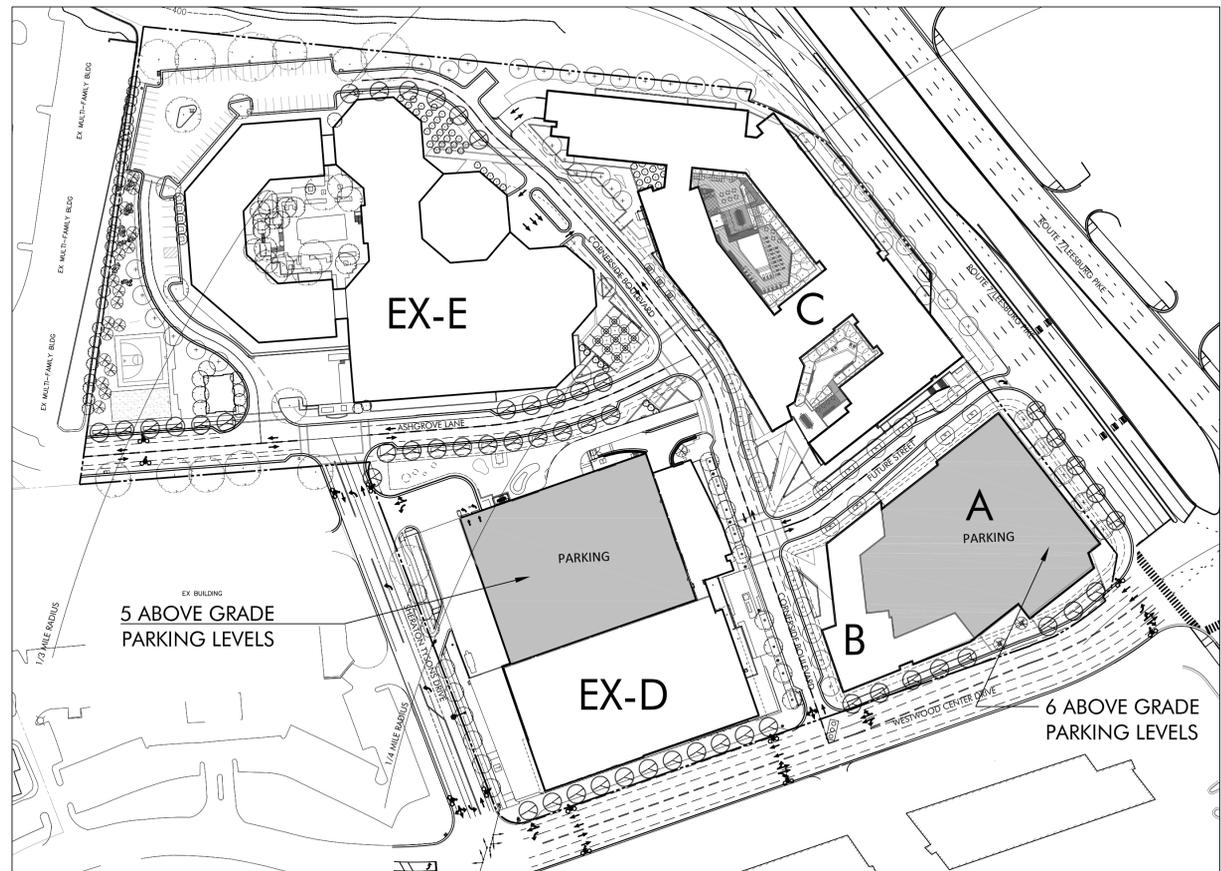


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 1" = 50'-0"

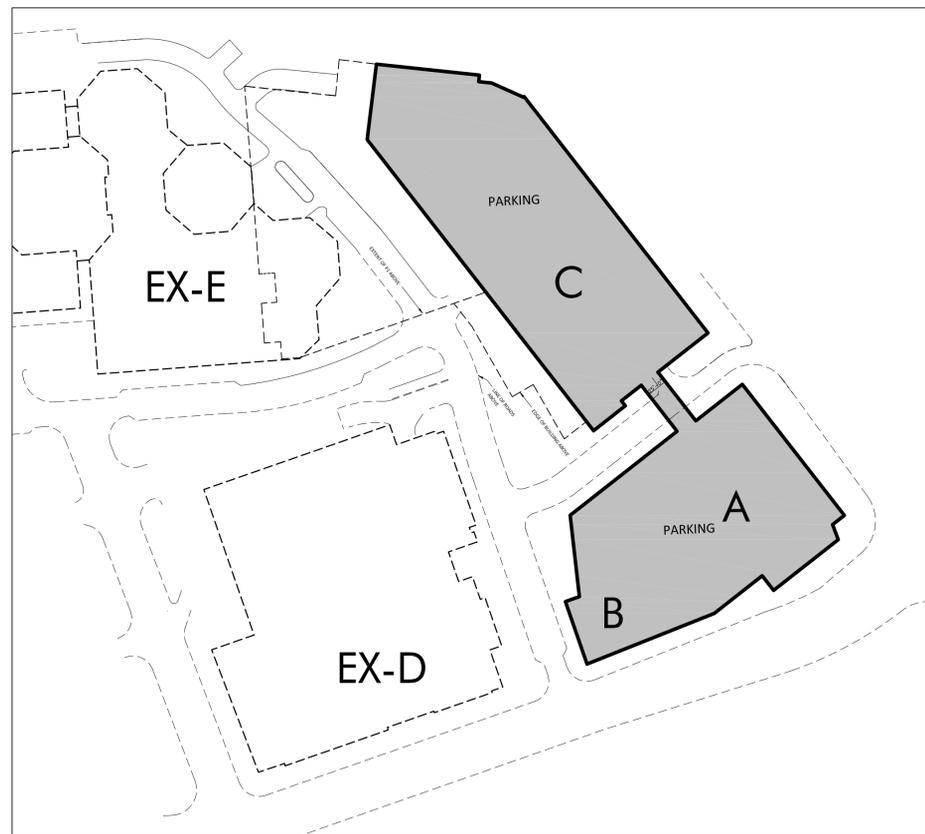


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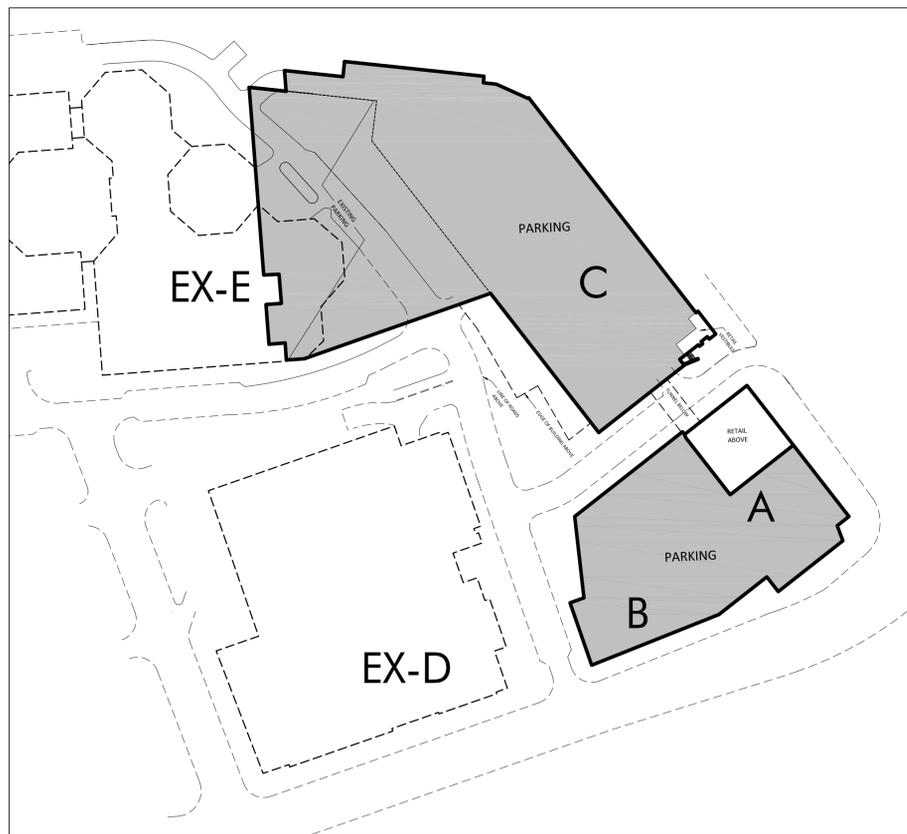
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3 ABOVE GRADE PARKING LEVELS  
1" = 100'-0"



1 LOWER PARKING LEVELS  
1" = 100'-0"



2 P1 PARKING LEVEL  
1" = 100'-0"

**Parking Rate Table**

Primary Use	Parking Permitted 1/8 to 1/4 Mile to Metro Station Entrance		Parking Permitted 1/4 to 1/2 Mile to Metro Station Entrance	
	Minimum	Maximum	Minimum	Maximum
Office	0	2.0/1000 GFA	0	2.2/1000 GFA
Retail	0	8/1000 GFA, excluding the first 5,000 GFA	0	8/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential	0-1 BR	1/DU 1.3/DU	1.1/DU	1.4/DU
	2 BR	1/DU 1.6/DU	1.35/DU	1.7/DU
Hotel	0	1/key	0	1.05/key

**Parking Tabulations**

Building	Required Parking <1/4 mile		Required Parking 1/4- 1/2 mile		Total Required Parking	Loading Spaces Provided
	Minimum	Maximum	Minimum	Maximum		
A	0	328 - 780			0 - 820	2
	0	60			0 - 80	
B	150 - 269	211 - 379			150 - 379	2
	0	18 - 180			0 - 180	
C	182 - 284	325 - 372	111 - 183	141 - 205	293 - 847	2
	0	80 - 270			0 - 270	
Ex-D					0 - 948	5
					0 - 890	
					0 - 68	
Ex-E					0 - 473	2
					0	
<b>TOTALS</b>	<b>332 - 833</b>	<b>1,822 - 2,888</b>	<b>111 - 183</b>	<b>814 - 878</b>	<b>443 - 3,648</b>	<b>13</b>

**Phased Parking**

Building	Maximum Parking Permitted <sup>[1]</sup>	Phase 1 Existing	Phase 2 with Building C	Phase 3 with Buildings A & B
A	820	0	0	820
B	559	0	0	559
Interim A/B Surface Lot	0	210	0	0
C	847	0	847	847
Existing D	948	677	677	677
Existing E	473	488	473	473
<b>Total</b>	<b>3,647</b>	<b>1,375</b>	<b>1,997</b>	<b>3,376</b>

[1] Maximum parking permitted is based on the uses and maximum GFA provided in the CDP development tabulation for each building. It is anticipated that portions of the parking serving Existing Building E will be provided in the Building C garage.

**NOTES:**

- [1] Parking will be provided in keeping with Paragraph 1 of Section 6-509 of the Zoning Ordinance (See Parking Rate Table). Parking provided by building is shown in the Parking Tabulation.
- [2] Residential parking requirements were calculated assuming an average mix of 64% 0-1 bedroom units and 36% 2-bedroom units. At the time of site plan, the actual number of units, mix of bedroom types and specific parking will be determined.
- [3] Parking provided is estimated; the Applicant reserves the right to provide more or less parking with each building at the time of FDP approval provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development. It is anticipated that portions of parking serving Existing Building E will be provided in Building C garage.
- [4] Surface parking lots currently exist on the Property. With development of the Property over time, surface lots will be replaced with a combination of below-grade and above-grade parking structures, and on-street parallel parking spaces.
- [5] Due to existing topographic conditions, the number of levels of parking above grade may vary. If there is an increase in the levels of parking above grade from that shown on the CDP, the facade(s) of the additional parking level(s) shall be architecturally treated to resemble the tower architecture above. Entrances to parking structures are shown generally on Sheet C-4; such entrances may be revised with FDP approval provided such revisions do not negatively impact the streetscape.
- [6] Based on market experience, the loading spaces shown are adequate for the size of the commercial and residential buildings proposed. The general location of the loading spaces as shown on Sheet C-4 may be revised with the FDP, provided such revisions do not negatively impact the streetscape.
- [7] The Applicants reserve the right to utilize tandem parking with FDP approval and to utilize valet parking for hotels, eating establishments and similar uses.
- [8] The limited amount of proposed parking supports the Applicants' TDM goals and strategic plan to reduce single-occupancy vehicles and encourage use of transit.

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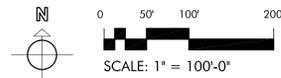
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FAIRFAX, VIRGINIA

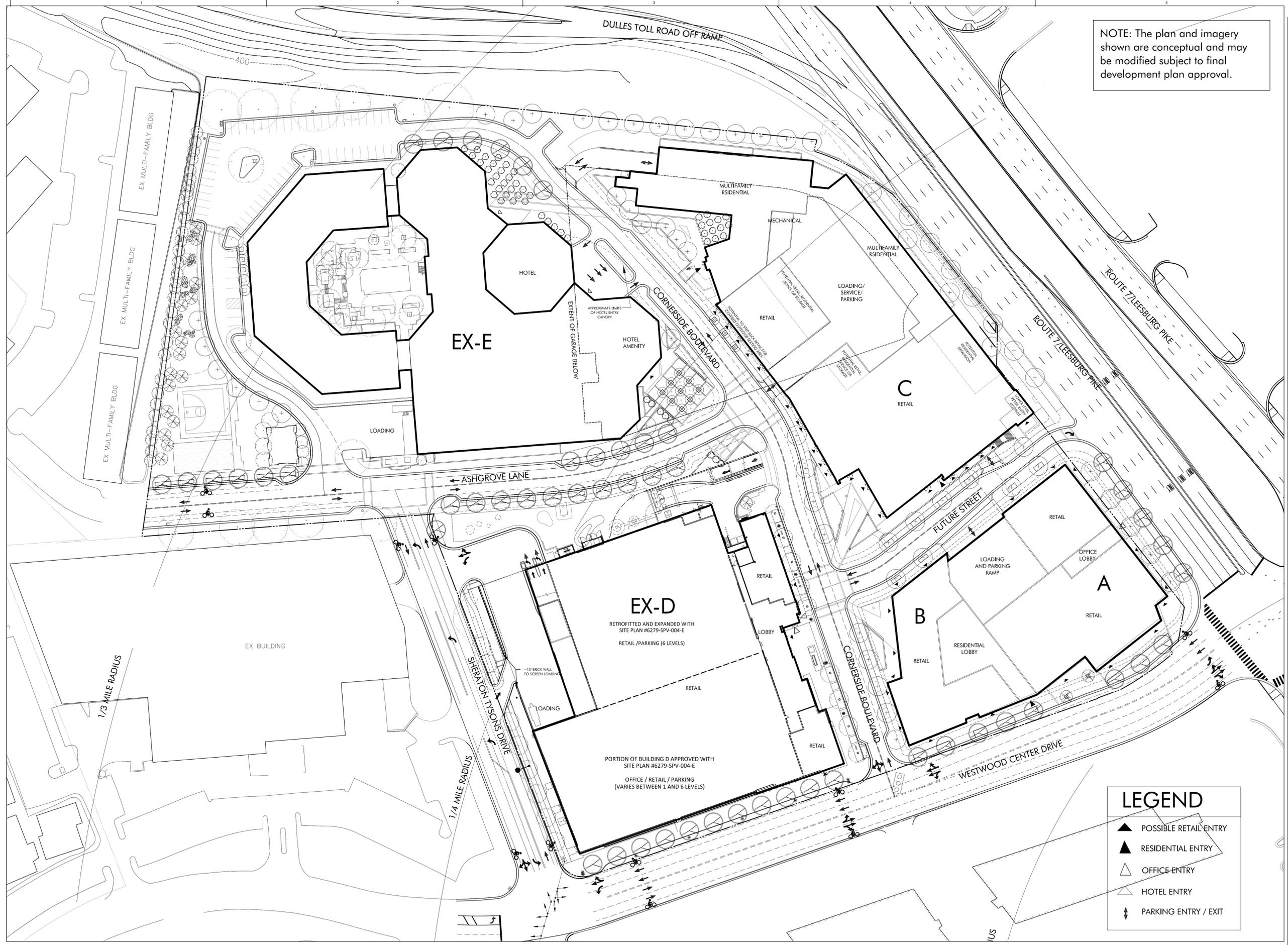
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PROJECT NUMBER  
6086.11  
JUNE 12, 2013

REV.	ISSUE	DATE
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**GROUND LEVEL PLAN**

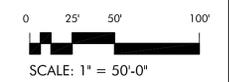
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**1 GROUND LEVEL PLAN**  
 1" = 50'-0"



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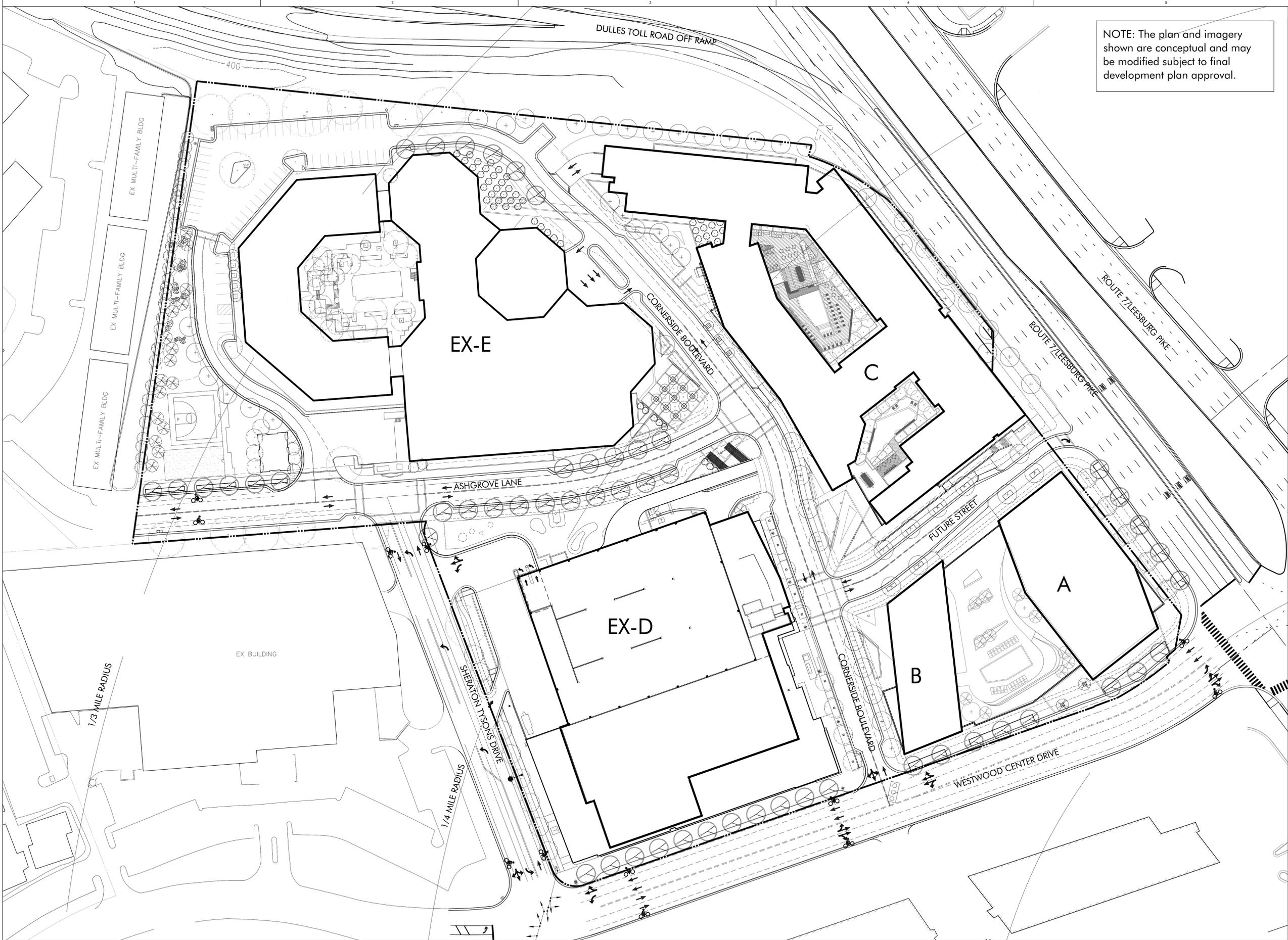
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PROJECT NUMBER  
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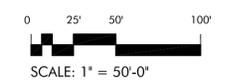
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**1** ROOF PLAN  
 1" = 50'-0"



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**SITE SECTIONS**

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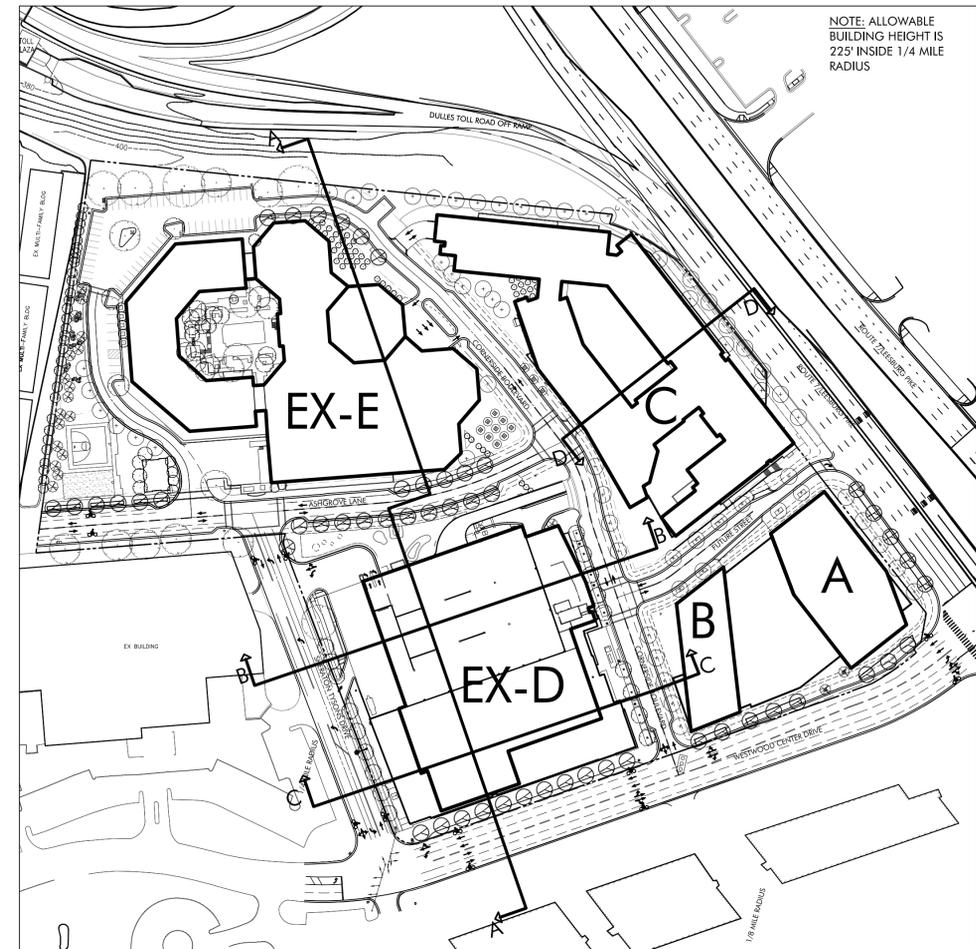
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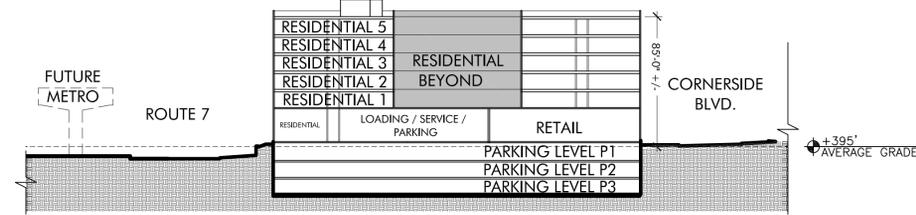
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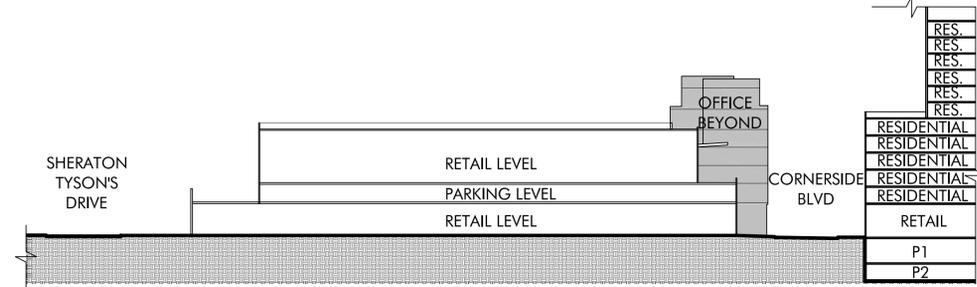


NOTE: ALLOWABLE BUILDING HEIGHT IS 225' INSIDE 1/4 MILE RADIUS

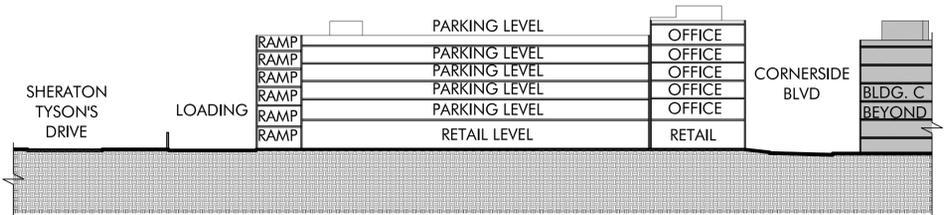
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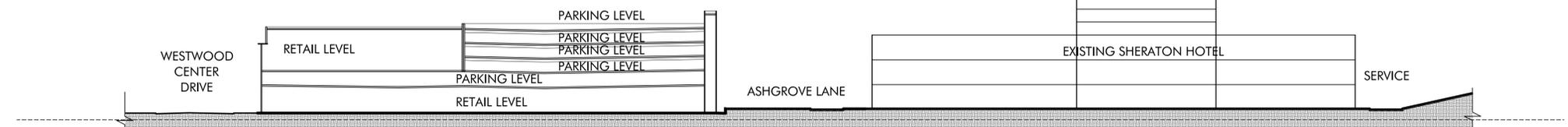
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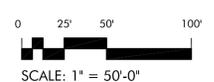
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B EAST-WEST SITE SECTION @ BUILDING D & EX-D  
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A NORTH-SOUTH SITE SECTION  
 1" = 50'-0"



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**SITE SECTIONS**

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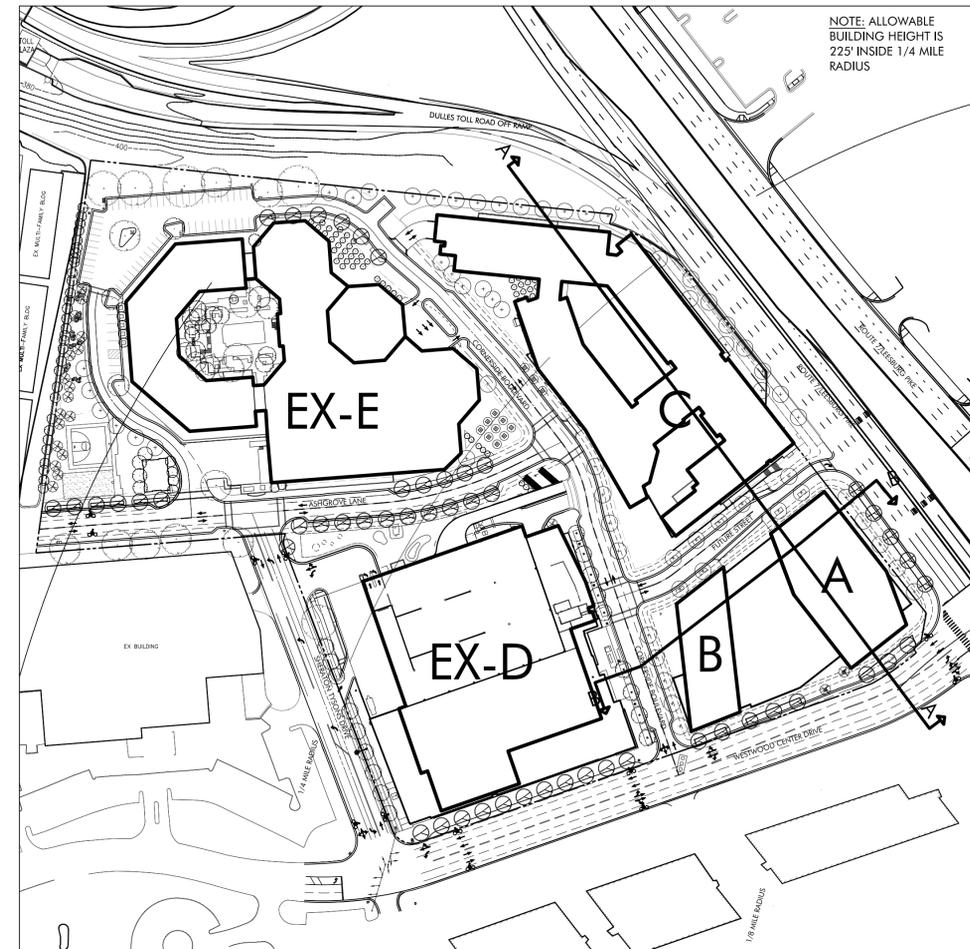
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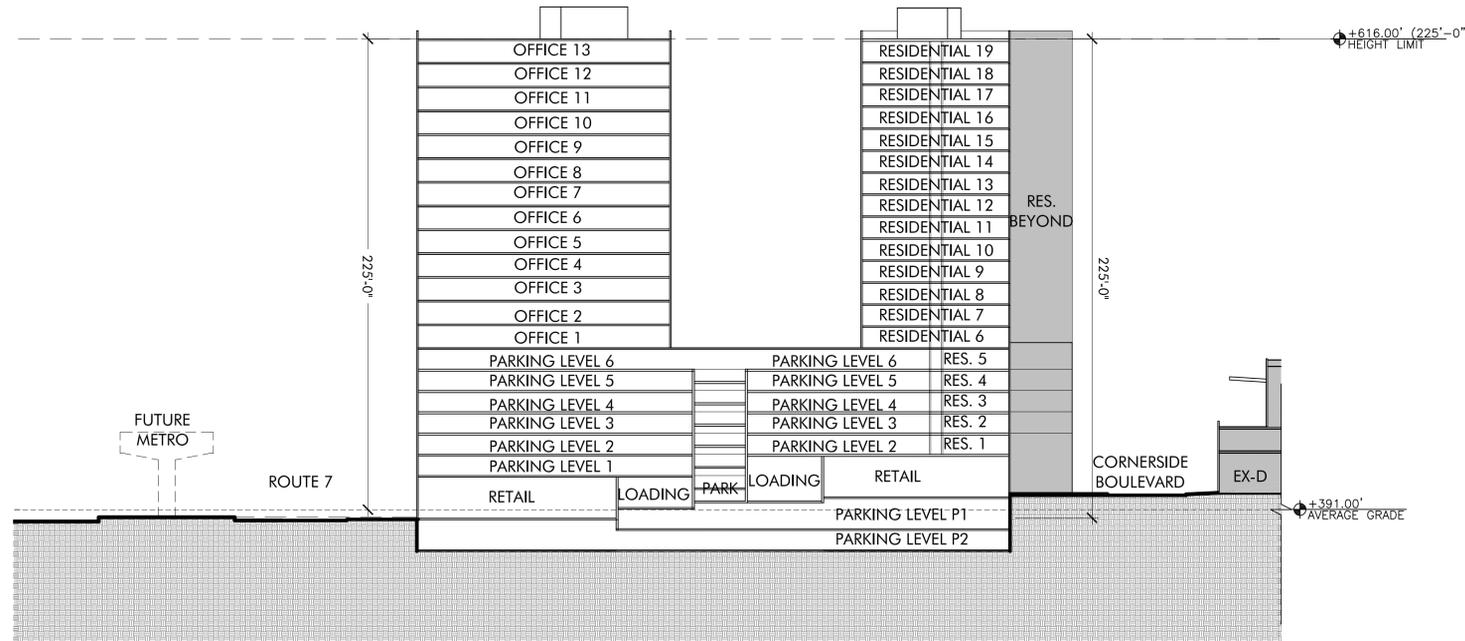
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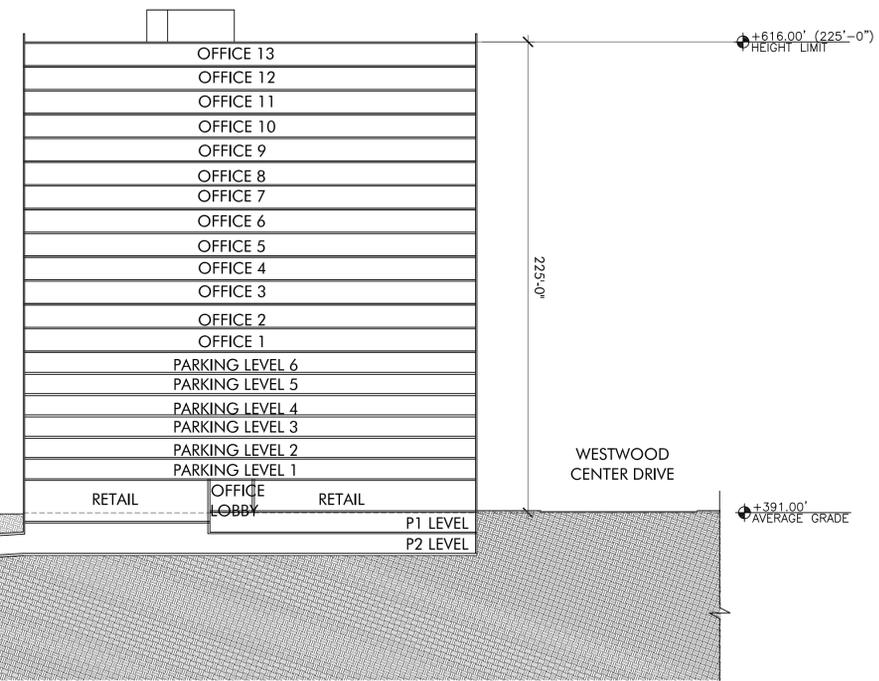
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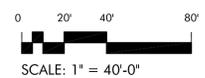
KEY PLAN



**B EAST-WEST SITE SECTION B @ BUILDING A & B**  
 1" = 40'-0"

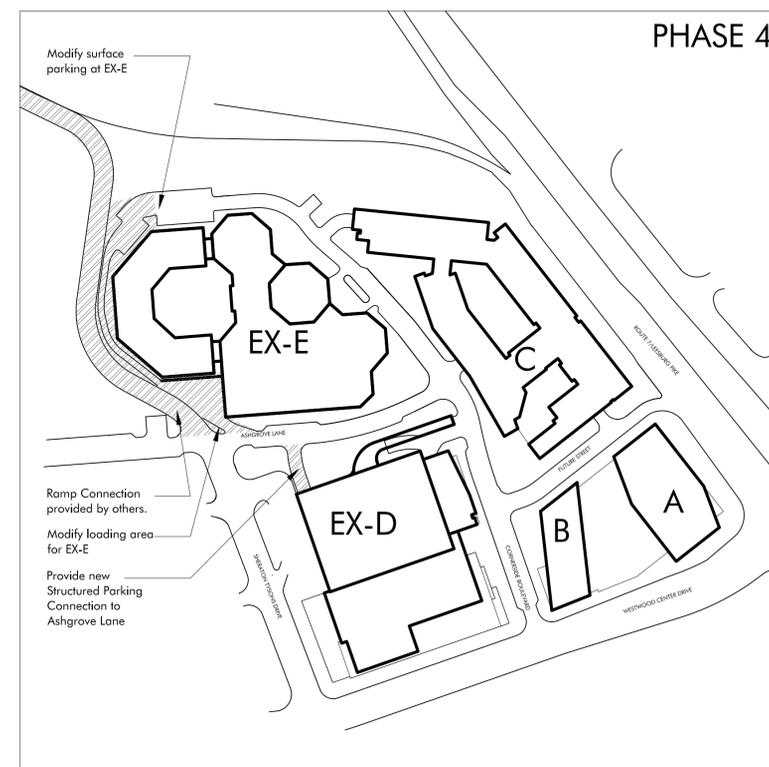
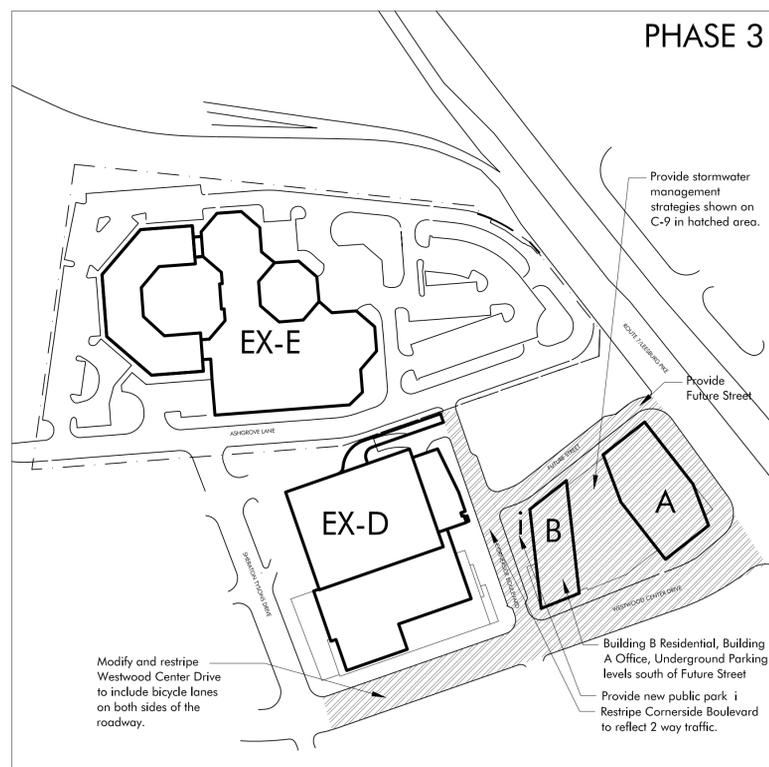
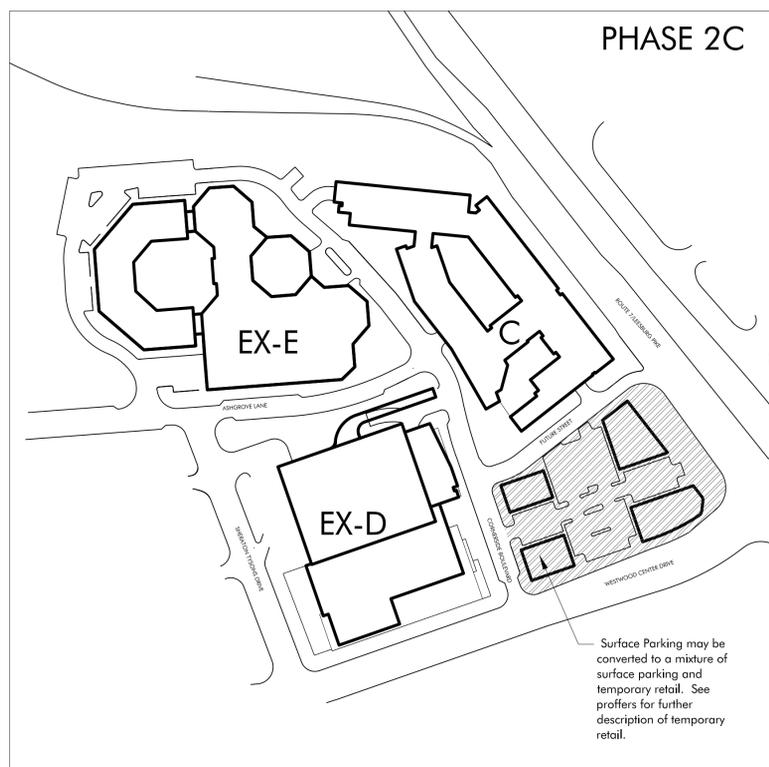
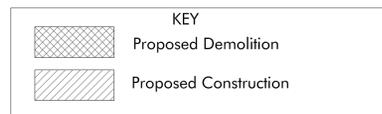
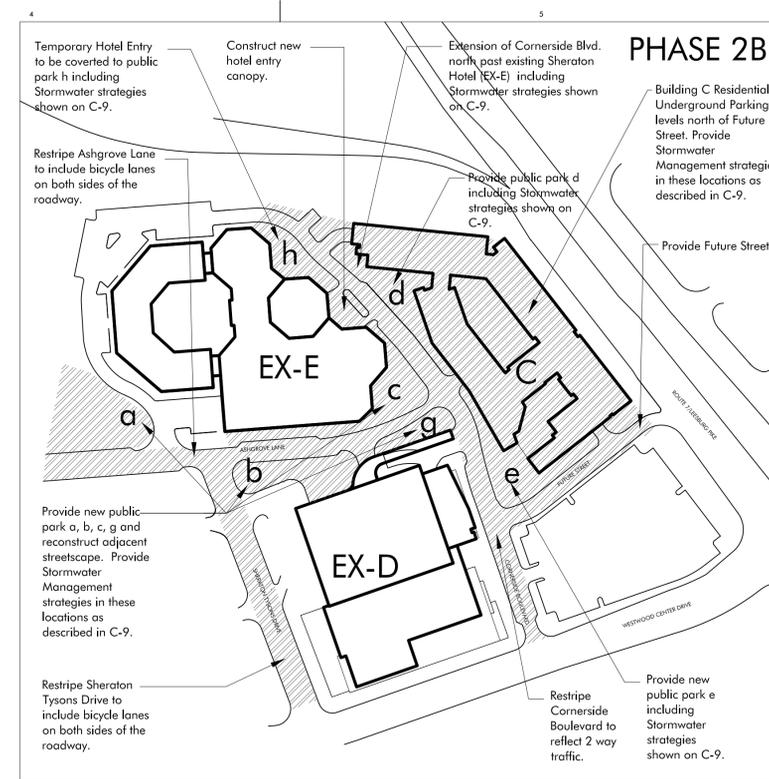
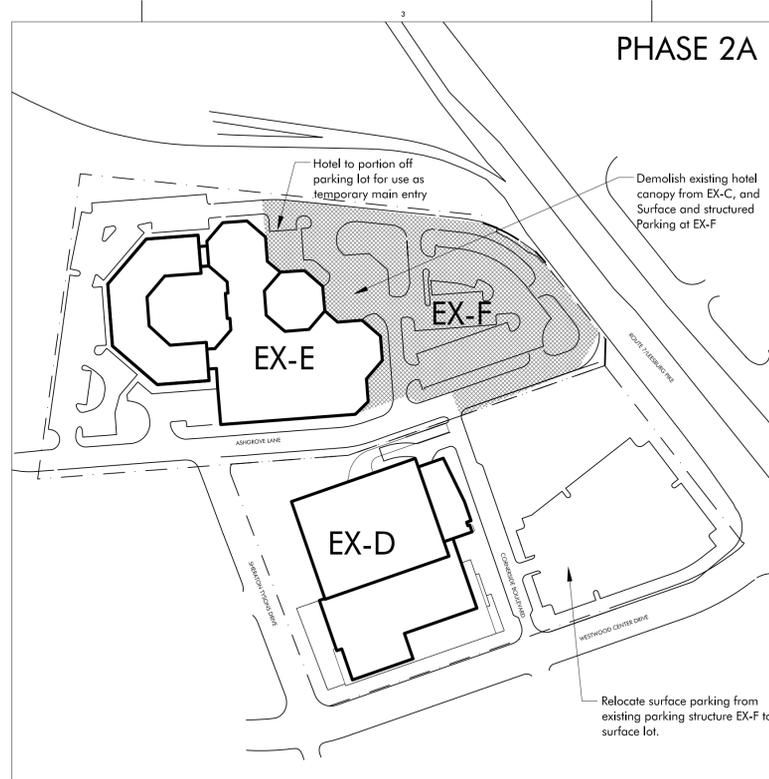
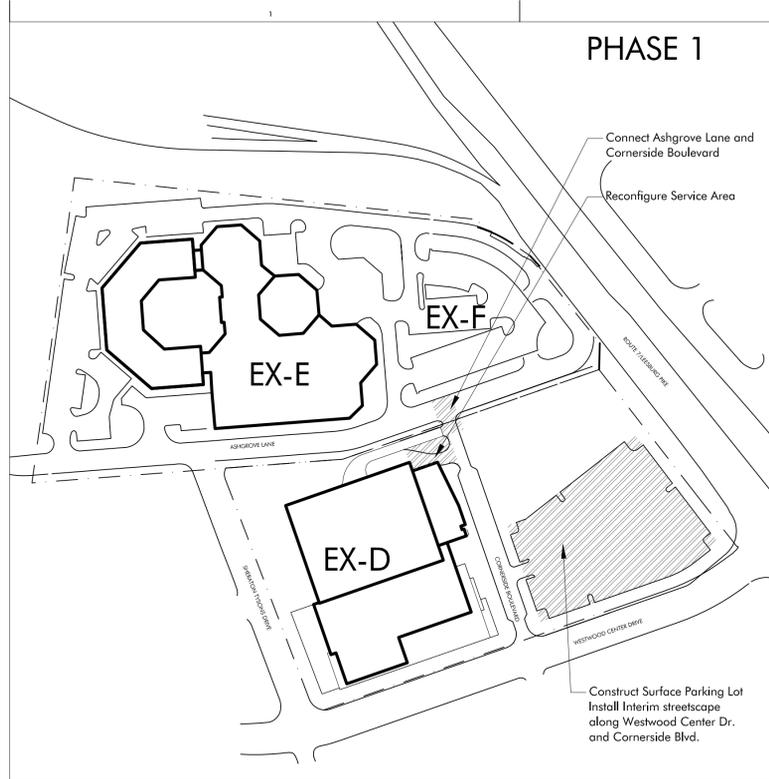


**A NORTH-SOUTH SITE SECTION A @ BUILDING A & C**  
 1" = 40'-0"



6/11/2013 6:46 PM

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**Owner**  
TYSONS WEST RESIDENTIAL, LLC AND  
JBO/TYSONS HOTEL, LLC  
4445 WILKIND AVENUE  
SUITE 700  
CHEVY CHASE, MARYLAND 20815  
301-657-0700

**Applicants' Representative**  
WALSH COLUCCI, LUBELEY, EMBICH & WALSH, PC  
2200 CLARENDON BOULEVARD, 13TH FLOOR  
ARLINGTON VIRGINIA 22201  
703 528-4700

**Architect**  
Muhlenberg Voelke Associates | MVA+  
7910 Woodmont Avenue, Suite 1250  
Bethesda, MD 20814  
301-654-2454

**Hard Coplan Machit Inc.**  
750 E Pratt Street  
Baltimore, MD 21202  
410-837-7311

**Engineer**  
VWA INC.  
8180 GREENSBORO DRIVE, SUITE  
200 MCLEAN, VIRGINIA  
301-654-2454

**Landscape Architect**  
LAND DESIGN / WASHINGTON DC  
200 SOUTH PEYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
703-549-7784

**Transportation**  
WELLS AND ASSOCIATES, INC  
1420 SPRING HILL ROAD  
SUITE 610  
MCLEAN, VIRGINIA 22102  
703-917-6620

## TYSONS WEST FAIRFAX, VIRGINIA

### PHASING PLAN

PROJECT NUMBER

6086.11

JUNE 12, 2013

DRAWN BY: **BJS** CHECKED BY: **JV**

REV.	ISSUE	DATE
1		JUNE 30, 2011
2		OCT 21, 2011
3		SEPT 21, 2012
4		JAN 3, 2013
5		MARCH 11, 2013
6		MAY 10, 2013
7		JUNE 12, 2013

DRAWING STAMP

SHEET NUMBER

# A206

6/11/2013 6:31 PM

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**Owner**  
 TYSONS WEST RESIDENTIAL, LLC AND  
 JB/TYSONS HOTEL, LLC  
 4445 WILKARD AVENUE  
 SUITE 700  
 CHEVY CHASE, MARYLAND 20815  
 301-657-0700

**Applicants' Representative**  
 WALSH COLUCCI, LUBLEY, EMBICH & WALSH, PC  
 2200 CLARENDON BOULEVARD, 13TH FLOOR  
 ARLINGTON VIRGINIA 22201  
 703-528-4700

**Architect**  
 MUSHINSKY VOELZKE ASSOCIATES | MV+A  
 7910 Woodmont Avenue, Suite 1250  
 Bethesda, MD 20814  
 301-654-2454

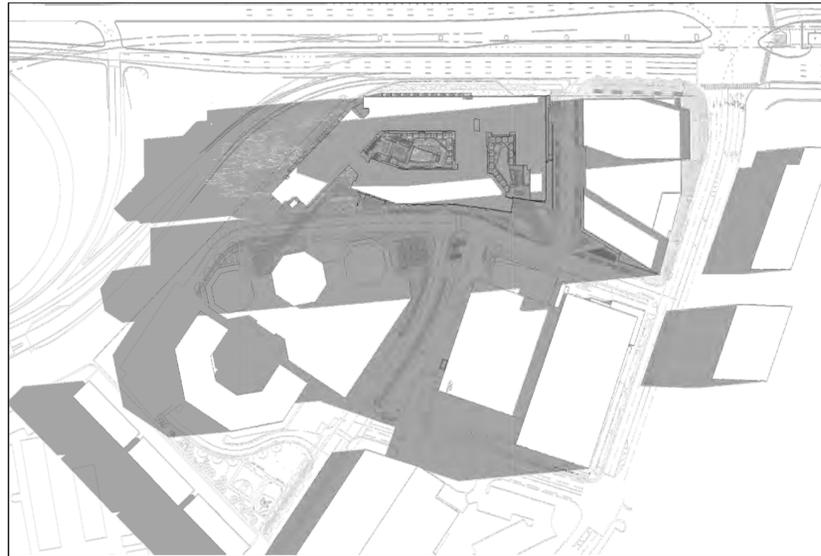
Hord Coplan Macht Inc.  
 750 E Pratt Street  
 Baltimore, MD 21202  
 410-837-7311

**Engineer**  
 VICA INC.  
 8180 GREENSBORO DRIVE, SUITE  
 200 MCLEAN, VIRGINIA  
 301-654-2454

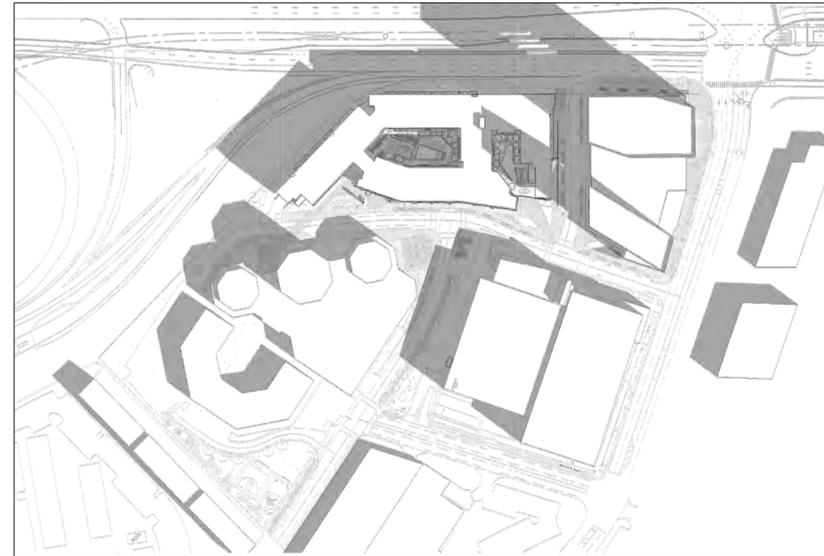
**Landscape Architect**  
 LAND DESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 703-549-7784

**Transportation**  
 WELLS AND ASSOCIATES, INC  
 1420 SPRING HILL ROAD  
 SUITE 610  
 MCLEAN, VIRGINIA 22102  
 703-917-6620

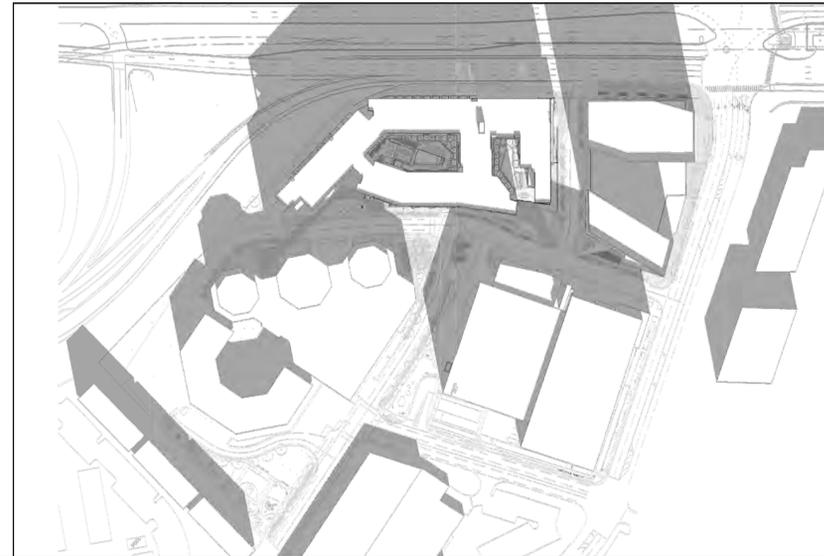
**TYSONS WEST**  
 FAIRFAX, VIRGINIA



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WINTER SOLSTICE - 12:00 PM



WINTER SOLSTICE - 5:00 PM



SHADOW STUDIES

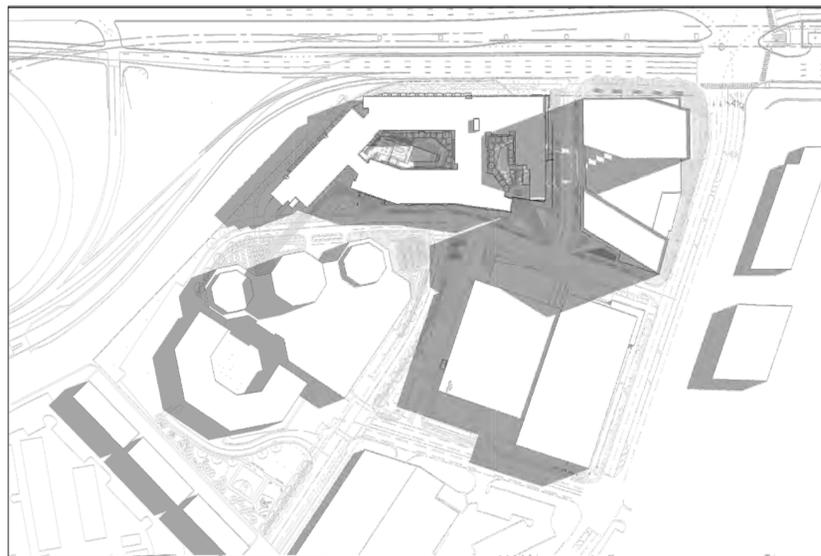
PROJECT NUMBER  
 6086.11

JUNE 12, 2013

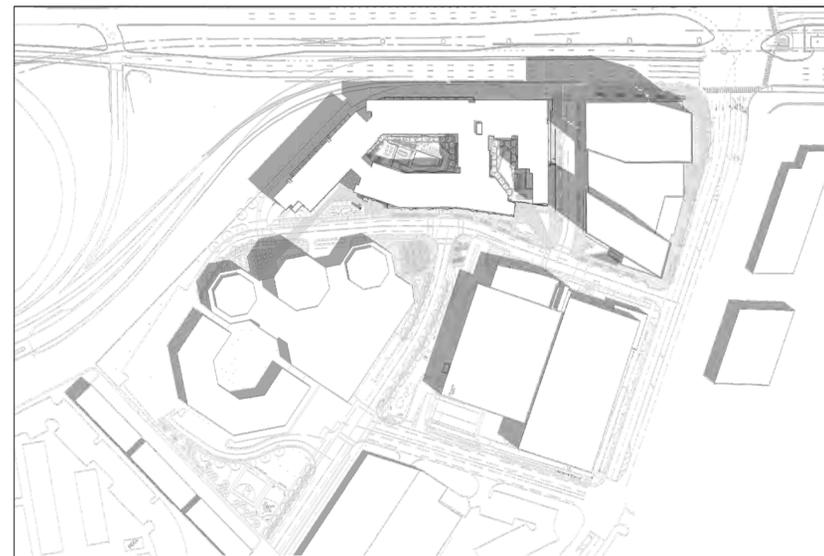
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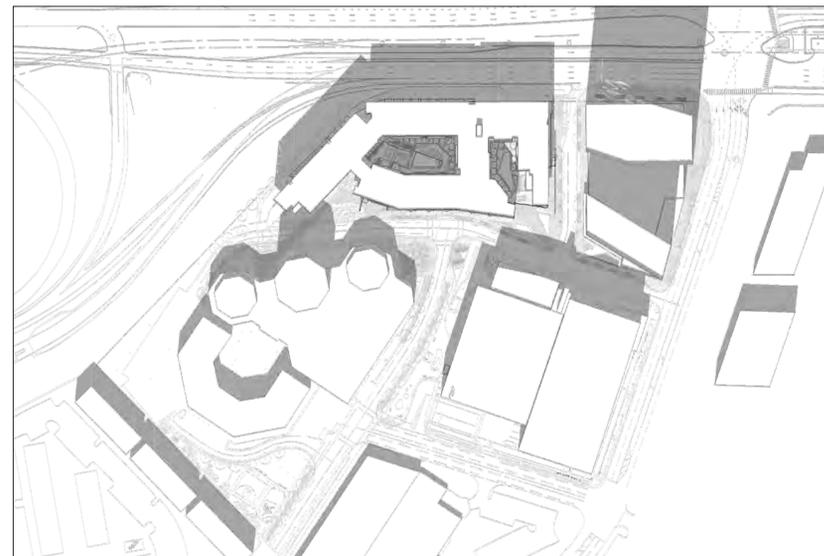
DRAWING STAMP



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SPRING EQUINOX - 12:00 PM



SPRING EQUINOX - 5:00 PM





**Owner**  
 TYSONS WEST RESIDENTIAL, LLC AND  
 JB/TYSONS HOTEL, LLC  
 4445 WILLARD AVENUE  
 SUITE 700  
 CHEVY CHASE, MARYLAND 20815  
 301-657-0700

**Applicants' Representative**  
 WALSH COLUCCI, LUBBELEY, EMBICH & WALSH, PC  
 2200 CLARENDON BOULEVARD, 13TH FLOOR  
 ARLINGTON VIRGINIA 22201  
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**Architect**  
 MUSHINSKY VOELZKE ASSOCIATES | MV+A  
 7910 Woodmont Avenue, Suite 1250  
 Bethesda, MD 20814  
 301-654-2454

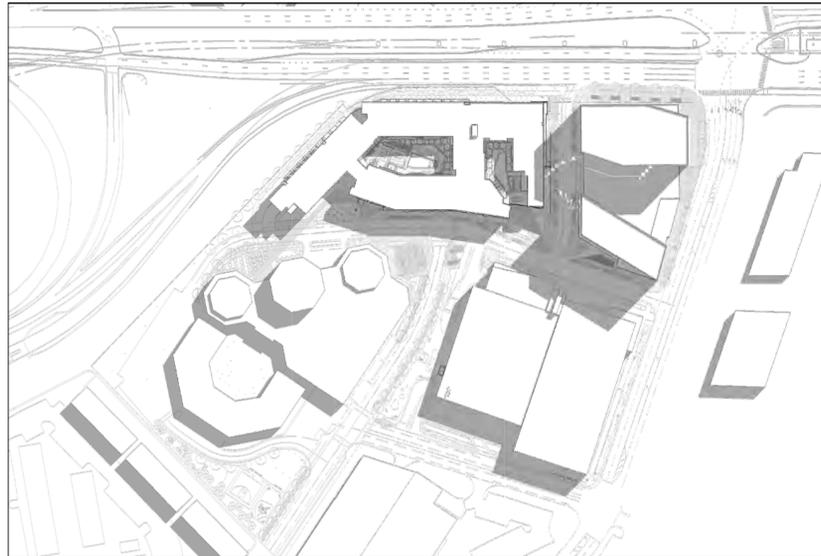
**Hard Coplan Machit Inc.**  
 750 E Pratt Street  
 Baltimore, MD 21202  
 410-837-7311

**Engineer**  
 VICA INC  
 8180 GREENSBORO DRIVE, SUITE  
 200 MCLEAN, VIRGINIA  
 301-654-2454

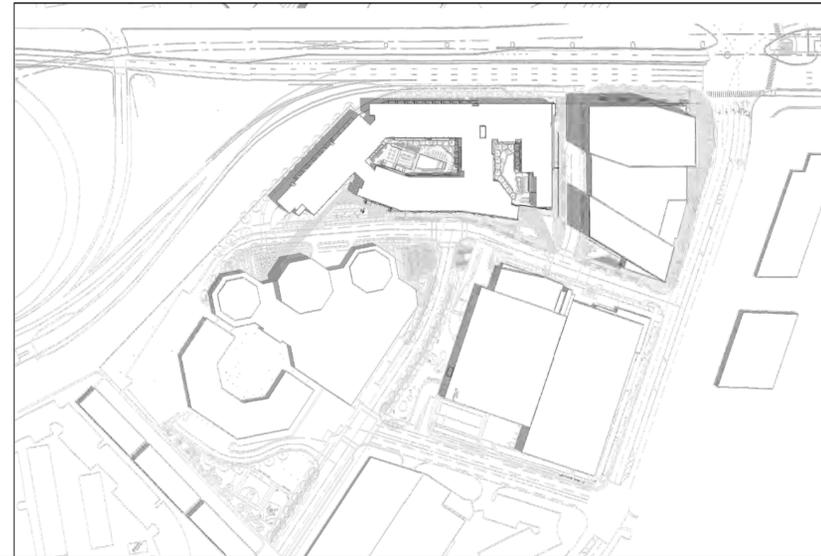
**Landscape Architect**  
 LAND DESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 703-549-7784

**Transportation**  
 WELLS AND ASSOCIATES, INC  
 1420 SPRING HILL ROAD  
 SUITE 610  
 MCLEAN, VIRGINIA 22102  
 703-917-6620

**TYSONS WEST**  
 FAIRFAX, VIRGINIA



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SUMMER SOLSTICE - 12:00 PM



SUMMER SOLSTICE - 5:00 PM



SHADOW STUDIES

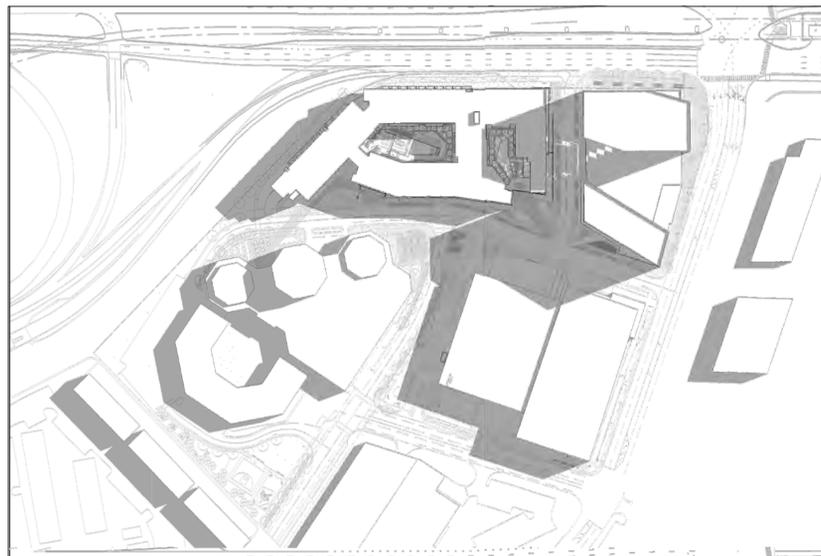
PROJECT NUMBER  
 6086.11

JUNE 12, 2013

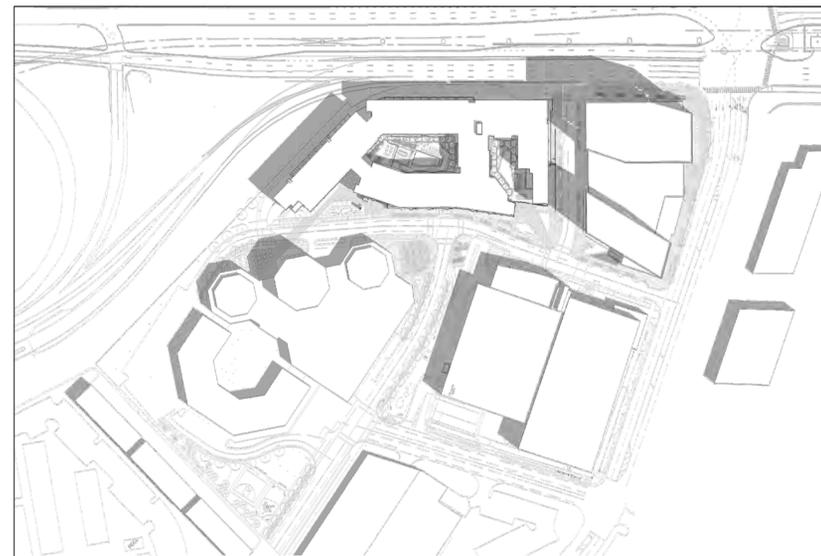
DRAWN BY: **BJS** CHECKED BY: **JV**

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7		JUNE 12, 2013

DRAWING STAMP



FALL EQUINOX - 9:00 AM



FALL EQUINOX - 12:00 PM



FALL EQUINOX - 5:00 PM





**Owner**  
 TYSONS WEST RESIDENTIAL, LLC AND  
 JBG/TYSONS HOTEL, LLC  
 4445 WILKARD AVENUE  
 SUITE 700  
 CHEVY CHASE, MARYLAND 20815  
 301-657-0700

**Applicants' Representative**  
 WALSH COLUCCI, LUBLEY, EMRICH & WALSH, PC  
 2200 CLARENDON BOULEVARD, 13TH FLOOR  
 ARLINGTON VIRGINIA 22201  
 703-528-4700

**Architect**  
 MUSHINSKY VOELZKE ASSOCIATES | MV+A  
 7910 Woodmont Avenue, Suite 1250  
 Bethesda, MD 20814  
 301-654-2454

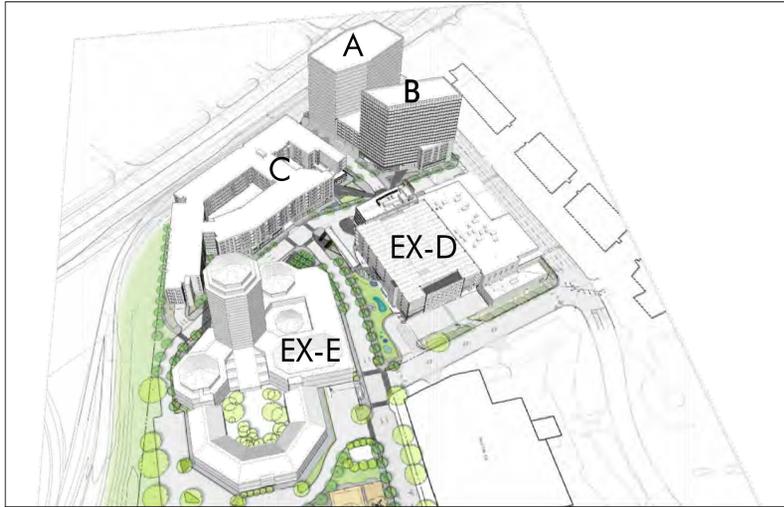
**Hard Coplan Machit Inc.**  
 750 E Pratt Street  
 Baltimore, MD 21202  
 410-837-7311

**Engineer**  
 VISA INC  
 8180 GREENSBORO DRIVE, SUITE  
 200 MCLEAN, VIRGINIA  
 301-654-2454

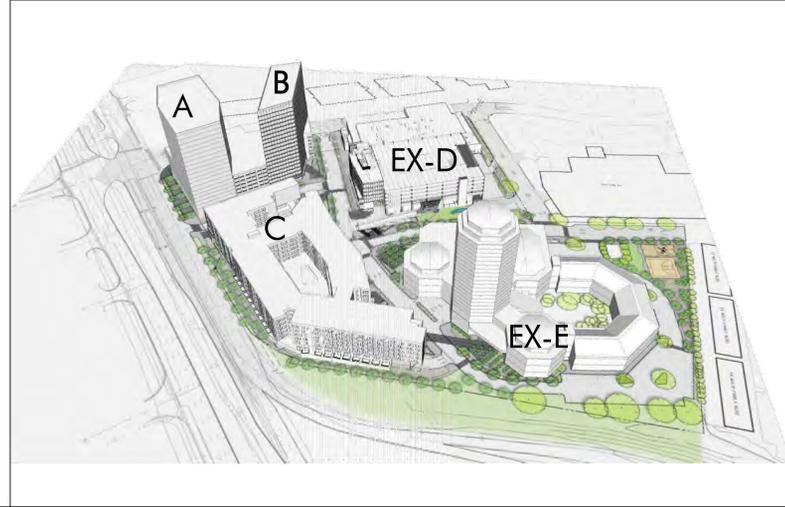
**Landscape Architect**  
 LAND DESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 703-549-7784

**Transportation**  
 WELLS AND ASSOCIATES, INC  
 1420 SPRING HILL ROAD  
 SUITE 610  
 MCLEAN, VIRGINIA 22102  
 703-917-6620

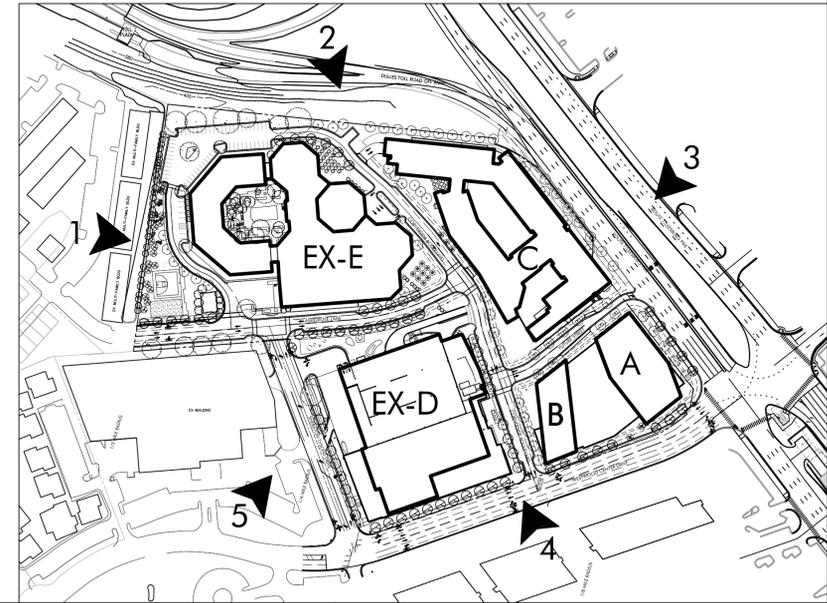
**TYSONS WEST**  
 FAIRFAX, VIRGINIA



VIEW 1



VIEW 2



KEY PLAN

**NOTE**  
 All massing shown representational only and  
 subject to change

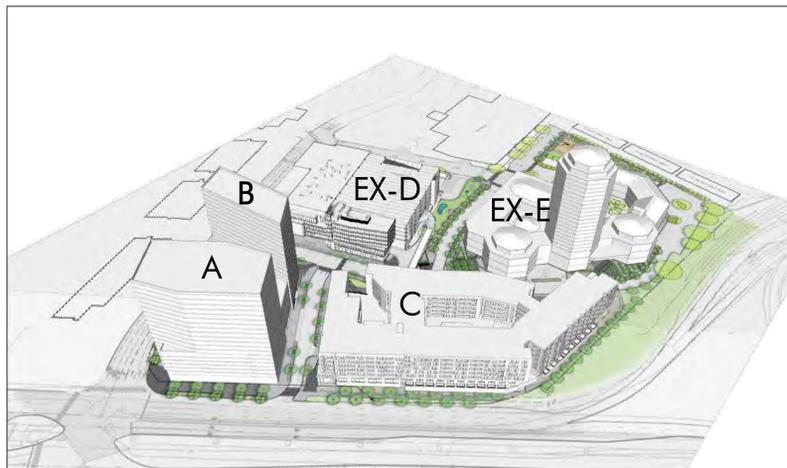
**PERSPECTIVE VIEWS**

PROJECT NUMBER  
 6086.11  
 JUNE 12, 2013

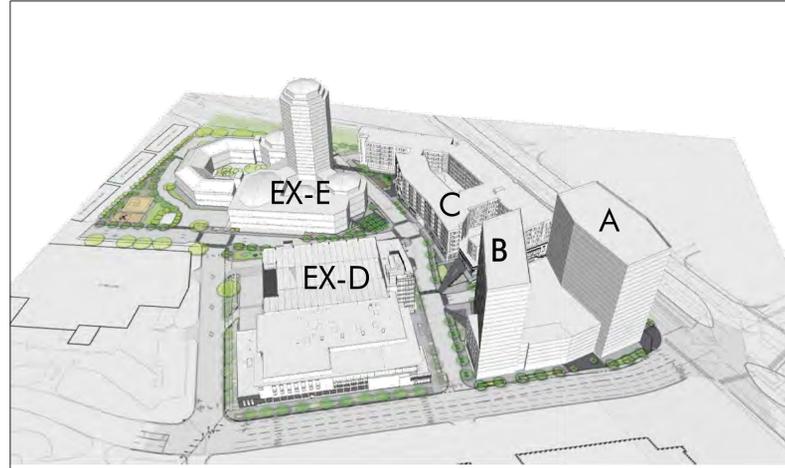
DRAWN BY: **BJS** CHECKED BY: **JV**

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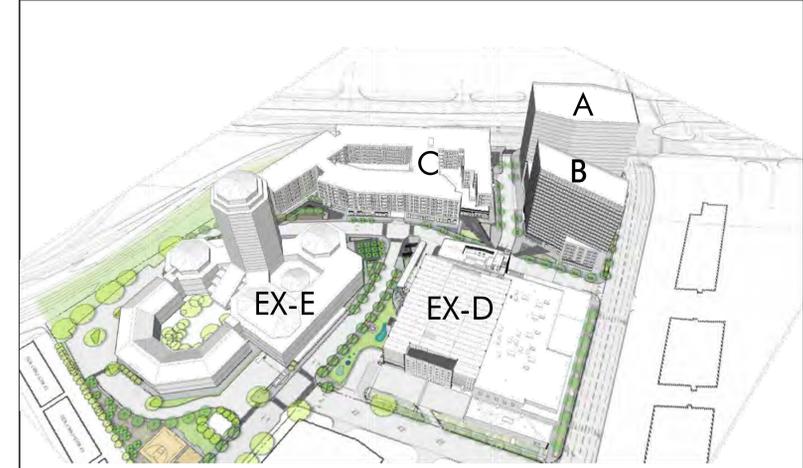
DRAWING STAMP



VIEW 3



VIEW 4



VIEW 5

POTENTIAL GARAGE SCREENING TREATMENTS. SEE PROFFERED CONDITIONS FOR ADDITIONAL DESCRIPTION.



**Owner**  
 TYSONS WEST RESIDENTIAL, LLC AND  
 JBG/TYSONS HOTEL, LLC  
 4445 WILKARD AVENUE  
 SUITE 700  
 CHEVY CHASE, MARYLAND 20815  
 301-657-0700

**Applicants' Representative**  
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 2200 CLARENDON BOULEVARD, 13TH FLOOR  
 ARLINGTON VIRGINIA 22201  
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**Architect**  
 MUSHINSKY VOELZKE ASSOCIATES | MV+A  
 7910 Woodmont Avenue, Suite 1250  
 Bethesda, MD 20814  
 301-654-2454

**Hard Coplan Machit Inc.**  
 750 E Pratt Street  
 Baltimore, MD 21202  
 410-837-7311

**Engineer**  
 VIRA INC  
 8180 GREENSBORO DRIVE, SUITE  
 200 MCLEAN, VIRGINIA  
 301-654-2454

**Landscape Architect**  
 LAND DESIGN / WASHINGTON DC  
 200 SOUTH PEYTON STREET  
 ALEXANDRIA, VIRGINIA 22314  
 703-549-7784

**Transportation**  
 WELLS AND ASSOCIATES, INC  
 1420 SPRING HILL ROAD  
 SUITE 610  
 MCLEAN, VIRGINIA 22102  
 703-917-6629



**TYSONS WEST**  
 FAIRFAX, VIRGINIA

**STRUCTURED PARKING DIAGRAM**

PROJECT NUMBER  
 6086.11  
 JUNE 12, 2013

DRAWN BY: BJS  
 CHECKED BY: JV

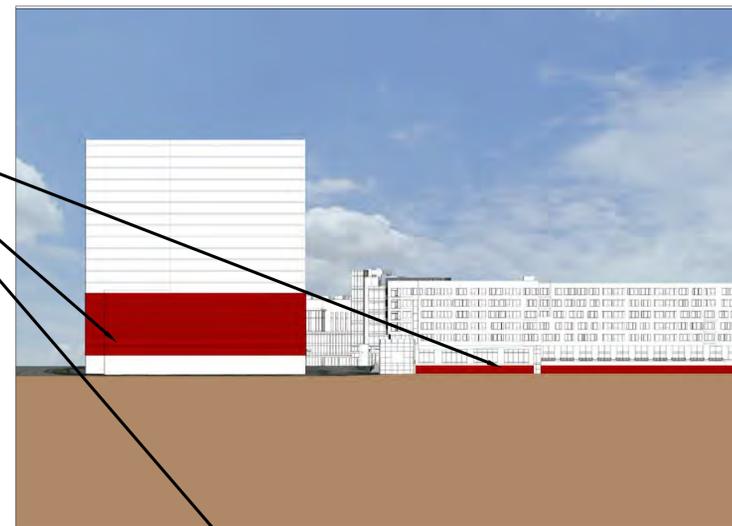
REV.	ISSUE	DATE
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DRAWING STAMP

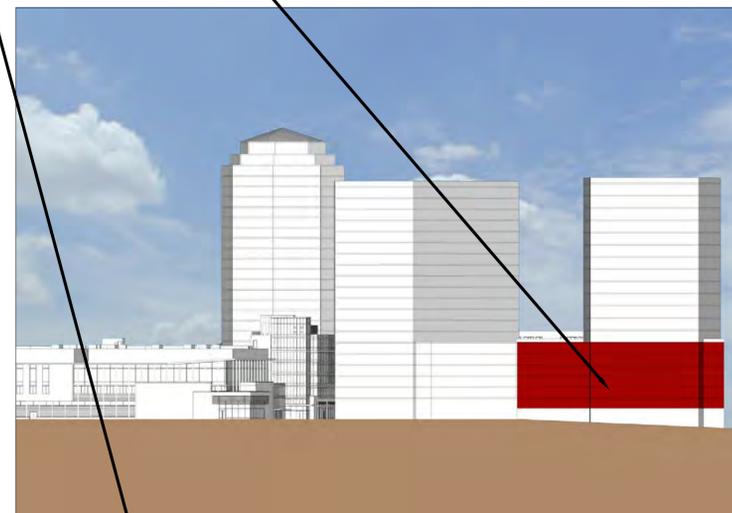
SHEET NUMBER

**A210**

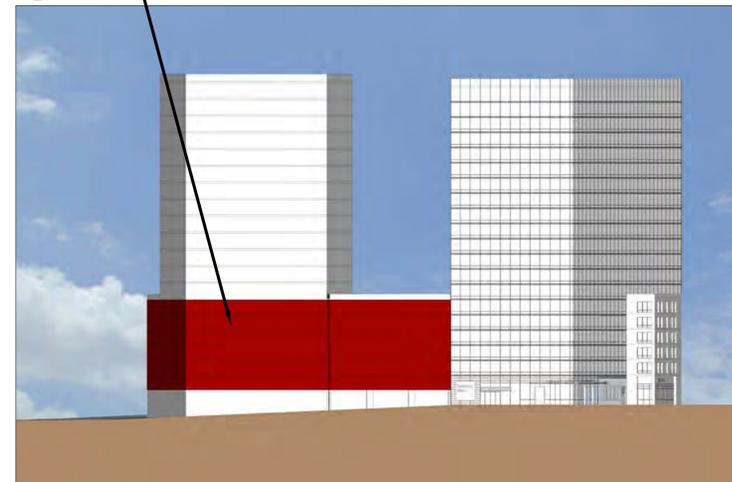
LOCATION OF ABOVE GRADE GARAGE TO BE ARCHITECTURALLY TREATED ACCORDING TO PROFFERED CONDITIONS



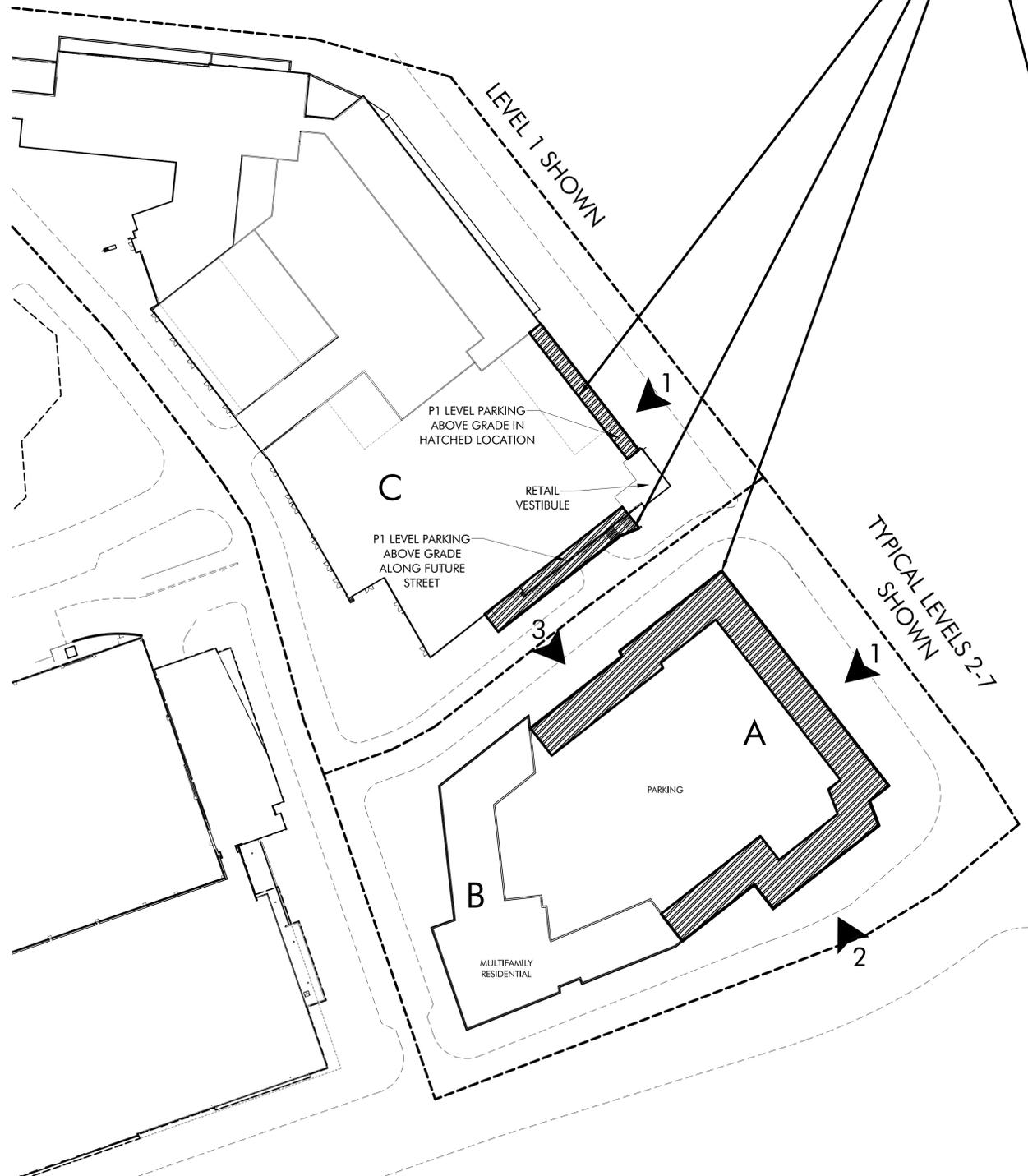
1 ROUTE 7 ELEVATION DIAGRAM



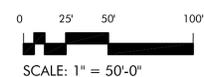
2 WESTWOOD CENTER DRIVE ELEVATION DIAGRAM



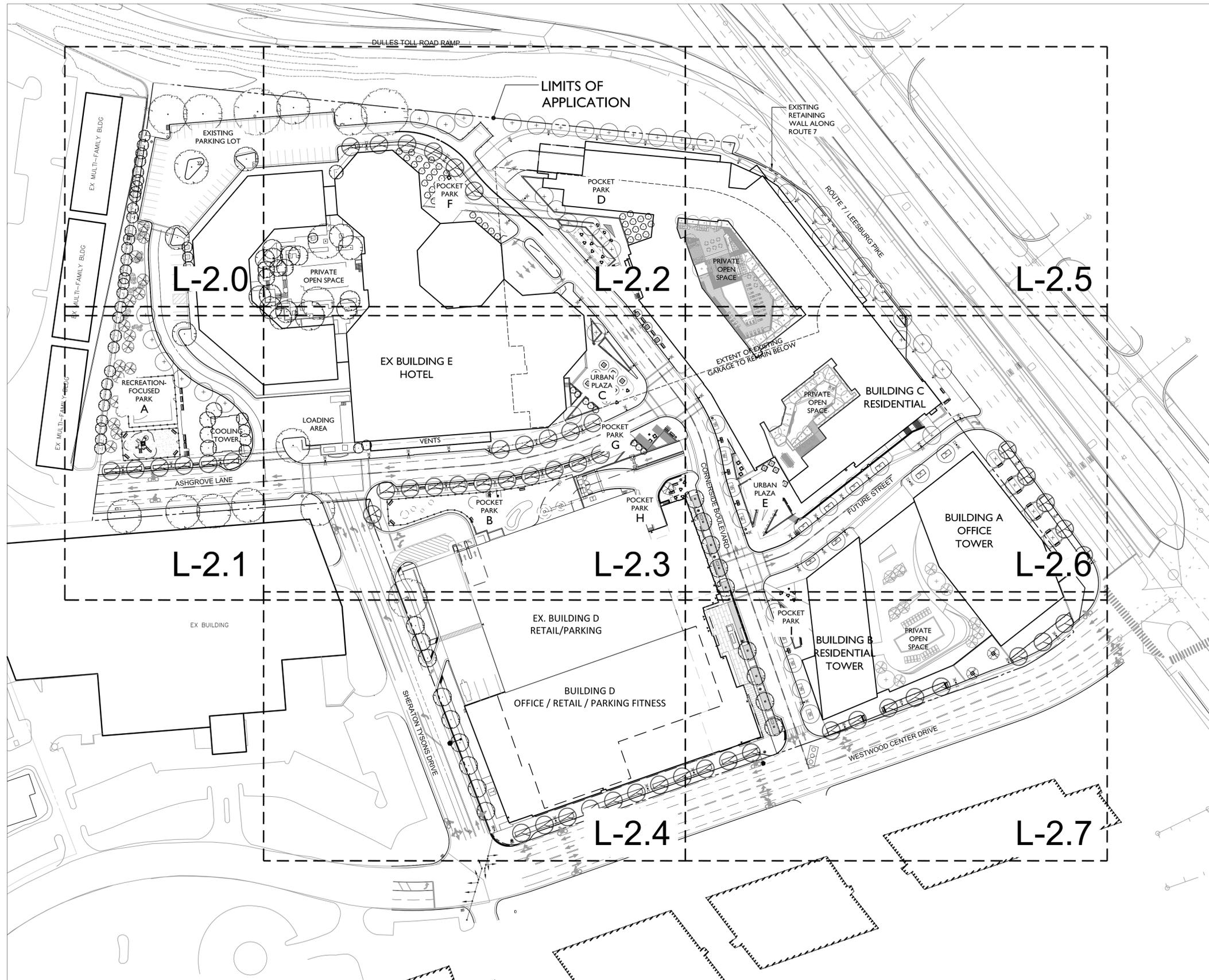
3 FUTURE STREET ELEVATION DIAGRAM



4 PLAN DIAGRAM  
 1" = 50'-0"



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OVERALL PLAN

**LEGEND**  
 - - - - - LIMITS OF APPLICATION

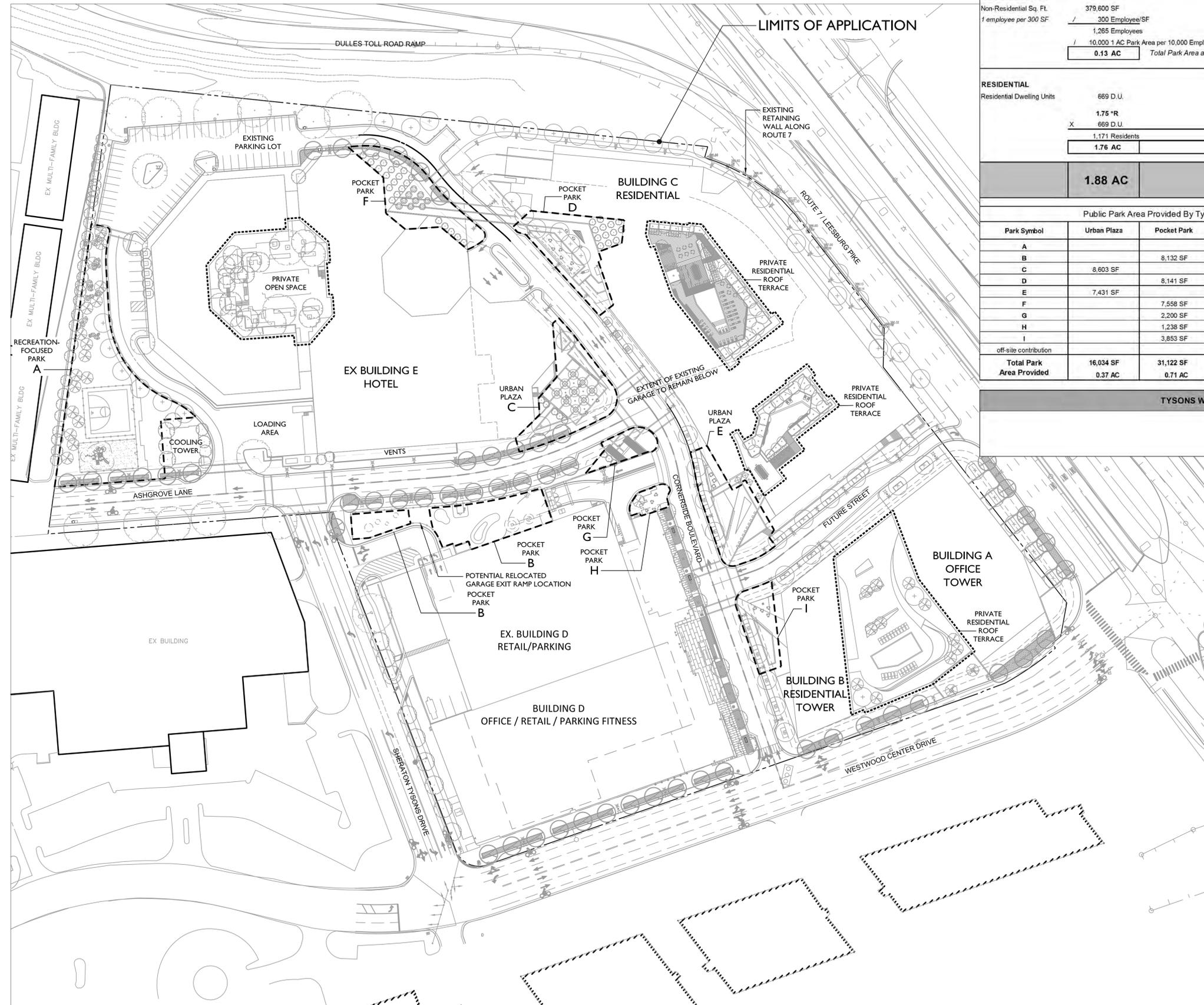
NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



**TYSONS WEST**  
**CONCEPTUAL DEVELOPMENT PLAN**  
 JBG ROSENFELD RETAIL, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
 OVERALL PLAN

REVISIONS:  
 Rev 1: Completeness Submission 10-21-2011  
 Rev 2: Completeness Submission 09-21-2012  
 Rev 3: Completeness Submission 01-03-2013  
 Rev 4: CDP Resubmission 05-11-2013  
 Rev 5: CDP Resubmission 05-11-2013  
 Rev 6: CDP Resubmission 06-12-13

DATE: JUNE 30, 2011  
 DESIGNED BY: GC/KP  
 CHECKED BY: K/KP  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER:  
**L-1.0**



PARK PLAN

**Tysons West Publicly Accessible Park (Overall Site Area per CDP)**  
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)

<b>NON-RESIDENTIAL</b>	
Non-Residential Sq. Ft.	379,600 SF
1 employee per 300 SF	300 Employee/SF
	1,265 Employees
	10,000 1 AC Park Area per 10,000 Employees
	<b>0.13 AC</b> Total Park Area at 1 AC per 10,000 Employees
<b>RESIDENTIAL</b>	
Residential Dwelling Units	669 D.U. (Buildings A,B and C)
	1.75 *R
X	669 D.U.
	1,171 Residents
	<b>1.76 AC</b> Total Park Area at 1.5 AC per 1,000 Residents
<b>1.88 AC</b> Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)	

Public Park Area Provided By Tysons West

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided
A			22,303 SF	22,303 SF
B		8,132 SF		8,132 SF
C	8,603 SF			8,603 SF
D		8,141 SF		8,141 SF
E	7,431 SF			7,431 SF
F		7,558 SF		7,558 SF
G		2,200 SF		2,200 SF
H		1,238 SF		1,238 SF
I		3,853 SF		3,853 SF
off-site contribution				21,780 SF
<b>Total Park Area Provided</b>	<b>16,034 SF</b> 0.37 AC	<b>31,122 SF</b> 0.71 AC	<b>22,303 SF</b> 0.51 AC	<b>91,239 SF</b> <b>2.09 AC</b>

\* NOTE: Private Park/Open Space of 57,314 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park Area Provided Tabulation.

**TYSONS WEST - PARK SUMMARY - OVERALL PLAN**

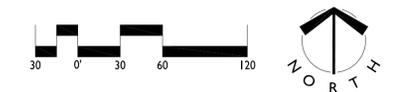
<b>Total Public Park Area Provided</b>	<b>2.09 AC</b>
--	----------------

NOTE:  
CDP TABULATION AS SHOWN ON THIS SHEET DOES NOT CONTEMPLATE PARK IMPLICATIONS FROM POTENTIAL FUTURE RAMP ALIGNMENTS (SEE SHEET L-1.IA AND L-1.IB)

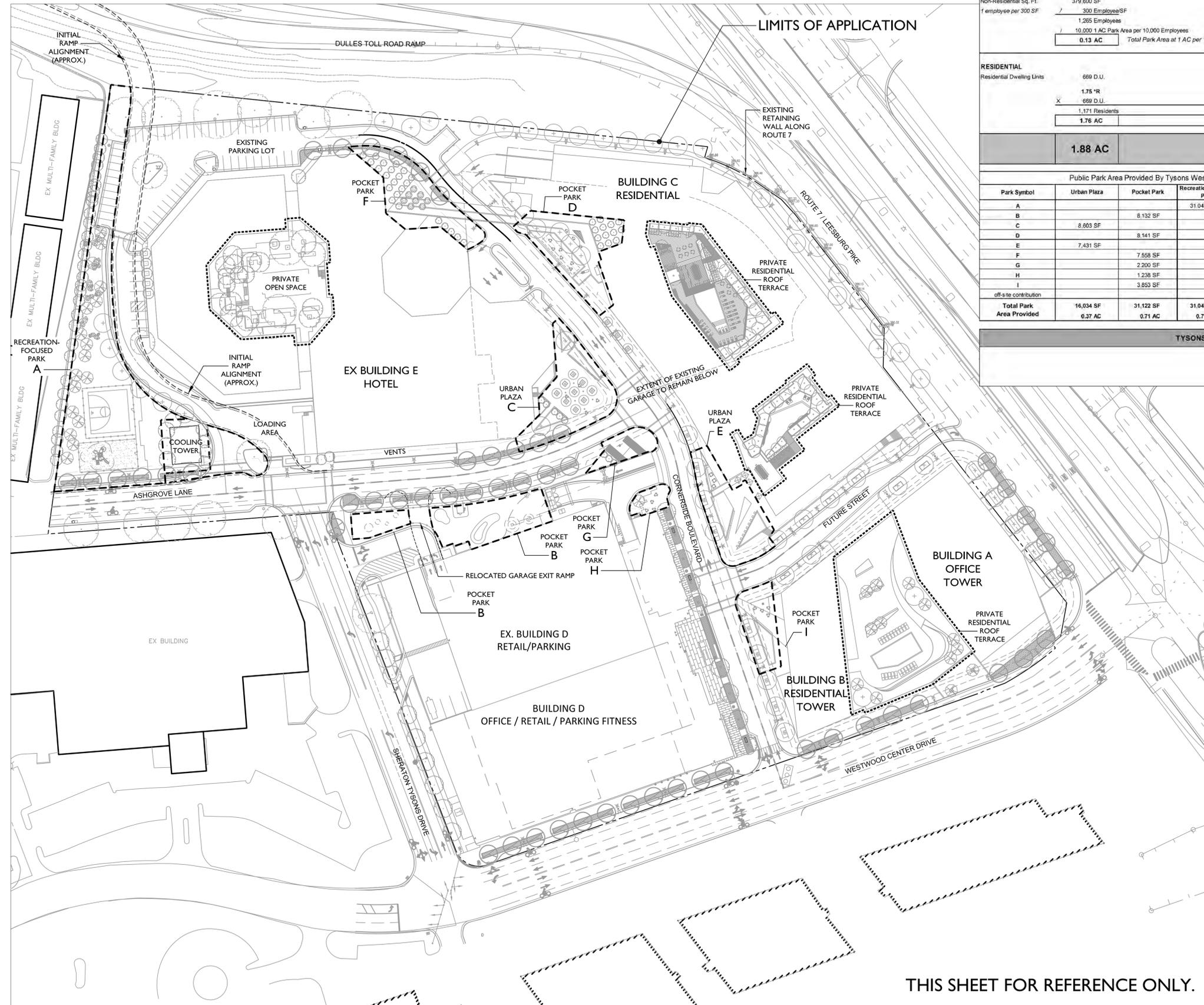
**LEGEND**

	PUBLIC PARK @ GRADE
	PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.



REVISIONS:  
Rev 1: Completeness Submission 10-21-2011  
Rev 2: Completeness Submission 09-21-2012  
Rev 3: Completeness Submission 01-03-2013  
Rev 4: CDP Resubmission 05-11-2013  
Rev 5: CDP Resubmission 05-10-13  
Rev 6: CDP Resubmission 06-12-13



PARK PLAN - INITIAL RAMP

THIS SHEET FOR REFERENCE ONLY.

**Tyson's West Publicly Accessible Park (Overall Site-Initial Ramp Alternative)**  
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)

<b>NON-RESIDENTIAL</b>	
Non-Residential Sq. Ft.	379,600 SF
Employee per 300 SF	300 Employee/SF
	1,265 Employees
	10,000 1 AC Park Area per 10,000 Employees
	<b>0.13 AC</b> Total Park Area at 1 AC per 10,000 Employees

<b>RESIDENTIAL</b>		(Buildings A, B and C)
Residential Dwelling Units	669 D.U.	
	1.75 *R	*R (ratio; see ratio options to left) residents per dwelling unit
	669 D.U.	D.U. = Dwelling Units
	1,171 Residents	Total Residents (See total number of residents per ratio to left)
	<b>1.76 AC</b>	Total Park Area at 1.5 AC per 1,000 Residents

**1.88 AC** Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)

Public Park Area Provided By Tyson's West

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	Initial Ramp Location
A			31,046 SF	31,046 SF	Initial Ramp Location
B		8,132 SF		8,132 SF	Initial Ramp Location
C	8,603 SF			8,603 SF	
D		8,141 SF		8,141 SF	
E	7,431 SF			7,431 SF	
F		7,558 SF		7,558 SF	
G		2,200 SF		2,200 SF	
H		1,238 SF		1,238 SF	
I		3,853 SF		3,853 SF	
off-site contribution				21,780 SF	
<b>Total Park Area Provided</b>	<b>16,034 SF</b>	<b>31,122 SF</b>	<b>31,046 SF</b>	<b>99,982 SF</b>	
	<b>0.37 AC</b>	<b>0.71 AC</b>	<b>0.71 AC</b>	<b>2.30 AC</b>	

\* NOTE: Private Park/Open Space of 57,314 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.

**TYSONS WEST - PARK SUMMARY - OVERALL PLAN**

Total Public Park Area Provided	<b>2.30 AC</b>
---------------------------------	----------------

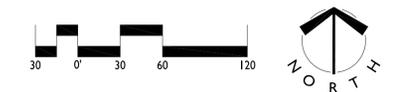
**TYSONS WEST RAMP LOCATION ALTERNATIVES**

- 1) INITIAL RAMP ALIGNMENT (THIS SHEET)  
PARK A AREA: 31,046 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.
- 2) FUTURE RAMP DEDICATION  
PARK A AREA: 56,620 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.  
(SEE SHEET L-1.1B)

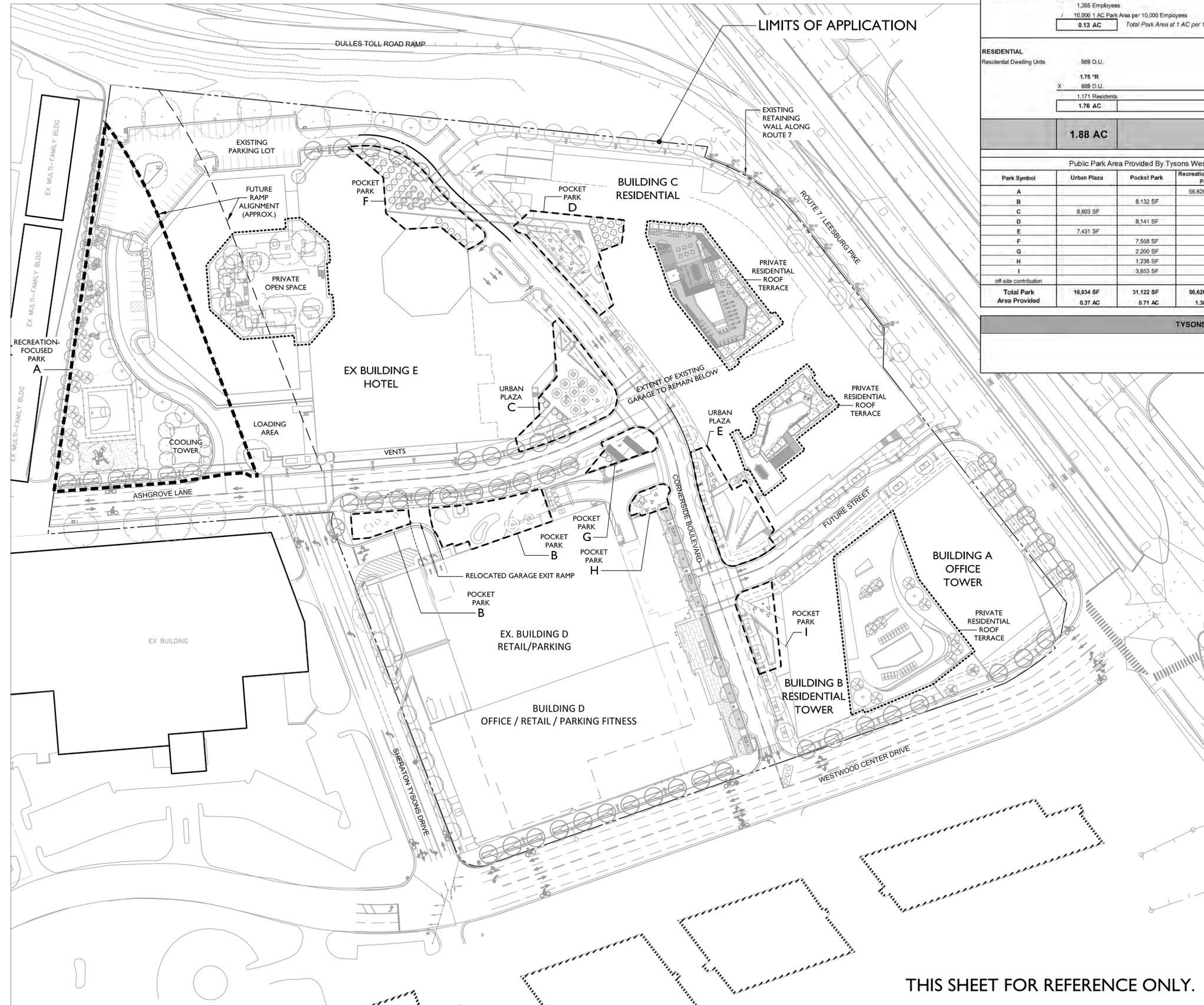
**LEGEND**

- PUBLIC PARK @ GRADE
- PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.



REVISIONS:  
Rev 1: Completeness Submission 10-21-2011  
Rev 2: Completeness Submission 09-21-2012  
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Rev 6: CDP Resubmission 06-12-13



PARK PLAN - FUTURE RAMP

THIS SHEET FOR REFERENCE ONLY.

Tysons West Publicly Accessible Park (Overall Site-Future Ramp Alternative)					
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)					
<b>NON-RESIDENTIAL</b>					
Non-Residential Sq. Ft.	379,600 SF				
Employees per 300 SF	300 Employees/SF				
	1,265 Employees				
	10,000 1 AC Park Area per 10,000 Employees				
	<b>0.13 AC</b>	Total Park Area at 1 AC per 10,000 Employees			
<b>RESIDENTIAL</b>					
Residential Dwelling Units	869 D.U.		(Buildings A,B and C)		
	1.75 *R		*R (ratio: see ratio options to left) residents per dwelling unit		
	869 D.U.		D.U. = Dwelling Units		
	1,171 Residents		Total Residents (See total number of residents per ratio to left)		
	<b>1.76 AC</b>	Total Park Area at 1.5 AC per 1,000 Residents			
<b>1.88 AC</b>		Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)			
Public Park Area Provided By Tysons West					
Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	
A			56,620 SF	56,620 SF	Future Ramp Location
B		8,132 SF		8,132 SF	Future Ramp Location
C	8,603 SF			8,603 SF	
D		8,141 SF		8,141 SF	
E	7,431 SF			7,431 SF	
F		7,558 SF		7,558 SF	
G		2,200 SF		2,200 SF	
H		1,238 SF		1,238 SF	
I		3,853 SF		3,853 SF	
off-site contribution				21,780 SF	
<b>Total Park Area Provided</b>	<b>16,034 SF</b>	<b>31,122 SF</b>	<b>56,620 SF</b>	<b>125,556 SF</b>	* NOTE: Private Park/Open Space of 57,314 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.
	<b>0.37 AC</b>	<b>0.71 AC</b>	<b>1.30 AC</b>	<b>2.88 AC</b>	
TYSONS WEST - PARK SUMMARY - OVERALL PLAN					
				Total Public Park Area Provided	
				<b>2.88 AC</b>	

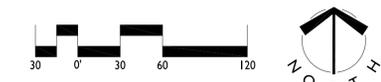
**TYSONS WEST RAMP LOCATION ALTERNATIVES**

- 1) INITIAL RAMP ALIGNMENT  
PARK A AREA: 31,046 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.  
(SEE SHEET L-1.IA)
- 2) FUTURE RAMP DEDICATION (THIS SHEET)  
PARK A AREA: 56,620 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.

**LEGEND**

- PUBLIC PARK @ GRADE
- PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 57,314 S.F. (1.32 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.

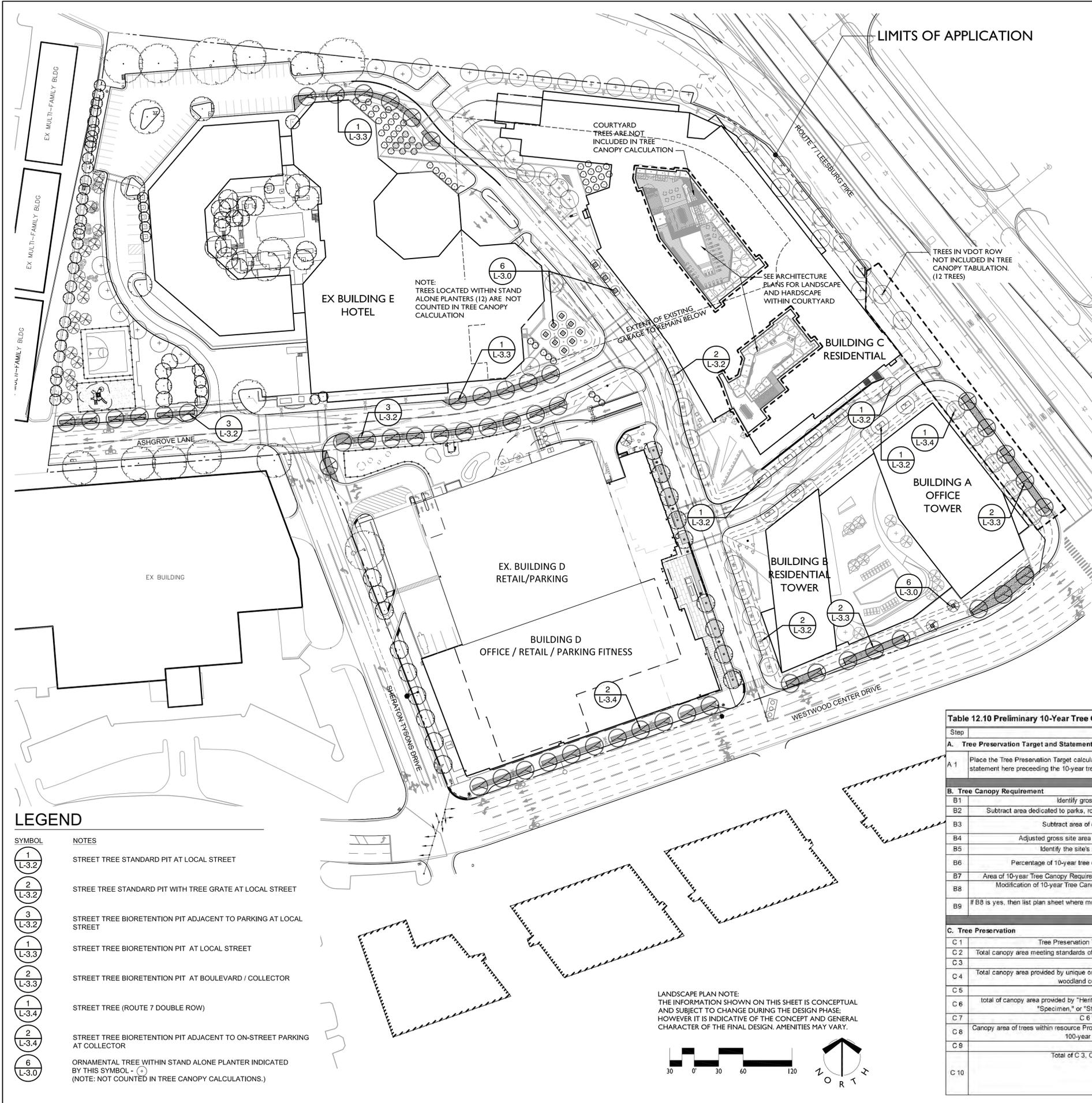


**TYSONS WEST**  
**CONCEPTUAL DEVELOPMENT PLAN**  
 JBG ROSENFELD RETAIL, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
**PARK PLAN - FUTURE RAMP ALTERNATIVE**

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DATE: JUNE 30, 2011  
 DESIGNED BY: GC/KP  
 CHECKED BY: K/K  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER:  
**L-1.IB**

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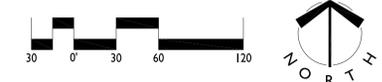
LIMITS OF APPLICATION

TYSONS WEST CDP PLANTING LIST AND CANOPY COVERAGE									
<b>STREET TREES IN PLANTER (CATEGORY IV)</b>									
<b>PUBLIC REALM (LANDSCAPE AMENITY PANEL)</b>									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
+	61	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	15,250 s.f.			
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.				
		Quercus borealis	Northern Red Oak	3.0"-3.5" Cal.	250 s.f.				
		Ulmus americana 'Valley Forge'	American Elm	3.0"-3.5" Cal.	250 s.f.				
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.5"-4.5" Cal.	250 s.f.				
<b>STREET TREES IN BIORETENTION (CATEGORY IV)</b>									
<b>PUBLIC REALM (LANDSCAPE AMENITY PANEL)</b>									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
⊗	52	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	13,000 s.f.			
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.				
		Quercus phellos	Willow Oak	3.0"-3.5" Cal.	250 s.f.				
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.0"-3.5" Cal.	250 s.f.				
<b>LANDSCAPE TREE (CATEGORY III)</b>									
<b>PUBLIC REALM (LANDSCAPE AMENITY PANEL and OPEN SPACES)</b>									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
⊗	20	Betula nigra	River Birch	2" Cal.	150 s.f.	3,000 s.f.			
		Cercidiphyllum japonicum	Katsurazee	2" Cal.	150 s.f.				
		Cladrastis kentuckea	Yellowwood	2" Cal.	150 s.f.				
		Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	150 s.f.				
		Prunus serrulata 'Kwansan'	Kwansan Cherry	2" Cal.	150 s.f.				
		Prunus sargentii	Sargent Cherry	2" Cal.	150 s.f.				
		Prunus x yedoensis	Yoshino Cherry	2" Cal.	150 s.f.				
<b>LANDSCAPE TREE (CATEGORY II)</b>									
<b>PUBLIC REALM (OPEN SPACES)</b>									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
○	52	Cercis canadensis	Eastern Redbud	2" Cal.	100 s.f.	5,200 s.f.			
		Cornus florida	Flowering Dogwood	2" Cal.	100 s.f.				
		Magnolia stellata	Star Magnolia	2" Cal.	100 s.f.				
		Prunus x incam 'Okame'	Okame Cherry	2" Cal.	100 s.f.				
		Stewartia koreana	Korean Stewartia	2" Cal.	100 s.f.				
		Stewartia ovata	Mountain Stewartia	2" Cal.	100 s.f.				
		Stewartia pseudocamellia	Japanese Stewartia	2" Cal.	100 s.f.				
		<b>PROPOSED TREE PLANTING CANOPY TOTAL:</b>						<b>36,450 s.f.</b>	
		<b>EXISTING TREES TO REMAIN (INCLUDING WALMART SITE)</b>							
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
○	See Note #1	Varies	Varies	Varies	Varies	33,291 s.f.			
<b>TREE PRESERVATION MULTIPLIER:</b>						<b>1.25</b>			
<b>EXISTING TREE CANOPY TO REMAIN TOTAL:</b>						<b>41,614 s.f.</b>			
<b>TOTAL TREE CANOPY COVERAGE PROVIDED:</b>						<b>78,064 s.f.</b>			

NOTE:  
 1. SEE EXISTING VEGETATION MAP FOR INFORMATION ON EXISTING TREES TO REMAIN.  
 2. THE ABOVE PLANT LIST IS PRELIMINARY AND NOT INCLUSIVE OF ALL SPECIES THAT MAY BE SPECIFIED. FINAL PLANT SELECTION WILL BE MADE AT SITE PLAN SUBMISSION AND SHALL MEET 10-YEAR TREE CANOPY AREA PER CATEGORY.  
 3. SEE SHEETS L-3.2 & L-3.3 FOR STREET TREE PLANTING DETAILS.

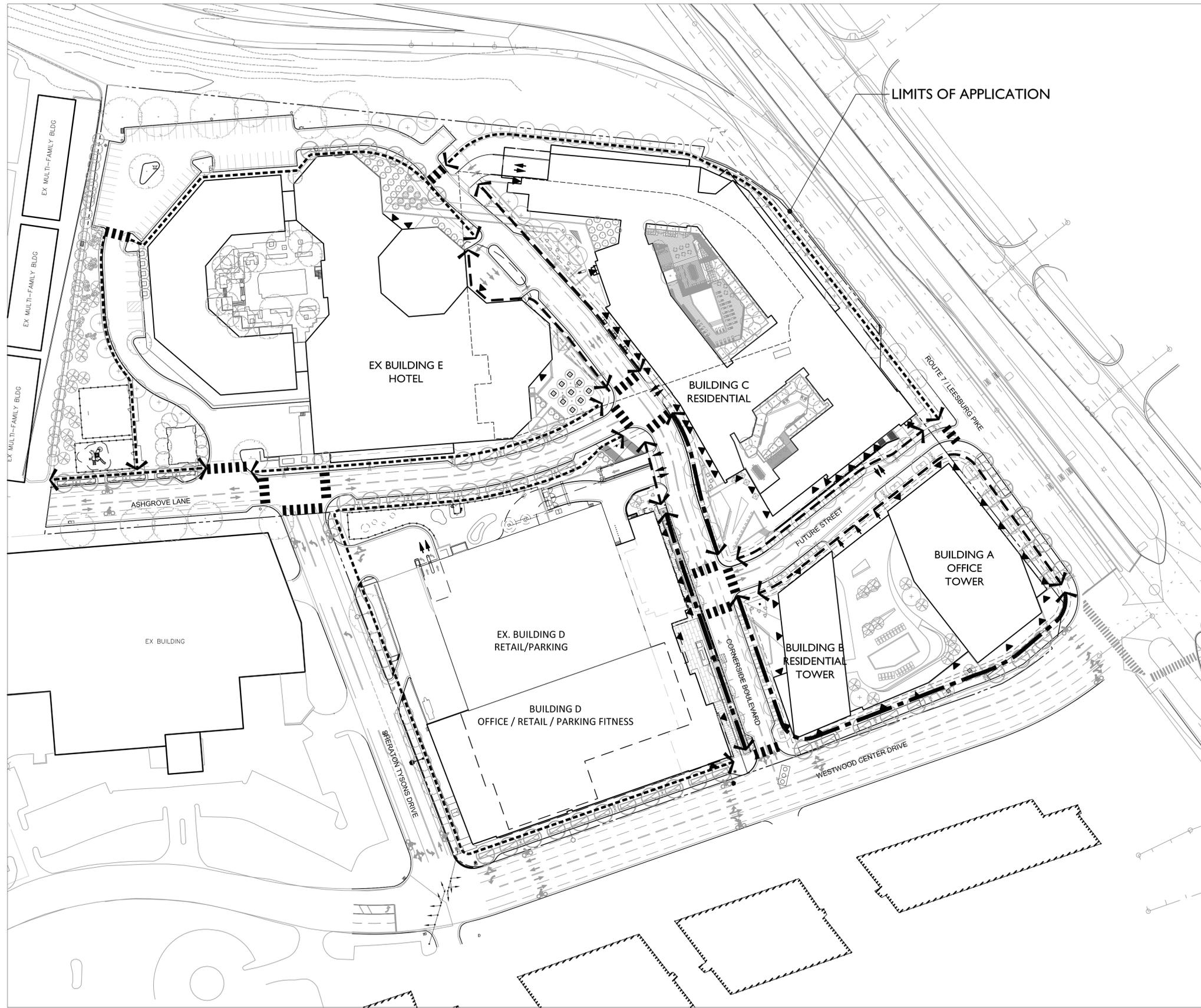
SYMBOL	NOTES
1 L-3.2	STREET TREE STANDARD PIT AT LOCAL STREET
2 L-3.2	STREET TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET
3 L-3.2	STREET TREE BIORETENTION PIT ADJACENT TO PARKING AT LOCAL STREET
1 L-3.3	STREET TREE BIORETENTION PIT AT LOCAL STREET
2 L-3.3	STREET TREE BIORETENTION PIT AT BOULEVARD / COLLECTOR
1 L-3.4	STREET TREE (ROUTE 7 DOUBLE ROW)
2 L-3.4	STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT COLLECTOR
6 L-3.0	ORNAMENTAL TREE WITHIN STAND ALONE PLANTER INDICATED BY THIS SYMBOL - ⊗ (NOTE: NOT COUNTED IN TREE CANOPY CALCULATIONS.)

LANDSCAPE PLAN NOTE:  
 THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.



Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	see § 12-0508.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>		
B 1	Identify gross site area (SF) =	697,858 § 12-0511.1A
B 2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1B
B 3	Subtract area of exemptions(SF) =	0 § 12-0511.1C(1) through § 12-0511.1C(6)
B 4	Adjusted gross site area (B1-B2,B3)(SF) =	697,858 Square feet
B 5	Identify the site's zoning and/or use	PTC
B 6	Percentage of 10-year tree canopy required =	10.0% § 12-0510.1 and Table 12.4
B 7	Area of 10-year Tree Canopy Required (B 4 x B 6)(SF) =	69,786 Square feet
B 8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B 9	If B 8 is yes, then list plan sheet where modification request is located	Sheet number
<b>C. Tree Preservation</b>		
C 1	Tree Preservation Target Area(SF) =	9,747 Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	33,291 Square Feet
C 3	C 2 x 1.25(SF) =	41,614 § 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C 5	C 4 x 1.5(SF) =	0 § 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0 Square Feet
C 7	C 6 x 1.5 to 3.0 (SF) =	0 § 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0 Square Feet
C 9	C 8 x 1.0 (SF) =	0 § 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	41,614 If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D

D. Tree Planting		
D 1	Area of canopy to be met through tree planting (B 7-C10) =	28,172 Square feet
D 2	Area of canopy planted for air quality benefits =	0 Square feet
D 3	D 2 x 1.5 (SF) =	0 § 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0 Square feet
D 5	D 4 x 1.5 (SF) =	0 § 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0 Square feet
D 7	D 6 x 1.25 (SF) =	0 § 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0 Square feet
D 9	D 8 x 1.5 (SF) =	0 § 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0 Square feet
D 11	D 10 x 1.5 (SF) =	0 § 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0 Square feet
D 13	D 12 x 1.25 (SF) =	0 § 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0 § 12-0510.4D(1)
D 15	D 14 x 1.0 =	0 Square feet
D 16	Area of canopy provided through native shrubs =	0
D 17	D 15 x 1.0 =	0
D 18	Percentage of D 14 represented by D 15 =	0.0% Must not exceed 33% of D 14
D 19	Area of canopy to be planted with no benefit credits =	36,450 Square feet
D 20	Total of canopy area provided through tree planting =	36,450 Square feet
D 21	Is an offsite planting relief requested?	NO Yes or No
D 22	Tree Bank or Tree Fund?	NO Yes or No § 12-0512
D 23	Canopy area requested to be provided through offsite banking or tree fund =	0 Square Feet
D 24	Amount to be deposited into the Tree Preservation and Planting Fund =	0
<b>E. Total of 10-year Tree Canopy Provided</b>		
E 1	Total of canopy area provided through tree preservation (C 10) =	41,614 Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	36,450 Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0 Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	78,064 Total of E 1 through E 3, area should meet or exceed area in B 7



CIRCULATION PLAN

**LEGEND**

- LIMITS OF APPLICATION
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- RESIDENTIAL LOBBY ENTRANCES
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCES
- VEHICULAR ENTRANCES
- PEDESTRIAN CROSSWALK

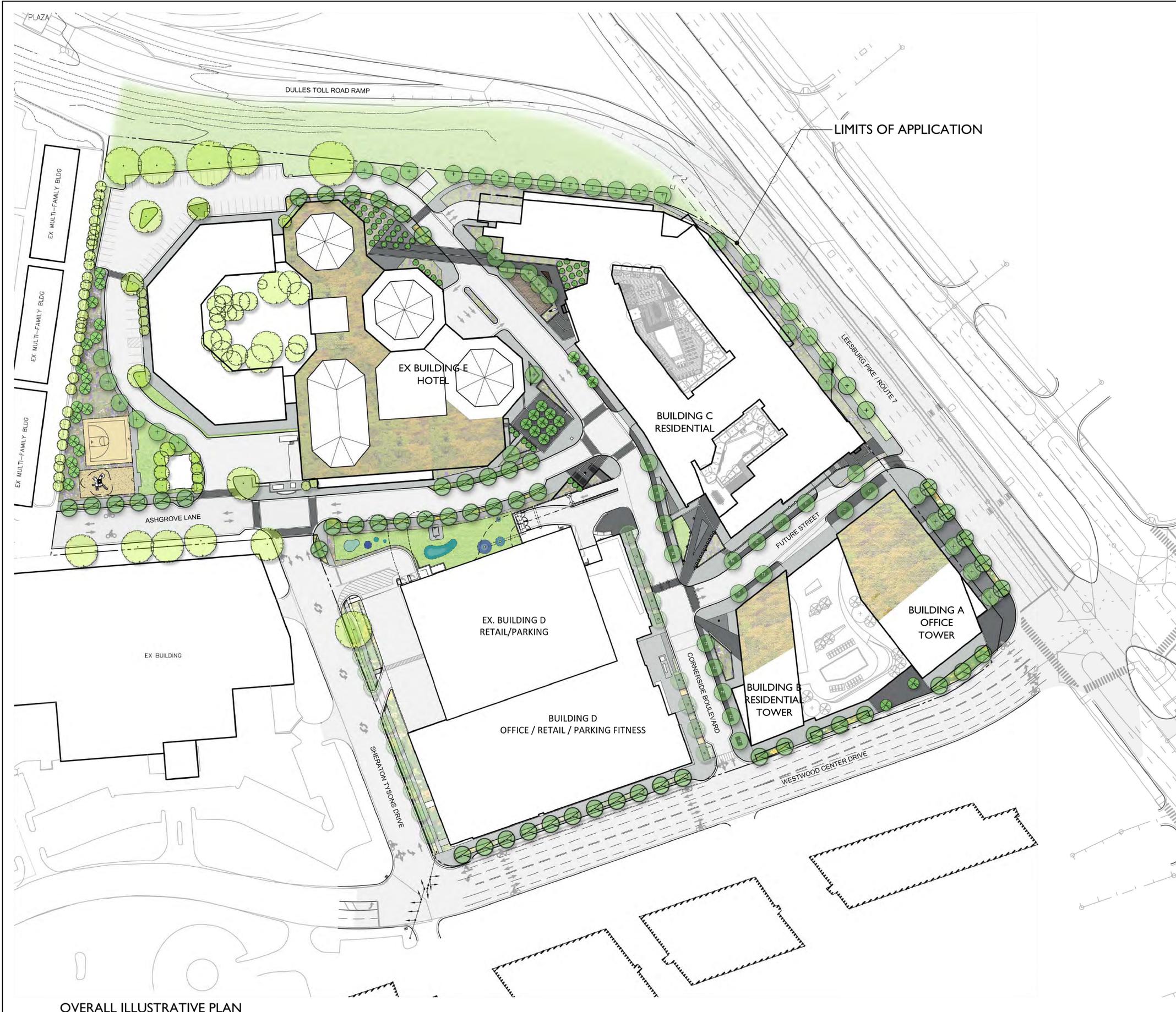
NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



**TYSONS WEST  
CONCEPTUAL DEVELOPMENT PLAN  
JBG ROSENFELD RETAIL, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
PEDESTRIAN CIRCULATION PLAN**

REVISIONS:  
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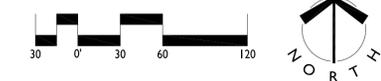
DATE: JUNE 30, 2011  
 DESIGNED BY: GC/KP  
 CHECKED BY: KJ/PC  
 O.C. BY: PC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER:  
**L-13**



OVERALL ILLUSTRATIVE PLAN

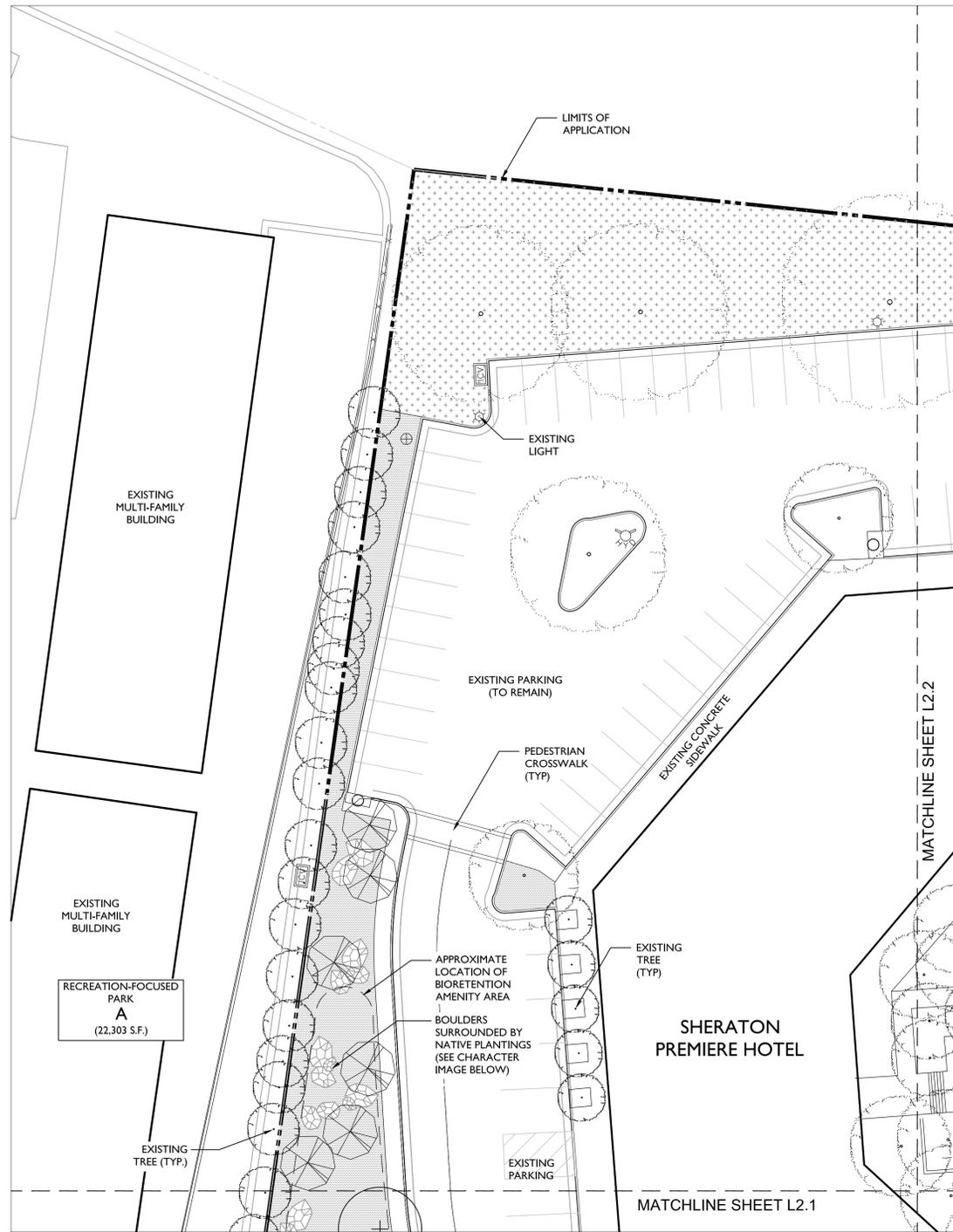
- LEGEND**
-  GROUNDCOVER
  -  BIORETENTION TREE PIT
  -  EXTENSIVE GREEN ROOF
  -  LAWN

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**TYSONS WEST**  
**CONCEPTUAL DEVELOPMENT PLAN**  
 JBG ROSENFELD RETAIL, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
 OVERALL ILLUSTRATIVE PLAN

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**PARK "A" NORTH**



BIORETENTION AMENITY AREA

**PARK "A" CHARACTER IMAGES**

**LANDSCAPE/HARDSCAPE LEGEND**

**TREE SCHEDULE**

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia pseudocamellia / Japanese Stewartia
- EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT**
- LAWN**
- SHRUB AND GROUND COVER**

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0**
- STONE BENCH - DETAIL 3/L3.0**
- BIKE RACK - DETAIL 4/L3.0**
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0**
- TREE PLANTER - DETAIL 6/L3.0**
- LITTER RECEPTACLE - DETAIL 7/L3.0**
- STAND UP COUNTER - DETAIL 8/L3.0**
- PEDESTRIAN LIGHT - DETAIL 2/L3.0**
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0**

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

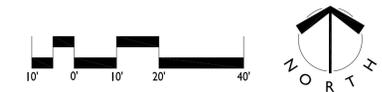
- FIELD PAVING 1 P.I.P. CONCRETE**
- ACCENT 1 UNIT PAVERS**
- POSSIBLE PERMEABLE PAVERS**
- FIELD PAVING 2 UNIT PAVERS**
- ACCENT 2 DECOMPOSED GRANITE**

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

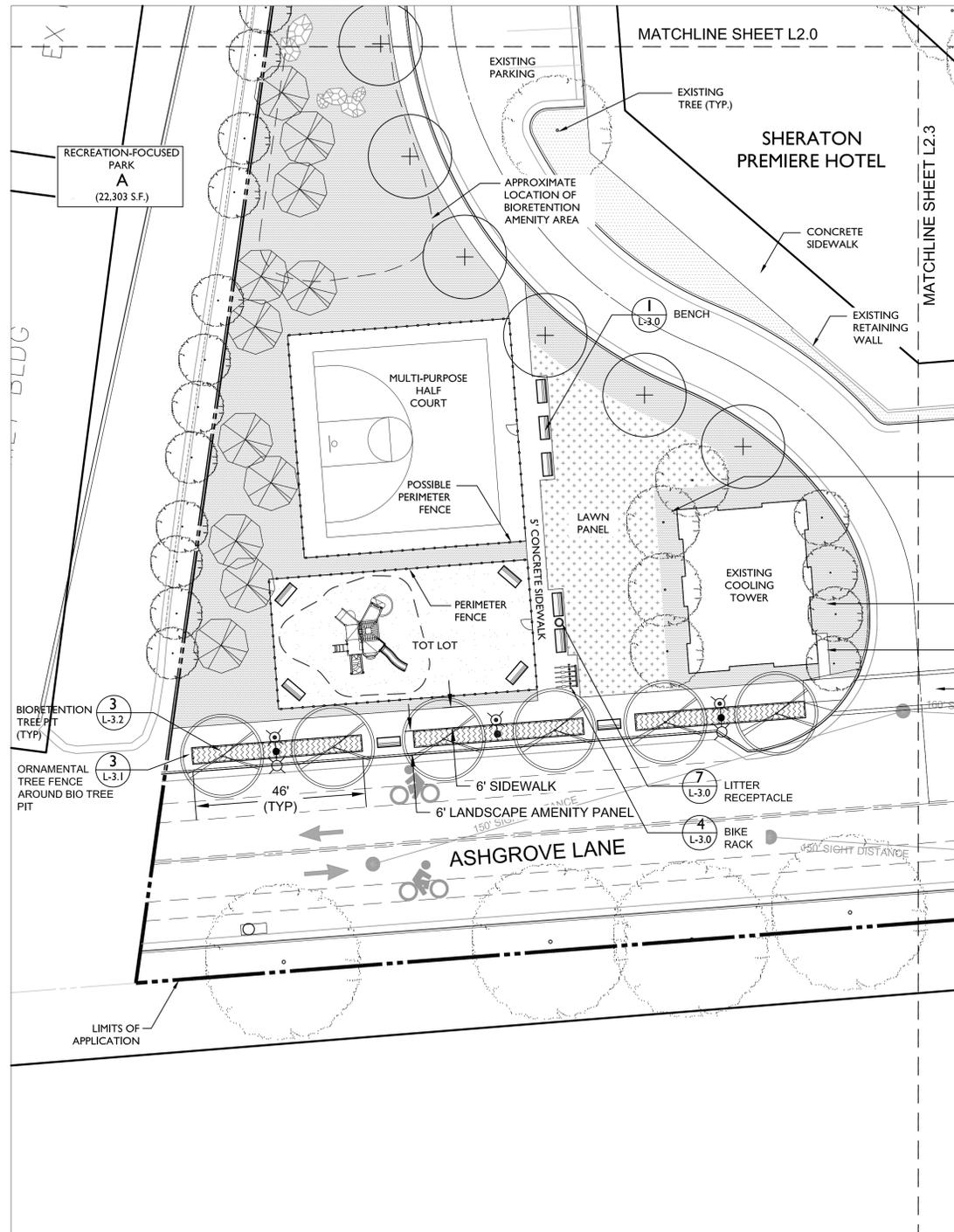
**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE**
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE**
- VEHICLE DIRECTION/ENTRANCE**

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PARK "A" SOUTH



MULTI-PURPOSE HALF COURT



TOT LOT/PLAY AREA

PARK "A" CHARACTER IMAGES

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)  
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 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
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 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia psuedocamellia / Japanese Stewartia
- EXISTING TREE

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUND COVER

SITE FURNISHINGS AND MATERIALS

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

- FIELD PAVING 1 P.I.P CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

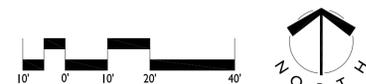
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

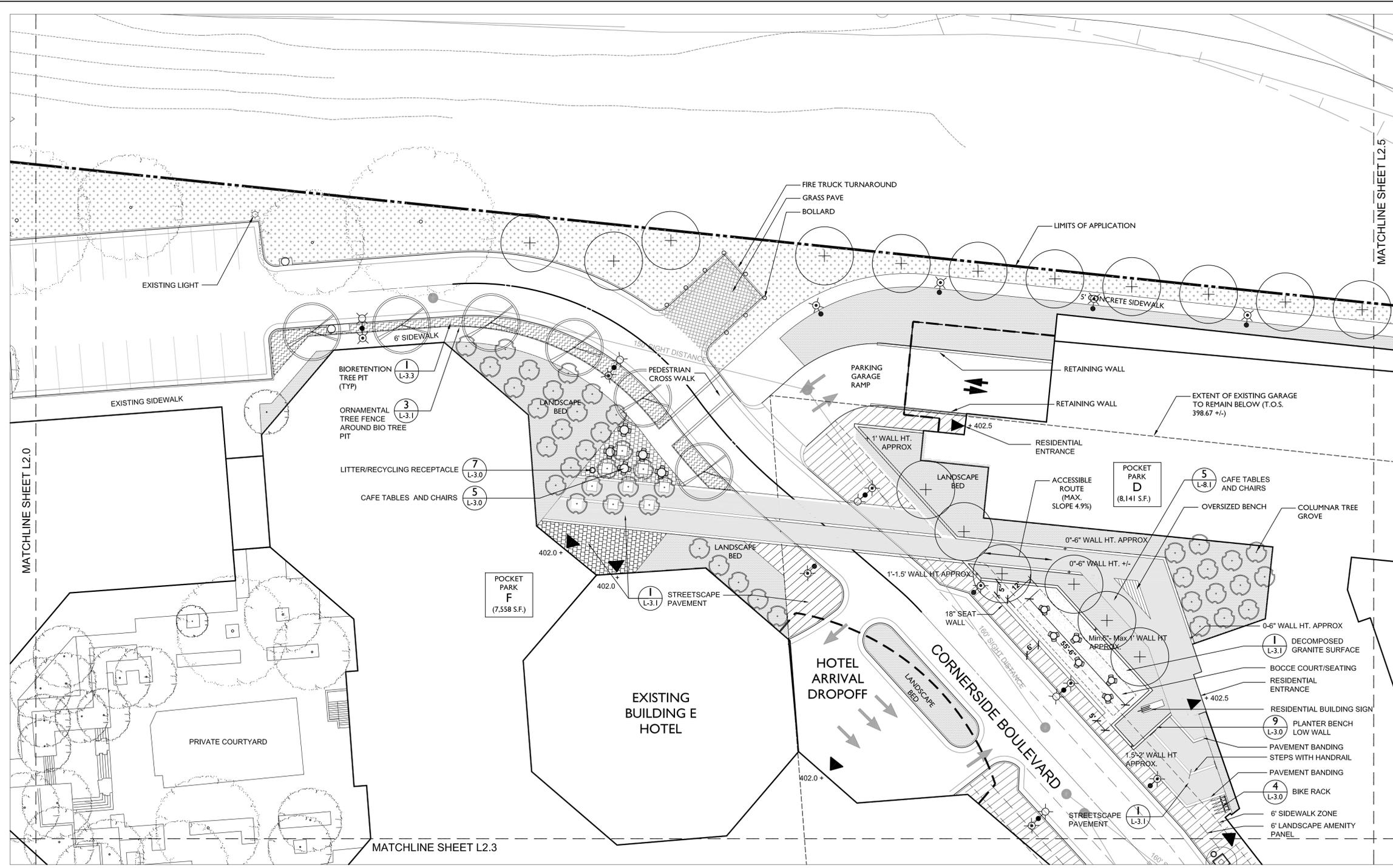
NOTE: CONTINGENT TO THE RAMP, A BUS STOP WILL BE PROVIDED IN PARK A. SEE PROFFERS.

LANDSCAPE PLAN NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.



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 Rev 6: CDP ReSubmission 06-12-13

DATE: JUNE 30, 2011  
 DESIGNED BY: GC/KP  
 CHECKED BY: K/KP  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER:  
**L-2.1**



**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUND COVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 1 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE
- POSSIBLE PERMEABLE PAVERS

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

**PARKS "D" AND "F"**



POCKET PARK 'D' - VARIED MATERIAL TEXTURES

POCKET PARK 'D' - TREE GROVE

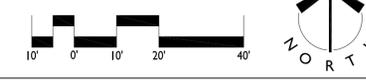
POCKET PARK 'D' - BOCCO

POCKET PARK 'F' - LOW IMPACT DEVELOPMENT OPPORTUNITY

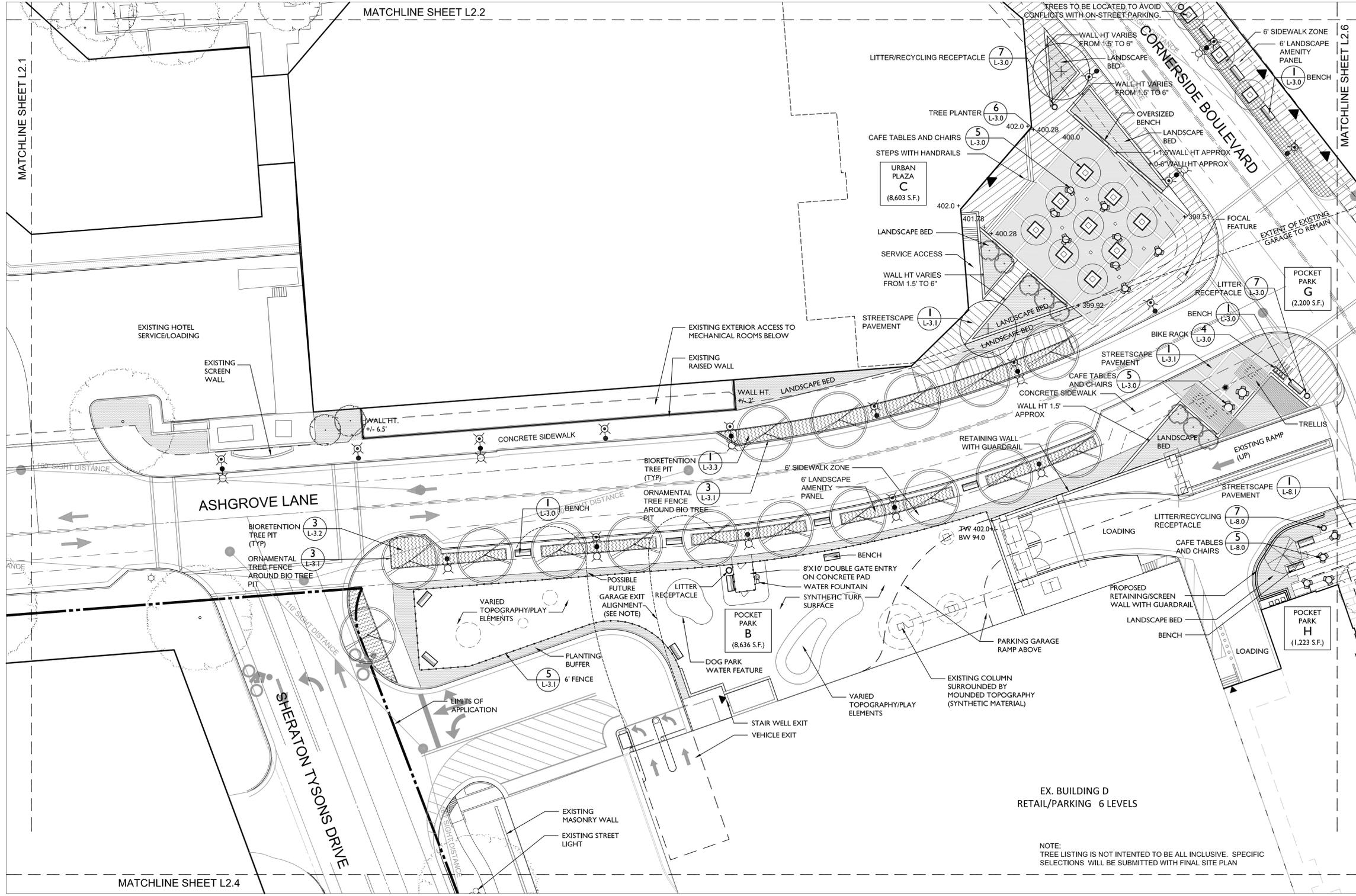
**PARKS "D" AND "F" CHARACTER IMAGES**

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.



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 Rev 6 | CDP Re-submission 06-12-13



**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE**
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM (NOT COUNTED IN TREE CANOPY CALCULATIONS)**
    - See Category II List Above

- PLANT MATERIAL**
- BIORENTION TREE PIT
  - LAWN
  - SHRUB AND GROUNDCOVER

- SITE FURNISHINGS AND MATERIALS**
- BENCH - DETAIL 1/L3.0
  - STONE BENCH - DETAIL 3/L3.0
  - BIKE RACK - DETAIL 4/L3.0
  - CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
  - TREE PLANTER - DETAIL 6/L3.0
  - LITTER RECEPTACLE - DETAIL 7/L3.0
  - STAND UP COUNTER - DETAIL 8/L3.0
  - PEDESTRIAN LIGHT - DETAIL 2/L3.0
  - STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0
- NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

- PAVING MATERIALS**
- FIELD PAVING 1 P.I.P CONCRETE
  - ACCENT 1 UNIT PAVERS
  - POSSIBLE PERMEABLE PAVERS
  - FIELD PAVING 2 UNIT PAVERS
  - ACCENT 2 DECOMPOSED GRANITE
- NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

- PEDESTRIAN AND VEHICLE ENTRANCES**
- RESIDENTIAL ENTRANCE
  - RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
  - VEHICLE DIRECTION/ENTRANCE

**PARKS "B", "C" AND "G"**



POCKET PARK 'B' - VARIED TOPOGRAPHY  
POCKET PARK 'B' - SYNTHETIC TURF

URBAN PLAZA 'C' - MOVABLE PLANTERS

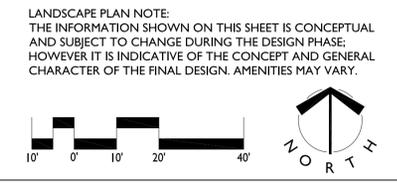
URBAN PLAZA 'C' - LANDSCAPE INTEREST

URBAN PLAZA 'G' - MODERN TRELLIS

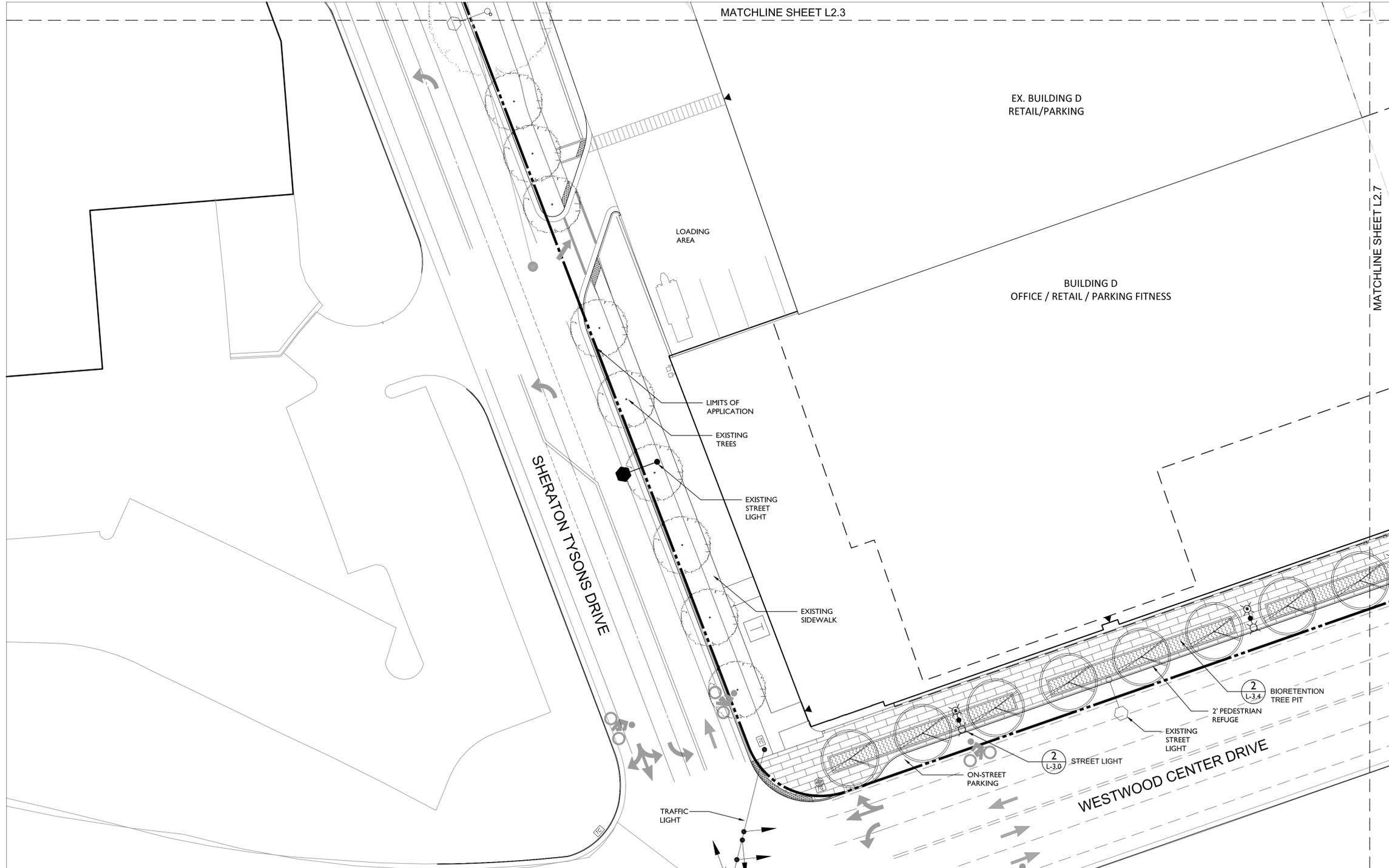
**PARKS "B", "C" AND "G" CHARACTER IMAGES**

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

POSSIBLE FUTURE GARAGE EXIT REALIGNMENT IS DEPENDENT UPON DULLES TOLL ROAD EXIT RAMP IMPLEMENTATION. IN THE EVENT THAT THE GARAGE EXIT REALIGNMENT IS NEEDED, THE DOG PARK WILL BE SEPARATED INTO TWO SPACES: ONE DOG PARK FOR SMALL DOGS TO THE WEST (ON LEASH) AND ONE DOG PARK FOR LARGER DOGS TO THE EAST (OFF LEASH). ALL ELEMENTS WITHIN THE EXISTING DOG PARK TO REMAIN IN EITHER SCENARIO.



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Rev 5: CDP Resubmission 06-12-13



SHERATON TYSONS DRIVE AND WESTWOOD CENTER DRIVE

**LANDSCAPE/HARDSCAPE LEGEND**

**TREE SCHEDULE**

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus borealis / Northern Red Oak  
Ulmus americana 'Valley Forge' / American Elm  
Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus phellos / Willow Oak  
Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**  
Betula nigra / River Birch  
Cercidiphyllum japonicum / Katsura Tree  
Cladrastis kentuckea / Yellowwood  
Gleditsia triacanthos inermis / Thornless Honeylocust  
Prunus serrulata 'Kwansan' / Kwansan Cherry  
Prunus sargentii / Sargent Cherry  
Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**  
Cercis canadensis / Eastern Redbud  
Cornus florida / Flowering Dogwood  
Magnolia stellata / Star Magnolia  
Prunus x incam 'Okame' / Okame Cherry  
Stewartia koreana / Korean Stewartia  
Stewartia ovata / Mountain Stewartia  
Stewartia psuedocamellia / Japanese Stewartia
- EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT**
- LAWN**
- SHRUB AND GROUND COVER**

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0**
- STONE BENCH - DETAIL 3/L3.0**
- BIKE RACK - DETAIL 4/L3.0**
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0**
- TREE PLANTER - DETAIL 6/L3.0**
- LITTER RECEPTACLE - DETAIL 7/L3.0**
- STAND UP COUNTER - DETAIL 8/L3.0**
- PEDESTRIAN LIGHT - DETAIL 2/L3.0**
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0**

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE**
- FIELD PAVING 2 UNIT PAVERS**
- ACCENT 1 UNIT PAVERS**
- ACCENT 2 DECOMPOSED GRANITE**
- POSSIBLE PERMEABLE PAVERS**

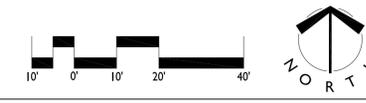
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE**
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE**
- VEHICLE DIRECTION/ENTRANCE**

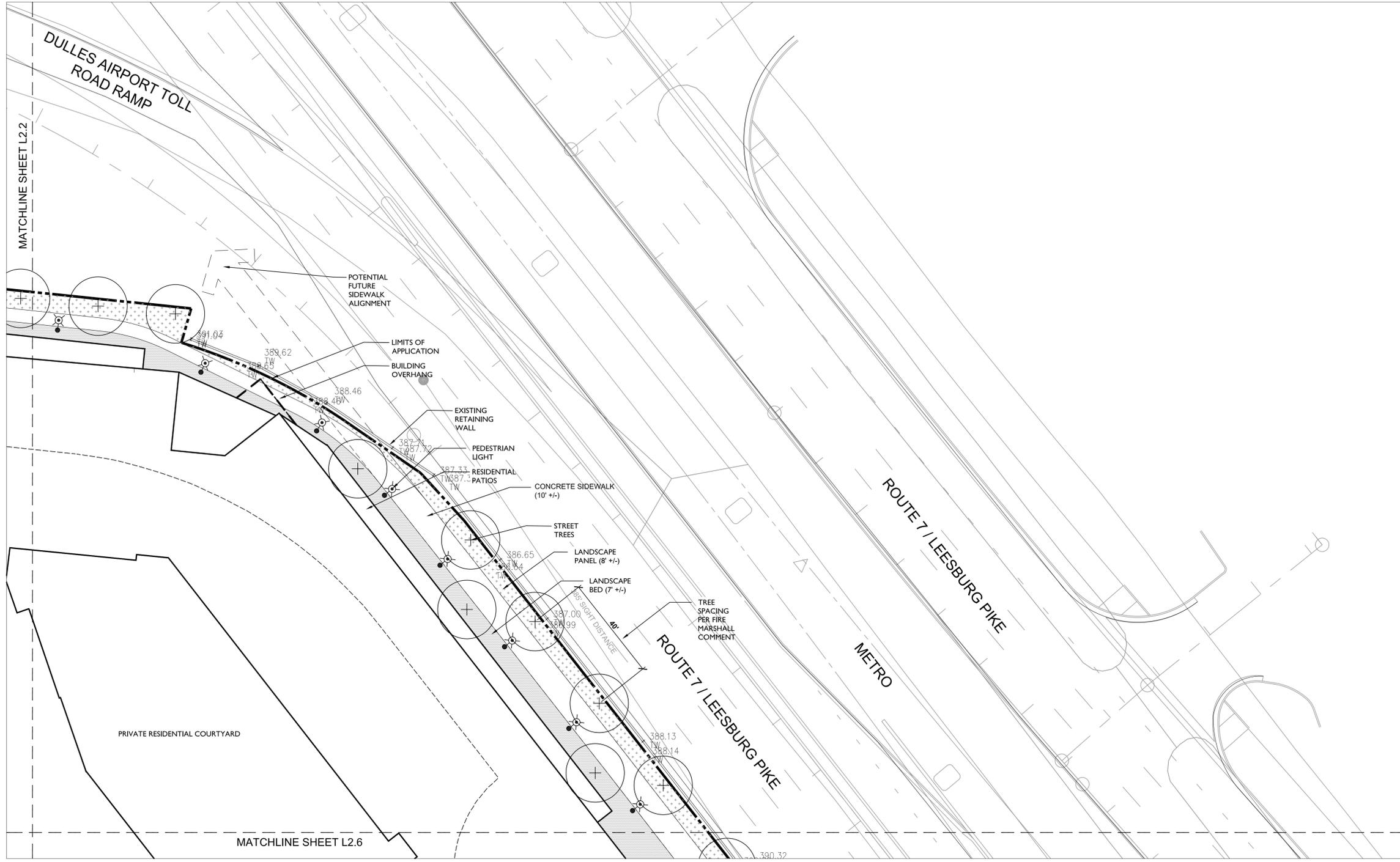
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Rev 6: CDP Resubmission 06-12-13

DATE: JUNE 30, 2011  
DESIGNED BY: GC/KP  
CHECKED BY: K/KP  
O.C. BY: MC  
SCALE: AS SHOWN  
PROJECT #: 2011009  
SHEET NUMBER:  
**L-2.4**



BUILDING "C" NORTH AND ROUTE 7

LANDSCAPE/HARDSCAPE LEGEND

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV)  
 PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV)  
 PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III)  
 PUBLIC REALM  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II)  
 PUBLIC REALM  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE

NOTE:  
TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

- PLANT MATERIAL**
- BIORETENTION TREE PIT
  - LAWN
  - SHRUB AND GROUND COVER

SITE FURNISHINGS AND MATERIALS

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETScape LIGHT WITH PEDESTRIAN LIGHT  
 DETAIL 2/L3.0

NOTE:  
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PAVING MATERIALS

- FIELD PAVING 1  
 P.I.P. CONCRETE
- ACCENT 1  
 UNIT PAVERS
- POSSIBLE  
 PERMEABLE  
 PAVERS
- FIELD PAVING 2  
 UNIT PAVERS
- ACCENT 2  
 DECOMPOSED  
 GRANITE

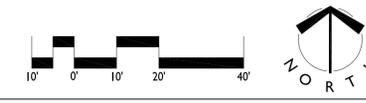
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE  
 ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

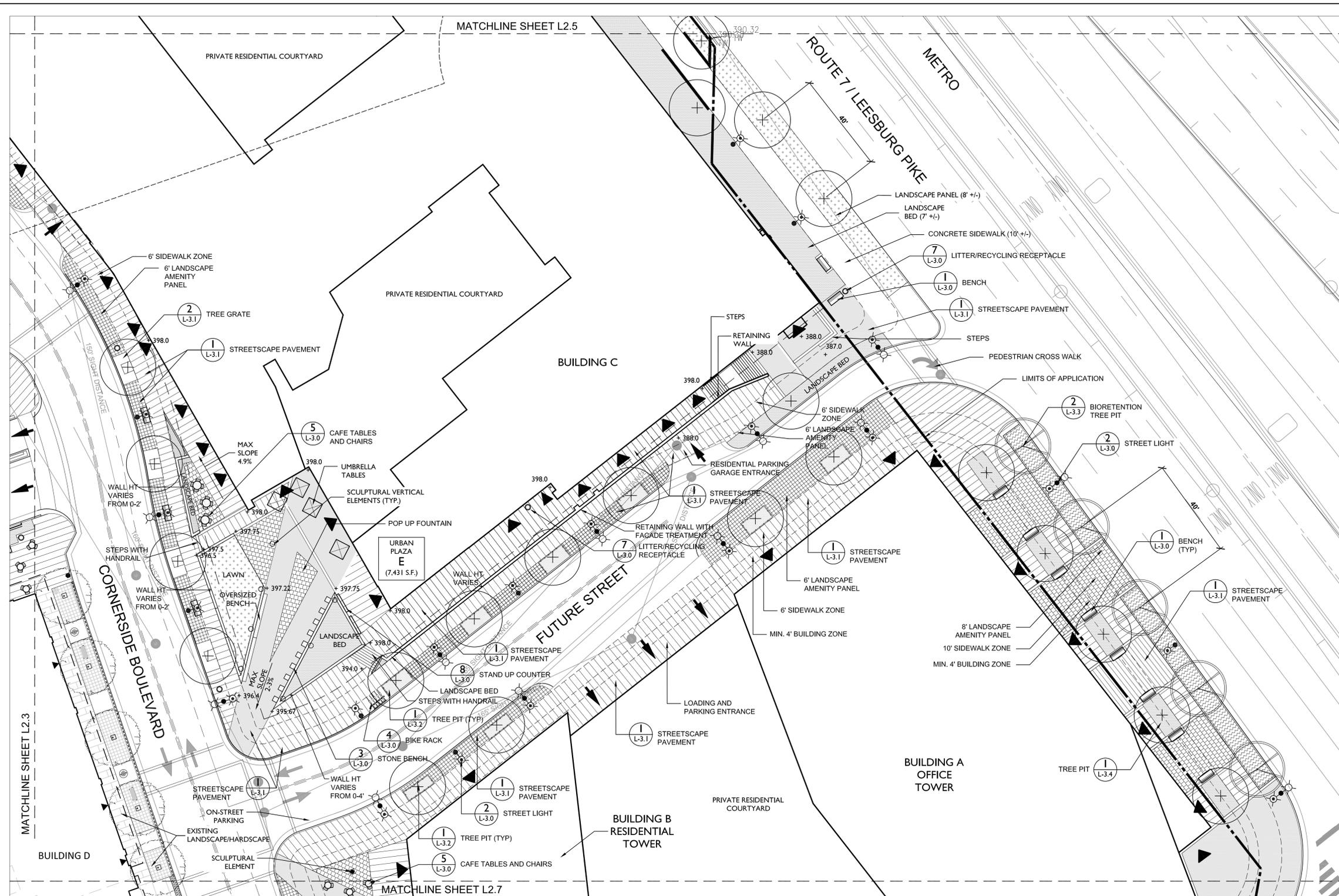
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 Rev 6: CDP Resubmission 06-12-13

DATE: JUNE 30, 2011  
 DESIGNED BY: GC/KP  
 CHECKED BY: K/KP  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER:  
**L-2.5**



**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUNDCOVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

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**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 1 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE
- POSSIBLE PERMEABLE PAVERS

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

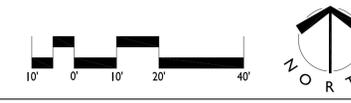
**BUILDING "C" SOUTH AND PARK "E"**



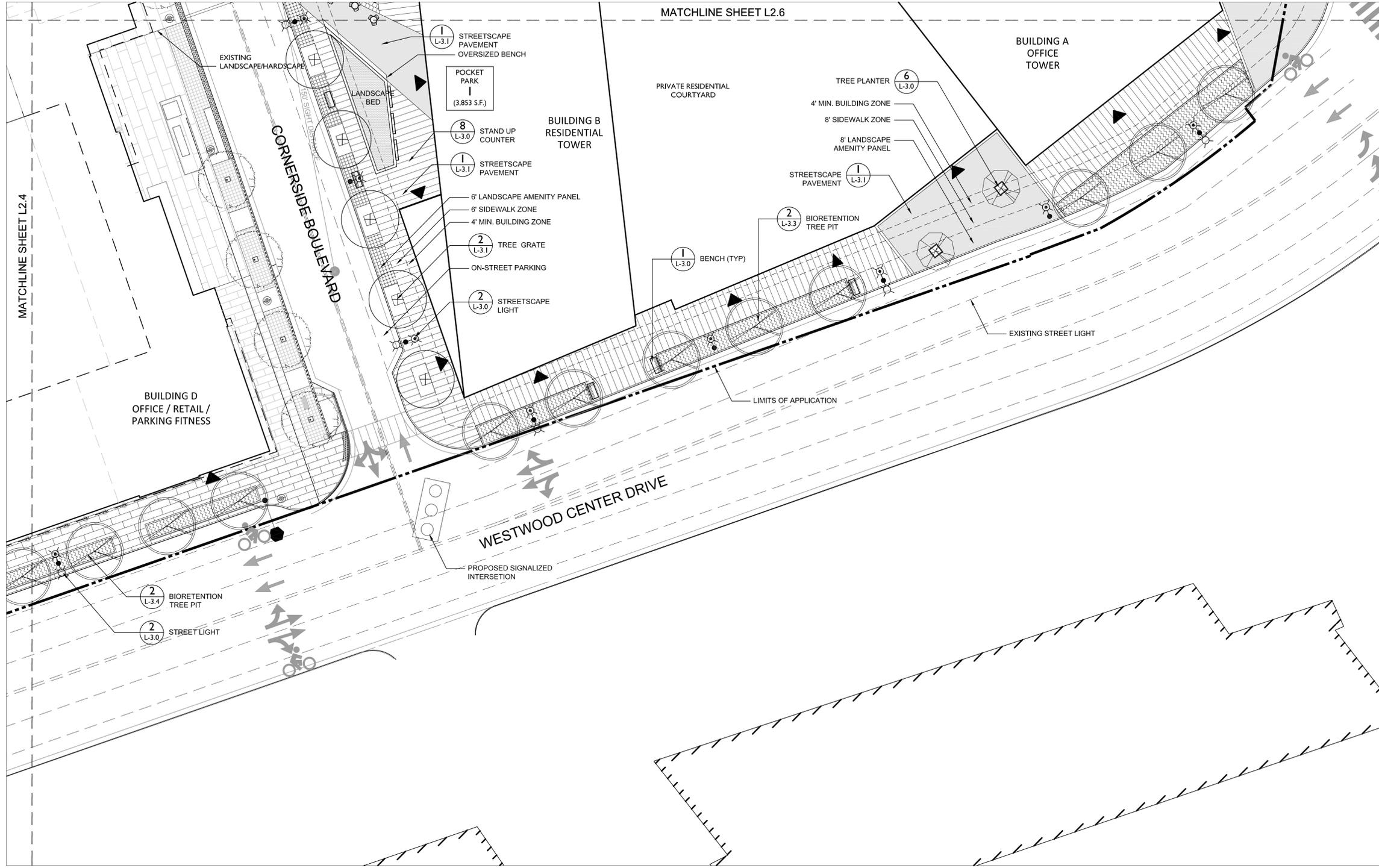
**BUILDING "C" SOUTH AND PARK "E" CHARACTER IMAGES**

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 Rev 6: CDP Re-submission 06-12-13



PARK "I" AND WESTWOOD CENTER DRIVE

MATCHLINE SHEET L2.6

**LANDSCAPE/HARDSCAPE LEGEND**

**TREE SCHEDULE**

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus borealis / Northern Red Oak  
Ulmus americana 'Valley Forge' / American Elm  
Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus phellos / Willow Oak  
Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**  
Betula nigra / River Birch  
Cercidiphyllum japonicum / Katsura Tree  
Cladrastis kentuckea / Yellowwood  
Gleditsia triacanthos inermis / Thornless Honeylocust  
Prunus serrulata 'Kwansan' / Kwansan Cherry  
Prunus sargentii / Sargent Cherry  
Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**  
Cercis canadensis / Eastern Redbud  
Cornus florida / Flowering Dogwood  
Magnolia stellata / Star Magnolia  
Prunus x incam 'Okame' / Okame Cherry  
Stewartia koreana / Korean Stewartia  
Stewartia ovata / Mountain Stewartia  
Stewartia psuedocamellia / Japanese Stewartia
- EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT**
- LAWN**
- SHRUB AND GROUNDCOVER**

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0**
- STONE BENCH - DETAIL 3/L3.0**
- BIKE RACK - DETAIL 4/L3.0**
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0**
- TREE PLANTER - DETAIL 6/L3.0**
- LITTER RECEPTACLE - DETAIL 7/L3.0**
- STAND UP COUNTER - DETAIL 8/L3.0**
- PEDESTRIAN LIGHT - DETAIL 2/L3.0**
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0**

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P. CONCRETE**
- FIELD PAVING 2 UNIT PAVERS**
- ACCENT 1 UNIT PAVERS**
- ACCENT 2 DECOMPOSED GRANITE**
- POSSIBLE PERMEABLE PAVERS**

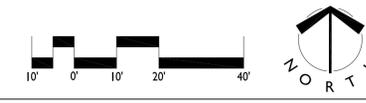
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE**
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE**
- VEHICLE DIRECTION/ENTRANCE**

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

**LANDSCAPE PLAN NOTE:**  
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.



**REVISIONS:**  
Rev 1: Completeness Submission 10-21-2011  
Rev 2: Completeness Submission 09-21-2012  
Rev 3: Completeness Submission 01-03-2013  
Rev 4: CDP Resubmission 03-11-2013  
Rev 5: CDP Resubmission 05-10-13  
Rev 6: CDP Resubmission 06-12-13



MODEL: TRIO  
FINISH: WOOD

AVAILABLE THROUGH:  
FORMS + SURFACES  
30 PINE STREET  
PITTSBURGH, PA 15223  
PH.: 800.451.0410  
FAX: 412.781.7840  
www.forms-surfaces.com

- NOTES:
- BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)
  - PROPOSED BENCHES SHALL BE ALUMINUM TEXTURE POWDER COATED FRAME, WOOD SLATS
  - SELECTED MODEL TO INCLUDE INTERMEDIATE ARMREST



MODEL: BOLA  
FINISH: STAINLESS STEEL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- BIKE RACKS SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)



MODEL: POE  
FINISH: ALUMINUM

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)

**1 BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**4 BIKE RACK**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**7 LITTER / RECYCLING RECEPTACLE**  
L-3.0 PICTORIAL

05A-XXX  
NTS



- PEDESTRIAN SCALE LIGHTING OPTIONS:
- OPTION 1: SELUX ARC MINI SPANNER ARM SERIES
- ARC MINI SPANNER ARM SERIES
  - SILVER FINISH
  - HID OR LED LAMP
  - TEMPERED FLAT GLASS LENS
- OPTION 2: ARCHITECTURAL AREA LIGHTING
- FLEX SERIES
  - MATTE ALUMINUM FINISH
  - HID OPTION
- OPTION 3: APPROVED EQUAL

- NOTES:
- PEDESTRIAN SCALE STREETSCAPE LIGHTING SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES PREFERRED STREETSCAPE LIGHTS OPTIONS OR APPROVED EQUAL (SEE SECTION 3.3B OF DESIGN GUIDELINES)
  - COMBINATION STREET LIGHT AND PEDESTRIAN LIGHT TO BE LOCATED BETWEEN NORMAL PEDESTRIAN SCALE LIGHTING. SEE PLAN FOR SPECIFIC LOCATIONS.

PEDESTRIAN SCALE STREETSCAPE LIGHTING  
OPT. 1: SELUX ARC MINI SPANNER ARM SERIES

PEDESTRIAN SCALE STREETSCAPE LIGHTING  
OPT. 2: ARCHITECTURAL AREA LIGHTING FLEX SERIES



MODEL: PARC CENTRE  
FINISH: POWDERCOATED STEEL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- CHAIR - NO ARMS
  - 24" ROUND TABLE

**2 LIGHTING**  
L-3.0 PICTORIAL

05B-XXX  
NTS

**5 CAFE TABLE AND CHAIRS**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**8 STAND UP COUNTER**  
L-3.0 PICTORIAL

05A-XXX  
NTS



MODEL: SOCRATES  
FINISH: CAST STONE

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 24" x 24", BACKLESS, POLISHED AND WATERPROOFED
  - COLOR: BEIGE



MODEL: PLAZA  
FINISH: WOOD PANELS

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 48" x 48"
  - STAINLESS STEEL LEVELING FEET
  - TREES TO BE LOCATED TO AVOID CONFLICTS WITH ON-STREET PARKING.

**3 STONE BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**6 TREE PLANTER**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**9 PLANTER BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS



MODEL: GUS  
FINISH: POWDERCOATED METAL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 18" HEIGHT
  - WOOD SEATING INSERTS



### FIELD PAVING 1 - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL AND BUILDING ZONE)  
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE  
COLOR: COOL GRAYS  
SUGGESTED SCORING PATTERN: RECTANGULAR (PERPENDICULAR TO STREET)



### FIELD PAVING 2 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



### ACCENT PAVING 1 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



### ACCENT PAVING 2 - DECOMPOSED GRANITE

LOCATION USED: BOCCO COURT



### POSSIBLE PERMEABLE PAVERS

LOCATION USED: LANDSCAPE AMENITY PANEL (MAY APPEAR IN SELECT LOCATIONS WITHIN SIDEWALK ZONE / BUILDING ZONE)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



BIORETENTION TREE PIT ADJACENT TO ON-STREET



BIORETENTION TREE PIT NOT ADJACENT TO ON-STREET

#### NOTES:

1. ORNAMENTAL TREE FENCE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETScape/AMENITY FURNISHINGS.
2. BIORETENTION TREE PITS ADJACENT TO ON-STREET PARKING SHALL HAVE FENCING ALONG ALL SIDES OF TREE PIT.

## 3 ORNAMENTAL TREE FENCE

L-3.1 PICTORIAL

21-XXX  
NTS



ACCENT PAVING 1



ACCENT PAVING 2



FIELD PAVING 1

FIELD PAVING 2

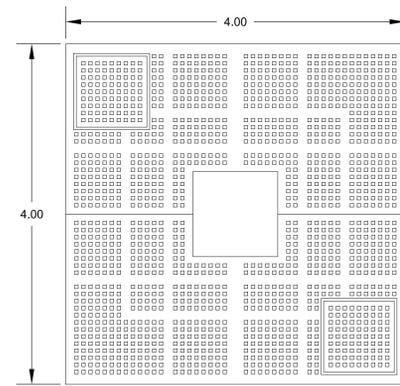


EXTENSIVE GREEN ROOF

## 1 STREETSCAPE PAVEMENT

L-3.1 PLAN / PICTORIAL

12G-XXX  
AS NOTED



MODEL: #M4842  
STYLE: MARKET STREET

AVAILABLE THROUGH:  
IRONSMITH  
41-701 CORPORATE WAY, #3  
PALM DESERT, CA 92260  
PH.: 800.338.4766  
www.ironsmith.cc

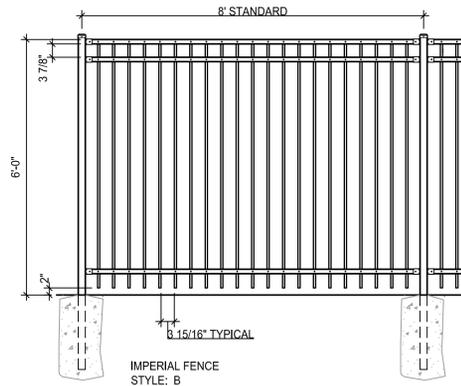
#### NOTES:

1. SLOT WIDTH IS 1/2" MAXIMUM. MEETS ADA COMPLIANCE.
2. GRATE CAST FROM IRON OR ALUMINUM TREE OPENING SIZE: 12", 18" OR 30"

## 4 GREEN ROOF (EXTENSIVE)

L-3.1 PICTORIAL

08A-XXX  
NTS



IMPERIAL FENCE  
STYLE: B  
ADORNMENTS: FLAT CAP  
COLOR: BLACK

FENCE MANUFACTURER:  
MASTER HALCO  
10968 RICHARDSON ROAD  
ASHLAND, VA 23005  
(804) 550-1984



#### NOTES:

1. OR APPROVED EQUAL
2. PICKET SPACING SHALL BE SET AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPACE.
3. ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING.
4. ALL STRUCTURAL ITEMS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON A SITE SPECIFIC GEOTECHNICAL REPORT.

## 2 TREE GRATE

L-3.1 PICTORIAL

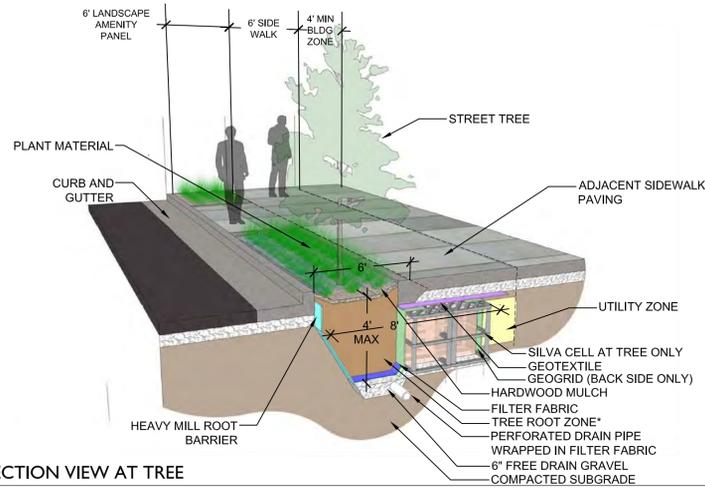
12G-XXX  
NTS

## 5 6' TALL FENCE

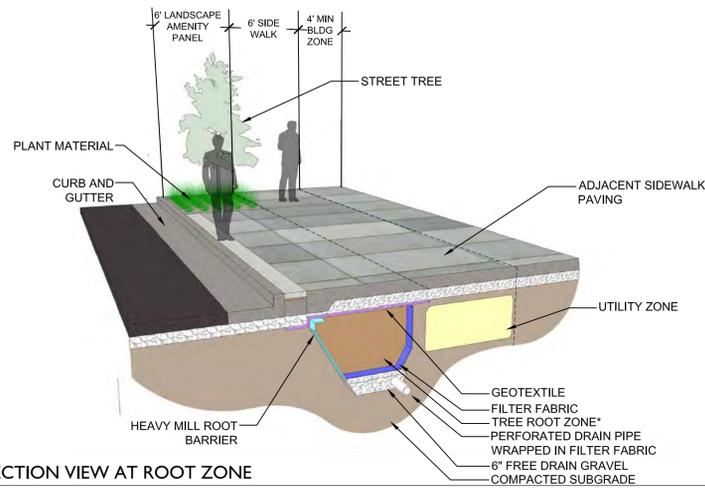
L-3.1 ELEVATION/PICTORIAL

1/2"=1'-0"

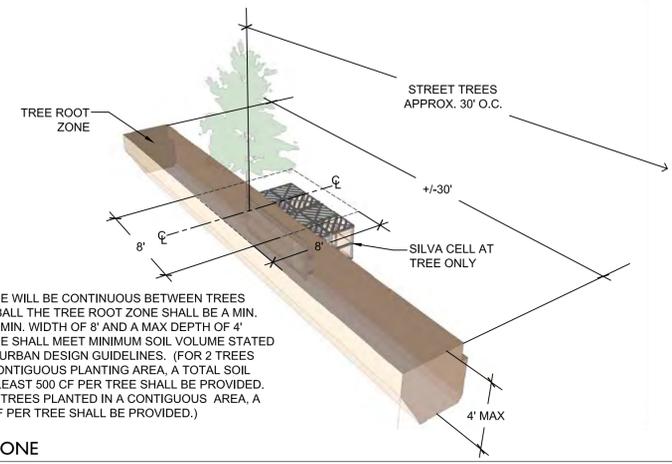
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NOT FOR CONSTRUCTION.



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



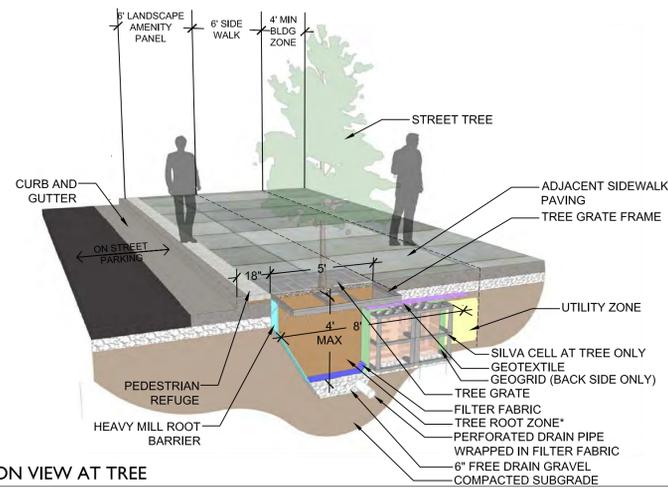
- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
  2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
  3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES. (FOR 2 TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 500 CF PER TREE SHALL BE PROVIDED. FOR 3 OR MORE TREES PLANTED IN A CONTIGUOUS AREA, A TOTAL OF 400 CF PER TREE SHALL BE PROVIDED.)

TREE ROOT ZONE

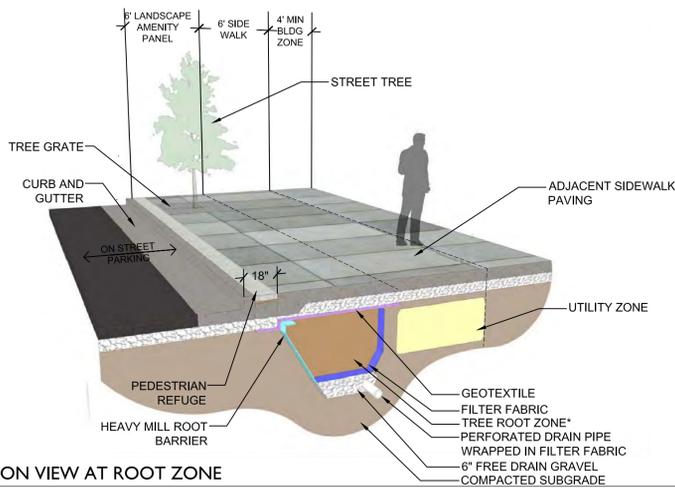
**1 STREET TREE STANDARD PIT AT LOCAL STREET**

L-3.2 PERSPECTIVE SECTIONS

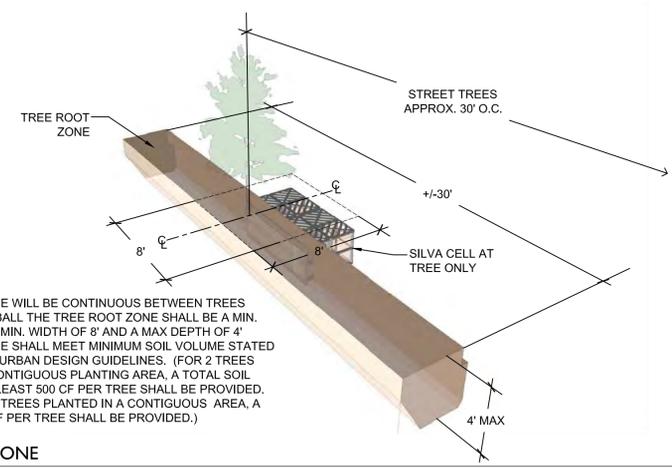
08A-225  
NTS



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



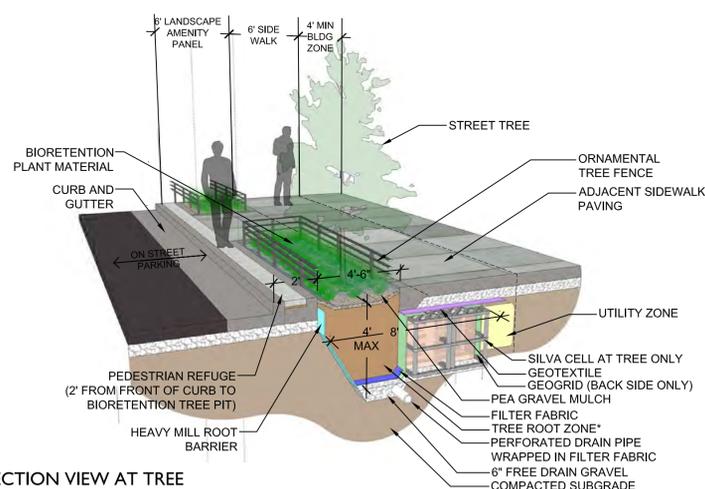
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TREE ROOT ZONE

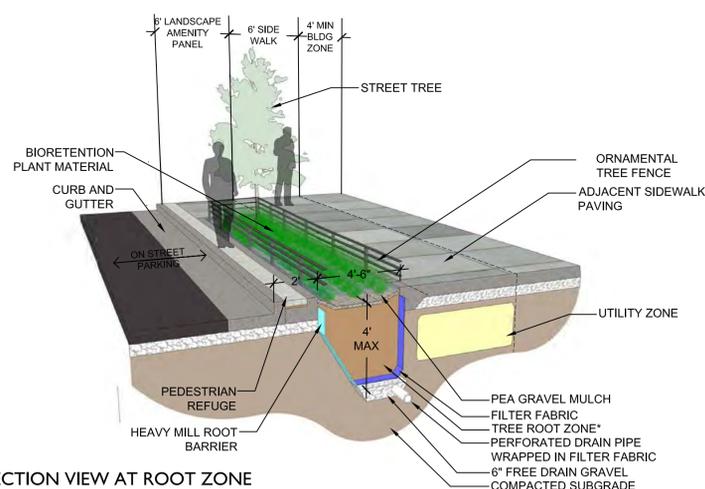
**2 STREET TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET**

L-3.2 PERSPECTIVE SECTIONS

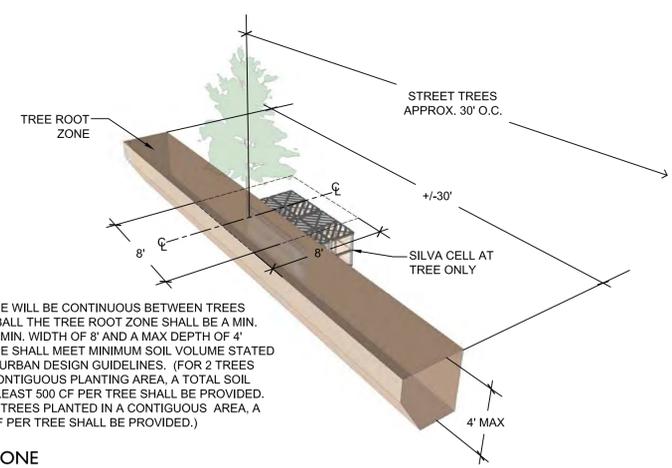
08A-226  
NTS



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
  2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
  3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES. (FOR 2 TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 500 CF PER TREE SHALL BE PROVIDED. FOR 3 OR MORE TREES PLANTED IN A CONTIGUOUS AREA, A TOTAL OF 400 CF PER TREE SHALL BE PROVIDED.)

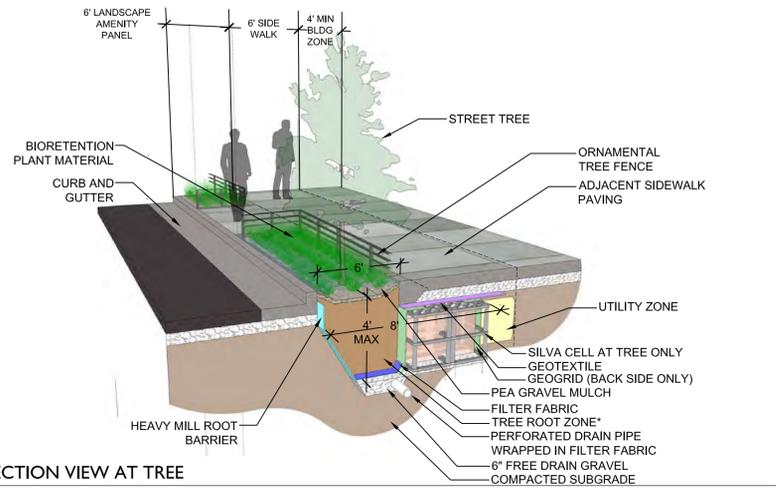
TREE ROOT ZONE

**3 STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT LOCAL STREET**

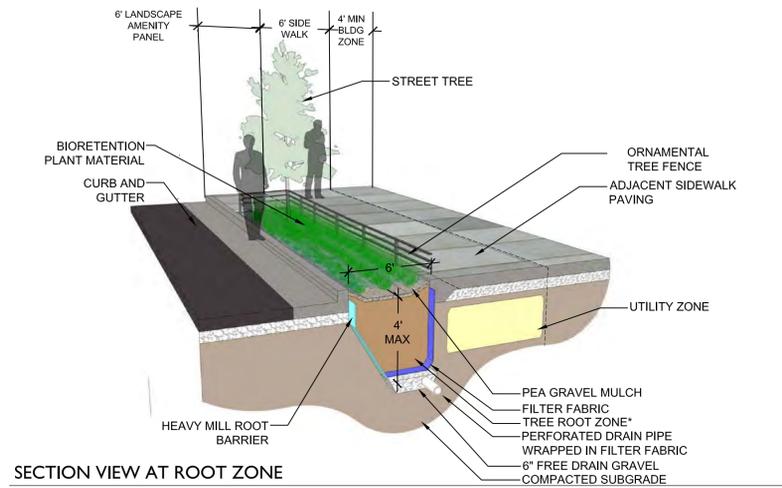
L-3.2 PERSPECTIVE SECTIONS

08A-227  
NTS

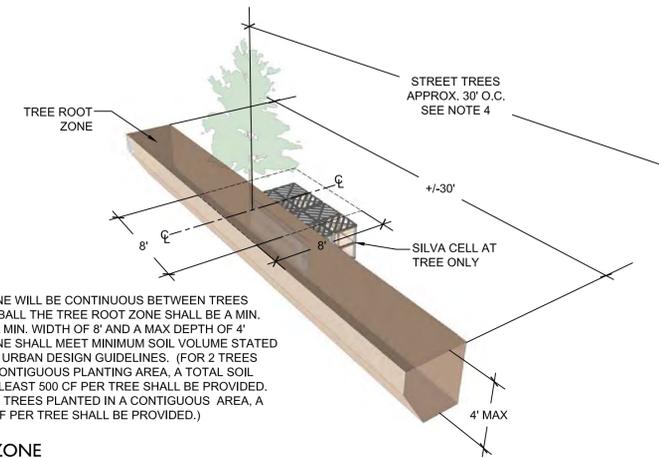
ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



NOTE:

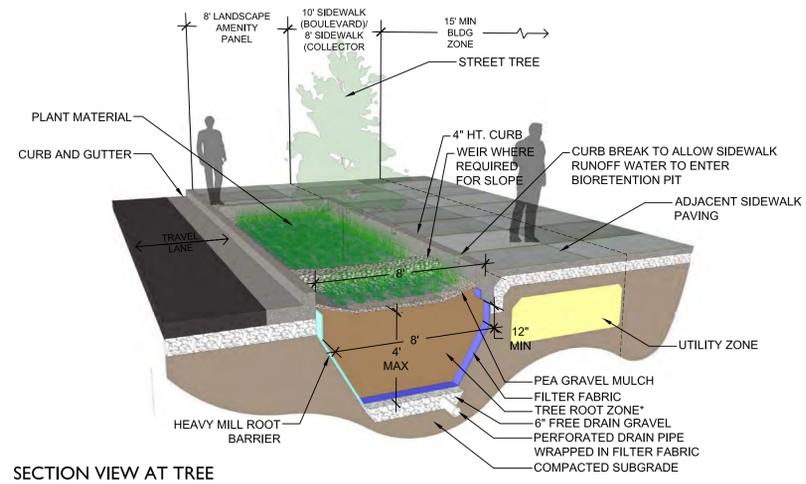
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
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TREE ROOT ZONE

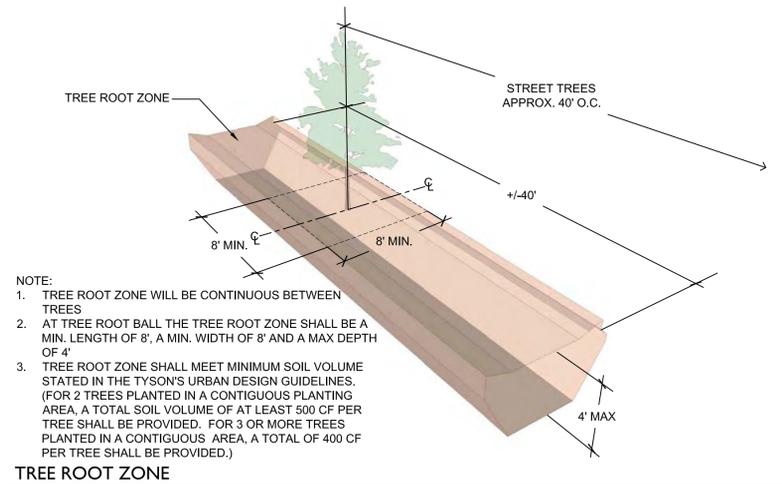
**1 STREET TREE BIORETENTION PIT AT LOCAL STREET**

L-3.3 PERSPECTIVE SECTIONS

08A-227  
NTS



SECTION VIEW AT TREE



NOTE:

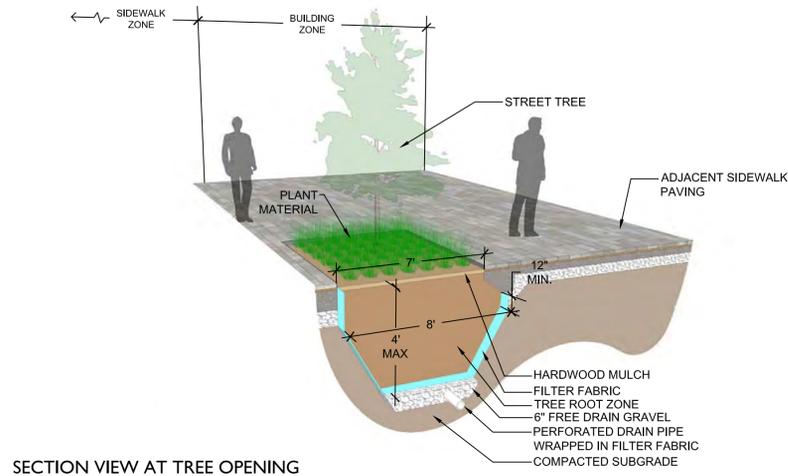
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TREE ROOT ZONE

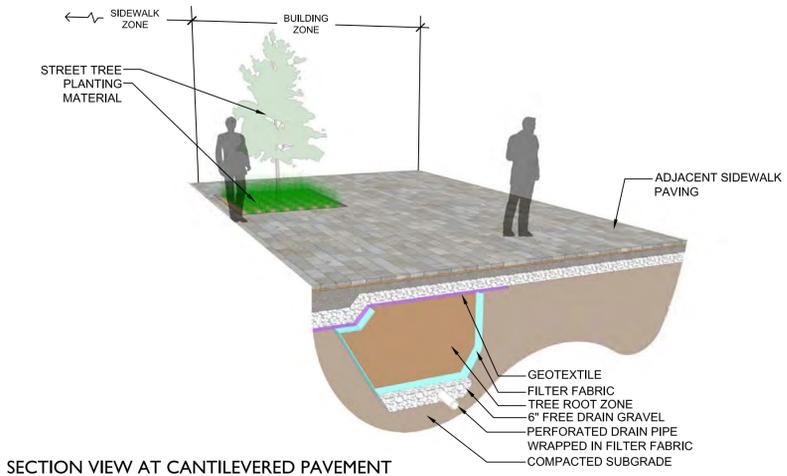
**2 STREET TREE BIORETENTION PIT AT BOULEVARD / COLLECTOR**

L-3.3 PERSPECTIVE SECTIONS

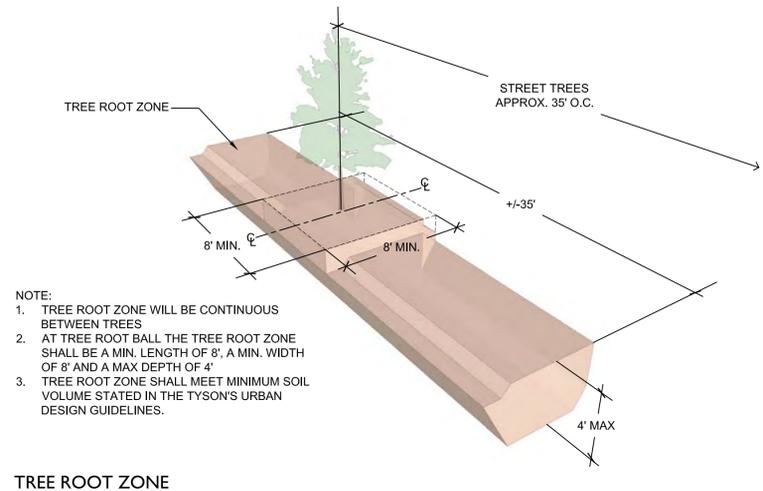
08A-229  
NTS



SECTION VIEW AT TREE OPENING



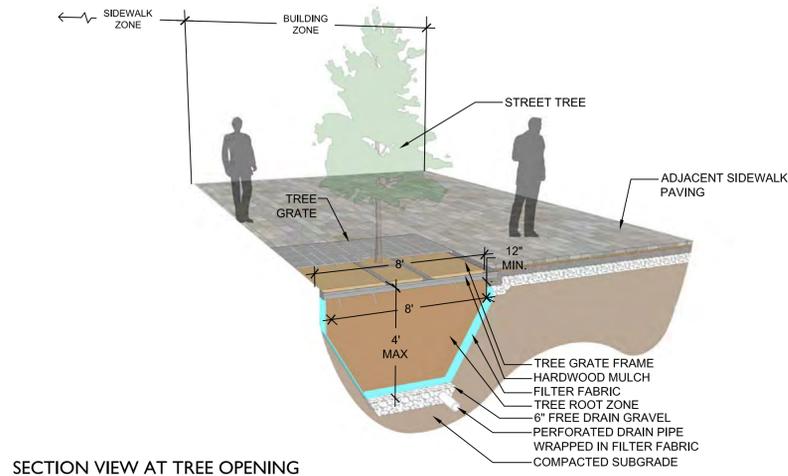
SECTION VIEW AT CANTILEVERED PAVEMENT



TREE ROOT ZONE

- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
  2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
  3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

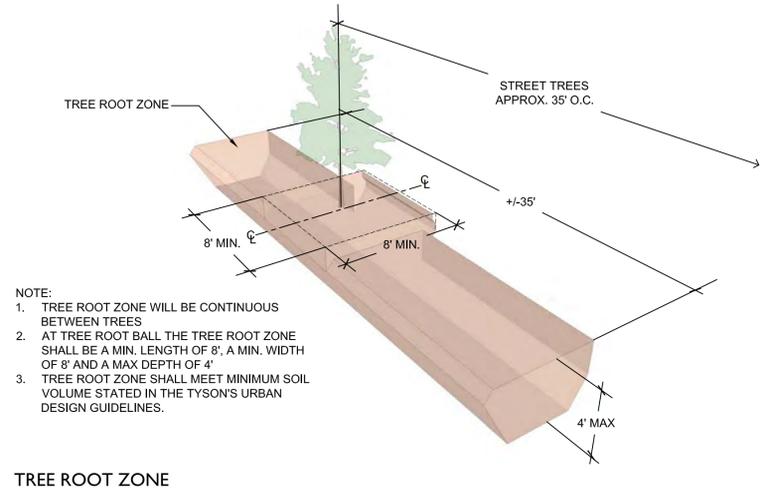
OPT. 1 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE - STREET TREE OPTION



SECTION VIEW AT TREE OPENING



SECTION VIEW AT CANTILEVERED PAVEMENT



TREE ROOT ZONE

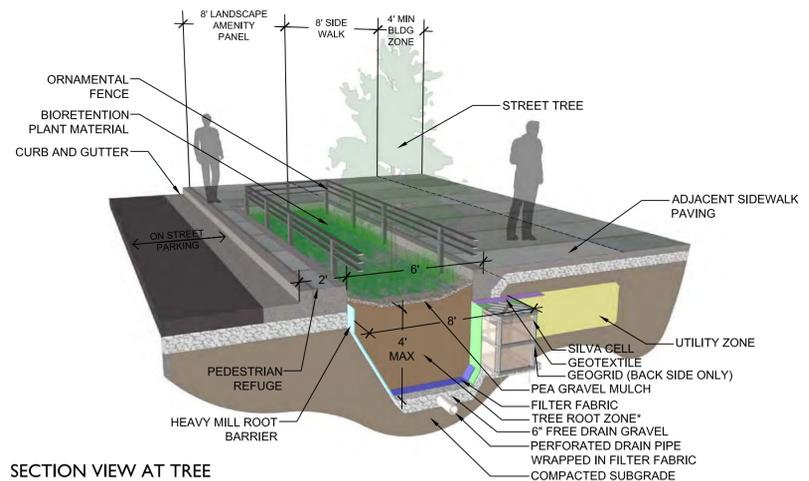
- NOTE:
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  2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
  3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.

OPT. 2 CANTILEVERED PAVEMENT OVER TREE ROOT ZONE WITH TREE GRATE - STREET TREE OPTION

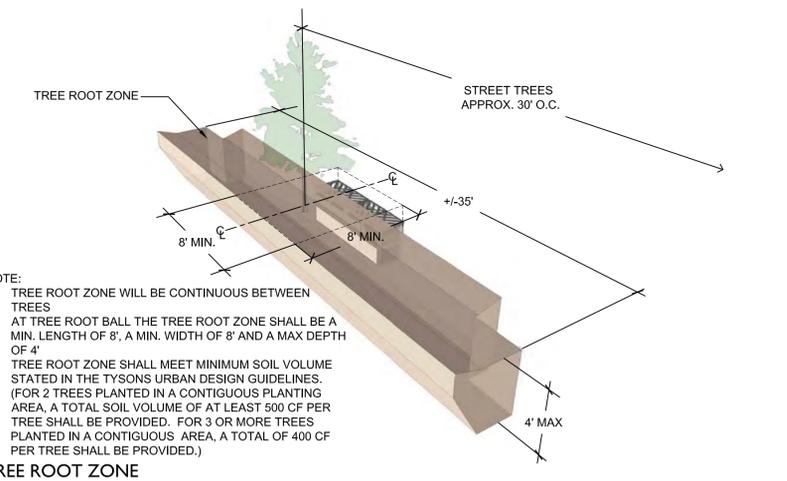
1 STREET TREE OPTIONS (RT 7 DOUBLE ROW)

L-3.4 PERSPECTIVE SECTIONS

08A-XXX  
NTS



SECTION VIEW AT TREE



TREE ROOT ZONE

- NOTE:
1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
  2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
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2 STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT COLLECTOR

L-3.4 PERSPECTIVE SECTIONS

08A-230  
NTS

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



1 CORNERSIDE BOULEVARD ELEVATION  
L-4.0 ELEVATION



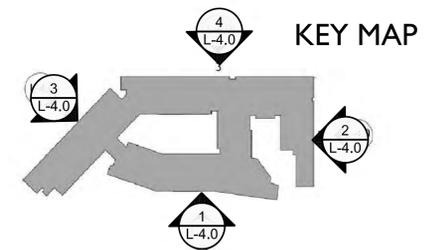
2 FUTURE STREET ELEVATION  
L-4.0 ELEVATION

3 BUILDING C - NORTH ELEVATION  
L-6.0 ELEVATION



4 ROUTE 7 / LEESBURG PIKE ELEVATION  
L-4.0 ELEVATION

NOTE:  
FINAL LOCATION OF STREETScape TO BE COORDINATED WITH  
FINAL ARCHITECTURAL DESIGN



ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.



1 CORNSIDE BOULEVARD AT RESIDENTIAL ENTRY (POCKET PARK D)  
L-4.1 ELEVATION

CAFE TABLES AND CHAIRS (TYP.) RESIDENTIAL SIGNAGE RESIDENTIAL LOBBY ENTRANCE BIKE RACK LITTER / RECYCLING RECEPTACLE (TYP.) BENCH (TYP.) MOVABLE TREE PLANTER (TYP.) BENCH (TYP.) MOVABLE TREE PLANTER (TYP.)



2 CORNSIDE BOULEVARD AT RETAIL PLAZA  
L-4.1 ELEVATION

STREET LIGHT (TYP.) BENCH (TYP.) STREET TREE IN TREE GRATE (TYP.) CAFE TABLES AND CHAIRS (TYP.)



3 RETAIL PLAZA ELEVATION (URBAN PLAZA E)  
L-6.1 ELEVATION

CAFE TABLES AND CHAIRS (TYP.) STAND UP COUNTER



4 FUTURE STREET GROUND FLOOR ELEVATION  
L-4.1 ELEVATION

NOTE: ARTWORK PANELS SHOWN IN THIS ELEVATION ARE FOR ILLUSTRATIVE PURPOSES ONLY.

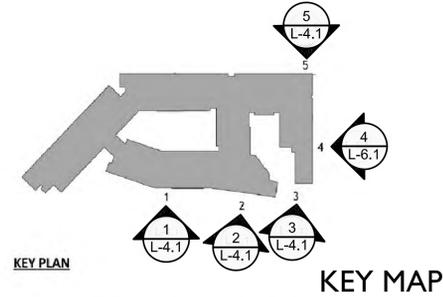
ARCHITECTURAL FACADE - GREEN SCREEN OR ART PANELS AS POSSIBLE TREATMENTS STREET TREE IN TREE PIT (TYP.) ELEVATOR LOBBY WINDOWS PARKING ENTRANCE STAIRS TO ELEVATED RETAIL FIRE CONTROL ROOM RETAIL VESTIBULE ENTRANCE



5 ROUTE 7 / LEESBURG PIKE GROUND FLOOR ELEVATION  
L-4.1 ELEVATION

EVERGREEN SHRUB ORNAMENTAL GRASSES CANOPY TREE EVERGREEN TREE POTENTIAL ACCESS TO ELECTRIC TRANSFORMER ROOM LOCATION

NOTE: FINAL LOCATION OF STREETScape TO BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN



ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.

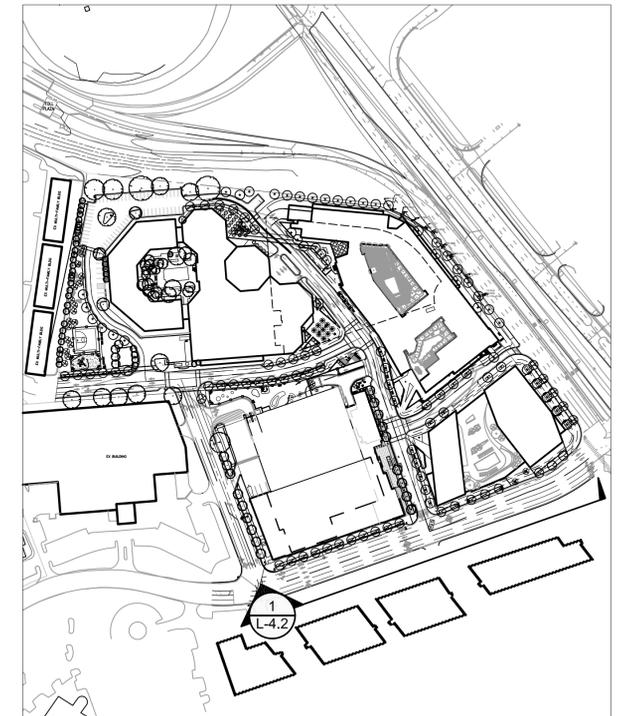


SHERATON TYSONS DRIVE      EXISTING BUILDING D FACADE      CORNER SIDE BOULEVARD      BUILDING A/B GROUND FLOOR RETAIL      RESIDENTIAL LOBBY ENTRANCE (APPROX. LOCATION)      BUILDING A/B GROUND FLOOR RETAIL      ROUTE 7

WESTWOOD AT BUILDINGS D & A/B  
L-4.2 ELEVATION

NTS

ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.



KEY MAP

REVISIONS:  
Rev 1: Completeness Submission 10-21-2011  
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Rev 3: Completeness Submission 01-03-2013  
Rev 4: CDP Resubmission 03-11-2013  
Rev 5: CDP Resubmission 05-10-13  
Rev 6: CDP Resubmission 06-12-13

DATE: JUNE 30, 2011  
DESIGNED BY: GC/KP  
DRAWN BY: KJ  
CHECKED BY: MC  
O.C. BY: MC  
SCALE: AS SHOWN  
PROJECT #: 2011009

SHEET NUMBER:  
**L-4.2**



1 EAST ELEVATION  
L-4.3 ELEVATION



3 WEST ELEVATION  
L-4.3 ELEVATION



5 SOUTH ELEVATION  
L-4.3 ELEVATION



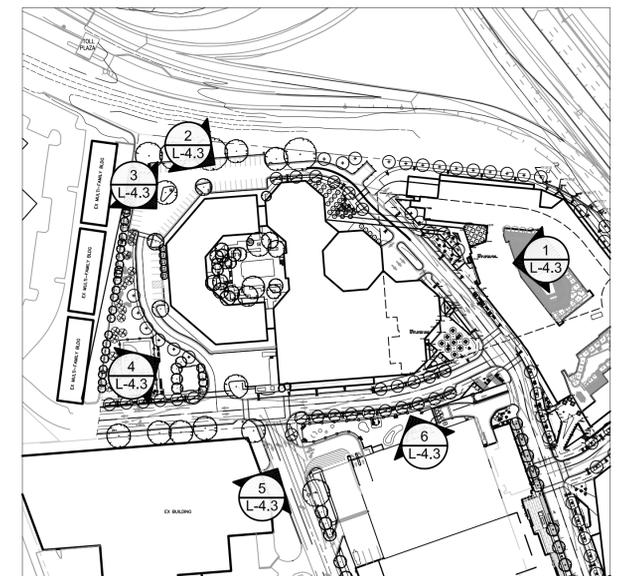
2 NORTH ELEVATION  
L-4.3 ELEVATION



4 SOUTHWEST ELEVATION  
L-4.3 ELEVATION



6 SOUTH ELEVATION  
L-4.3 ELEVATION

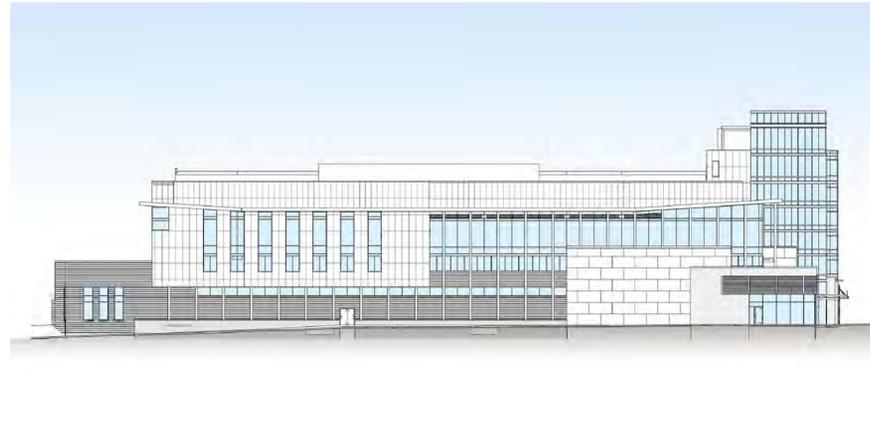


KEY MAP



1 EAST ELEVATION  
L-4.4 ELEVATION

NTS



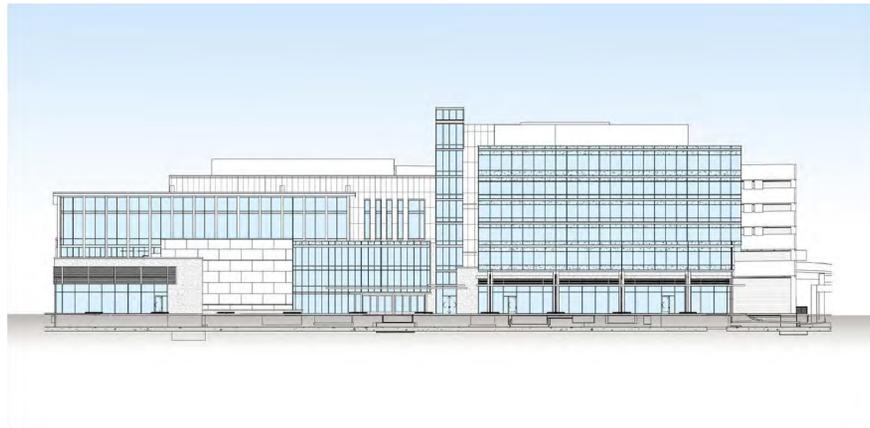
4 SOUTH ELEVATION  
L-4.4 ELEVATION

NTS



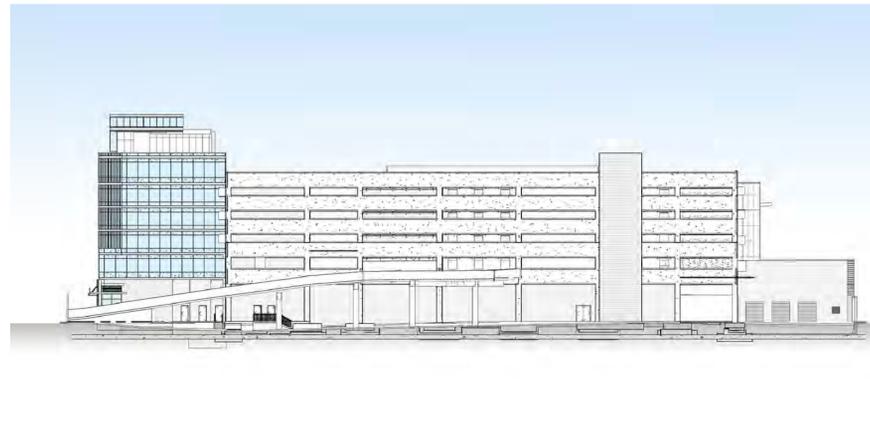
7 EAST ELEVATION  
L-4.4 ELEVATION

NTS



2 EAST ELEVATION  
L-4.4 ELEVATION

NTS



5 NORTH ELEVATION  
L-4.4 ELEVATION

NTS



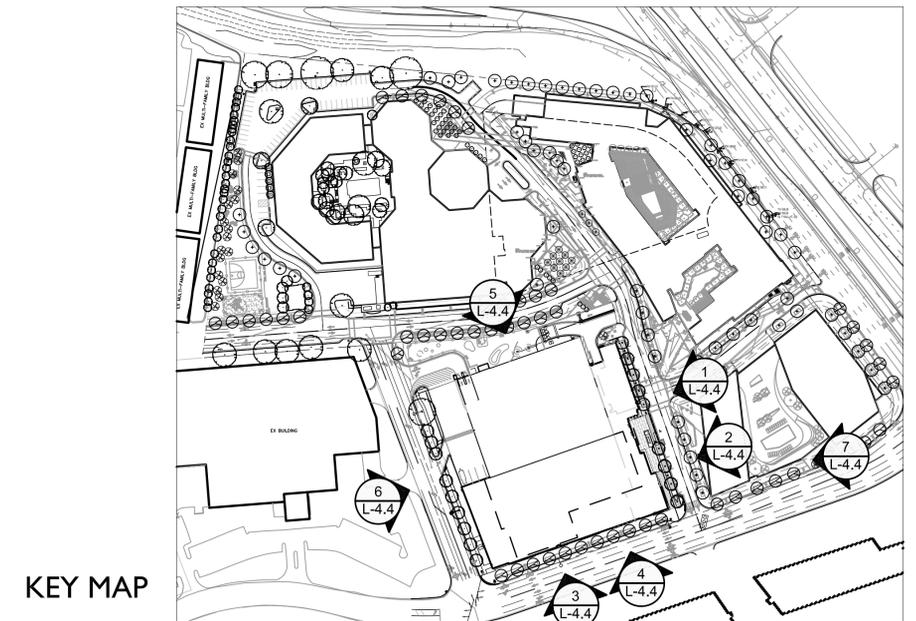
2 SOUTH ELEVATION  
L-4.4 ELEVATION

NTS

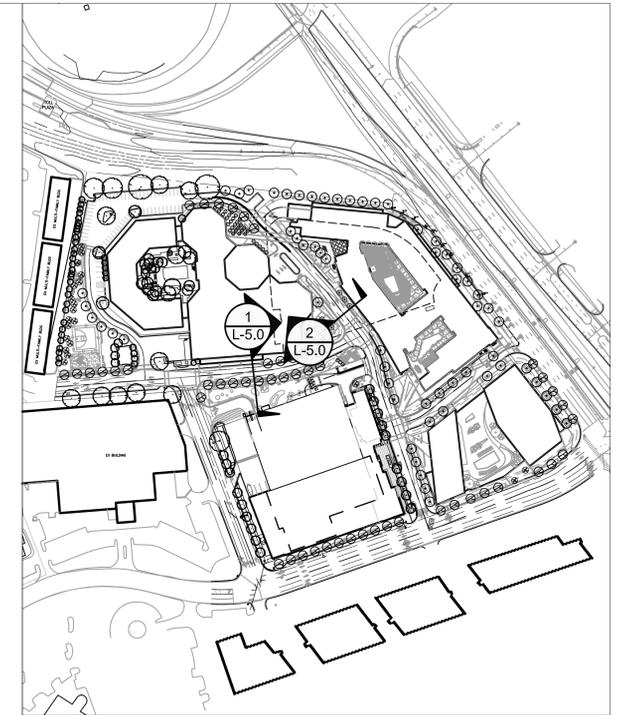
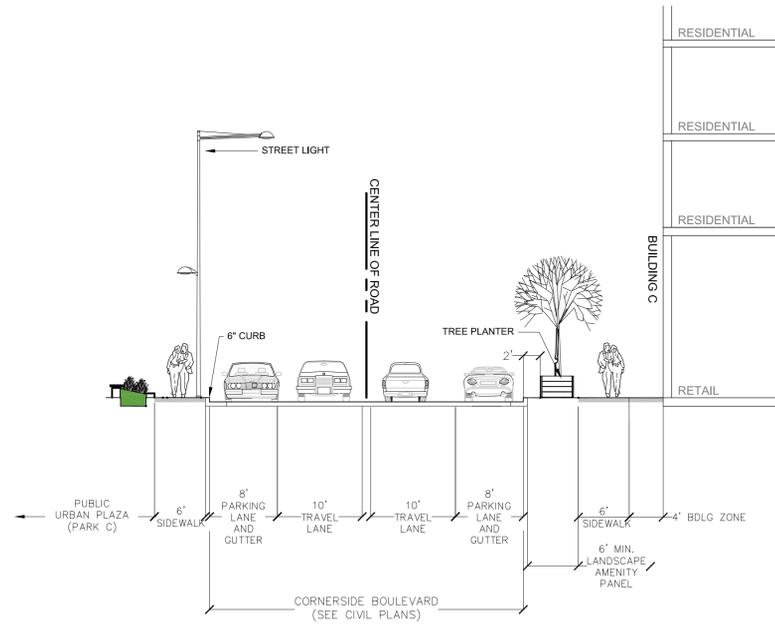
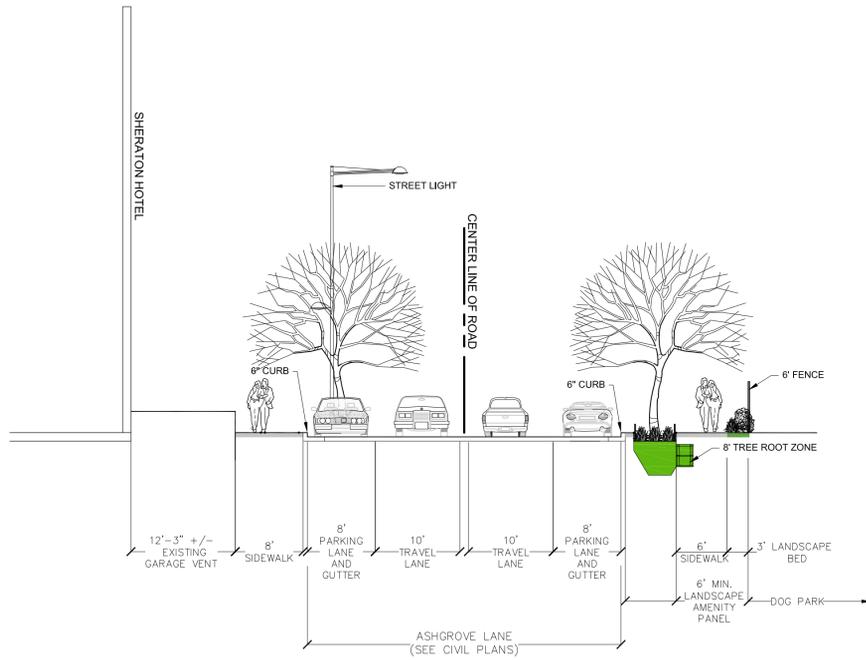


6 WEST ELEVATION  
L-4.4 ELEVATION

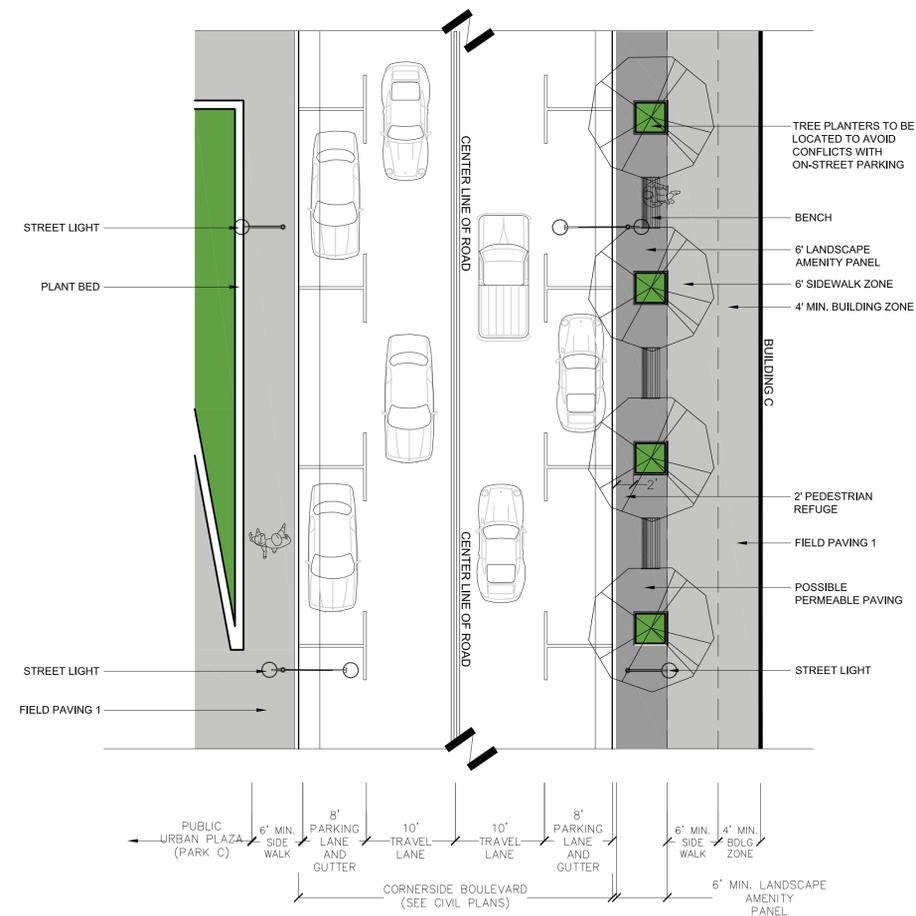
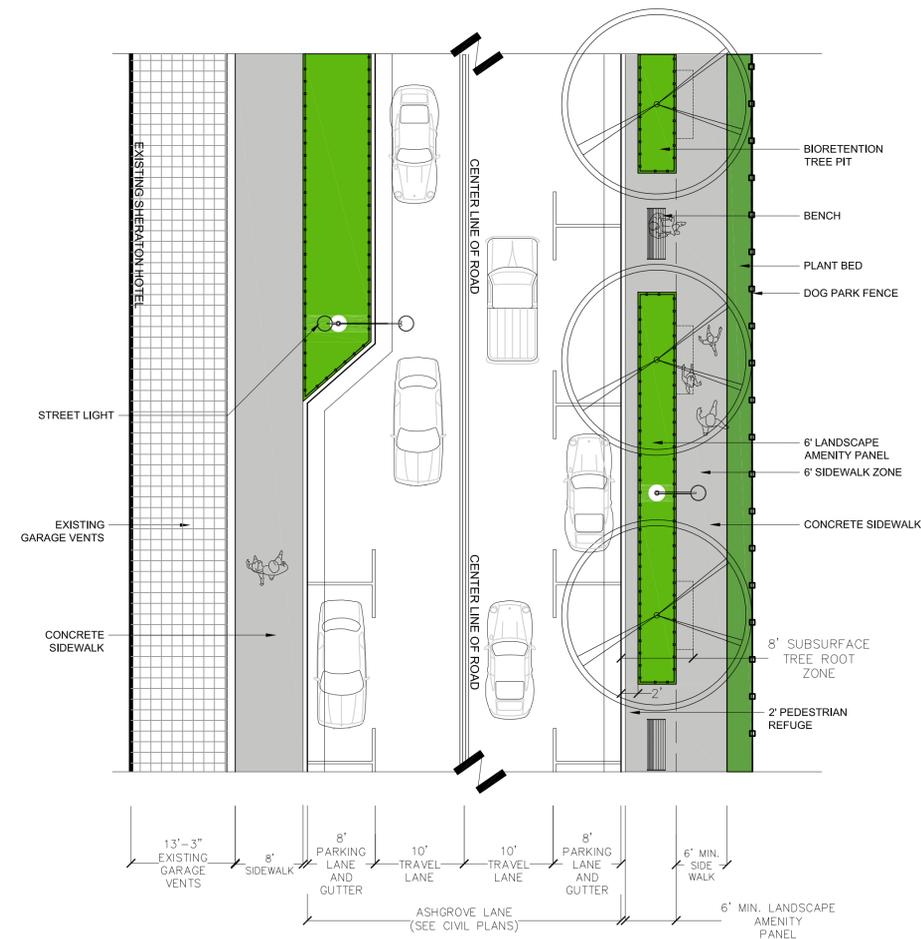
NTS



KEY MAP



KEY MAP



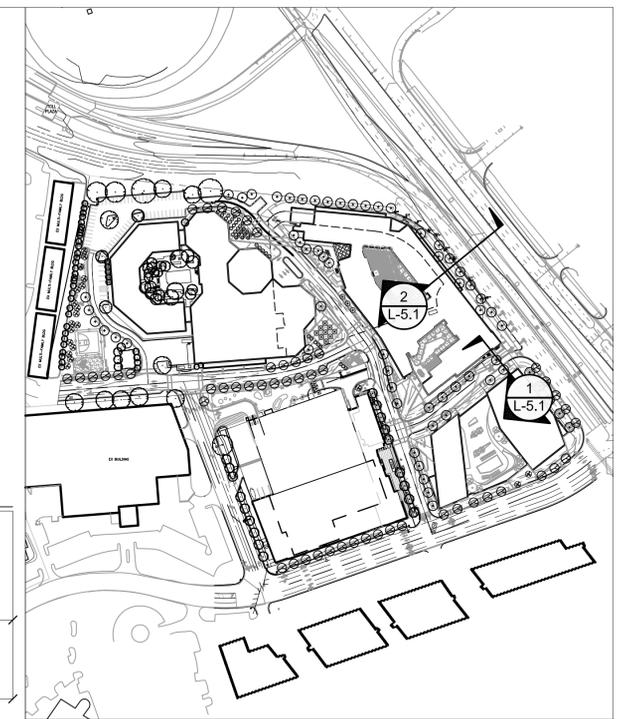
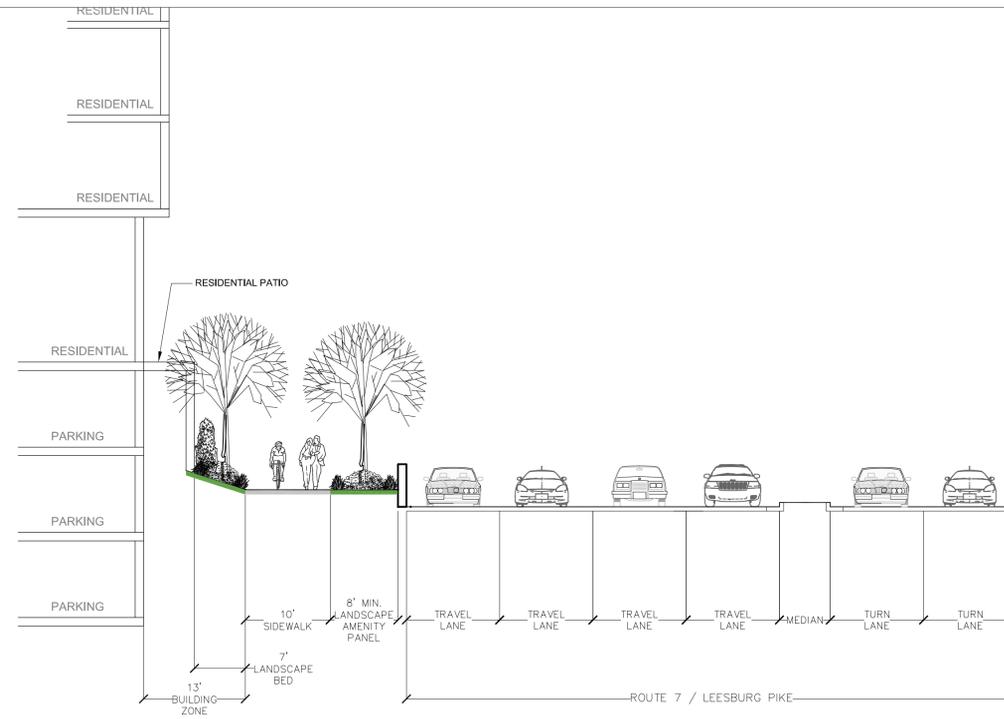
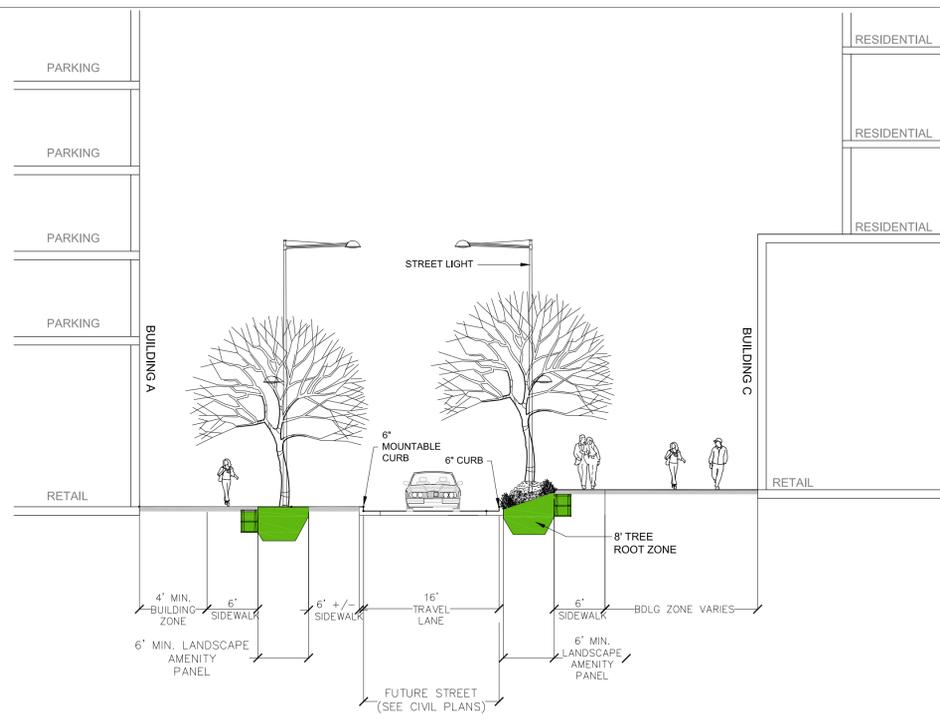
1 ASH GROVE LANE SECTION  
L-5.0 SECTION

1" = 10'

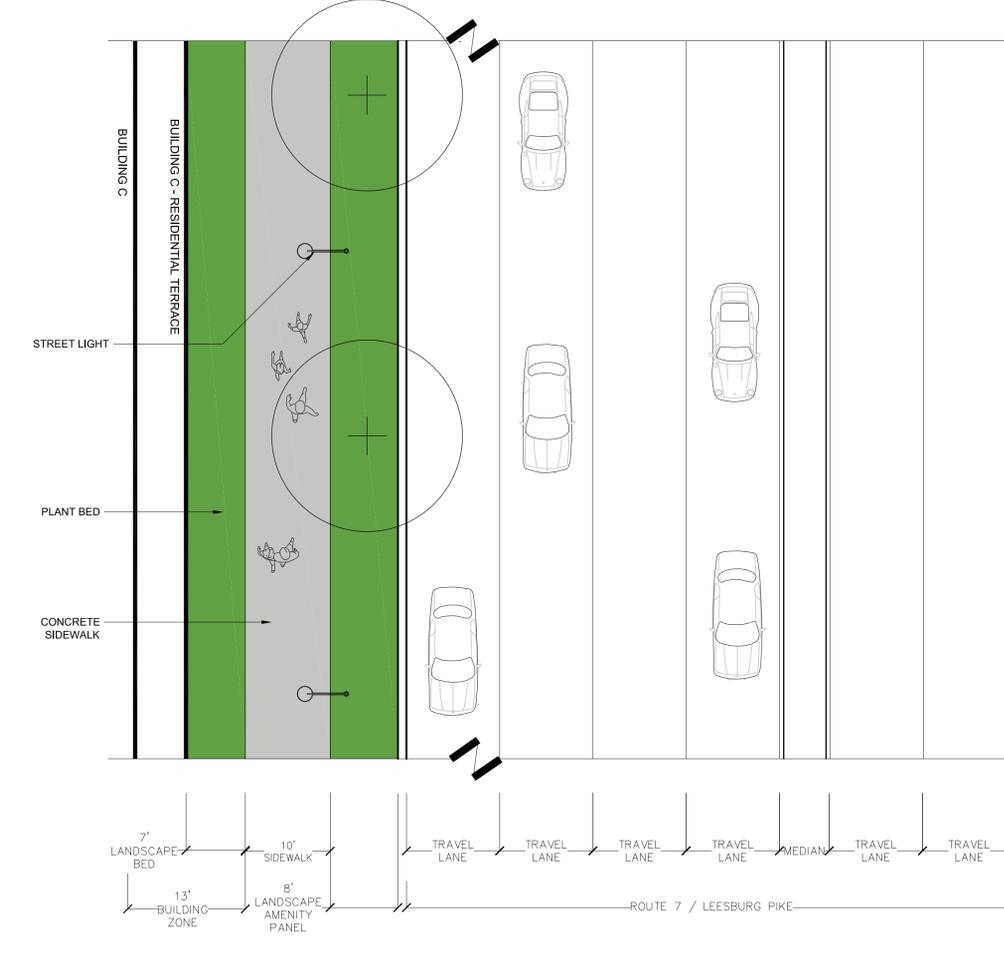
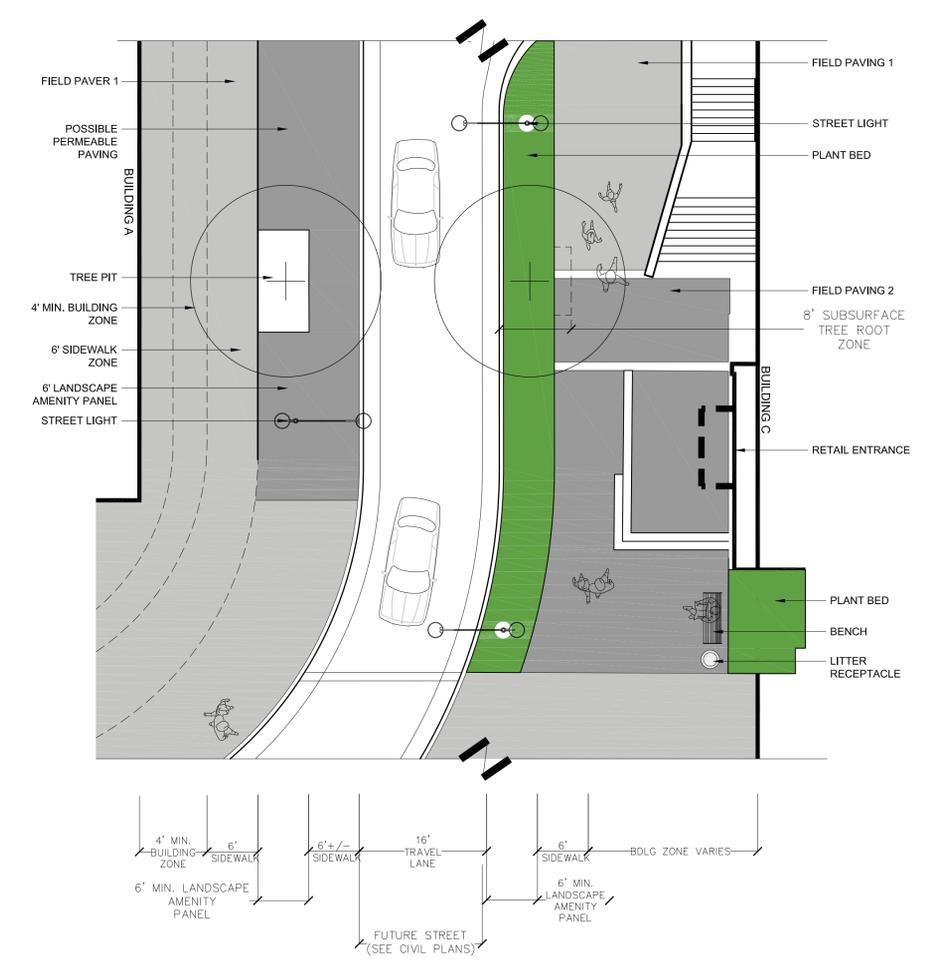
2 CORNERSIDE BOULEVARD SECTION  
L-5.0 SECTION

1" = 10'

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



KEY MAP



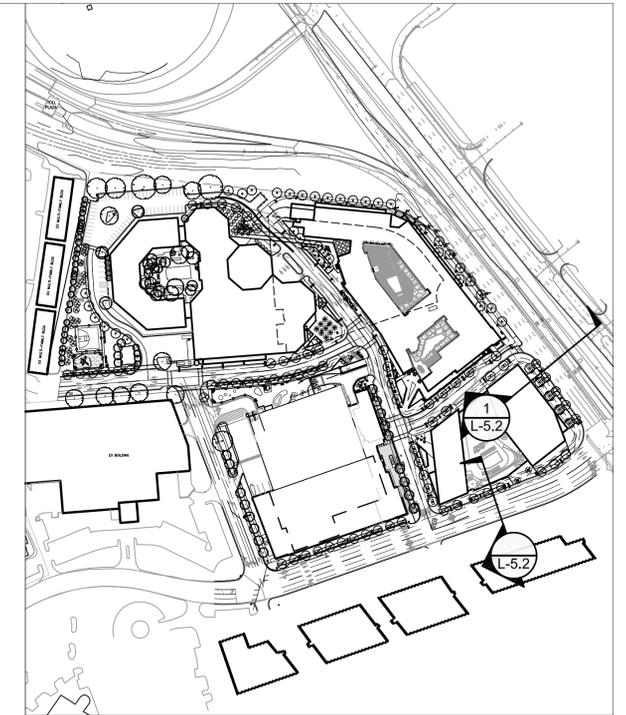
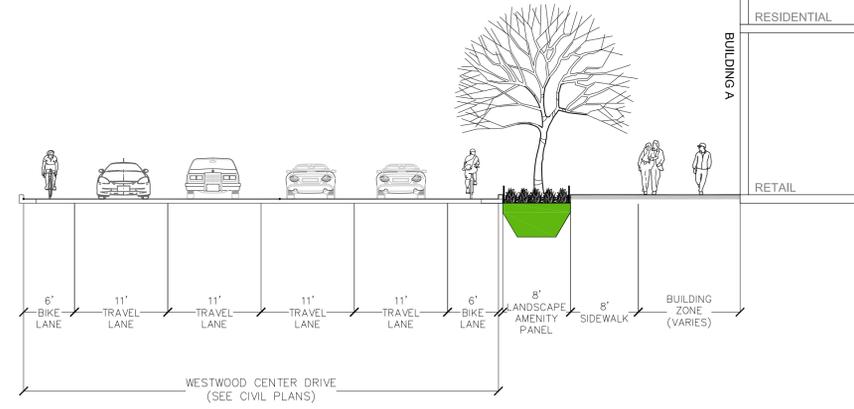
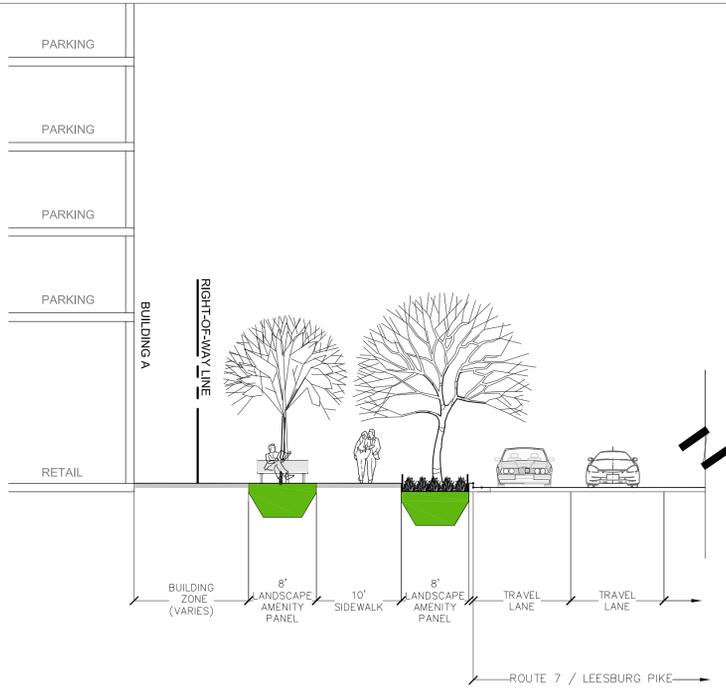
1 FUTURE STREET SECTION  
L-5.1 SECTION

1" = 10'

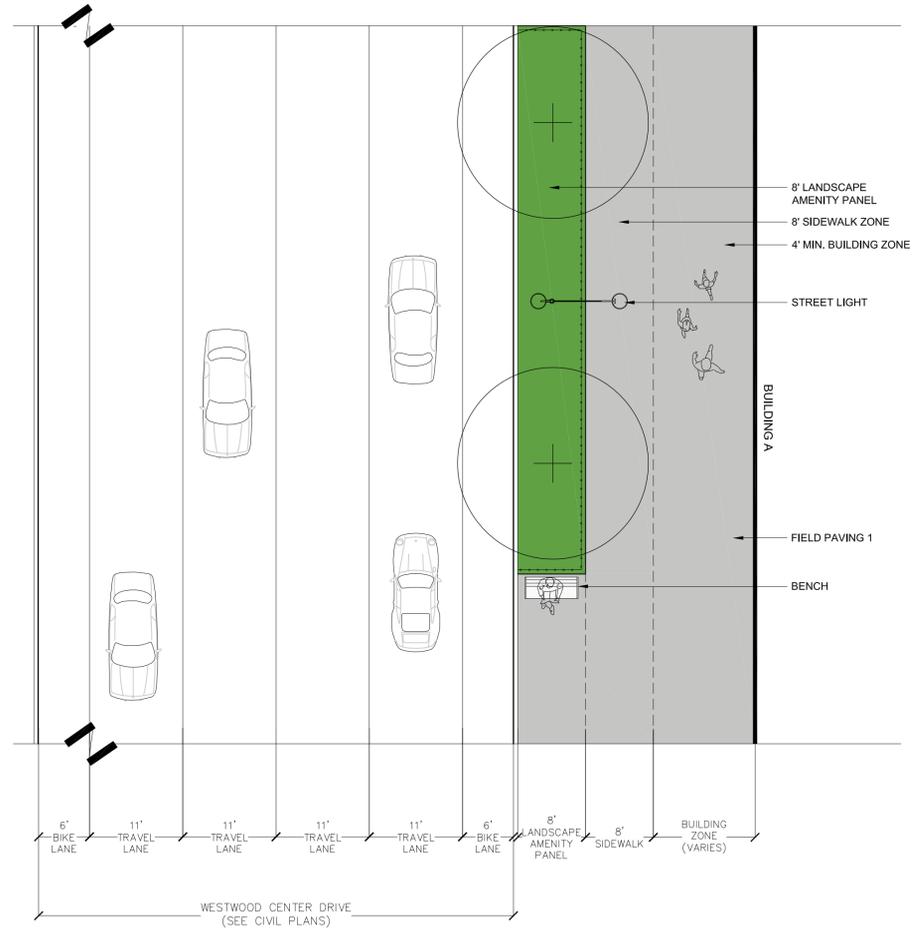
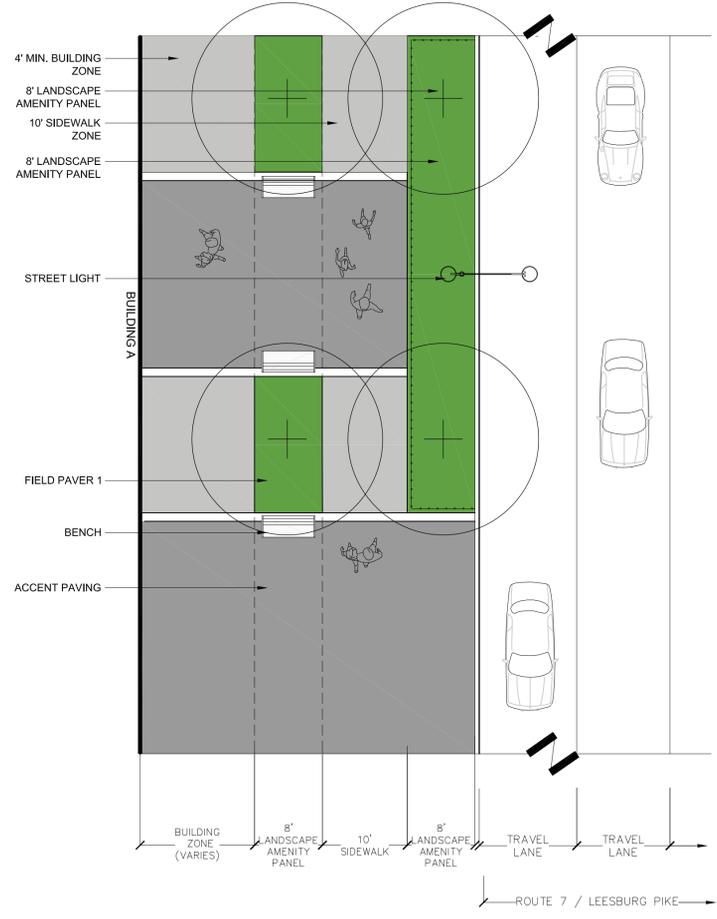
2 ROUTE 7 / LEESBURG PIKE SECTION  
L-5.1 SECTION

1" = 10'

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KEY MAP



1 ROUTE 7 / LEESBURG PIKE SECTION  
SECTION

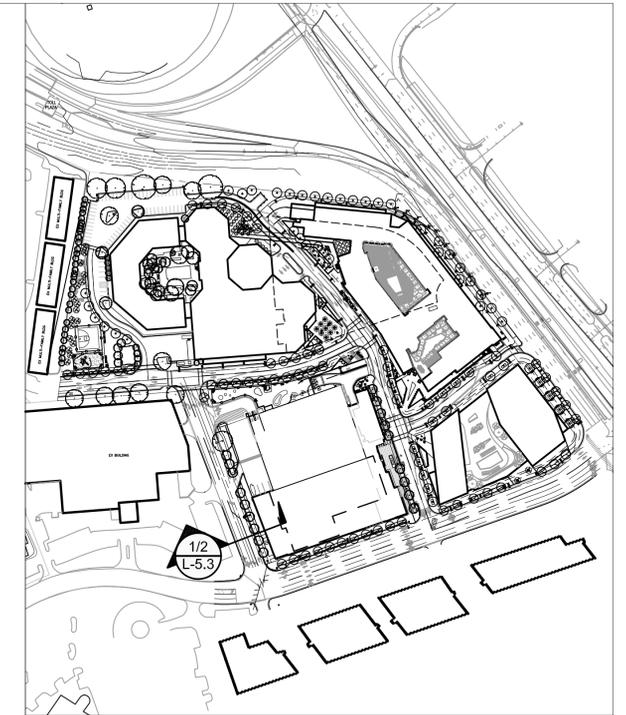
1" = 10'

2 WESTWOOD CENTER DRIVE SECTION  
SECTION

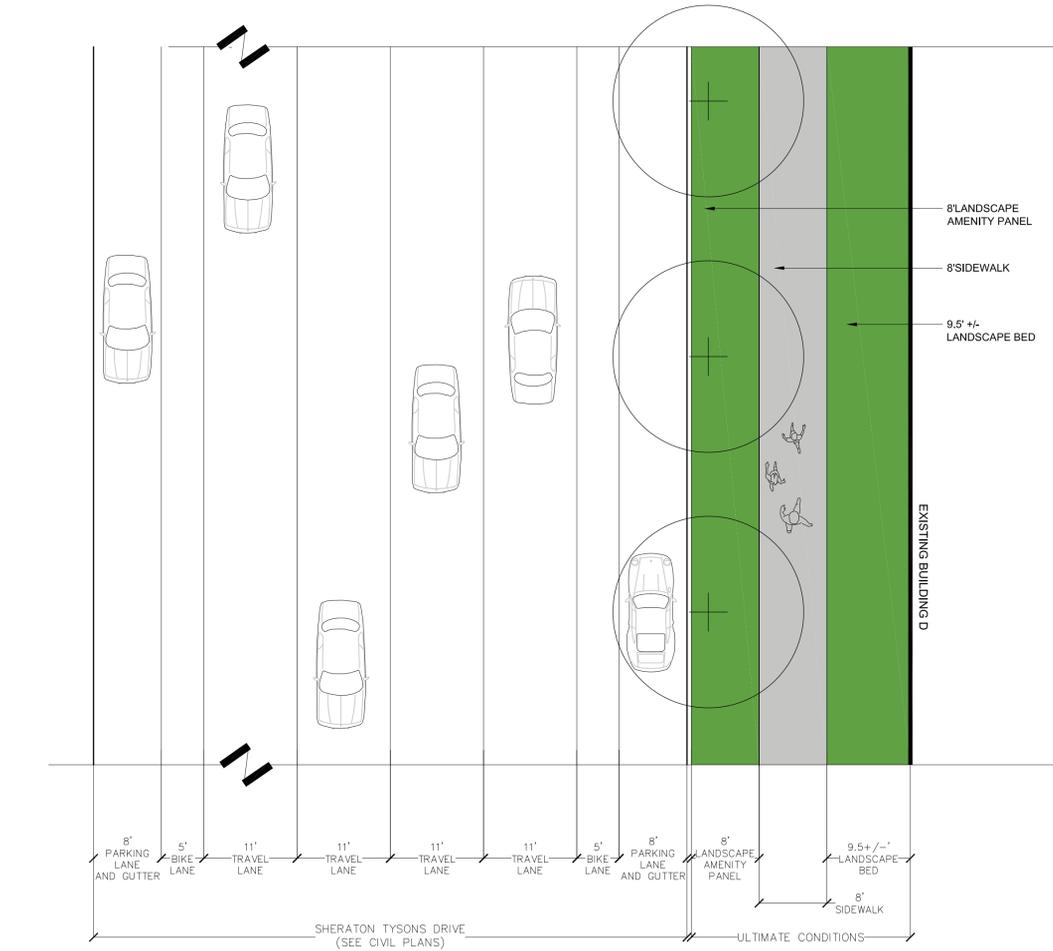
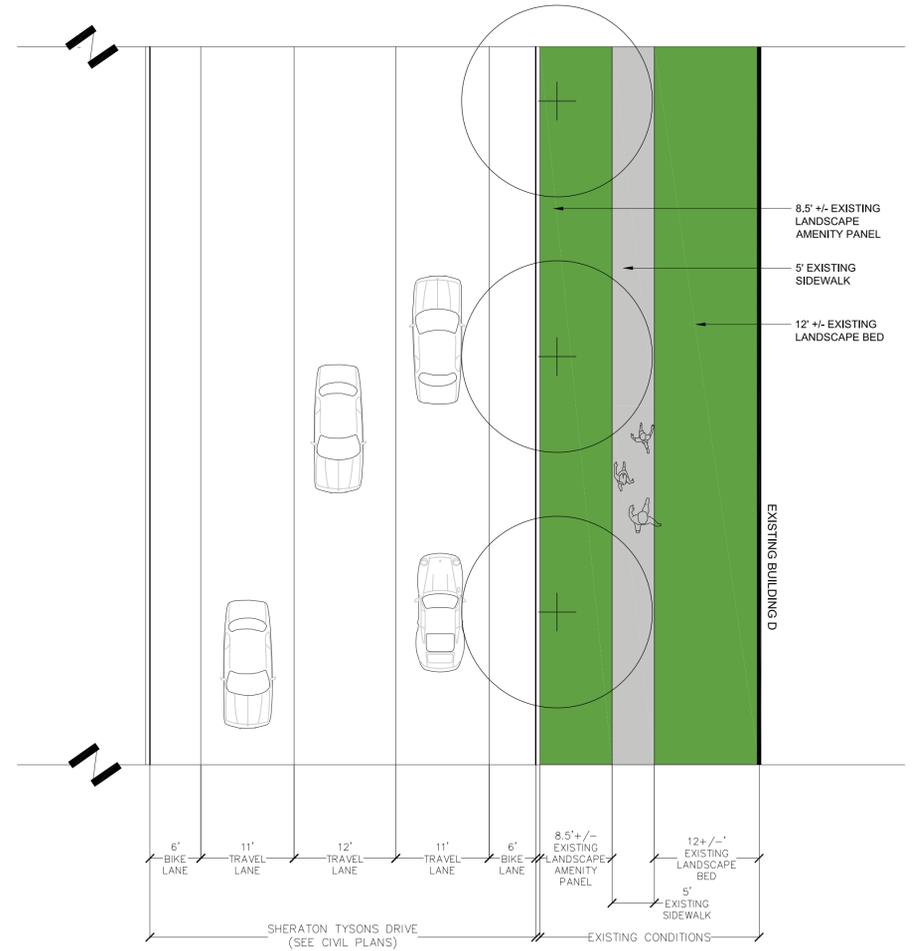
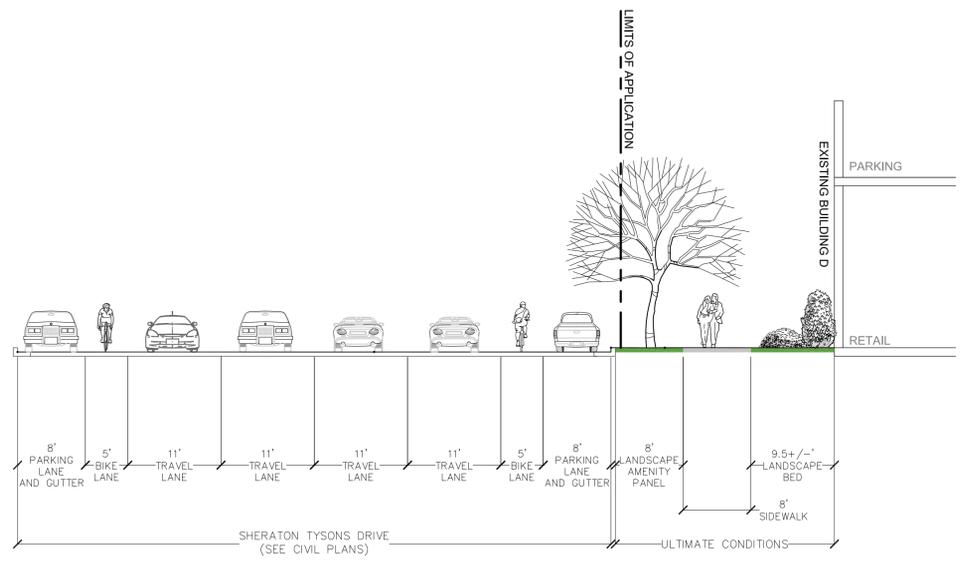
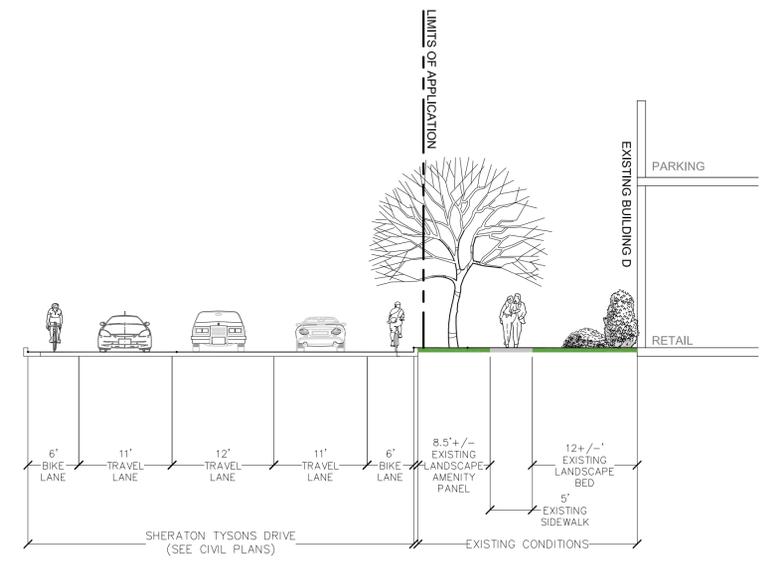
1" = 10'

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Rev 6: CDP Resubmission 06-12-13



KEY MAP



**1** SHERATON TYSONS DRIVE SECTION - EXISTING  
 SECTION

1" = 10'

**2** SHERATON TYSONS DRIVE SECTION - ULTIMATE  
 SECTION

1" = 10'

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1  
L-6.0 PARK A (RECREATION-FOCUSED PARK)  
PERSEPECTIVE

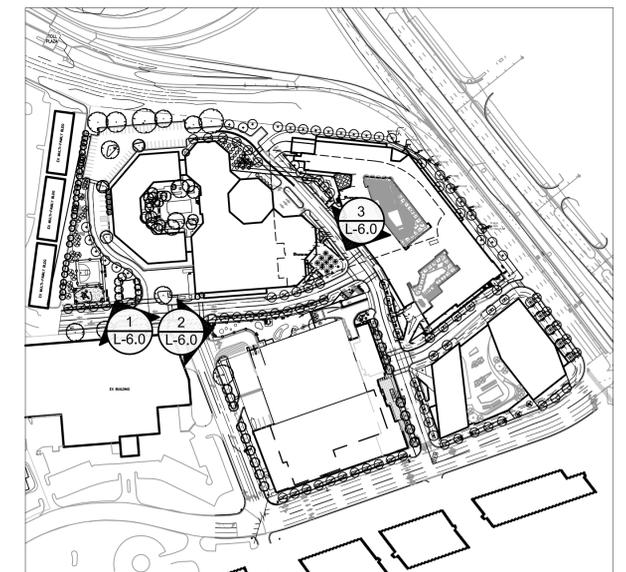


2  
L-6.0 PARK B (DOG PARK)  
PERSEPECTIVE



3  
L-6.0 PARK C (URBAN PLAZA)  
PERSEPECTIVE

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KEY MAP



1  
L-6.1 PARK D (POCKET PARK)  
PERSEPECTIVE

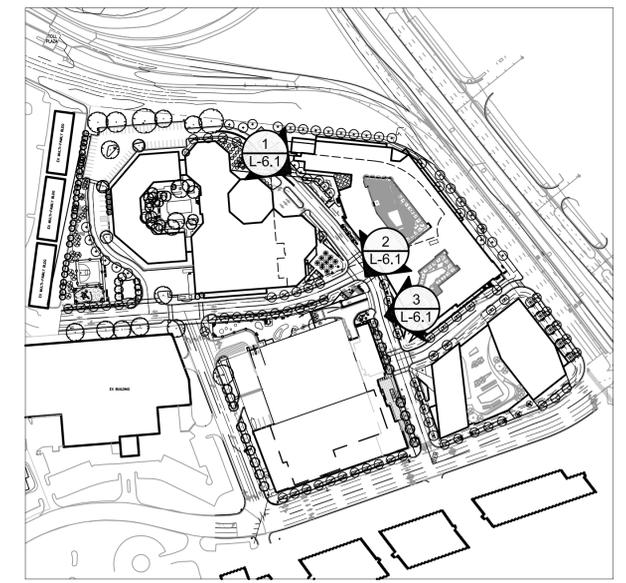


2  
L-6.1 PARK G (POCKET PARK)  
PERSEPECTIVE



3  
L-6.1 PARK H (POCKET PARK)  
PERSEPECTIVE

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DESIGNED BY: GC/KP  
CHECKED BY: K/C  
CHECKED BY: MC  
O.C. BY: MC  
SCALE: AS SHOWN  
PROJECT #: 2011009  
SHEET NUMBER:  
**L-6.1**



1  
L-6.2 PARK E (URBAN PLAZA)  
PERSEPECTIVE



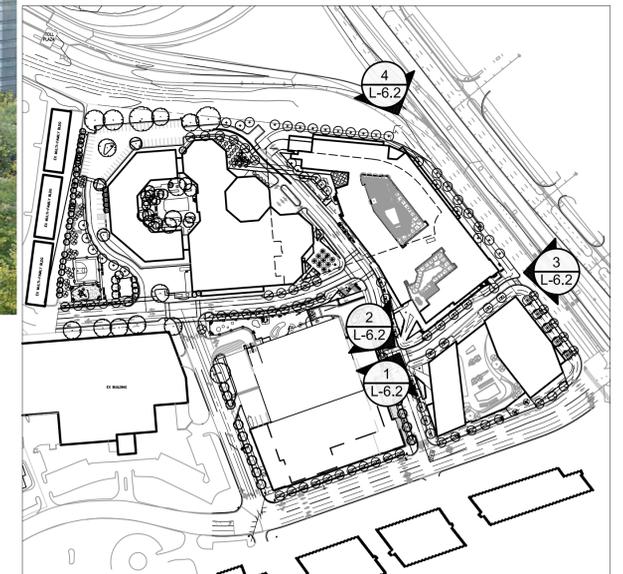
2  
L-6.2 PARK I (POCKET PARK)  
PERSEPECTIVE



3  
L-6.2 LEESBURG PIKE/ROUTE 7  
PERSEPECTIVE



4  
L-6.2 BUILDING C NORTH FACADE  
PERSEPECTIVE

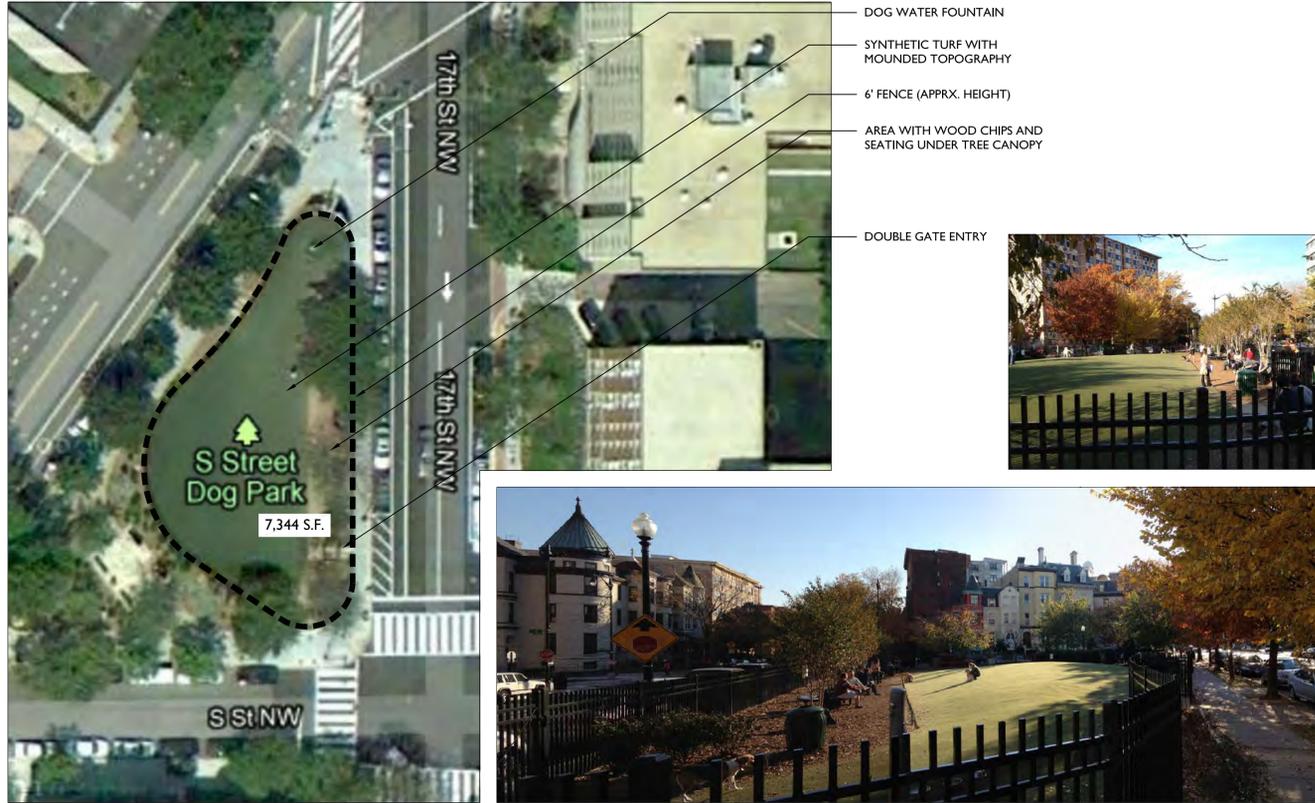


KEY MAP

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DESIGNED BY: GC/KP  
CHECKED BY: KIC  
O.C. BY: MC  
SCALE: AS SHOWN  
PROJECT #: 2011009  
SHEET NUMBER:  
**L-6.2**



**1** S STREET DOG PARK - DUPONT CIRCLE, WASHINGTON, DC  
L-7.0 AERIAL / PHOTOGRAPH

1009-DP001  
1" = 30'



**2** LEROY STREET DOG RUN - NEW YORK CITY, NY  
L-7.0 AERIAL / PHOTOGRAPH

1009-DP002  
1" = 30'

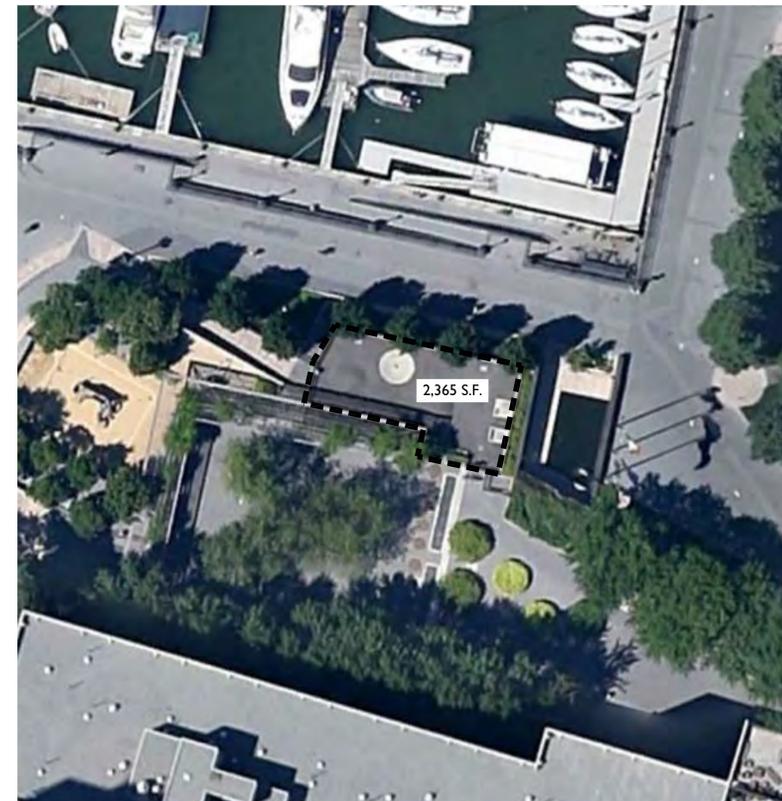


**3** CHELSEA WATERSIDE DOG RUN - NEW YORK CITY, NY  
L-7.0 AERIAL / PHOTOGRAPH

1009-DP003  
1" = 30'



ADVENTURE DOG PLAY



**4** KOWSKY PLAZA DOG RUN - BATTERY PARK CITY - NEW YORK CITY, NY  
L-7.0 AERIAL / PHOTOGRAPH

1009-DP004  
1" = 30'



DOG WATER FEATURE



VARIED TOPOGRAPHY

STREETSCAPE TREATMENT PRECEDENTS



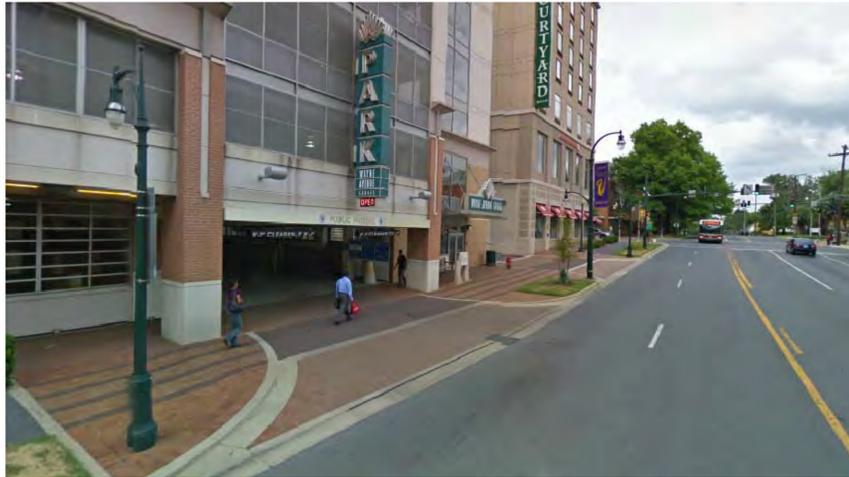
CHEVY CHASE, MD



CHEVY CHASE, MD



CHEVY CHASE, MD



SILVER SPRING, MD



BETHESDA, MD



ARLINGTON, VA

ENTRANCE TREATMENT PRECEDENTS





EXISTING COOLING TOWER  
EXISTING EVERGREEN SCREENING

+/- 20'



2 EAST FACADE - EXISTING CONDITIONS  
L-7.2 PHOTOGRAPH

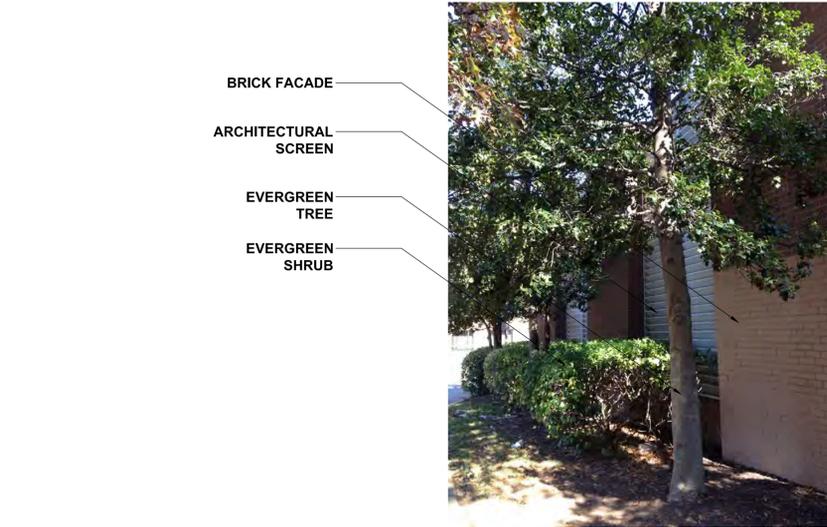
1009-CT001  
NTS



KEY MAP



+/- 10'



BRICK FACADE  
ARCHITECTURAL SCREEN  
EVERGREEN TREE  
EVERGREEN SHRUB

4 WEST FACADE - EXISTING CONDITIONS  
L-7.2 PHOTOGRAPH

1009-CT005  
NTS



BRICK FACADE  
ARCHITECTURAL SCREEN  
EVERGREEN TREE  
EVERGREEN SHRUB



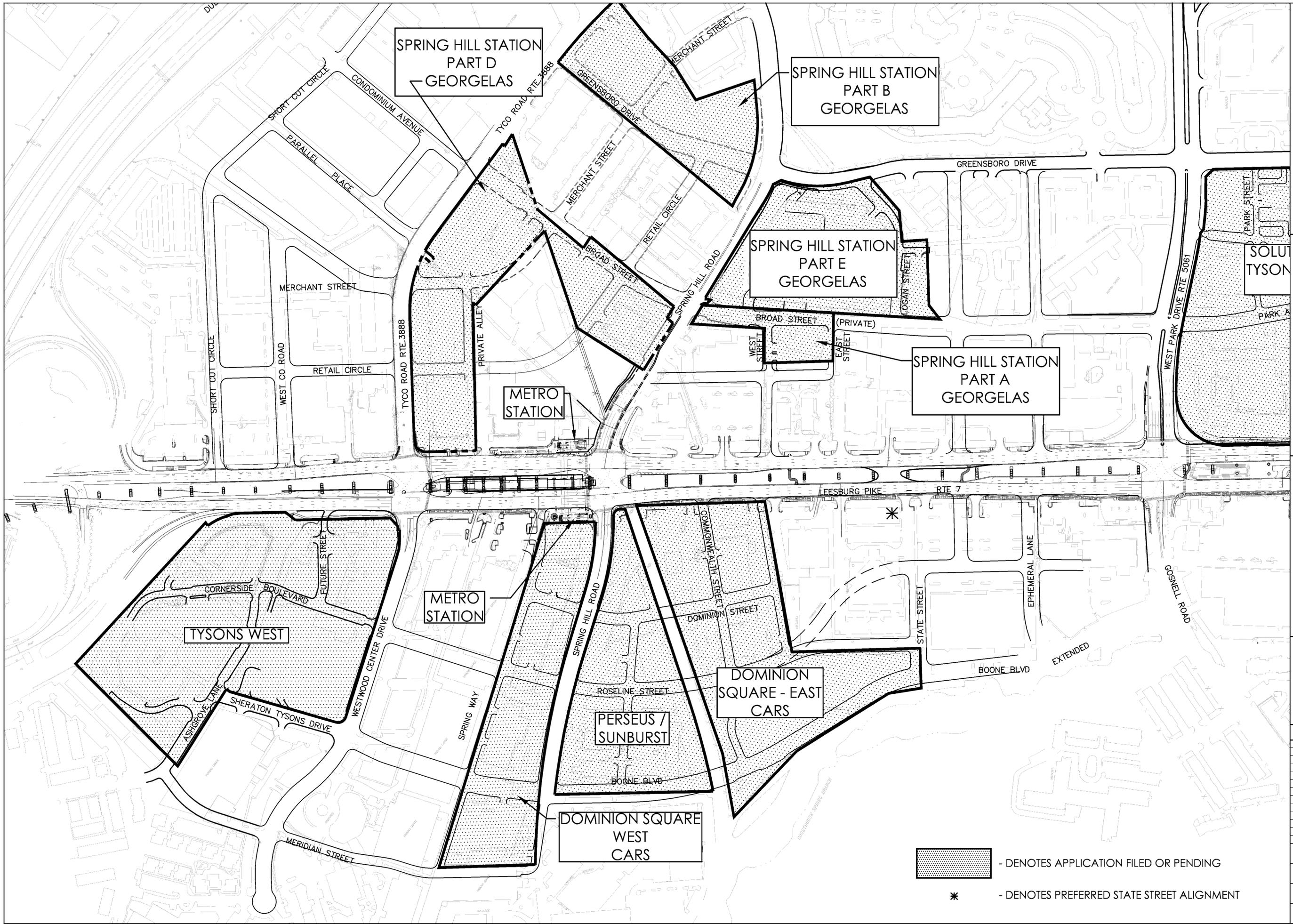
EVERGREEN TREE  
BRICK FACADE

6 NORTH FACADE - EXISTING CONDITIONS  
L-7.2 PHOTOGRAPH

1009-CT006  
NTS

5 WEST FACADE - EXISTING CONDITIONS  
L-7.2 PHOTOGRAPH

1009-CT004  
NTS



SPRING HILL STATION  
PART D  
GEORGELAS

SPRING HILL STATION  
PART B  
GEORGELAS

SPRING HILL STATION  
PART E  
GEORGELAS

SPRING HILL STATION  
PART A  
GEORGELAS

METRO  
STATION

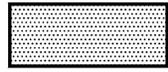
METRO  
STATION

TYSONS WEST

PERSEUS /  
SUNBURST

DOMINION  
SQUARE - EAST  
CARS

DOMINION SQUARE  
WEST  
CARS



- DENOTES APPLICATION FILED OR PENDING



- DENOTES PREFERRED STATE STREET ALIGNMENT

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
V I K A INCORPORATED  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

TYSONS WEST  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

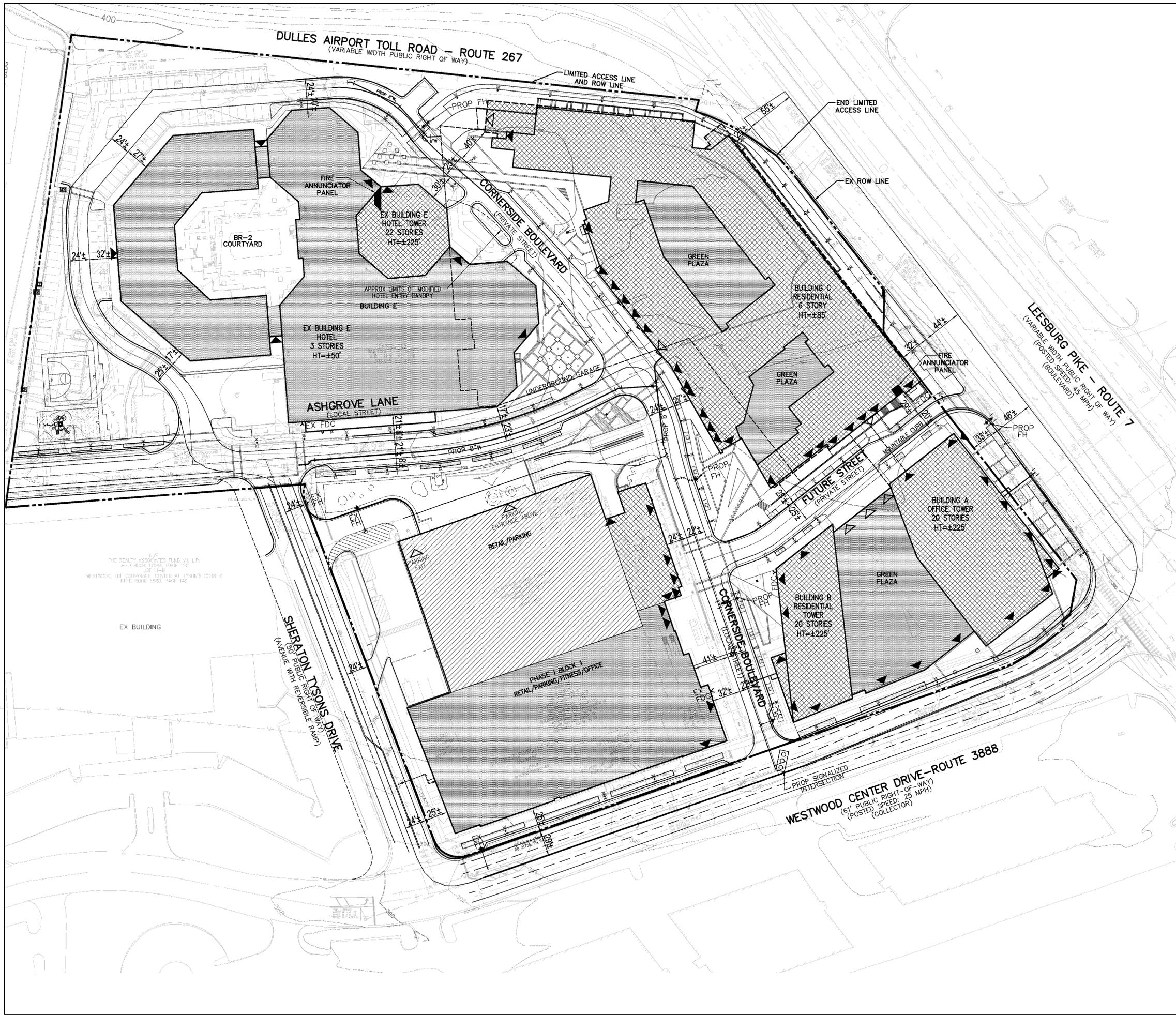
SUB-SECTION CONTEXT  
STREET GRID PLAN

V I K A REVISIONS

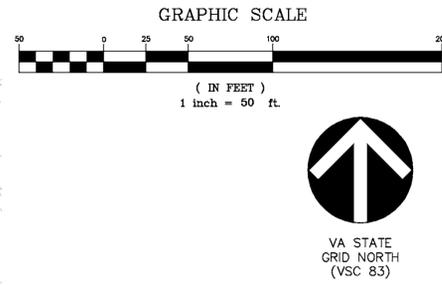
JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE: JUNE 30, 2011	
DES. JFA	DWN. RMC
SCALE: 1"=150'	
PROJECT/FILE NO. V7405	
SHEET NO. S-1	

P:\Planning\Projects\7405\_Veg\7405\_Veg.dwg 6/11/2013 10:59:31 AM EDT





**NOTE:**  
THE PORTION OF THE EXISTING BELOW GRADE PARKING STRUCTURE WHICH UNDERLIES THE PLANNED CORNERSIDE BOULEVARD EXTENSION WAS DESIGNED TO SUPPORT FIRE TRUCK LOADING (250 PSF UNIFORM LIVE LOAD) AT THE TIME IT WAS CONSTRUCTED IN 1985 AND CURRENTLY SERVES THAT FUNCTION BY PROVIDING FIRE TRUCK ACCESS TO THE EXISTING HOTEL. SUBSEQUENT TO THE ORIGINAL CONSTRUCTION OF THE EXISTING BELOW GRADE PARKING STRUCTURE, THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY (ADOPTED IN 1996) MODIFIED THE STRUCTURAL CODE SIGNIFICANTLY INCREASING THE FIRE TRUCK LOADING CRITERIA TO 450 PSF UNIFORM LIVE LOAD WHICH IS IN EXCESS OF THE STRUCTURAL CAPACITY OF THE EXISTING BELOW GRADE PARKING STRUCTURE. AS A RESULT OF PLANNED MODIFICATIONS TO THE EXISTING GARAGE (SUCH AS THE EXTENSION OF CORNERSIDE BOULEVARD), IT IS LIKELY THAT THE EXISTING GARAGE WILL BE REQUIRED TO CONFORM TO CURRENT CODES INCLUDING, BUT NOT LIMITED TO, THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY. AS PART OF ITS SITE PLAN AND BUILDING PERMIT APPROVALS FOR BUILDING C, APPLICANT SHALL PURSUE A WAIVER/MODIFICATION OF THE INCREASED UNIFORM LIVE LOAD REQUIREMENT TO THE EXISTING STRUCTURE WITH THE GOAL OF PROVIDING FIRE TRUCK ACCESS / ROUTING CONSISTENT WITH WHAT IS CURRENTLY IN PLACE. IF THE APPLICANT IS NOT SUCCESSFUL IN OBTAINING SUCH A WAIVER/MODIFICATION, THE FIRE TRUCK ACCESS SHALL BE AS SHOWN ON THIS SHEET.



**BUILDING DATA**

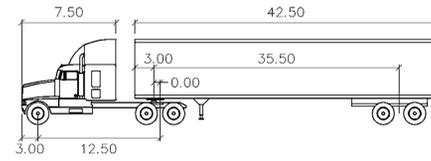
BUILDING	C - PROPOSED
TYPE OF CONSTRUCTION	3A
NUMBER OF STORIES	5/6
BUILDING HEIGHT	75
USE GROUP	R-2
BUILDING FOOT PRINT	90,578 SF
FULLY SPRINKLERED PER NFPA 13	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FIRE WALL RATING	2 HOUR
BUILDING	D - EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	6
BUILDING HEIGHT	95
USE GROUP	B
BUILDING FOOT PRINT	98,949 SF
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FIRE WALL RATING	2 HOUR
BUILDING	E - EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	22
BUILDING HEIGHT	215
USE GROUP	R-2
BUILDING FOOT PRINT	97,141 SF
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FIRE WALL RATING	2 HOUR

**HEIGHT LEGEND**

	= VEHICULARLY ACCESSIBLE
	= 10' - 50' HEIGHT
	= 50 - 76' HEIGHT
	= > 76' HEIGHT

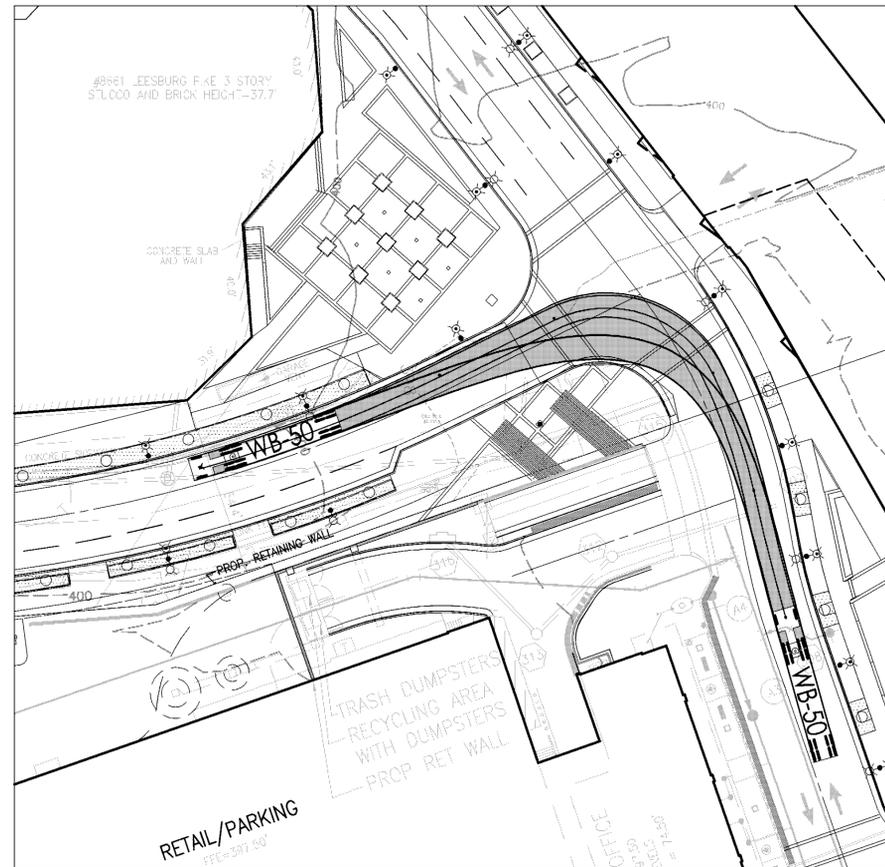


# COLLECTOR/LOCAL AND LOCAL/LOCAL CONTROL VEHICLE



WB-50 feet  
 Tractor Width : 8.00 Lock to Lock Time : 6.0  
 Trailer Width : 8.50 Steering Angle : 17.7  
 Tractor Track : 8.00 Articulating Angle : 70.0  
 Trailer Track : 8.50

**WB-50: 50 feet Semi-trailer**



VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

VKA REVISIONS

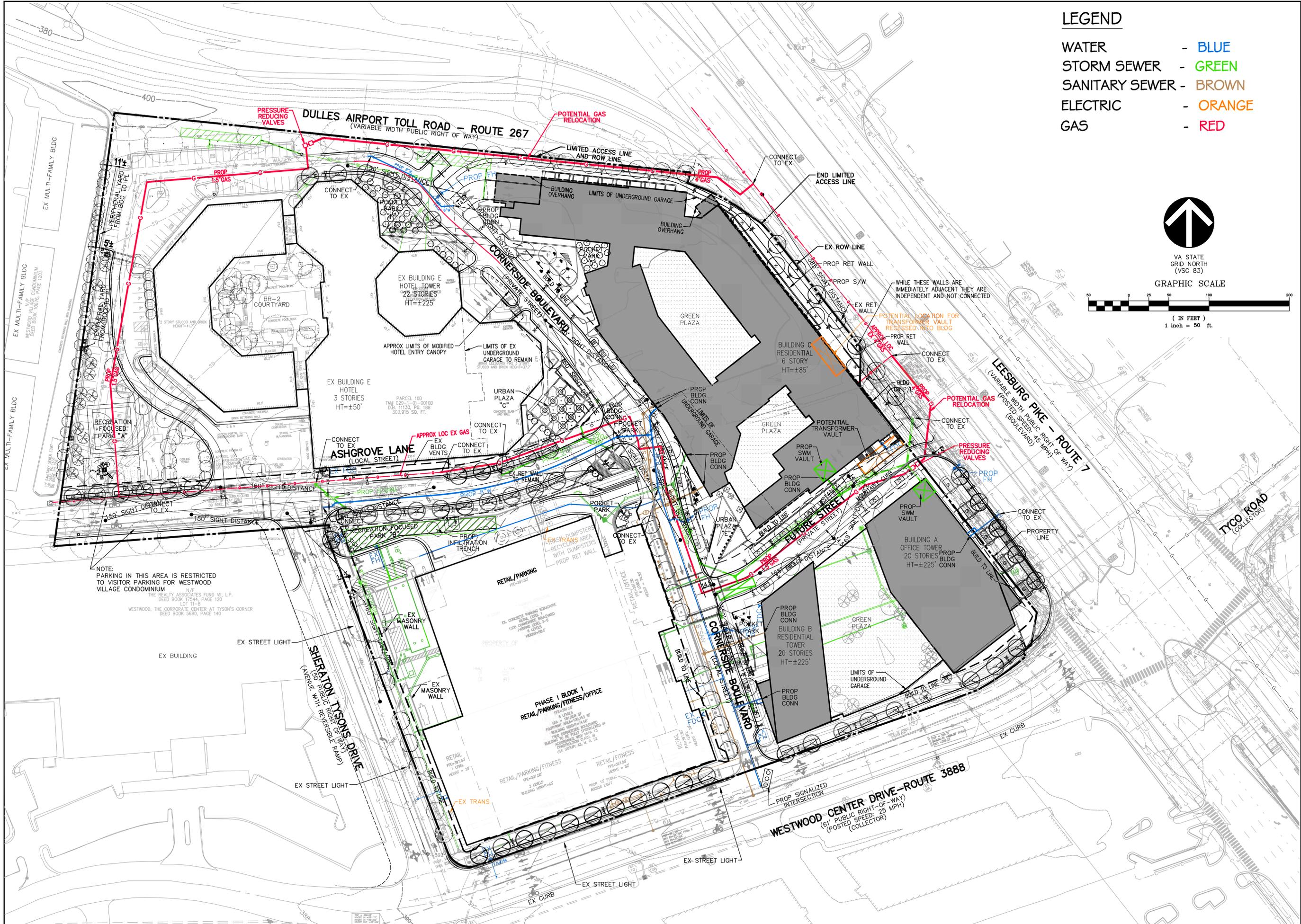
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MAY 10, 2013	
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SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE:	JUNE 30, 2011

DES.	DWN.
PCC	RMC

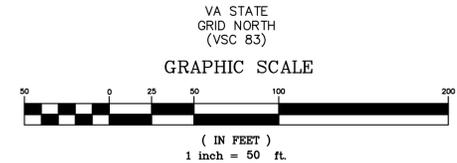
SCALE: 1"=30'

PROJECT/FILE NO. V7405A

SHEET NO. S-5

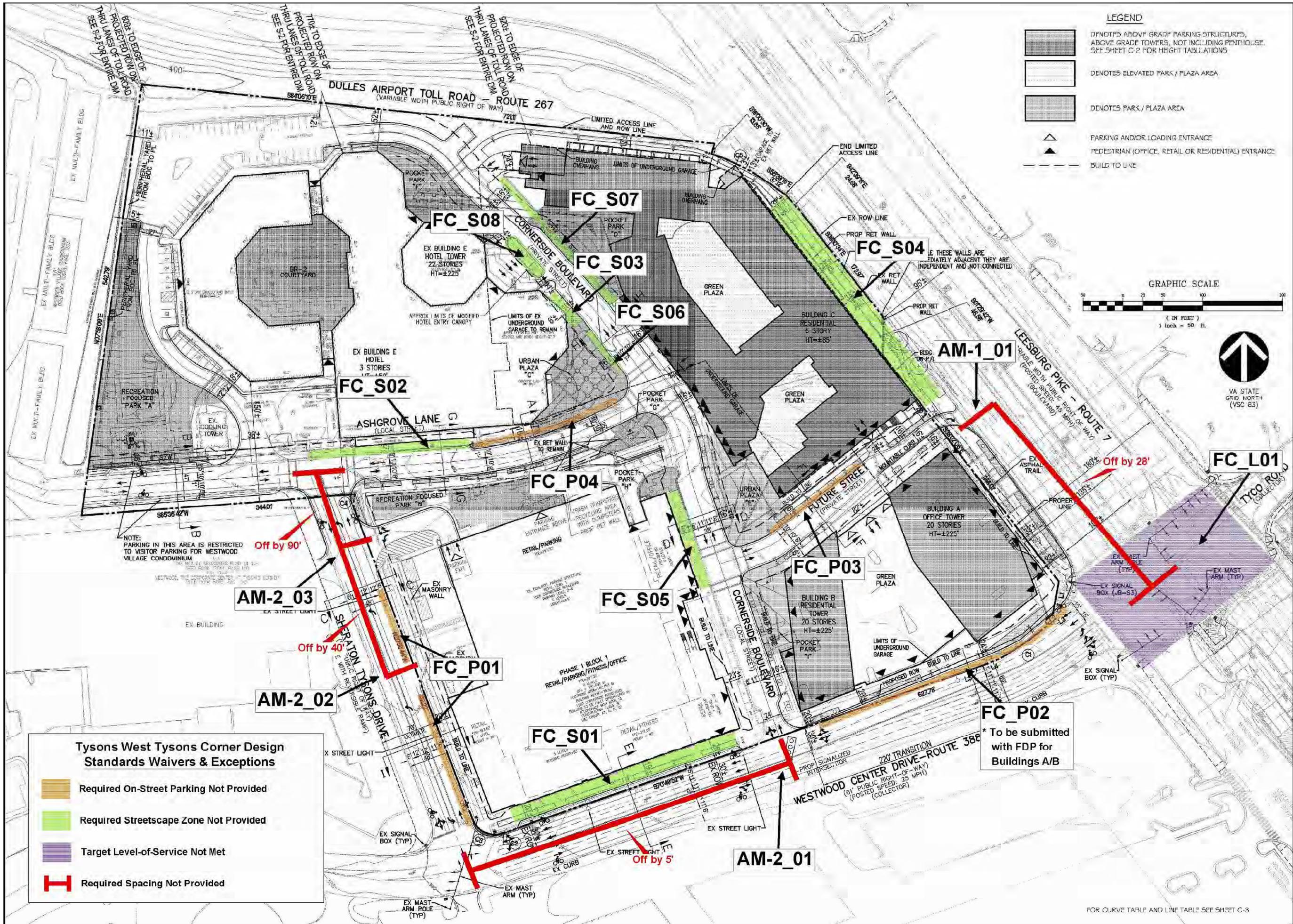


- LEGEND**
- WATER - BLUE
  - STORM SEWER - GREEN
  - SANITARY SEWER - BROWN
  - ELECTRIC - ORANGE
  - GAS - RED



**VKA REVISIONS**

DATE:	JUNE 30, 2011
DES.	PCC
DWN.	DWN.
RMC	RMC
SCALE:	1"=50'
PROJECT/FILE NO.	V7405A
SHEET NO.	S-6



**LEGEND**

- DENOTES ABOVE GRADE PARKING STRUCTURES, ABOVE GRADE TOWERS, NOT INCLUDING PENTHOUSE. SEE SHEET C-2 FOR HEIGHT TABULATIONS
- DENOTES ELEVATED PARK / PLAZA AREA
- DENOTES PARK / PLAZA AREA
- PARKING AND/OR LOADING ENTRANCE
- PEDESTRIAN (OFFICE, RETAIL OR RESIDENTIAL) ENTRANCE
- BUILD TO LINE

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 90 ft.

↑  
VA STATE GRID NORTH-1 (VSC 83)

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

- Required On-Street Parking Not Provided
- Required Streetscape Zone Not Provided
- Target Level-of-Service Not Met
- Required Spacing Not Provided

**VKA**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
 VKA INCORPORATED  
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
 (703) 442-7800 ■ FAX (703) 761-2787  
 WWW.VKA.COM

**TYSONS WEST**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**WAIVERS/EXCEPTIONS OF TYSONS CORNER TRANSPORTATION DESIGN STANDARDS**

**VKA REVISIONS**

DATE	DESCRIPTION	DES.	DWN.
JUNE 12, 2013			
MAY 10, 2013			
MARCH 11, 2013			
JANUARY 3, 2013			
SEPTEMBER 21, 2012			
OCTOBER 21, 2011			
DATE: JUNE 30, 2011			
ENG	RMC		
SCALE:	N/A		
PROJECT/FILE NO.	V7405A		
SHEET NO.	S-7		

FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3

Summary of Design Standards for Tysons Corner as Applicable to Tysons West

CLASSIFICATION CRITERIA	LOW SPEED BOULEVARD	Leesburg Pike (Route 7)	AVENUE	Sheraton Tysons Drive (NIS)	COLLECTOR	Westwood Center Drive (Route 3888)	LOCAL	Cornerside Boulevard (NIS)	Ashgrove Lane (NIS)	Future Street (Private Street)
Raised/Landscaped Median (Table 6, DS-15)	Required (16'-20')	✓	Optional <sup>1,7</sup>	N/A	Optional <sup>3,7</sup>	N/A	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	N/A	N/A	Yes @ certain locations	N/A	Yes @ certain locations	N/A	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13) <sup>9</sup>	Restricted	✓	Required (8')	Need Waiver	Required (8')	Need Waiver	Required (7'-8')	✓	Need Waiver	Need Waiver
Target LOS (Table 2, DS-5)	D/E <sup>1</sup>	Need Waiver	E	✓	E	✓	E	✓	✓	✓
# of Through Lanes (Table 3, DS-10)	4-8 lanes	✓	4-6 lanes	✓	2-4 lanes	✓	2 lanes	✓	✓	✓
Design Speed (Table 3, DS-10)	40 mph	✓	30-35 mph	✓	25-30 mph	✓	25 mph	✓	✓	✓
Operating Speed (Table 3, DS-10)	35 mph	✓	25-30 mph	✓	25-30 mph	✓	25 mph	✓	✓	✓
Operational Analysis (Table 4, DS-11)	Required	✓	Discretionary	✓	Discretionary	✓	N/A	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	Operational Analysis Req'd <sup>2</sup>	N/A	525'-660' <sup>5</sup>	✓	425'-660' <sup>5</sup>	* See Below	325'-660'	N/A	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	Operational Analysis Req'd <sup>2</sup>	N/A	200'-660'	N/A	200'-660'	N/A	100'-660'	✓	✓	N/A
Unsignalized, Partial Access Spacing (Table 4, DS-11)	325'-660'	* See Below	200'-660'	N/A	155'-660'	N/A	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	Restricted	N/A	200'	*See Below	155'	N/A	50'	✓	✓	N/A
Lane Widths (Table 5, DS-13)	11'	✓	10'-11'	✓	10'-11' <sup>4</sup>	✓	10'	✓	✓	✓
Streetscape Zone Width (Table 14, DS-27)	33' = 15' Building zone 10' sidewalk 8' landscaping panel	Need Waiver, Areas less than 33' wide	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	✓	20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel	Need Waiver, Areas less than 20' wide	16-24' = 4'-12' Building zone 6' sidewalk 6' landscaping panel	Need Waiver, Areas less than 16' wide	Need Waiver, Areas less than 16' wide	✓
Sight Distance (Table 12, DS-23)	385' (305' SSD)	✓	200'	✓	155'	✓	155'	✓	✓	✓
Bike Lane (Table 15, DS-29)	N/A	N/A	4'-6' <sup>6</sup>	✓	4'-6' <sup>6</sup>	✓	N/A	N/A	N/A	N/A

Notes on Requirements:

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

\*Intersection spacing requiring exceptions - distances shown (required):

Leesburg Pike (New Future Street Right-out to Westwood Center Dr)  
- Centerline to centerline distance = 297' (325' required) exception for 28'

Westwood Center Dr (New signal at Cornerside Blvd to planned signal at Sheraton Tysons Dr)  
- Centerline to centerline distance = 420' (425' required) exception for 5'

Sheraton Tysons Dr (Phase I north driveway to Ashgrove Lane)  
- Centerline to centerline distance = 110' (200' required) exception for 90'

Sheraton Tysons Dr (Phase I north driveway to Phase I south driveway)  
- Centerline to centerline distance = 150' (200' required) exception for 40'

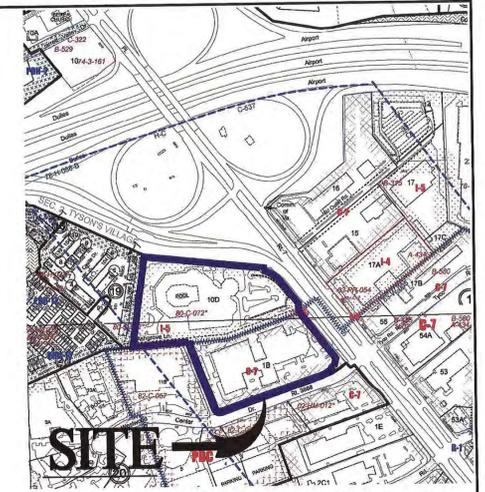
VKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
MARCH 11, 2013	
JANUARY 3, 2013	
SEPTEMBER 21, 2012	
OCTOBER 21, 2011	
DATE:	JUNE 30, 2011
DES.	DWN.
ENG	RMC
SCALE:	N/A
PROJECT/FILE NO.	V7405A
SHEET NO.	S-8

# TYSONS WEST

## FINAL DEVELOPMENT PLAN

### FDP-2011-HM-032



**TAX MAP/VICINITY MAP**  
SCALE: 1" = 500'

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 25, 2013  
MAY 10, 2013  
JUNE 12, 2013

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- 2 C-2. NOTES AND WAIVERS
- 3 C-3. TABULATIONS
- 4 C-4. AREA AND METRO CONTEXT PLAN
- 5 C-5. EXISTING CONDITIONS AND BOUNDARY PLAN
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#### CONCEPTUAL PERSPECTIVE

TAX MAP NOS.  
29-1 ((1)) 10D, 29-3 ((20)) C2, 29-3 ((20)) C3

#### APPLICANT

TYSONS WEST RESIDENTIAL, LLC  
AND  
JBG/TYSONS HOTEL, LLC  
4445 WILLARD AVENUE  
SUITE 700  
CHEVY CHASE, MARYLAND 20815  
JAY KLUG  
(301) 657-0700

#### APPLICANT'S REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC  
2200 CLARENDON BOULEVARD, 13TH FLOOR  
ARLINGTON, VIRGINIA 22201  
MARTIN D. WALSH, ESQ & ELIZABETH D. BAKER  
(703) 528-4700

#### ARCHITECTS

HORD COPLAN MACHT INC. 225 REINEKERS LANE SUITE 205 ALEXANDRIA, VIRGINIA 22314 JOE SCHNEIDER (571) 388-7761	MV+A ARCHITECTS 7910 WOODMONT AVENUE SUITE 1250 BETHESDA, MARYLAND JIM VOELZKE (301) 654-2454
--	--

#### ENGINEER

VIKA INC.  
8180 GREENSBORO DRIVE, SUITE 200  
TYSONS, VIRGINIA 22102  
P. CHRISTOPHER CHAMPAGNE, PE, LEED AP+  
(703) 442-7800

#### LANDSCAPE ARCHITECT

LANDDESIGN / WASHINGTON DC  
200 SOUTH PEYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
MATTHEW V. CLARK, RLA  
(703) 549-7784

#### TRANSPORTATION

WELLS AND ASSOCIATES, INC  
1420 SPRING HILL ROAD  
SUITE 610  
TYSONS, VIRGINIA 22102  
KEVIN R. FELLIN, PE  
(703) 917-6620



## NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-1 ((1)) PARCEL 10D, 29-3 ((20)) PARCEL C2, 29-3 ((20)) PARCEL C3. THE PROPERTY IS CURRENTLY ZONED I-5, C-7, HC & SC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM I-5, C-7, HC & SC TO PTC, HC & SC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP. TYSONS WEST RESIDENTIAL, LLC IS THE OWNER OF PARCELS 1B & C1. JBG/TYSONS HOTEL, LLC IS THE OWNER OF PARCEL 10D.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIK A, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIK A, INC.
5. THE PROPERTY IS LOCATED IN THE SOUTH SUB DISTRICT OF THE TYSONS WEST DISTRICT OF THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SUCH A MANNER AS TO ALLOW PHASED CONSTRUCTION. AT ALL PHASES OF CONSTRUCTION AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO INFILTRATION FACILITIES, RUNOFF REDUCING BMPs, BIORETENTION, VEGETATED ROOFS AND/OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF SITE PLAN FOR THE SPECIFIED FACILITY. SEE SHEETS C-10 THRU C-14. NO DRY SWM POND FACILITIES ARE PROPOSED AS PERMANENT FACILITIES.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE PROPERTY.
10. THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS AND IS ALSO SUBJECT TO MARKET TIMING.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL SITE PLAN SO LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FINAL DEVELOPMENT PLAN.
14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHOUT THE NEED TO AMEND THE FDP SO LONG AS THE DEVELOPMENT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN AND THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE FDP ARE MAINTAINED; THE MINIMUM AND MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MINIMUM AND MAXIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MINIMUM AND MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP.
15. THIS PLAN PROPOSES NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE. WESTWOOD CENTER DRIVE WILL HAVE A DEDICATION ADJACENT TO THE PROPERTY WITH THE FDP OF BUILDINGS A AND B IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN ON THE FDP.
16. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
17. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA AND MIX OF USES.
18. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, SPECIAL EXCEPTION OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
20. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING AND/OR POP UP RETAIL IN AREAS OF FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES, AND SHOWN IN THE ALTERNATIVES OF THE FDP.
21. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
22. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FDP AS NOTED ON THE TABULATIONS ON SHEET C-3.
23. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE PROPERTY PER SECTION 16-403 PARAGRAPH 4 OF THE ZONING ORDINANCE.
24. THE PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW E&S WITHOUT REQUIRING MODIFICATION OF THE CDP PLAT OR PRELIMINARY PLAN.
25. SITE AMENITIES, FEATURES AND FURNISHINGS AND QUALITY OF FURNISHINGS AMENITIES REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, PLAZAS, WALKWAYS, TRELLISES, FENCING, CORNICES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE FDP.
26. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE BASED UPON THE TYSONS ROAD DESIGN STANDARDS.
27. THE EXISTING 22-STORY, 3-STORY & 2-STORY HOTEL STRUCTURES (BUILT IN 1985) ARE TO REMAIN; THE EXISTING PHASE 1 BLOCK 1 RETAIL AND OFFICE BUILDING "D" AND THE EXISTING RETRO-FITTED 6-STORY CONCRETE PARKING STRUCTURE PER APPROVED SITE PLAN #6279-SPV-004-E ARE TO REMAIN.
28. THE PROPERTY IS LOCATED WITHIN THE HC DISTRICT. THE APPLICANT DOES NOT INTEND TO INCLUDE DRIVE-THRU, FINANCIAL INSTITUTIONS WITH DRIVE THRU, SERVICE STATIONS OR SERVICE STATION/MINI-MARTS ON THE PROPERTY. FAST FOOD RESTURANTS AND QUICK-SERVICE FOOD STORES MAY BE PROVIDED.
29. A WAIVER OF THE TRANSITIONAL SCREEN AND BARRIER REQUIREMENTS ALONG THE EDGE OF THE PROPERTY THAT ABUTS THE TOLL ROAD WAS NOT REQUESTED/NOT REQUIRED AS WE ARE NOT ON THE EDGE OF THE PTC DISTRICT.
30. PRIVATE DRIVEWAYS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARDS FOR DRIVEWAYS IN TABLE 2.
31. CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL, FINAL LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN
32. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
33. ALL DRIVEWAY ENTRANCES ON PUBLIC STREETS SHALL BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
34. ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
35. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FINAL SITE PLAN.
36. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
37. ALL PROPOSED SIGNALS AND SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
38. ALL LANE USE DEPICTED ON THE CDP(EX., INTERIM, AND/OR PLANNED) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDP.
39. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FDP AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
40. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN ADDITION TO THOSE SHOWN HEREON IN THE FDP PROVIDED THEY DO NOT NEGATIVELY IMPACT THE STREETScape SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.

**NOTE:** THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION RZ-2011-HM-032 (CDP). THE FOLLOWING ZONING ORDINANCE MODIFICATION AND WAIVERS HAVE BEEN REITERATED AS THEY SPECIFICALLY APPLY TO THE BUILDING C FDP.

## ZONING ORDINANCE WAIVERS/ MODIFICATIONS REQUESTED

### ZONING ORDINANCE ARTICLE 2 – GENERAL REGULATIONS

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

### ZONING ORDINANCE ARTICLE 6 – PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE FOR THE TYSON'S CORNER URBAN CENTER STREETScape DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SHEET S-5 AND S-5A. SPECIFIC AREAS INCLUDE:
  - A. TO ALLOW A REDUCED BUILDING ZONE ON WESTWOOD CENTER DRIVE TO PERMIT INSTALLATION OF PARALLEL PARKING ADJACENT TO EXISTING PHASE 1 BLOCK 1 BUILDING "D".
  - B. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF ASHGROVE LANE ADJACENT TO THE EXISTING HOTEL BUILDING "E".
  - C. TO ALLOW A REDUCED STREETScape IN THE IMMEDIATE AREA OF THE EXISTING HOTEL BUILDING "E" ON CORNERSIDE BOULEVARD
  - D. TO ALLOW A REDUCED BUILDING ZONE WIDTH FOR A PORTION OF ROUTE 7 ADJACENT TO BUILDING "C".
  - E. TO ALLOW A PORTION OF REDUCED SIDEWALK WIDTH AND BUILDING ZONE WIDTH FOR A SHORT DISTANCE (+/- 125FT) IN FRONT OF EXISTING PHASE 1 BLOCK 1 BUILDING "D" ON CORNERSIDE BOULEVARD.
  - F. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF THE CURB FOR A PORTION OF CORNERSIDE BOULEVARD AND ASHGROVE LANE ADJACENT TO URBAN PLAZA "C"
  - G. TO ALLOW THE SIDEWALK TO BE PLACED AT THE BACK OF CURB FOR A PORTION OF CORNERSIDE BOULEVARD ADJACENT TO BUILDING "C" AND POCKET PARK D AND TO ALLOW STREET TREES TO BE PLACED IN ABOVE GRADE PLANTER POTS/STRUCTURES FOR AREAS ALONG CORNERSIDE WHERE THE EXISTING UNDERGROUND GARAGE IS TO REMAIN. PLANTER POTS/STRUCTURES WILL BE IN ACCORDANCE WITH THE TYSONS CORNER URBAN DESIGN GUIDELINES.
  - H. TO ALLOW A REDUCED BUILDING ZONE ON CORNERSIDE BOULEVARD AND PLACEMENT OF THE SIDEWALK AT THE BACK OF THE CURB FOR THE RECONFIGURED CANOPY OF EXISTING BUILDING E.
3. IN ACCORDANCE WITH SECTION 6-505 (7) OF THE ZONING ORDINANCE, APPLICANT REQUESTS A WAIVER OF THE REQUIREMENT TO INDICATE OUTDOOR DINING AREAS SPECIFICALLY ON THE CDP AND FDP. OUTDOOR DINING AREAS MAY BE PROVIDED IN ANY AREA WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT SITE PLAN.

### ZONING ORDINANCE ARTICLE 10 – ACCESSORY USES, ACCESSORY SERVICES USES, AND HOME OCCUPATIONS

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

### ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

5. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE FDP.
6. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
7. PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS AND OFFICE/COMMERCIAL USE IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP/FDP.
8. APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 11-102(12) AND SECTION 6-509(1) TO ALLOW FOR TANDEM SPACES AND VALET SPACES CONTROLLED BY BUILDING MANAGEMENT, FOR RESIDENTIAL AND OFFICE USES TO BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED WITH THE FDP.
9. THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECTION 11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.

### ZONING ORDINANCE ARTICLE 13 – LANDSCAPING

10. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR EXISTING GARAGES AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARAGRAPH 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. INTERIOR PARKING LOT LANDSCAPING HAS BEEN DEMONSTRATED ON THIS FDP APPLICATION.
11. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES AND PARKING ON PRIVATE STREETS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP AND DESCRIBED BELOW:
  - A. FOR PROPOSED ABOVE GRADE PARKING STRUCTURES: PERIPHERAL LANDSCAPING WILL BE PROVIDED USING TREES WITHIN URBAN STREETScapeS (PER TYSONS URBAN DESIGN GUIDELINES) WHERE GARAGES ARE ADJACENT TO STREET FRONTAGE AND BY EXISTING TOPOGRAPHIC FEATURES OR OTHER URBAN DESIGN ELEMENTS WHERE GARAGES ARE ADJACENT TO NON STREET FRONTAGE.

### ZONING ORDINANCE ARTICLE 16 – DEVELOPMENT PLANS

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

### ZONING ORDINANCE ARTICLE 17 – SITE PLAN

13. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
14. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETScape AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
15. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROAD ALONG ROUTE 7.
16. THE APPLICANT REQUESTS A DETERMINATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) REQUIRING ANY FURTHER DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
17. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUEST THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FDOT.
18. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

## PFM WAIVERS/MODIFICATIONS REQUESTED

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE PROPOSED DEVELOPMENT. (SEPARATE WAIVER FILED 6279-WSWD-001-1)
2. MODIFICATION OF SECTION 7-0802.2 PARKING GEOMETRIC STANDARDS TO ALLOW FOR UP TO A 4% PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.
3. MODIFICATION OF PFM SECTION 7-0800 TO ALLOW TANDEM/VALET PARKING SPACES, CONTROLLED BY BUILDING MANAGEMENT, AND THAT SUCH SPACES MAY COUNT TOWARD REQUIRED PARKING.
  - A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO A MINIMUM OF 4.5 FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT. REFER TO LANDSCAPE PLANS HEREIN FOR GRAPHIC OF THE PROPOSED PLANTING AREA.
  - B) TREES LOCATED IN EXISTING OR PROPOSED RIGHT-OF-WAY DEDICATION AREAS TO COUNT TOWARD THE 10-YEAR TREE CANOPY REQUIREMENTS.
5. MODIFICATION OF SECTION 12-511 FOR REQUIRED TREE PRESERVATION TARGET AND TEN PERCENT CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR TREE PRESERVATION AND CANOPY TO BE CALCULATED ON THE OVERALL CDP DEVELOPMENT AREA, AS DEMONSTRATED ON THE CDP HEREIN.
6. WAIVER OF SECTION 8-0201.3 REQUIRING TRAILS AND BIKE TRAILS SHOWN ON THE COMPREHENSIVE TRAILS PLAN IN FAVOR OF THE STREETScape AND ON-ROAD BIKE TRAIL SYSTEM SHOWN ON THE CDP.
7. MODIFICATION OF SECTION 12-0601.1B 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 CDP AND AS PROFFERED.
8. MODIFICATION OF SECTION 12-0515.6B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.

**THE FOLLOWING PFM WAIVERS MODIFICATIONS 9 THRU 11 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.**

9. WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREET AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT THE TIME OF SITE PLAN.
10. A MODIFICATION OF THE PFM SECTION 7-0800 TO PERMIT 18 FOOT ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP WITH NO PARKING.

PFM SECTION 6 – STORMWATER AND BMP CODE REQUIREMENTS
11. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
  - A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  - C) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.52 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1" OF RUNOFF ON-SITE.
  - D) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1306.3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  - E) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - F) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  - G) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  - H) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
  - I) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.

### VIKA REVISIONS

DATE	BY
JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES.	DWN.
PCC	RMC
SCALE:	N/A
PROJECT/FILE NO.	VV7405D
SHEET NO.	C-2

## WORK FORCE HOUSING NOTE:

ALL REQUIRED WORK FORCE DWELLING UNITS SHALL BE PROVIDED ON-SITE AS OUTLINED IN THE PROFFERS.

**Site Tabulations**

Existing Zoning:	I-5, C-7, HC, SC
Proposed Zoning:	PTC, HC, SC
Site Area:	697,858 SF (16.0206 AC)
Area of Density Credit:	1,333 SF (0.0306 AC)
Total Area for Density Calculations:	699,191 SF (16.0512 AC)
Proposed Right-of-Way Dedication for Ramp w/o Density Credit:	45,864 SF (1.0488 AC)
Total Area for Density Calculations:	653,327 SF (15.0025 AC)

SEE SHEET C-5 FOR AREA OF DENSITY CREDIT

**Property Tabulation (FDP Application Area)**

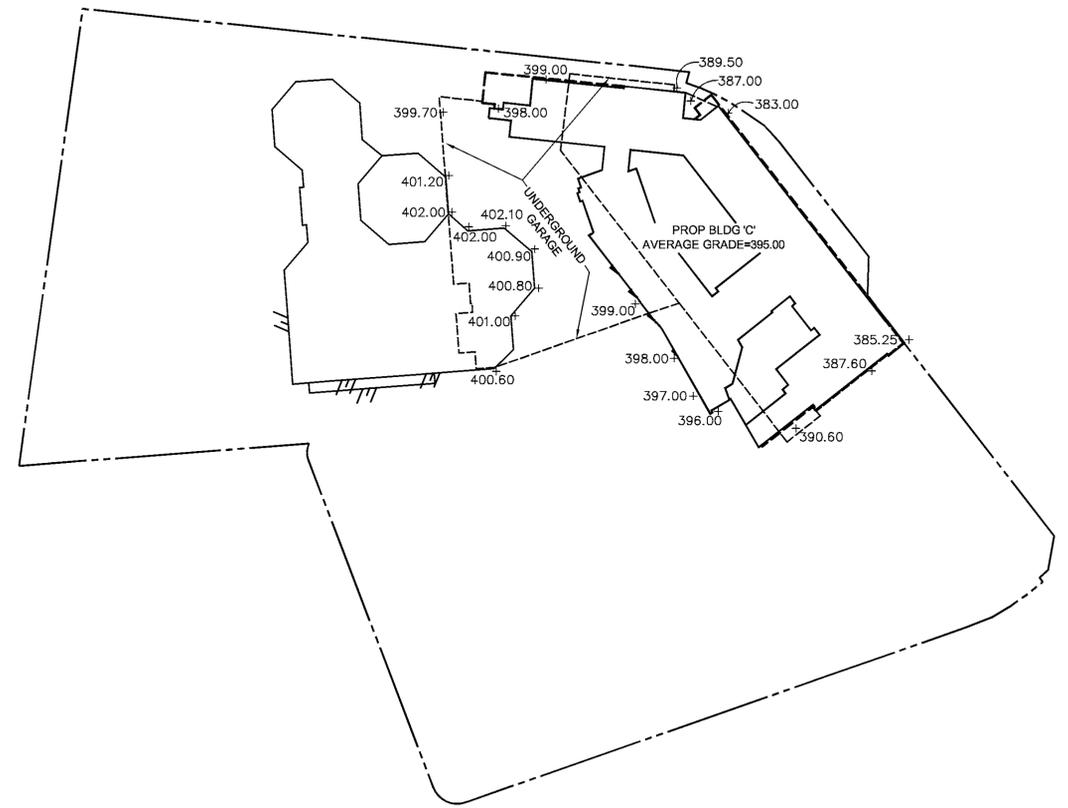
Tax Map ID	Zoning	Land Area (SF)
29-3 ((20)) C2	C-7, HC, SC	138,512
29-3 ((20)) C3	C-7, HC, SC	168,870
29-1 ((1)) 10D	I-5, HC, SC	390,476
<b>Total</b>		<b>697,858</b>

**OVERALL TABULATION**

Building	Use	CDP GFA	FDP GFA	Site Plan GFA
A	Office	205,000 - 380,000		
	Retail	5,000 - 15,000	0 - 14,800	
	<b>Total</b>	<b>210,000 - 395,000</b>	<b>0 - 14,800</b>	
B	Residential	202,000 - 300,000		
	Retail	8,000 - 35,000	0 - 8,000	
	<b>Total</b>	<b>210,000 - 335,000</b>	<b>0 - 8,000</b>	
C	Residential	275,000 - 400,000	300,000 - 400,000	
	Retail	15,000 - 50,000	15,000 - 50,000	
	<b>Total</b>	<b>290,000 - 450,000</b>	<b>315,000 - 450,000</b>	
Ex-D	Retail	153,373	153,373	153,373
	Office	28,768	28,768	28,768
	<b>Total</b>	<b>182,141</b>	<b>182,141</b>	<b>182,141</b>
Ex-E	Hotel	430,820	430,820	425,823
	<b>Total</b>	<b>430,820</b>	<b>430,820</b>	<b>425,823</b>
<b>TOTALS</b>	Overall	<b>1,244,983 - 1,792,961</b>	<b>927,961 - 1,085,761</b>	<b>607,964</b>
	Office	233,768 - 408,768	28,768	28,768
	Residential	477,000 - 700,000	300,000 - 400,000	
	Retail	181,373 - 253,373	168,373 - 226,173	153,373
	Hotel	430,820	430,820	425,823

**Intensity Tiers and FAR**

Intensity Tiers	Area Used for Density Calculations	GFA	FAR
1/4 - 1/2 mile	362,274	1,221,141	3.37
1/4 - 1/2 mile	247,213	533,820	2.16
1/2 - 1/2 mile	44,020	38,000	.86
<b>TOTAL</b>	<b>653,507</b>	<b>1,792,961</b>	<b>2.75</b>



**AVERAGE GRADE EXHIBIT  
 BUILDING 'C'**



**FDP DEVELOPMENT TABULATIONS**

Building	Building Height [1]		Range of Stories [2]	Use	Minimum/Maximum GFA by Use	Minimum/Maximum Building GSF	Dwelling Unit Range	WDUs [4]	Hotel Rooms	Required Parking <1/4 mile [4]		Required Parking 1/4- 1/2 mile[5]		Total Required Parking [5]	Loading Spaces Provided [6]
	Min	Max								Minimum	Maximum	Minimum	Maximum		
IA1/IA2	16'	40'	1 - 2	Retail	0 - 14,800 [3]	0 - 14,800				0	59	0	59	0 - 59	
IB1/IB2	16'	40'	1 - 2	Retail	0 - 8,000 [3]	0 - 8,000				0	18	0	18	0 - 18	
C	50'	95'	5 - 6	Residential	300,000 - 400,000	315,000 - 450,000	300 - 400	60 - 80		195 - 264	275 - 372	125 - 163	159 - 205	320 - 847	2
Ex-D		95'	6	Retail	153,373	182,141				0	890	0	890	0 - 890	5
Ex-E		225'	22	Office	28,768					0	58	0	58	0 - 58	
Ex-E				Hotel	430,820	430,820			450			0	473	0 - 473	2
<b>TOTALS</b>				Office	28,768					195 - 264	1,360 - 1,667	125 - 163	632 - 678	320 - 2,345	9
				Residential	300,000 - 400,000										
				Retail	168,373 - 226,173										
				Hotel	430,820				450						

[1] Building heights shown are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum heights provided. Building heights are measured from average grade; the average grade is estimated at 395' for Building C, but may change with final design. Building heights exclude penthouses. Penthouses may be provided as set forth in Section 2-506 and shall not exceed 20 feet for Building C.

[2] The ranges of stories shown are conceptual and may be adjusted provided the maximum building heights are not exceeded.

[3] The retail GFA represents retail uses, including pop-up retail structures, that may be provided on the A/B block on prior to development of Buildings A and/or

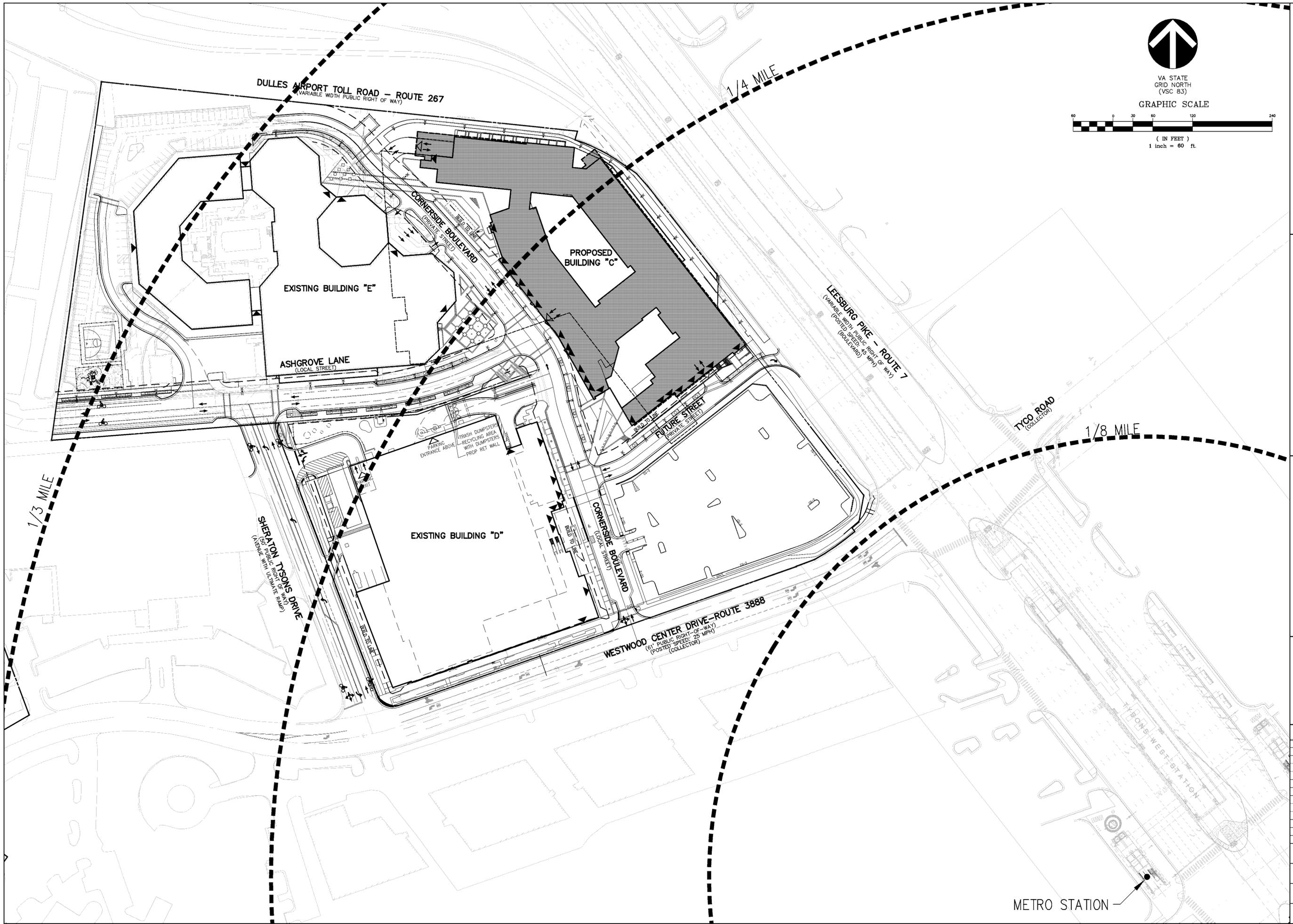
**PARKING RATE TABLE**

Primary Use	Parking Permitted 1/8 to 1/4 Mile to Metro Station Entrance		Parking Permitted 1/4 to 1/2 Mile to Metro Station Entrance	
	Minimum	Maximum	Minimum	Maximum
Office	0	2.0/1000 GFA	0	2.2/1000 GFA
Retail	0	6/1000 GFA, excluding the first 5,000 GFA	0	6/1000 GFA, excluding the first 5,000 GFA
Multi-family Residential				
0-1 BR	1/1DU	1.3/1DU	1.1/1DU	1.4/1DU
2 BR	1/1DU	1.6/1DU	1.35/1DU	1.7/1DU
Hotel	0	1/key	0	1.05

[4] The number of WDUs to be provided are estimated and will be calculated at the time of site plan based on the number of units to be constructed, the policies set forth in the Comprehensive Plan and the Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines.

[5] Parking requirements were calculated utilizing the rates set forth in Section 6-509 of the Zoning Ordinance, which is restated for the primary uses proposed. Residential parking was estimated based on an average mix of 64% 0-1 bedroom units and 36% 2-bedroom units. At the time of site plan, the specific uses, number of units, mix of bedroom types and specific parking will be determined. The Applicant reserves the right to provide more or less parking with each building at the time of site plan provided the maximum parking rates set forth in Section 6-509 are not exceeded at the build-out of the overall development.

[6] Additional loading spaces may be provided as identified at the time of final site plan provided such additional spaces do not negatively impact the streetscape or substantially increase the width of the loading entrances.



VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**V I K A**  
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
V I K A VIRGINIA LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787  
WWW.VIKA.COM

TYSONS WEST  
DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

AREA METRO  
CONTEXT PLAN

VIKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. PCC	DWN. RMC
SCALE: 1"=60'	
PROJECT/FILE NO. V7405D	
SHEET NO. C-4	

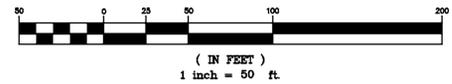
**NOTES:**

- PLEASE NOTE THE EXISTING CONDITIONS SHOWN ON THIS SHEET IS A COMPILATION OF EXISTING FIELD SURVEYS PERFORMED BY VIK A AS WELL AS PROPOSED/APPROVED SITE PLAN CONDITIONS APPROVED BY FAIRFAX COUNTY AS PART OF SITE PLAN # 6279-SPV-004-E.



VA STATE  
GRID NORTH  
(VSC 83)

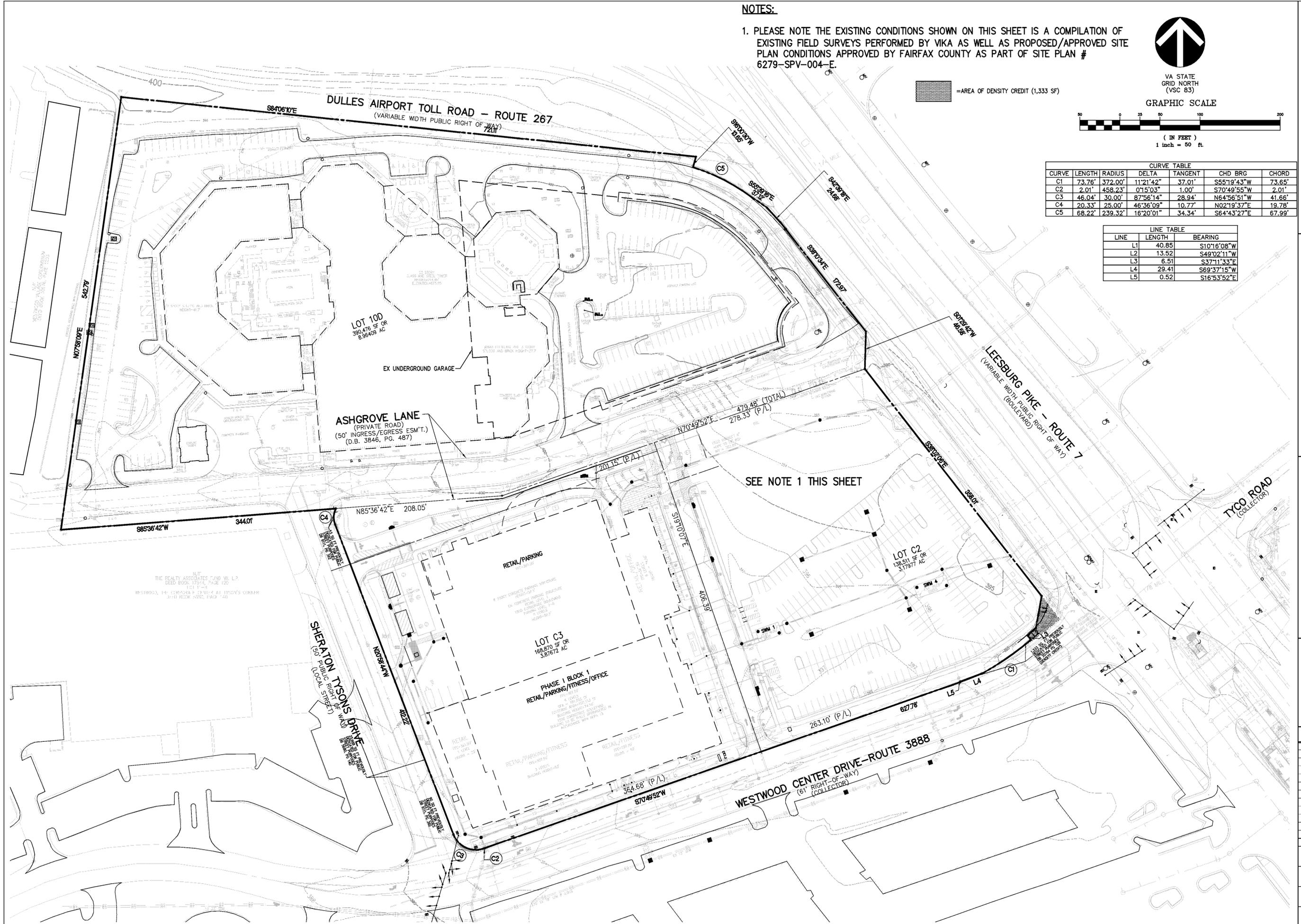
GRAPHIC SCALE



AREA OF DENSITY CREDIT (1,333 SF)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	73.76'	372.00'	11°21'42"	37.01'	S55°19'43"W	73.65'
C2	2.01'	458.23'	0°15'03"	1.00'	S70°49'55"W	2.01'
C3	46.04'	30.00'	87°56'14"	28.94'	N64°56'51"W	41.66'
C4	20.33'	25.00'	46°36'09"	10.77'	N02°19'37"E	19.78'
C5	68.22'	239.32'	16°20'01"	34.34'	S64°43'27"E	67.99'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.85	S10°16'08"W
L2	13.52	S49°02'11"W
L3	6.51	S37°11'33"E
L4	29.41	S69°37'15"W
L5	0.52	S16°53'52"E



SEE NOTE 1 THIS SHEET



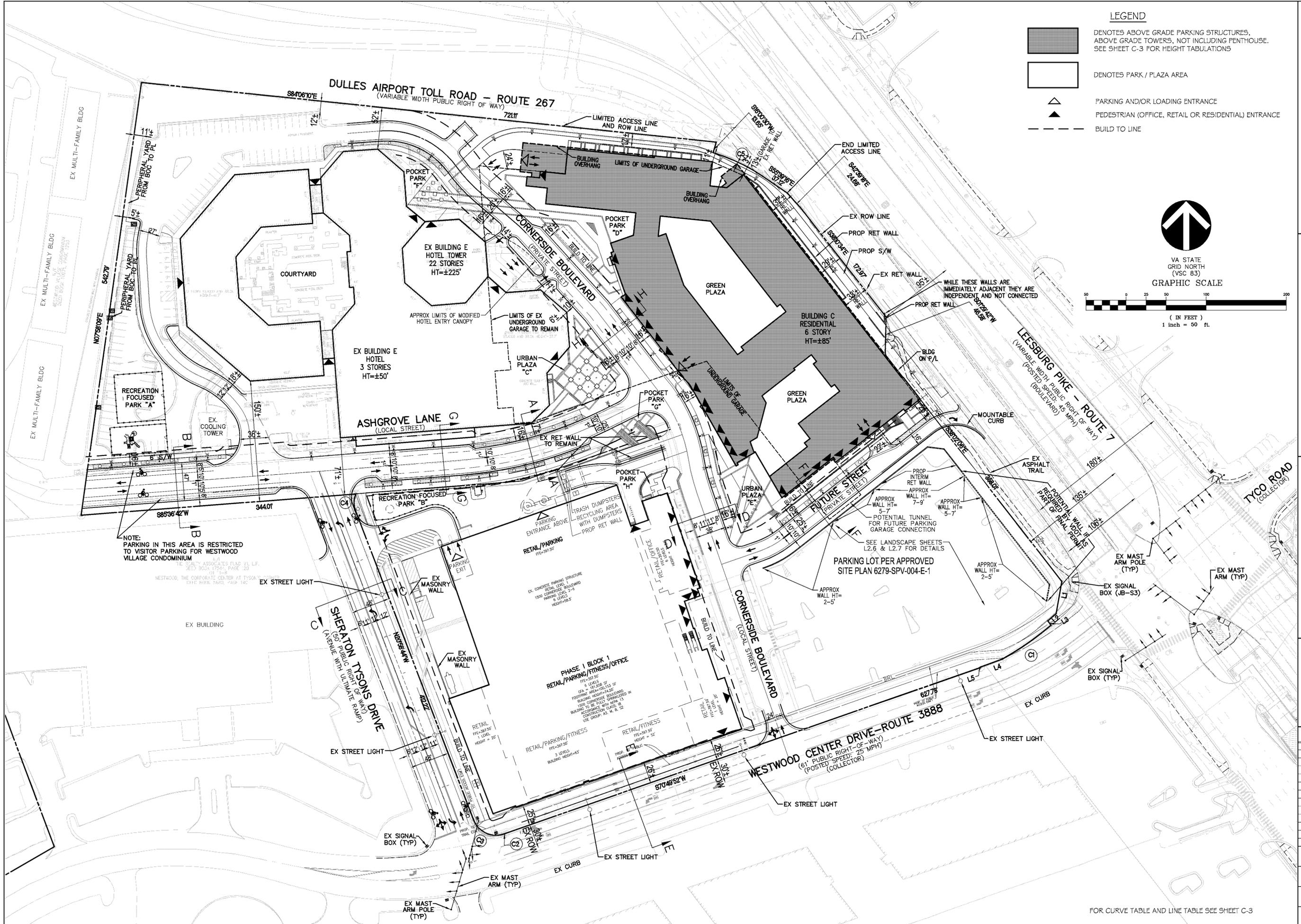
VIKA VIRGINIA, LLC  
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
(703) 442-7800 ■ FAX (703) 761-2787

TYSONS WEST  
FINAL DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

EXISTING  
CONDITIONS PLAN

VIKA REVISIONS

JUNE 12, 2013  
MAY 10, 2013  
DATE: FEBRUARY 25, 2013  
DES. PCC DWN. RMC  
SCALE: 1"=50'  
PROJECT/FILE NO. V7405A  
SHEET NO. C-5



**LEGEND**

- DENOTES ABOVE GRADE PARKING STRUCTURES, ABOVE GRADE TOWERS, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS
- DENOTES PARK / PLAZA AREA
- PARKING AND/OR LOADING ENTRANCE
- PEDESTRIAN (OFFICE, RETAIL OR RESIDENTIAL) ENTRANCE
- BUILD TO LINE

↑  
 VA STATE GRID NORTH (VSC 83)  
**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 50 ft.

NOTE:  
PARKING IN THIS AREA IS RESTRICTED TO VISITOR PARKING FOR WESTWOOD VILLAGE CONDOMINIUM

WESTWOOD, THE CORPORATE CENTER AT TYSON  
 1311 PARK 2450, 2458, 2460

PHASE I BLOCK 1  
 RETAIL/PARKING/FITNESS/OFFICE

WESTWOOD CENTER DRIVE - ROUTE 3888  
 (61' PUBLIC RIGHT-OF-WAY)  
 (POSTED SPEED: 25 MPH)  
 (COLLECTOR)

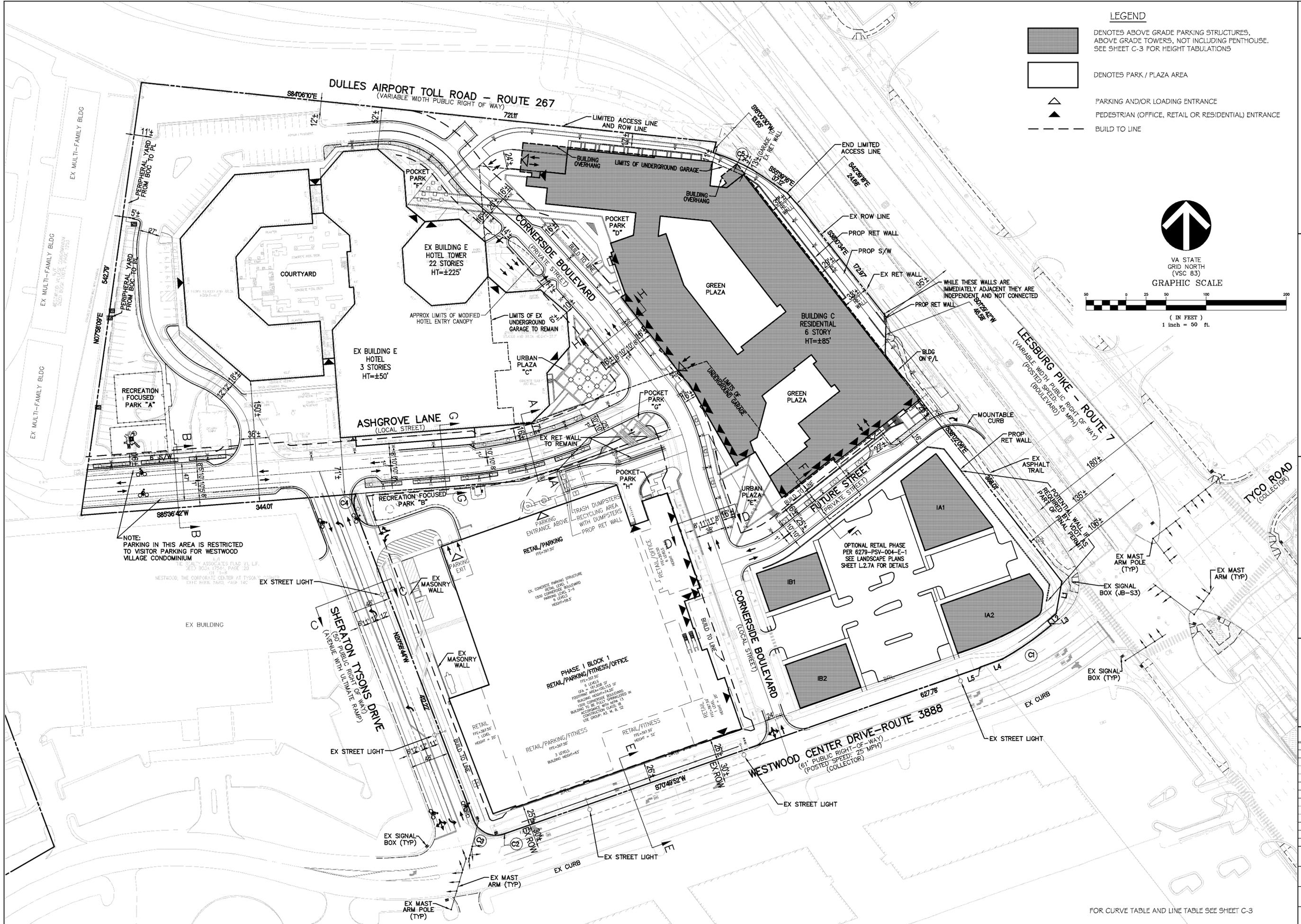
FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3

**TYSONS WEST  
 DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN**

**FINAL  
 DEVELOPMENT PLAN**

**VIKA REVISIONS**

JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. PCC	DWN. RMC
SCALE: 1"=50'	
PROJECT/FILE NO. W7405D	
SHEET NO. C-6	



**LEGEND**

- DENOTES ABOVE GRADE PARKING STRUCTURES, ABOVE GRADE TOWERS, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS
- DENOTES PARK / PLAZA AREA
- PARKING AND/OR LOADING ENTRANCE
- PEDESTRIAN (OFFICE, RETAIL OR RESIDENTIAL) ENTRANCE
- BUILD TO LINE

VA STATE GRID NORTH (VSC 83)

**GRAPHIC SCALE**

( IN FEET )

1 inch = 50 ft.

NOTE:  
PARKING IN THIS AREA IS RESTRICTED TO VISITOR PARKING FOR WESTWOOD VILLAGE CONDOMINIUM

WESTWOOD, THE CORPORATE CENTER AT TYSONS  
1311 PARK 2650, 2618, 140

**PHASE I BLOCK 1**  
RETAIL/PARKING/FITNESS/OFFICE

OPTIONAL RETAIL PHASE PER 6279-PSV-004-E-1 SEE LANDSCAPE PLANS SHEET L.2.7A FOR DETAILS

FOR CURVE TABLE AND LINE TABLE SEE SHEET C-3

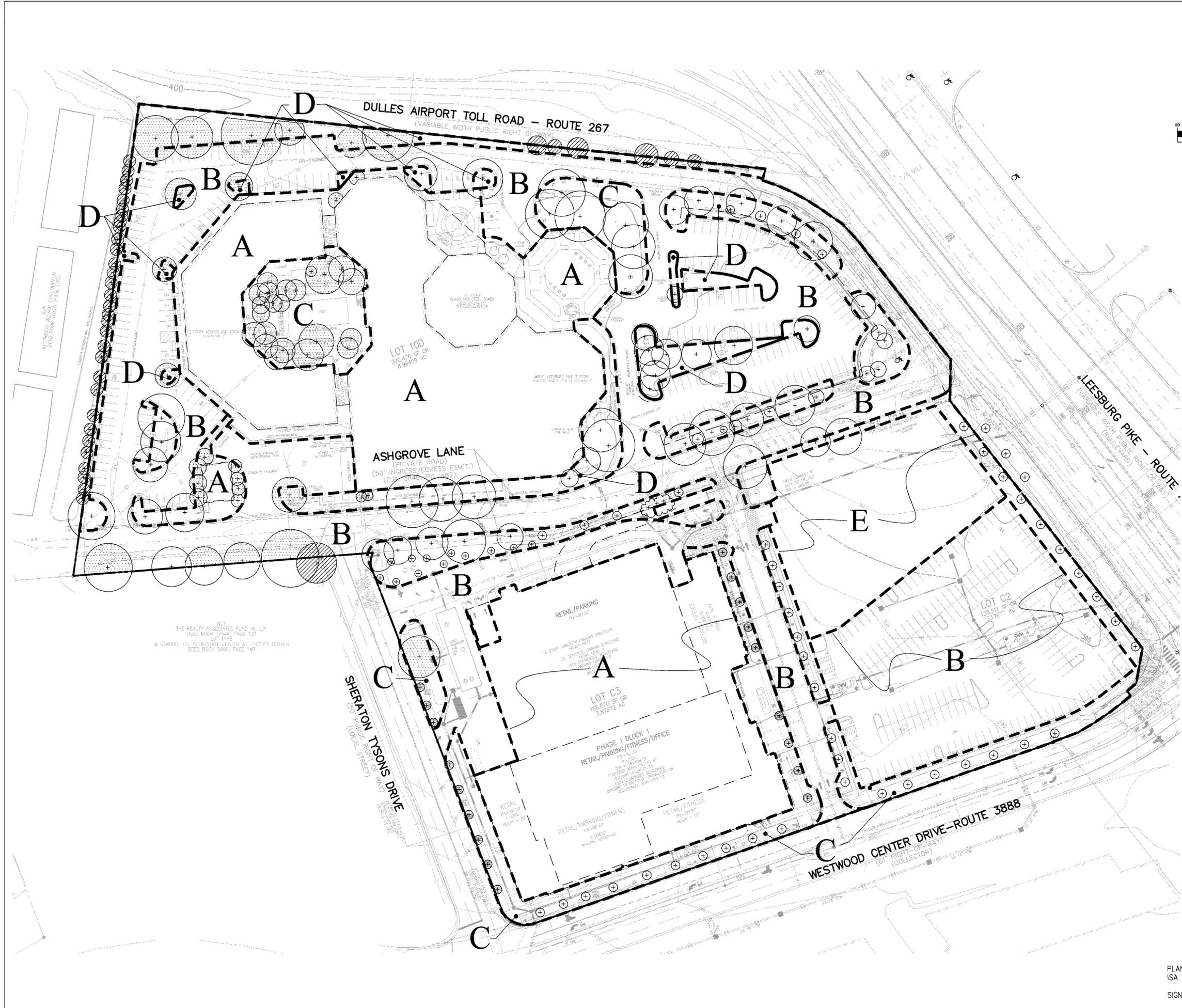
**TYSONS WEST DEVELOPMENT PLAN**  
FINAL DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**ALTERNATE FINAL DEVELOPMENT PLAN**

VIKA REVISIONS

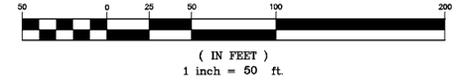
JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. PCC	DWN. RMC
SCALE: 1"=50'	
PROJECT/FILE NO. W7405D	
SHEET NO. C-6A	





VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE



LEGEND



EXISTING TREE(S) TO BE PRESERVED AND CREDITED TOWARDS TREE CANOPY COMPUTATIONS



EXISTING OFF-SITE TREE(S) TO BE PRESERVED WITH NO CREDIT TOWARDS TREE CANOPY COMPUTATIONS

TYSONS WEST  
DEVELOPMENT PLAN  
FINAL DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

EXISTING  
VEGETATION MAP

VKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. NPK	DWN. NPK
SCALE: 1"=50'	
PROJECT/FILE NO. V7405D	
SHEET NO. C-8	

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

**EXISTING VEGETATION TABLE – TYSONS WEST**

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED LAND/ MAINTAINED	N/A	221,589 SF (5.09 Ac)	N/A	N/A	DEVELOPED WITH A HIGH RISE HOTEL AND CONFERENCE CENTER.
"B"	DEVELOPED LAND/ MAINTAINED	N/A	281,623 SF (6.47 Ac)	N/A	N/A	ASPHALT PAVEMENT FOR PARKING COMPOUND, TRAVEL LANES AND INTERPARCEL CONNECTION.
"C"	DEVELOPED LAND/ MAINTAINED	EARLY SUCCESSIONAL	16,203 SF (0.37 Ac)	N/A	N/A	GUEST SWIMMING POOL WITH PERIPHERAL AND INTERIOR LANDSCAPED PLAZA AREA AND STREETScape AREAS.
"D"	DEVELOPED LAND / LANDSCAPED GREEN CANOPY	EARLY SUCCESSIONAL WITH SOME SUB-CLIMAX ASPECT	133,463 SF (3.06 Ac)	GOOD	SEE COVER TYPE TABLE	PARKING LOT LANDSCAPING, PERIPHERAL PARKING LANDSCAPING, ADJACENT USE SCREENING AND SITE LANDSCAPING AS PART OF THE OVERALL SITE DEVELOPMENT LANDSCAPING.
"E"	OPEN FIELD	N/A	44,980 SF (1.03 Ac)	N/A	N/A	ROUGH GRADED/SEEDED OPEN FIELD. NO TREES PRESENT.
TOTAL AREA			697,858 SF (16.02 Ac)			

**TYSONS WEST VEGETATION COVER TYPES**

- |   |  |
|---|--|
| Acer palmatum – Japanese Maple              | Ilex opaca – American Holly                          |
| Acer platanoides – Norway Maple             | Magnolia x soulangiana – Saucer Magnolia             |
| Acer rubrum – Red Maple                     | Morus alba – White Mulberry                          |
| Acer saccharinum – Silver Maple             | Picea abies – Norway Spruce                          |
| Cedrus atlantica – Atlas cedar              | Pinus strobus – Eastern White Pine                   |
| Cercus canadensis – Eastern Redbud          | Platanus occidentalis – American Sycamore            |
| Cupressocyparis leylandii – Leyland Cypress | Prunus serrulata 'Kwanzan' – Kwanzan Oriental Cherry |
| Fagus grandifolia – American Beech          | Quercus palustris – Pin Oak                          |
| Lagerstromia indica – Crape Myrtle          | Quercus phellos – Willow Oak                         |
| Gleditsia triacanthos – Honeylocust         | Robinia pseudacacia – Black Locust                   |
| Platanus x Acerifolia – London Plane        |  |

**TYSONS WEST EVM NARRATIVE**

**AREA – A:** THIS PORTION OF THE TYSONS WEST RESIDENTIAL IS DEVELOPED AS THOSE BUILDINGS ASSOCIATED WITH A WALMART AND HOTEL SERVICE.

**AREA – B:** THIS PORTION OF THE TYSONS WEST RESIDENTIAL SITE IS DEVELOPED AS THE PARKING COMPOUND AND TRAVEL LANES ASSOCIATED WITH THE WALMART AND HOTEL USES.

**AREA – C:** THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED WITH PLANT MATERIAL INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 2" TO 28" CALIPER TRUNK STEMS. THERE IS A VEGETATION MIX OF DECIDUOUS AND CONIFER PLANT MATERIAL. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – C WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

**AREA – D:** THIS PORTION OF TYSONS WEST HAS BEEN LANDSCAPED AND HAS PLANT MATERIAL THAT WAS INSTALLED WITH THE DEVELOPMENT OF THE SITE. THIS SITE LANDSCAPING IS WELL MAINTAINED. THE LEVELS OF VEGETATION MATURITY VARIES FROM NEW PLANTING TO SUB-CLIMAX / SUB-MATURITY. TRUNK CALIPER VARIES FROM 4" TO 28" CALIPER. THIS ON-SITE VEGETATION IS DECIDUOUS, CONIFER AND FLOWERING TREES. THIS VEGETATION SHOWS GOOD TO ABOVE AVERAGE HEALTH FOR THE MAINTENANCE AND AGE. PORTIONS OF THE VEGETATION WITHIN AREA – D WILL HAVE A PRIORITY TO BE PRESERVED AND PORTIONS WILL BE SPECIFIED FOR REMOVAL.

**AREA – E:** THIS PORTION OF TYSONS WEST IS AN OPEN FIELD VOID OF SIGNIFICANT VEGETATION. THIS AREA HAS BEEN CLEARED ROUGH GRADED AND SEEDED.

THE TYSONS WEST SITE IS ZONED PTC IN THE TYSONS IMPROVEMENT AREA AND IS SPECIFIED FOR COMPLETE REDEVELOPMENT WHERE THE EXISTING STRUCTURES, SURFACE PARKING AREAS AND VEGETATION WILL BE REMOVED. THEREFORE, THIS SITE WILL NOT PROVIDE A TREE PRESERVATION TARGET. TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED TO FAIRFAX COUNTY UFMD FOR REVIEW AND APPROVAL IN ACCORDANCE WITH PFM 12-0507.4.

**Table 12.3 Tree Preservation Target Calculations and Statement**

A	Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) =	96,793	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	14%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	59.6%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number. see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	–	

X:\DATA\7000-9000\7405\7405A\FDP 10-yr Canopy Reqmts (2013.06.11) xls\Sheet1 (2)

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
REVISION APPROVED BY: DIVISION OF DESIGN REVIEW				



VIKA VIRGINIA, LLC  
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
 (703) 442-7800 ■ FAX (703) 761-2787  
 WWW.VIKA.COM

**TYSONS WEST  
FINAL DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

**EXISTING VEGETATION  
NOTES, CORRESPONDENCE  
AND TABULATIONS**

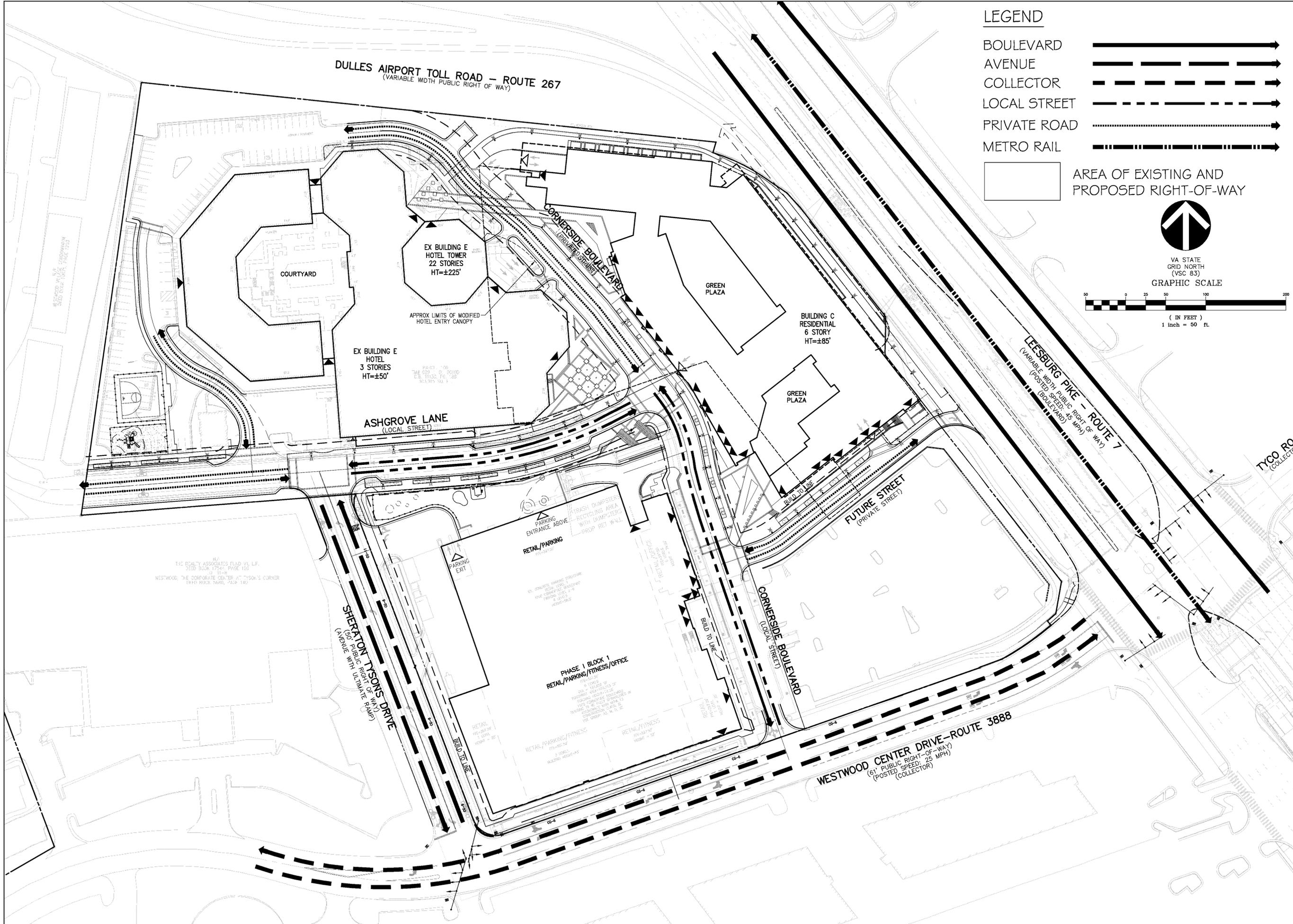
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DATE: FEBRUARY 25, 2013	
DES. NPK	DWN. NPK
SCALE: N/A	
PROJECT/FILE NO. VV7405D	
SHEET NO. C-9	

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

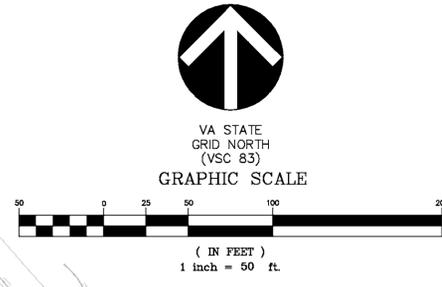
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**LEGEND**

BOULEVARD	
AVENUE	
COLLECTOR	
LOCAL STREET	
PRIVATE ROAD	
METRO RAIL	

AREA OF EXISTING AND PROPOSED RIGHT-OF-WAY



TIC REALTY ASSOCIATES PLLC V.L.F.  
 2520 BUCKLE UP BLVD, SUITE 120  
 11-H  
 WESTWOOD, THE CORPORATE CENTER AT TYSONS CORNER  
 1910 BUCKLE UP BLVD, SUITE 140

**V I K A**  
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN  
 V I K A VIRGINIA, LLC  
 8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102  
 (703) 442-7800 ■ FAX (703) 761-2787  
 WWW.VIKA.COM

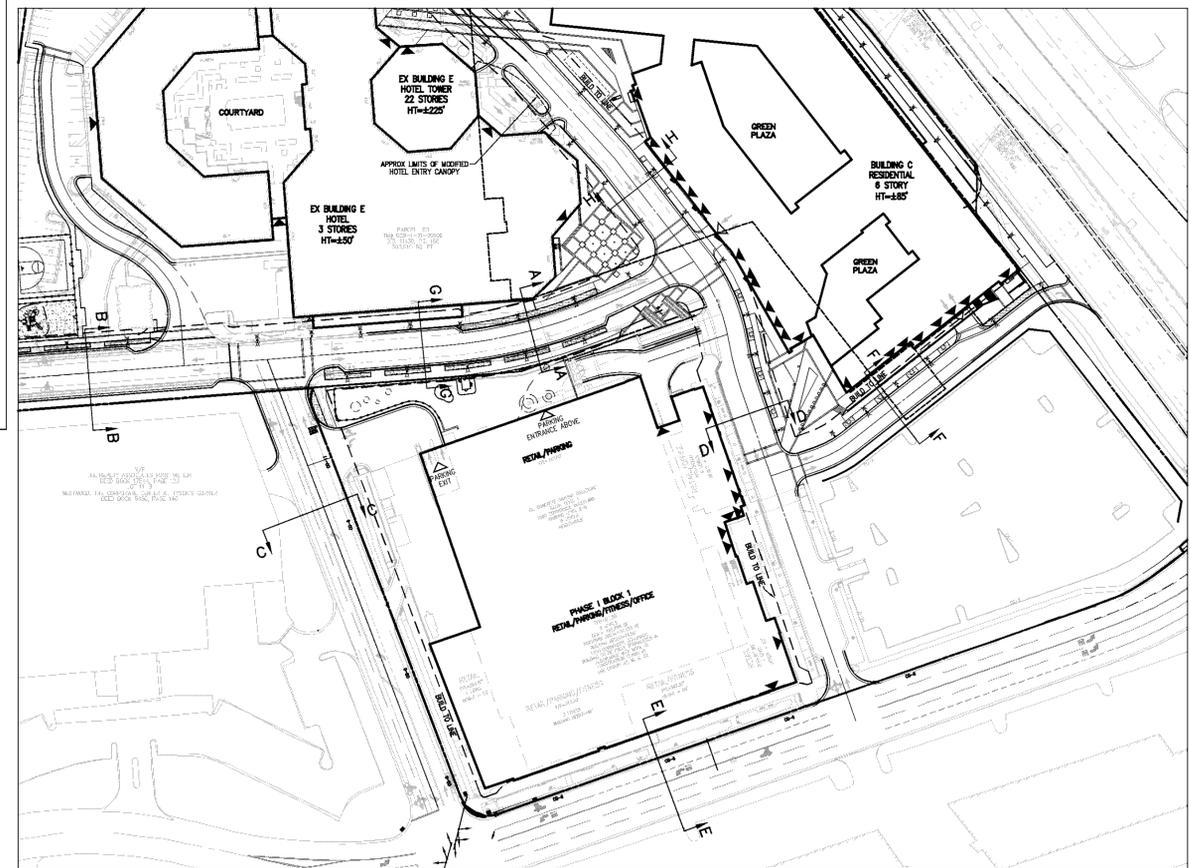
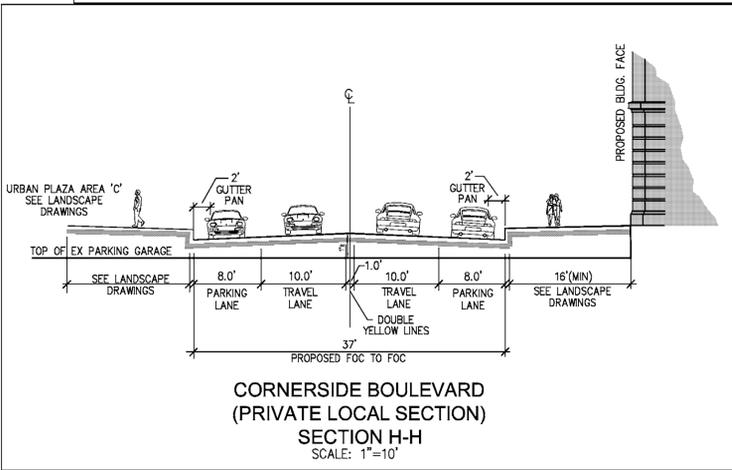
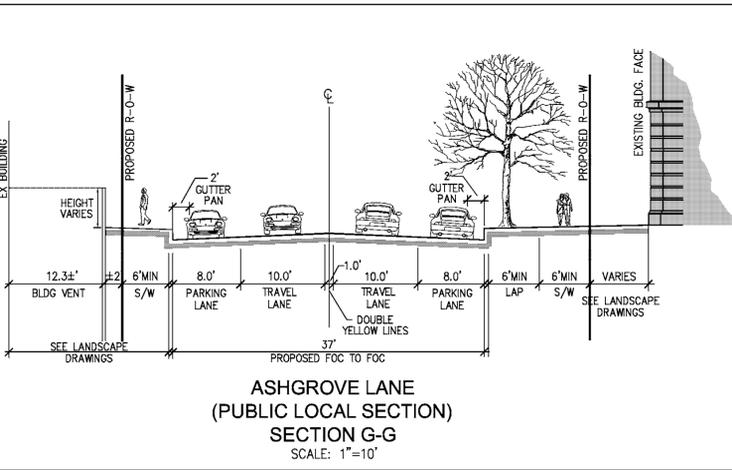
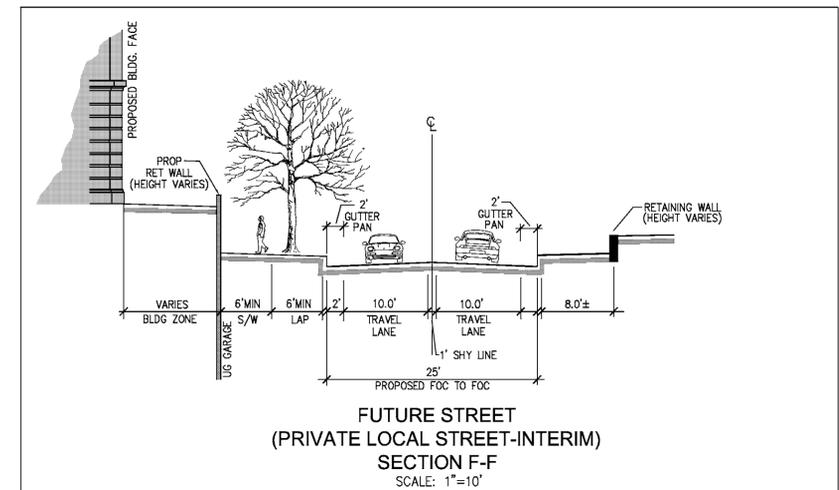
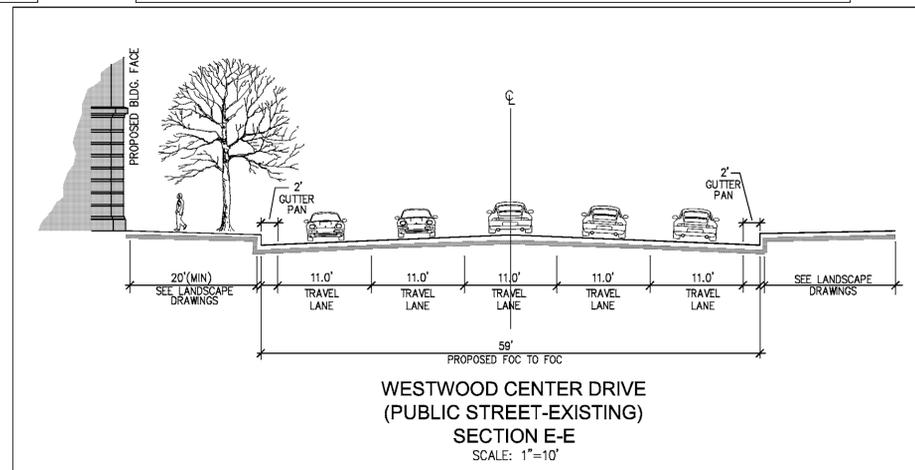
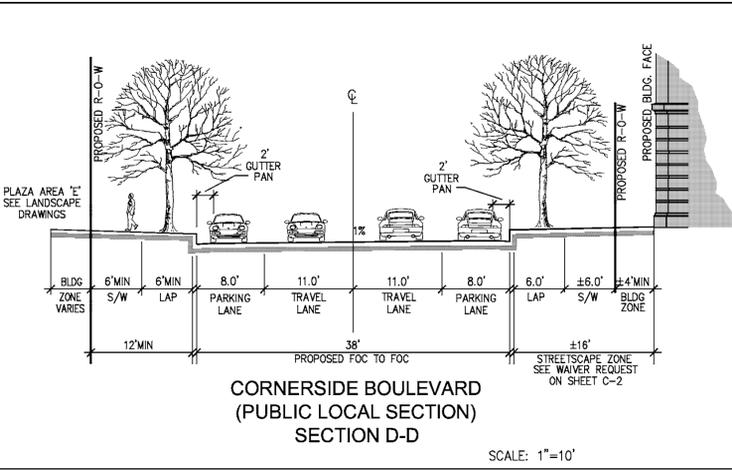
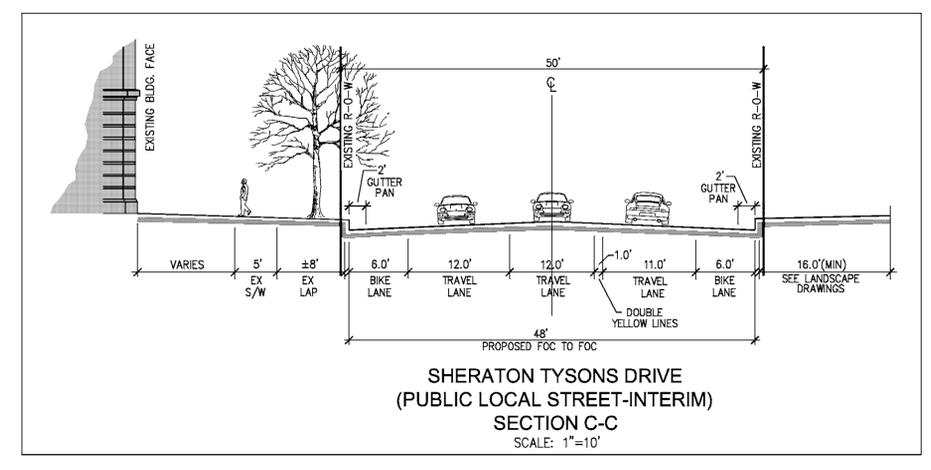
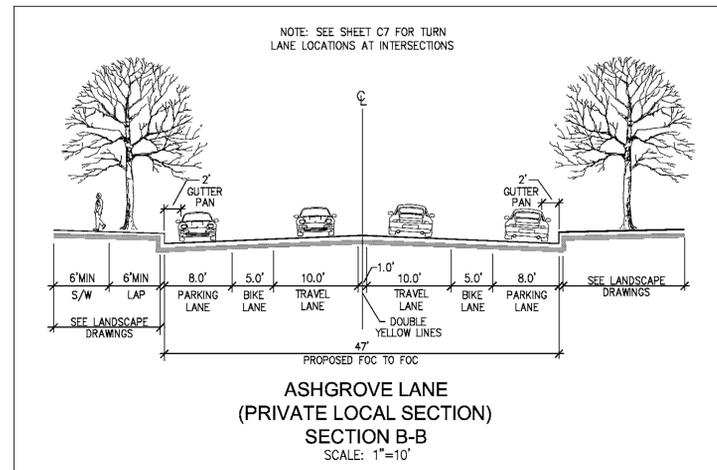
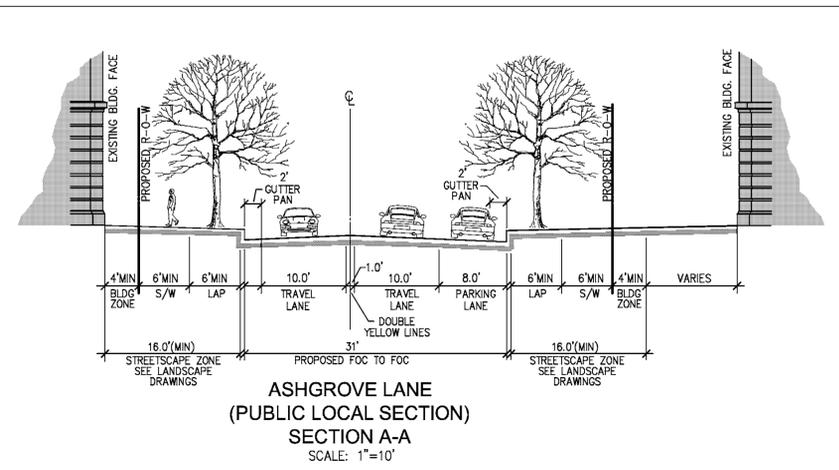
**TYSONS WEST  
 FINAL DEVELOPMENT PLAN  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA**

**FDP  
 TRAFFIC CIRCULATION  
 AND RIGHT-OF-WAY  
 PLAN**

V I K A REVISIONS

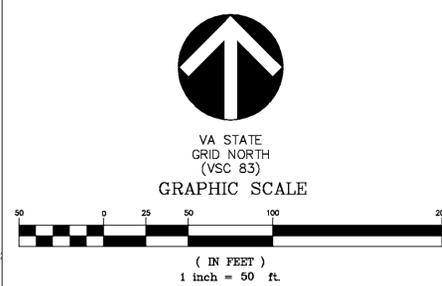
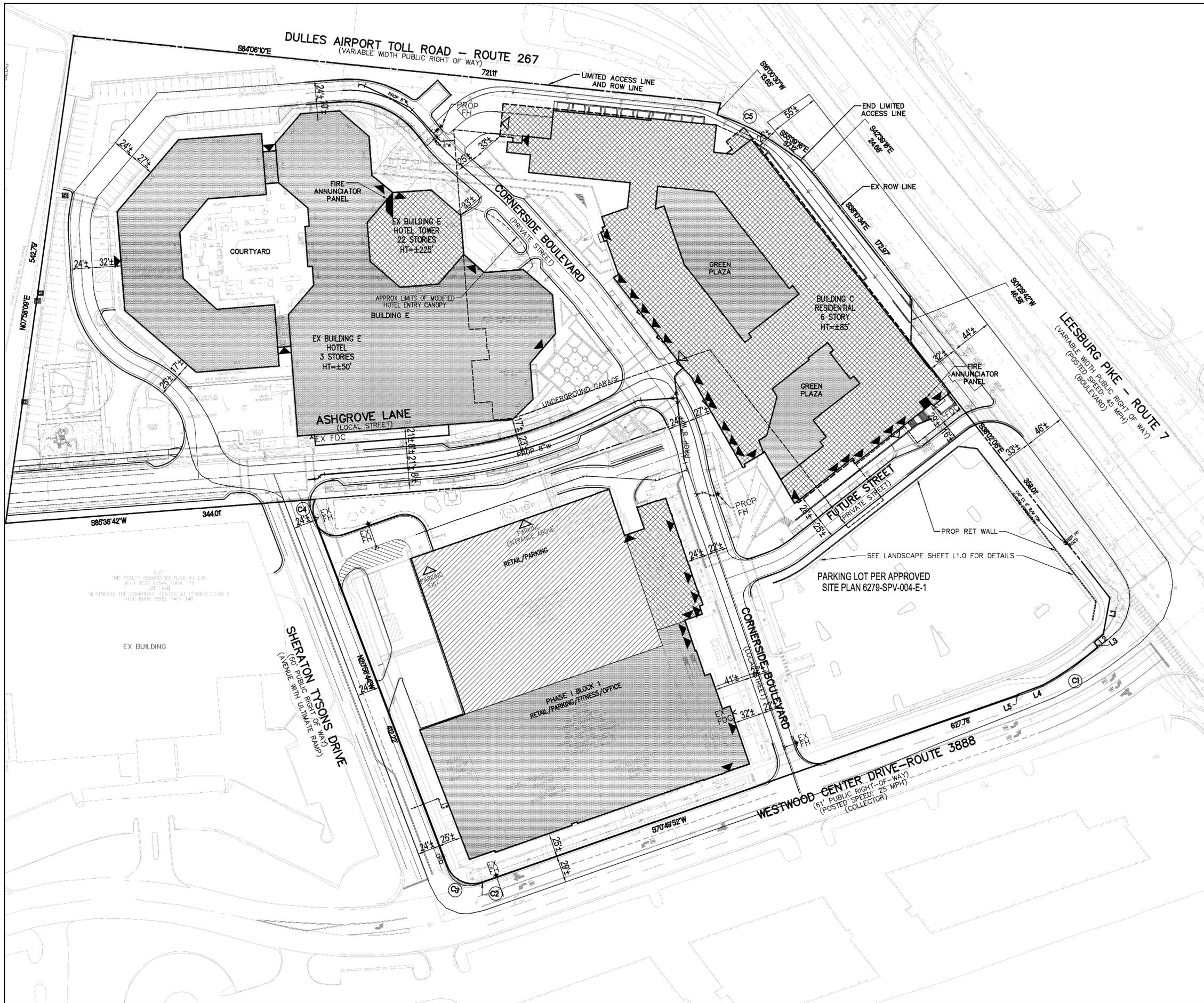
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MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. PCC	DWN. RMC
SCALE: 1"=50'	
PROJECT/FILE NO. W7405D	
SHEET NO. C-10	

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DATE:	JUNE 12, 2013
DATE:	MAY 10, 2013
DATE:	FEBRUARY 25, 2013
DES.	PCC
DWN.	RMC
SCALE:	AS SHOWN
PROJECT/FILE NO.	W7405D
SHEET NO.	C-11



**NOTE:**  
 THE PORTION OF THE EXISTING BELOW GRADE PARKING STRUCTURE WHICH UNDERLIES THE PLANNED CORNERSIDE BOULEVARD EXTENSION WAS DESIGNED TO SUPPORT FIRE TRUCK LOADING (250 PSF UNIFORM LIVE LOAD) AT THE TIME IT WAS CONSTRUCTED IN 1985 AND CURRENTLY SERVES THAT FUNCTION BY PROVIDING FIRE TRUCK ACCESS TO THE EXISTING BELOW GRADE PARKING STRUCTURE. THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY (ADOPTED IN 1996) MODIFIED THE STRUCTURAL CODE SIGNIFICANTLY INCREASING THE FIRE TRUCK LOADING CRITERIA TO 450 PSF UNIFORM LIVE LOAD WHICH IS IN EXCESS OF THE STRUCTURAL CAPACITY OF THE EXISTING BELOW GRADE PARKING STRUCTURE. AS A RESULT OF PLANNED MODIFICATIONS TO THE EXISTING GARAGE (SUCH AS THE EXTENSION OF CORNERSIDE BOULEVARD), IT IS LIKELY THAT THE EXISTING GARAGE WILL BE REQUIRED TO CONFORM TO CURRENT CODES INCLUDING, BUT NOT LIMITED TO, THE PUBLIC FACILITIES MANUAL FOR FAIRFAX COUNTY. AS PART OF ITS SITE PLAN AND BUILDING PERMIT APPROVALS FOR BUILDING C, APPLICANT SHALL PURSUE A WAIVER/MODIFICATION OF THE INCREASED UNIFORM LIVE LOAD REQUIREMENT TO THE EXISTING STRUCTURE WITH THE GOAL OF PROVIDING FIRE TRUCK ACCESS / ROUTING CONSISTENT WITH WHAT IS CURRENTLY IN PLACE. IF THE APPLICANT IS NOT SUCCESSFUL IN OBTAINING SUCH A WAIVER/MODIFICATION, THE FIRE TRUCK ACCESS SHALL BE AS SHOWN ON THIS SHEET.

**BUILDING DATA**

BUILDING	C - PROPOSED
TYPE OF CONSTRUCTION	3A
NUMBER OF STORIES	5/6
BUILDING HEIGHT	85'±
USE GROUP	R-2
BUILDING FOOT PRINT	90,578 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
BUILDING	D - EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	6
BUILDING HEIGHT	95
USE GROUP	B
BUILDING FOOT PRINT	98,949 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
BUILDING	E - EXISTING
TYPE OF CONSTRUCTION	1B
NUMBER OF STORIES	22
BUILDING HEIGHT	215
USE GROUP	R-2
BUILDING FOOT PRINT	97,141 SF
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

**HEIGHT LEGEND**

[White Box]	= VEHICULARLY ACCESSIBLE
[Light Gray Box]	= 10' - 50' HEIGHT
[Diagonal Lines Box]	= 50 - 76' HEIGHT
[Cross-hatch Box]	= > 76' HEIGHT

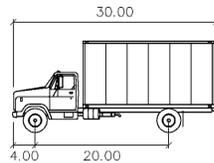
**TYSONS WEST  
 FINAL DEVELOPMENT PLAN  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA**

**FIRE LANE  
 ACCESS PLAN**

**V I K A REVISIONS**

DATE:	JUNE 12, 2013
DATE:	MAY 10, 2013
DATE:	FEBRUARY 25, 2013
DES.	PCC DWN.
DES.	PCC RMC
SCALE:	1"=50'
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SHEET NO.	C-12

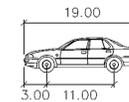
COLLECTOR/LOCAL DESIGN VEHICLE



SU feet  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.8

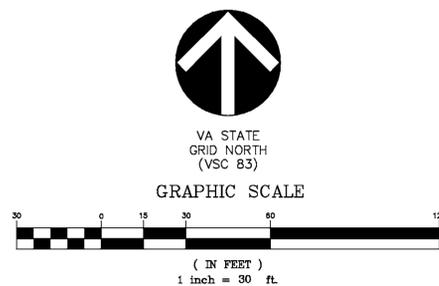
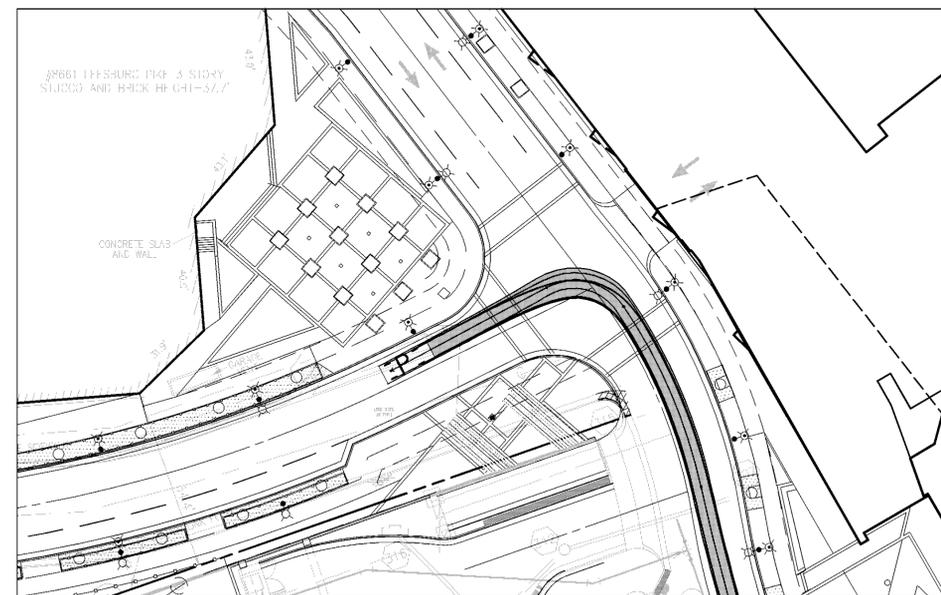
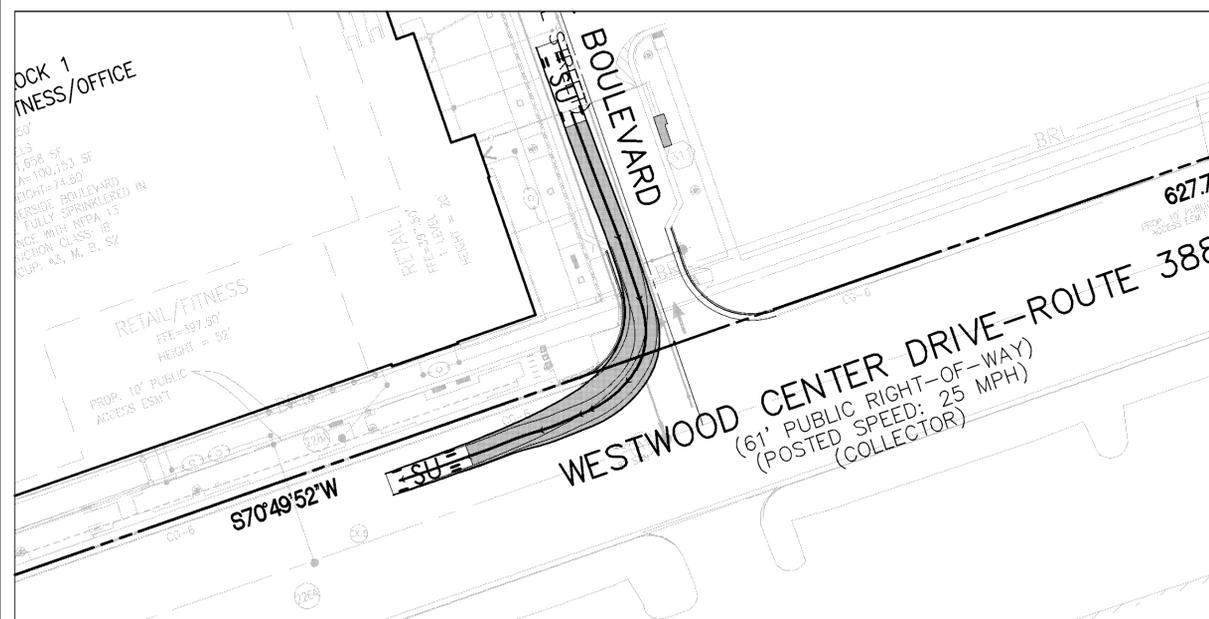
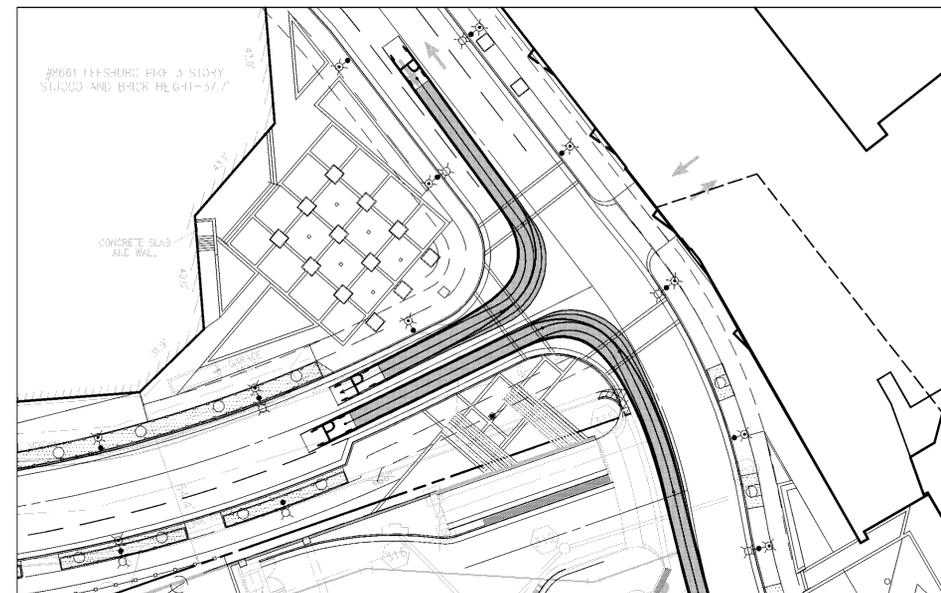
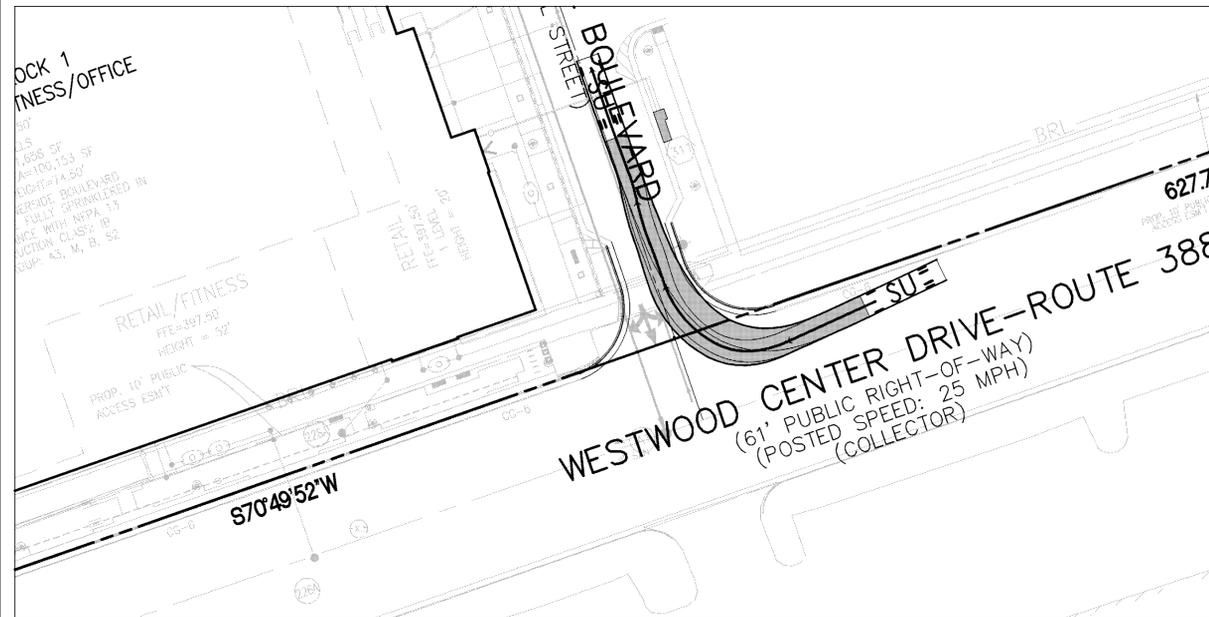
SU - Single unit truck

LOCAL/LOCAL DESIGN VEHICLE

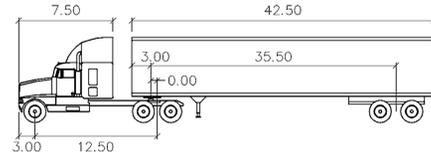


P feet  
 Width : 7.00  
 Track : 6.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 31.8

P- Passenger car

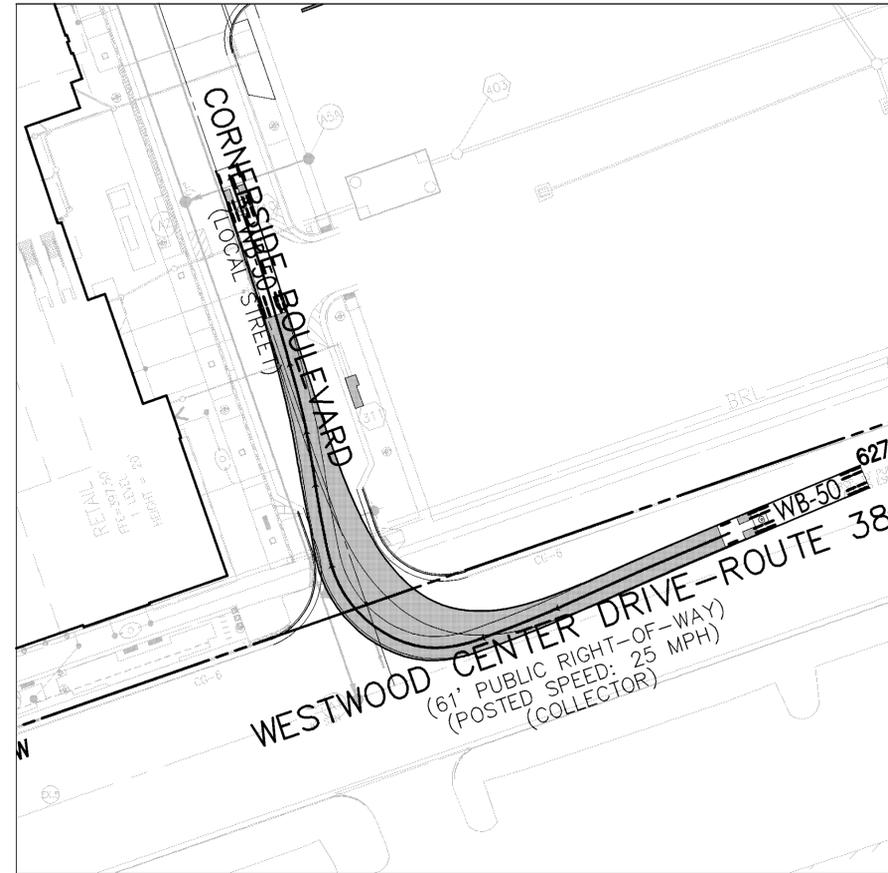
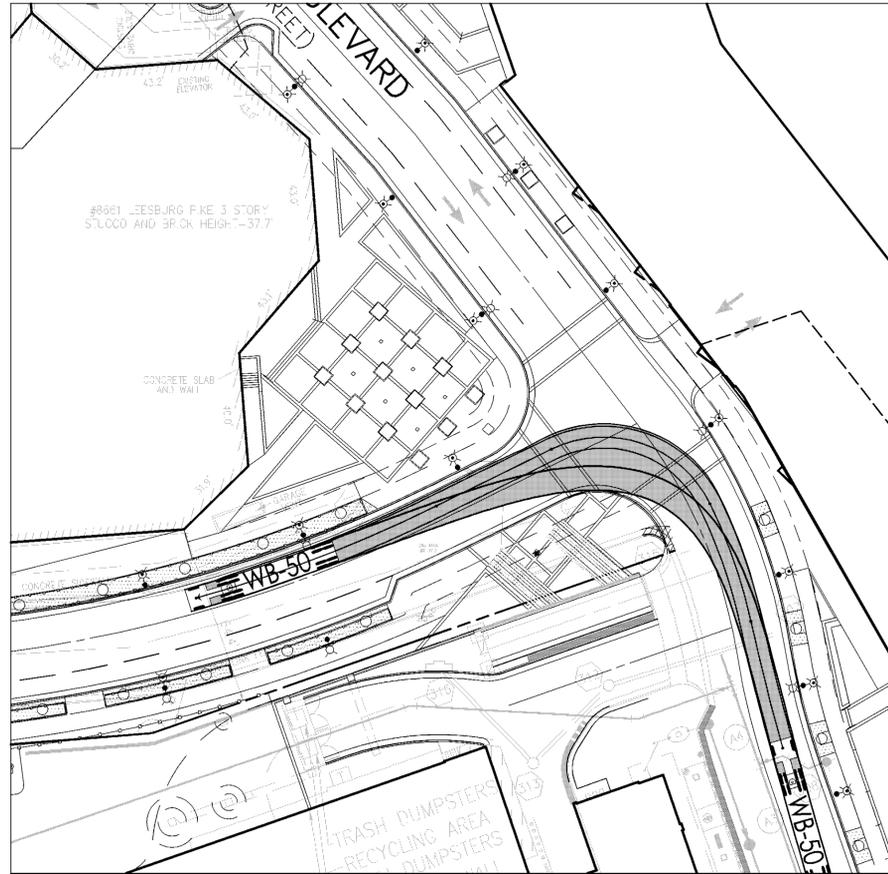


# COLLECTOR/LOCAL AND LOCAL/LOCAL CONTROL VEHICLE



WB-50                      feet  
 Tractor Width           : 8.00    Lock to Lock Time       : 6.0  
 Trailer Width            : 8.50    Steering Angle            : 17.7  
 Tractor Track            : 8.00    Articulating Angle       : 70.0  
 Trailer Track             : 8.50

**WB-50: 50 feet Semi-trailer**



VA STATE  
 GRID NORTH  
 (VSC 83)

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

VKA REVISIONS

JUNE 12, 2013  
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 DATE: FEBRUARY 25, 2013  
 DES. PCC      DWN. RMC

SCALE: 1"=30'

PROJECT/FILE NO. V7405

SHEET NO. C-14

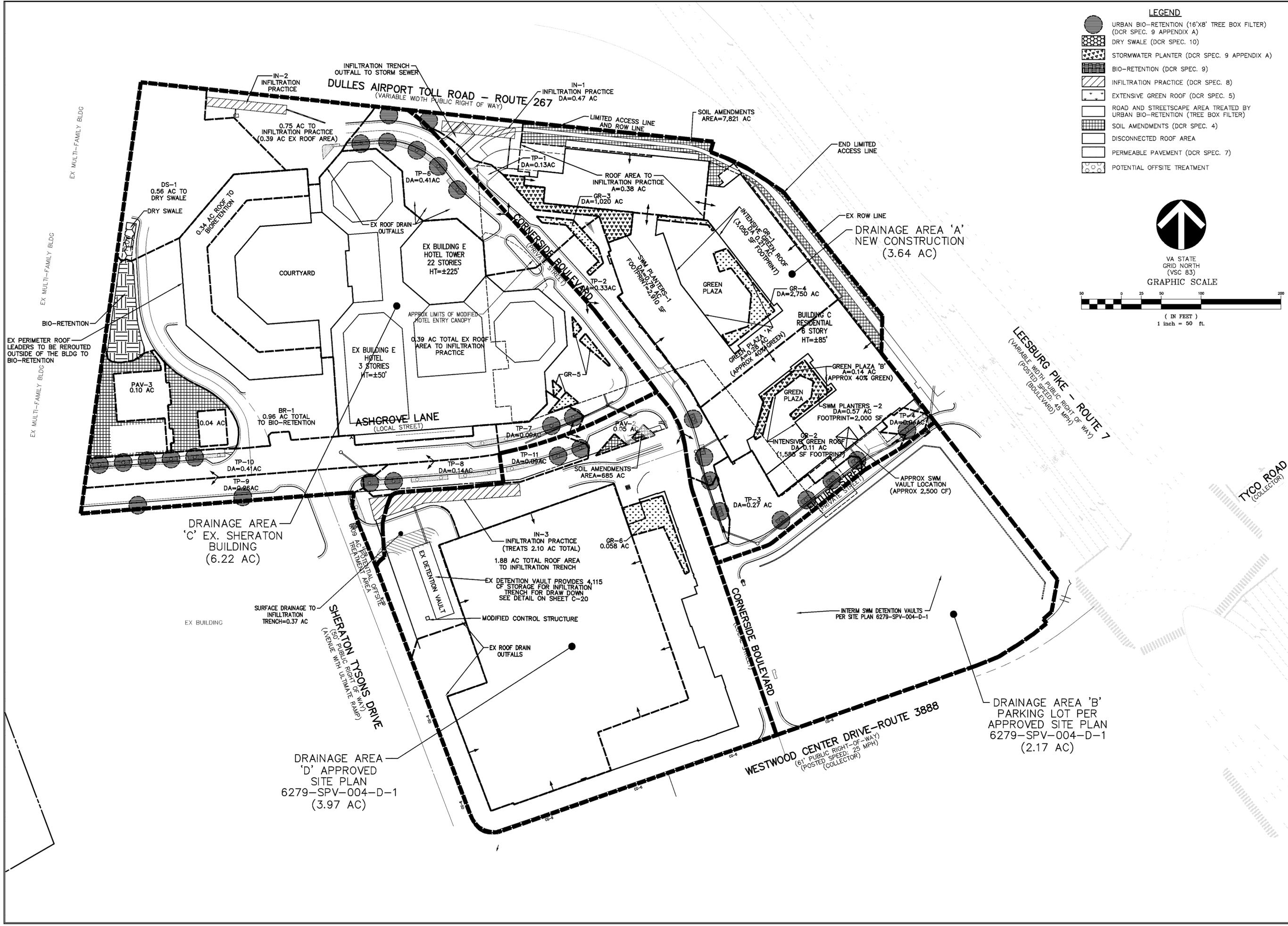
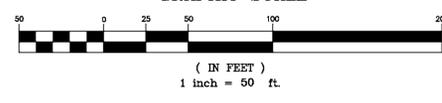
**TYSONS WEST  
 DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA**

**OVERALL STORMWATER  
 MANAGEMENT PLAN**

VIKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. PCC	DWN. RMC
SCALE: 1"=50'	
PROJECT/FILE NO. V7405D	
SHEET NO. C-15	

- LEGEND**
- URBAN BIO-RETENTION (16'x8' TREE BOX FILTER) (DCR SPEC. 9 APPENDIX A)
  - ▨ DRY SWALE (DCR SPEC. 10)
  - ▨ STORMWATER PLANTER (DCR SPEC. 9 APPENDIX A)
  - ▨ BIO-RETENTION (DCR SPEC. 9)
  - ▨ INFILTRATION PRACTICE (DCR SPEC. 8)
  - ▨ EXTENSIVE GREEN ROOF (DCR SPEC. 5)
  - ▨ ROAD AND STREETScape AREA TREATED BY URBAN BIO-RETENTION (TREE BOX FILTER)
  - ▨ SOIL AMENDMENTS (DCR SPEC. 4)
  - ▨ DISCONNECTED ROOF AREA
  - ▨ PERMEABLE PAVEMENT (DCR SPEC. 7)
  - POTENTIAL OFFSITE TREATMENT



**TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE**  
**TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE**

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

**COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS**

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

COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS	RESPONSE
STORMWATER MANAGEMENT AND WATER QUALITY CONTROLS FOR REDEVELOPMENT SHOULD BE DESIGNED TO RETURN WATER INTO THE GROUND WHERE SOILS ARE SUITABLE OR REUSE IT WHERE ALLOWED. TO THE EXTENT PRACTICABLE, REDUCTION OF STORMWATER RUNOFF VOLUME IS THE SINGLE MOST IMPORTANT STORMWATER DESIGN OBJECTIVE FOR TYSONS.	INFILTRATION FACILITIES HAVE BEEN PROVIDED AS A MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE APPLICATION AREA. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS AS SUCH. INFILTRATION FACILITIES AT SITE PLAN MAY REQUIRE WAIVERS DUE TO THEIR PROXIMITY TO THE PROPOSED BUILDINGS. PREVIOUS CONSTRUCTION ON IN-SITU MATERIALS, AND FOR INFILTRATION RATES LESS THAN 0.02 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION OF THIS NARRATIVE. WITH ALL OF THESE LIMITING FACTORS OPPORTUNITIES FOR THREE INFILTRATION TRENCHES AND ONE BIO-RETENTION FACILITY HAVE BEEN IDENTIFIED WITH THIS APPLICATION. RETAINING COLLECTIVELY 0.25 INCHES OF THE FIRST INCH OF RAINFALL (SEE FDP OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS ON SHEET C-17).  TO IDENTIFY OPPORTUNITIES FOR INFILTRATION ON SITE, THE AREAS OF UNDERGROUND GARAGES WAS FIRST REMOVED FROM THE POTENTIAL INFILTRATION AREAS. THIS APPLICATION PROPOSES A TOTAL FOOTPRINT AREA OF 4.25 ACRES OF UNDERGROUND GARAGE COVERING APPROXIMATELY 30% OF THE 16 ACRE APPLICATION AREA. AN ADDITIONAL 5.25 ACRES OF THE APPLICATION AREA IS COVERED BY EXISTING BUILDINGS AND PROPOSED FUTURE ROW IN THE REMAINING 5.7 ACRES ARE AREAS OF EXISTING ROADWAYS, PARKING LOTS, LOADING AREAS, AND PROPOSED STREETS. THE PROPOSED INFILTRATION FACILITIES HAVE BEEN WORKED INTO THE SITE AROUND THE EXISTING IMPROVEMENTS AND PROPOSED STREETS/SCAPES (SEE SHEET C-15).  INFILTRATION FACILITIES ARE NOT PROPOSED BENEATH THE PAVEMENT OF FUTURE PUBLIC RIGHT-OF-WAY AS THIS IS NOT CONVENTIONALLY ALLOWED BY VDOT. INFILTRATION FACILITIES ARE ALSO NOT PROPOSED BENEATH THE PAVEMENT OF THE PRIVATE STREETS PROPOSED. INSTEAD THESE AREAS HAVE BEEN CAPTURED AND TREATED BY BIORETENTION TREE FILTERS.  LASTLY, PLEASE NOTE THAT EXISTING AND PROPOSED ROOFTOP AREAS HAVE BEEN ALSO BEEN DISCONNECTED TO INFILTRATING BIORETENTION PRACTICES AND INFILTRATION TRENCHES WHERE PRACTICABLE. THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS, PROVIDING INFILTRATION WHEREVER PRACTICABLE.
AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPORATION/TRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL.	THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT FIVE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, EXTENSIVE AND INTENSIVE TIER 3 INFILTRATION TRENCHES, BIO-RETENTION (BOTH URBAN AND TRADITIONAL), SOIL AMENDMENTS, AND A DRY SWALE. <ul style="list-style-type: none"> <li>THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. EXTENSIVE VEGETATED ROOF IS PROPOSED WITHIN THE COURTYARD AREAS OF BUILDING C, ABOVE THE UNDERGROUND GARAGE, AND ON THE OFFICE PORTION OF BUILDING D. THE HIGHRISE ROOF TOP OF BUILDING C HAS BEEN DISCONNECTED TO STORMWATER PLANTERS BECAUSE OF CONCERNS FOR STRUCTURAL LOADING OF A GREEN ROOF.</li> <li>THE INFILTRATION TRENCHES HAVE BEEN DESIGNED PER DCR SPEC #8 HAVE BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> <li>THE TRADITIONAL BIO-RETENTION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH DCR SPEC #9 AND HAS BEEN USED TO TREAT DISCONNECTED ROOF WATER AND SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> <li>THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETS/SCAPE. THE STORMWATER PLANTERS HAVE BEEN UTILIZED FOR TREATMENT OF ROOFTOP AREAS.</li> <li>SOIL AMENDMENTS HAVE BEEN DESIGNED PER DCR SPEC #4.</li> <li>THE DRY SWALE HAS BEEN DESIGNED PER DCR SPEC #10 AND USED TO TREAT SURFACE RUNOFF FROM BOTH PERVIOUS AND IMPERVIOUS SURFACES.</li> </ul> SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH LID PRACTICE. PRACTICES WHICH HAVE DRAINAGE AREAS IN EXCESS OF THE STORAGE VOLUME FOR THE 1 INCH RAIN FALL EVENT HAVE TAKEN CREDIT FOR ONLY THE AREA WHICH CAN BE RETAINED WITHIN THE PRACTICE. THE DRAINAGE AREA IN EXCESS OF THE PROVIDED RETENTION VOLUME IS CONSIDERED UNDETAINED SITE RUNOFF. SEE SHEET C-17 FOR FDP BMP SIZING COMPUTATIONS WHICH IS A BREAKDOWN OF EACH PRACTICE IDENTIFIED ON SHEET C-15.  THESE PRACTICES COMBINED YIELD AN ON-SITE RETAINED RAINFALL DEPTH OF 0.05 INCHES. PLEASE NOTE THAT THE LEED RUNOFF REDUCTION IS 0.09 INCHES FOR THE PROVIDED STORAGE VOLUMES WITHIN THE PROPOSED PRACTICES. THE LEED SPECIFIED STORM EVENT FOR THIS PART OF THE COUNTRY IS A 2 YEAR 24 HOUR SCS TYPE I RAINFALL EVENT OF 3.2 INCHES.  ADDITIONALLY, IT SHOULD BE NOTED THAT OF THE 16 ACRE APPLICATION AREA, 10.19 ACRES (64%) IS COMPRISED OF EXISTING BUILDINGS AND THEIR IMPROVEMENTS. THE RAINFALL RETENTION FOR THESE EXISTING BUILDINGS HAS BEEN IMPROVED FROM THE EXISTING RETENTION OF 0.13 INCHES TO 0.07 INCHES. THE 3.94 ACRES OF NEW CONSTRUCTION PROPOSED RETAINS 0.91 INCHES OF RAIN FALL ON-SITE. THE NEW CONSTRUCTION WOULD REACH 0.99 INCHES IF THE LEED SPECIFIED RAINFALL EVENT WAS CONSIDERED (SEE SHEETS C-15 AND C-18).  ALL ROOF AREAS OF THE SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSE. HIGHRISE ROOFTOPS FOR BUILDING C DISCONNECT RUNOFF TO STORMWATER PLANTERS BECAUSE GREEN ROOF CAN NOT BE SUPPORTED STRUCTURALLY. URBAN DESIGN GUIDELINES, NEED FOR PENTHOUSE, AND SIGNATURE SKYLINE ARCHITECTURE PRECLUDE THE ABILITY TO KEEP ALL ROOFS FLAT AND AVAILABLE FOR SWM PURPOSES. WHILE THE MAJORITY OF THE STREETS HAVE BIORETENTION TREE PITS LOCATED ON THEM, THOSE ROADS CURRENTLY IN THE VDOT SYSTEM THAT HAVE STEEP TOPOGRAPHY, OR DUE TO URBAN DESIGN ARE DEEMED UNSUITABLE DO NOT. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 7.8 ACRES OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES TO THE MAXIMUM EXTENT PRACTICABLE WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN THE FIRST INCH OF RAINFALL FOR THIS FDP.
REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE.	THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIORETENTION (URBAN AND TRADITIONAL), SOIL AMENDMENTS, AND DRY SWALE HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION.
AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN QUANTITY CONTROL AND STORMWATER DESIGN QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL.	LEED STORMWATER CREDITS #1 AND #2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF, INFILTRATION PRACTICES, BIORETENTION (URBAN), AND SOIL AMENDMENTS. EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. SEE SHEETS C-17 THRU C-19 FOR COMPUTATIONS SHOWING COMPLIANCE WITH LEED CREDIT #1. COMPUTATIONS PROVIDED HEREIN ARE PRELIMINARY. FINAL LEED BOUNDARIES WILL BE ESTABLISHED WITH SUBSEQUENT THE SITE PLAN SUBMISSION AS THE LIMITS OF THIS FDP ARE THE SITE AREA. RETROFITTING EXISTING BUILDINGS D AND E TO ACHIEVE LEED CREDITS #1 AND #2 IS NOT PRACTICABLE.  SWM VAULTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE TO PROVIDE ACCESS.  A 4X4 ACCESS DOOR SHALL BE PROVIDED FOR THE VAULT MAINTENANCE.

EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED.	THIS SUBJECT APPLICATION DOES NOT PROPOSE OFF-SITE OR SHARED STORMWATER ALTERNATIVES. HOWEVER, POTENTIAL OFF-SITE AREAS ARE IDENTIFIED ON THE CDP. CREDIT FOR THESE OFF-SITE AREAS IS NOT TAKEN IN THE FAIRFAX COUNTY TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE SPREADSHEET, BUT THE POTENTIAL CREDIT AVAILABLE IS IDENTIFIED ON THE CDP IN THE APPLICATION OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS SPREADSHEET.
LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND REDESIGNED STREETS WHERE ALLOWED AND PRACTICABLE.	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT). THESE TREE PITS PROVIDE BOTH QUANTITY AND QUALITY CONTROL, AS OUTLINED BY DCR SPEC #9.
RESTORATION AND/OR STABILIZATION OF DEGRADED STREAMS OR DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE. RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATION PROCESSES AND/OR THROUGH RESTORATION PROJECTS.	THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN A PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER.

**COMPREHENSIVE PLAN IMPLEMENTATION**

THE TYSONS CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF BIO-RETENTION (TRADITIONAL AND URBAN), INFILTRATION, VEGETATIVE ROOFS, SOIL AMENDMENTS, AND A DRY SWALE. THE ROADWAY ROW AND STREETS/SCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. BUILDING ROOF AREAS HAVE BEEN CONTROLLED BY A VEGETATIVE ROOF DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS WHERE PRACTICABLE, OR THROUGH DISCONNECTION TO INFILTRATION, BIO-RETENTION, OR STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECKLIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-17 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1' OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES AN INNOVATIVE IMPLEMENTATION OF THE STORMWATER PLANTER AND INTENSIVE GREEN ROOF SPECIFICATIONS IDENTIFIED BY DCR WHICH IS IDENTIFIED AS TIER 3 IN THE COMPUTATIONS.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS, INFILTRATION PRACTICES, TRADITIONAL BIO-RETENTION, AND PROPOSED TRENCHES.
- THE TREE PITS, INFILTRATION TRENCHES, BIO-RETENTION PRACTICES, VEGETATIVE ROOFS, AND THE DRY SWALE SHALL BE PRIVATELY MAINTAINED.
- THE DESIGN SHALL CREATE A SAFE ENVIRONMENT FOR THE PUBLIC. THE EXTENSIVE VEGETATIVE ROOF AREAS SHALL NOT HAVE PUBLIC ACCESS WHEREAS THE TREE PITS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS AND AS MENTIONED PREVIOUSLY WHERE EXCESSIVE TRAFFIC IS EXPECTED BIO-RETENTION TREE PITS HAVE NOT BEEN PROVIDED TO AVOID IMPEDING PEDESTRIAN MOVEMENT AND/OR CAUSE A SAFETY HAZARD. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF THE ROOF TOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. THIS FDP IS THE FIRST PHASE AND SHOWS THE PROPOSED SWM CONTROLS TO MEET THE GOALS/INTENT OF THE TYSONS CORNER COMPREHENSIVE PLAN.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
  - IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12:07:02 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF SIX (6) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
  - A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6:03:03 B OF THE PFM. THIS WAIVER WAS SUBMITTED ON JANUARY 28, 2013 AND IS CURRENTLY UNDER REVIEW.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304:2F TO SET THE MINIMUM HORIZONTAL SETBACKS FOR BOTH INFILTRATING AND NON-INFILTRATING SYSTEMS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF PERMEABLE PAVERS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304:2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1304:4I TO ALLOW UTILIZATION OF INFILTRATION RATES LESS THAN 0.02 IN/HR FOR DESIGN OF INFILTRATION SYSTEMS UTILIZED TO MEET THE COMPREHENSIVE PLAN REQUIREMENT FOR RETENTION OF THE FIRST 1' OF RUNOFF ON-SITE.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1306:3F TO ALLOW FOR ANY DETENTION FACILITY LOCATED WITHIN A BUILDING OR GARAGE STRUCTURE TO BE GOVERNED BY BUILDING CODE REQUIREMENTS FOR ACCESS AND MAINTENANCE.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307:2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307:2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO FOUR (4) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307:2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307:2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1' OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES.
  - ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1309:2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.

**DESIGN OF BEST MANAGEMENT PRACTICES**

**INFILTRATION BMP'S**  
 INFILTRATION TRENCHES, BIO-RETENTION, SOIL AMENDMENTS, AND A DRY SWALE HAVE BEEN PROVIDED WITH THIS PLAN TO PROMOTE INFILTRATION ON SITE. AS NOTED IN THE COMPREHENSIVE PLAN STORMWATER MANAGEMENT GOALS SECTION ABOVE, A LARGE PORTION OF THE APPLICATION IS UNDERGROUND GARAGE, FUTURE ROW, AND EXISTING BUILDINGS AND INFRASTRUCTURE. LIMITING THE POTENTIAL AREAS OF INFILTRATION FACILITIES ON SITE. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITIES. AS CAN BE SEEN ON THIS SHEET, A MINIMUM OF 0.02 IN/HR INFILTRATION RATE OF LESS THAN 0.02 IN/HR AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED WITH THE SUBSEQUENT SITE PLAN. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1' OF RAINFALL.

**RAINWATER HARVESTING**  
 RAINWATER HARVESTING HAS NOT BEEN PROPOSED WITH THIS APPLICATION.

**RUNOFF REDUCTION PRACTICES**  
 THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, AND A DRY SWALE. BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECKLIST:

RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC #9 AND #5 RESPECTIVELY.

AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0' OF RAINFALL COULD NOT BE CAPTURED/CONTROLLED DUE TO CONSTRAINTS WITH THE EXISTING BUILDINGS AND INFRASTRUCTURE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.05' (0.09' FOR THE LEED SPECIFIED STORM EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET C-17).

**TIER 2 INNOVATIVE BMP'S (ACCEPTED IN OTHER JURISDICTIONS)**  
 THERE ARE NO TIER 2 BMP'S BEING PROPOSED WITH THIS SUBJECT APPLICATION. AS MENTIONED PREVIOUSLY SITE CONSTRAINTS LIMIT THE APPLICABILITY OF VARIOUS BMP PRACTICES.

**TIER 3 INNOVATIVE BMP'S (NON-APPROVED)**  
 1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE TREATMENT OF THE IMPERVIOUS SURFACES DIRECTED TO THE PRACTICE SHALL BE CONSIDERED TIER 3 CREDIT WITH THE FOOTPRINT OF THE FACILITY CONSIDERED TIER 1. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-21 FOR THE DISCONNECTION OF HIGH-RISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS ABOVE THE UNDERGROUND GARAGE.

2. FURTHER IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE TREATMENT OF THE IMPERVIOUS SURFACES DIRECTED TO THE PRACTICE SHALL BE CONSIDERED TIER 3 CREDIT WITH THE FOOTPRINT OF THE FACILITY CONSIDERED TIER 1. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-21 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. SEE THE NEXT SECTION BELOW FOR POTENTIAL MITIGATION OF TIER THREE PRACTICES PROPOSED IN THE EVENT THEY ARE FOUND TO BE IMPRACTICABLE AT FINAL SITE PLAN.

**OFFSITE OR SHARED FACILITIES**  
 CURRENTLY THE SUBJECT APPLICATION DOES NOT PROPOSE THE USE OF OFF-SITE OR SHARED SWM FACILITIES, BUT POTENTIAL AREAS ARE IDENTIFIED ON THE CDP. THE ADDITIONAL RETENTION OF OFF-SITE WATER COULD HELP MITIGATE ANY SHORT COMINGS OR INFEASIBILITY OF TIER 3 APPLICATIONS WITH THE FINAL ENGINEERED SITE PLAN.

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

AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN DOES NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0' OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT POSSIBLE, THE FIRST 0.05' (0.09' WHEN CONSIDERING THE LEED SPECIFIED EVENT FOR THIS PART OF THE COUNTRY) OF RAINFALL.

THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTENT FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, INFILTRATION, BIO-RETENTION, SOIL AMENDMENTS, AND DRY SWALE. 61% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.05' (0.09' WHEN CONSIDERING THE LEED SPECIFIED RAIN FALL EVENT) OF THE FIRST 1 INCH OF RAINFALL.

AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (GREEN ROOF, INFILTRATION, ETC.)

THE PROPOSED DESIGN DOES CONTROL PEAK FLOWS BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGE IS REDUCED. PER THE PFM ANTICIPATED MOISTURE IN THE SOIL OF THE PROPOSED PRACTICES IS NOT A DESIGN VARIABLE FOR THE RATIONAL METHOD AND FOR RAINFALL EVENTS WITH RETURN FREQUENCIES LESS THAN OR EQUAL TO 10 YEARS. AS SUCH ADEQUATE PFM DETENTION IS PROVIDED VIA THE LID PRACTICES IN COMBINATION WITH THE PROPOSED SWM VAULTS IN BUILDING C AND THE EXISTING DETENTION VAULTS AND POND SERVING EXISTING BUILDING 'D' AND 'E' AT SITE PLAN DETAILED ROUTING WILL BE PROVIDED FOR PFM DETENTION AND THE OUTFALL ANALYSIS.

STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9.

STREAM STABILIZATION AND RESTORATION IS NOT PROPOSED WITH THIS SUBJECT APPLICATION.

THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-9 THRU C-13 AND C-14 FOR DETAILS.

**SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST**  
 IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT IS NOT PRACTICABLE FOR THIS APPLICATION DUE TO THE AFOREMENTIONED CONSTRAINTS. IT HAS BEEN SHOWN THAT SHORT-COMINGS CAN BE MITIGATED WITH POTENTIAL OFF-SITE TREATMENT AREAS AROUND THE PERIPHERY OF THE SITE. THE CDP APPLICATION HAS IDENTIFIED AN ADDITIONAL 0.07 INCHES OF POTENTIAL RETENTION FOR THE 1' GOAL. AT THIS TIME THE FACILITIES ARE NOT PROPOSED, BUT MAY BE INCLUDED WITH SUBSEQUENT SITE PLAN SUBMISSIONS TO BE IN COMPLIANCE OF THE 1' GOAL.

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

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

**INFILTRATION TESTING RESULTS**

INFILTRATION TESTS WERE PERFORMED IN THE LOCATIONS OF THE PROPOSED INFILTRATION TRENCHES (IN-1, IN-2, IN-3) AND WHERE THE TRADITIONAL BIORETENTION (BR-1). THESE TEST RESULTS SHOWED VERY POSITIVE RESULTS FOR ALL OF THE INFILTRATION TRENCH LOCATIONS. AVERAGED FIELD TEST RESULTS FOR THE INFILTRATION TRENCH S ARE AS FOLLOWS: IN-1 - 7.9 IN/HR, IN-2 - 1.05 IN/HR, IN-3 - 2.03 IN/HR. THE BIORETENTION AREA PER DCR SPEC. 9 WILL REQUIRE AN UNDERDRAIN FOR THE LEVEL 2 DESIGN AS IT IS PROPOSED DUE TO LOWER FIELD INFILTRATION RATES FOUND IN THIS AREA.



**TYSONS WEST DEVELOPMENT PLAN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA**

**STORMWATER MANAGEMENT PLAN NARRATIVE**

**VIKA REVISIONS**

DATE:	JUNE 12, 2013
DATE:	MAY 10, 2013
DATE:	FEBRUARY 25, 2013
DES.	BC
DWN.	BC
SCALE:	N/A
PROJECT/FILE NO.	V7405D
SHEET NO.	C-16

**BUILDING C FDP OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET**

**Site Name:** JBGR - Tysons West Rezoning  
**Description:** DA "A" Building C; DA "B" Buildings A&B; DA "C" Building "E"; DA "D" Building "D"

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

**Post-Development Land Cover**

data input cells highlighted in yellow

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)			0.42		0.42
Impervious Cover (acres)			3.22		3.22
<b>Total</b>			<b>3.64</b>		

**Drainage Area B**

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)			0.04		0.04
Impervious Cover (acres)			2.13		2.13
<b>Total</b>			<b>2.17</b>		

**Drainage Area C**

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)			0.96		0.96
Impervious Cover (acres)			5.26		5.26
<b>Total</b>			<b>6.22</b>		

**Drainage Area D**

Land Cover Type	HSG A Soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space - Undisturbed, protected forest and open space or reforested land					0.00
Managed Turf (acres)			0.18		0.18
Impervious Cover (acres)			3.79		3.79
<b>Total</b>			<b>3.97</b>		

**Drainage Area E**

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

**Rv Coefficients**

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

\* See the instructions tab for a definition of each land cover type.

**Land Cover Summary**

Forest / Preserved Open Space (ac)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf (acres)	1.60
Weighted Rv (turf)	0.25
% Managed Turf	10%
Impervious Cover (acres)	14.40
Rv (impervious)	0.95
% Impervious	90%
<b>Total Site Area (acres)</b>	<b>16.00</b>
<b>Site Rv</b>	<b>0.88</b>

**Rainfall / Runoff Summary**

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	58,080
Volume Not Converted to Runoff (cf)	6,970
<b>1-inch Runoff Volume for entire site (cf)</b>	<b>51,110</b>

**Runoff Reduction Summary**

Target Runoff Reduction Volume (cf)	51,110
Runoff Reduction Volume Achieved (cf)	31,072
Total Runoff Volume Retained (cf)	38,041
Total Area of Site Captured in a BMP (acres)	10.02

**Conformance with Comprehensive Plan Goal**

Total Site Area Captured by a BMP (%) **63%**

Rainfall Depth Retained Onsite (inch) **0.65** \*SEE TABLE TO THE RIGHT IDENTIFYING ALTERNATE/ADDITIONAL STORMWATER OPTIONS

**FDP OVERALL ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS**

Runoff Reduction Practice	Contributing DA	DA Rv	1" Vol Required (CF)	Vol Provided (CF)	Leed Runoff Retained (Inch)	Excess Volume	Equivalent Depth Retained
BIORETENTION PRACTICES	3.32	0.87	11032	12493	1.20	2062	0.04
EXTENSIVE GREEN ROOF	0.24	0.95	834	1053	1.26	219	0.00
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.23	0.95	787	787	1.00	0	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.08	0.95	282	282	1.00	0	0.00
INFILTRATION PRACTICES	3.47	0.88	11077	11785	1.06	708	0.01
DISCONNECTION TO STORMWATER PLANTERS	1.47	0.95	5069	5372	1.06	302	0.01
<b>*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"</b>					<b>TOTAL EXCESS VOL</b>	<b>3292</b>	<b>0.06</b>

Low Impact Development Practice	Inches Contributed to Overall	Tier
BIORETENTION PRACTICES	0.19 IN	TIER 1
EXTENSIVE GREEN ROOF	0.01 IN	
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.005 IN	
INFILTRATION PRACTICES	0.19 IN	
DRY SWALE	0.02 IN	TIER 2
RAINFALL NOT CONVERTED TO RUNOFF (INITIAL ABSTRACTION)	0.12 IN	
SOIL AMENDMENTS	0.01 IN	TIER 3
STORMWATER PLANTERS	0.09 IN	
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.01 IN	
<b>TOTAL</b>	<b>0.65 IN</b>	

Drainage Area	Building Block	Inches Retained
A	BUILDING C	0.96
B	EX PARKING	0.06
C	EX BUILDING E	0.65
D	EX BUILDING D	0.69

**FDP BMP SIZING COMPUTATIONS**

**INFILTRATION** **Tyson's Corner Infiltration Sizing chart**

Application Drainage Area	Infiltration Area "IN" & "PAV"	DA TO INFILTRATION (AC.)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	Surface Area Provided (SF)	Storage in Ex Detention Str	Gravel Depth (FT)	Gravel Volume Provided (CF)	Ponding Vr	Gravel Vr	Req'd Vol.	Treatment Credit	Application Drainage Area
Drainage Area "A"	IN-1	0.47	0.83	1558	1680	1200	N/A	3.5	4200	N/A	0.4	Yes	0.47	Drainage Area "A"
		<b>TOTALS=</b>		<b>1558</b>	<b>1680</b>	<b>1200</b>						<b>TOTAL=</b>	<b>0.47</b>	
Drainage Area "C"	IN-2	0.75	0.85	2546	2571	1325	N/A	4.85	6426.25	N/A	0.4	Yes	0.75	Drainage Area "C"
		PAV-3	0.10	379	888	4440	N/A	0.5	2220	1	0.4	Yes	0.10	
		<b>TOTALS=</b>		<b>2546</b>	<b>2571</b>	<b>1325</b>						<b>TOTAL=</b>	<b>0.75</b>	
Drainage Area "D"	IN-3	2.25	0.88	7906	7929	3625	4115	2.63	9533.75	1	0.4	Yes	2.25	Drainage Area "D"
		PAV-2	0.05	190	410	2050	N/A	0.5	1025	1	0.4	Yes	0.05	
		<b>TOTALS=</b>		<b>7906</b>	<b>7929</b>	<b>3625</b>						<b>TOTAL=</b>	<b>2.25</b>	

Note: Sizing based on DCR Spec# 8  
 Max Depth 6 FT  
 Tv(REQ'D)=1.1\*\*Rv\*A/12  
 Tv(PROV'D)=SA\*SUM OF STORAGE

**SWM PLANTER** **Tyson's Corner Stormwater Planter Sizing chart**

Application Drainage Area	SWM Planter Area	DA TO PLANTER	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	Surface Area Provided (SF)	Ponding Depth (INCH)	Soil Depth Provided (FT)	Soil Volume Provided (CF)	Gravel Depth Provided (IN)	Gravel Volume Provided (CF)	Ponding Vr	Soil Vr	Gravel Vr	Treatment Credit Received (AC.)
Drainage Area "A"	1	0.85	0.95	2931	2934	2910	2.1	2	5820	10	2425	1	0.25	0.4	0.85
		2	0.62	2138	2167	2000	0	3	6000	10	1660	1	0.25	0.4	0.62
		<b>TOTALS=</b>		<b>1.47</b>	<b>5069</b>	<b>5160</b>									<b>1.47</b>

Note: Sizing based on DCR Spec# 9 Appendix A (Urban Bio-retention)  
 Min SA(REQ'D)=Tv/2  
 Tv(REQ'D)=1\*\*Rv\*A/12  
 Tv(PROV'D)=SA\*SUM OF STORAGE

**DRY SWALE** **Tyson's Corner Dry Swale Sizing chart**

Application Drainage Area	Dry Swale "DS"	DA TO DRY SWALE (AC.)	Rv	Tv REQUIRED (CF)	Tv PROVIDED (CF)	Tv PROVIDED IN BR DOWNSTREAM	Surface Area Provided (SF)	Ponding Depth (INCH)	Soil Depth (CF)	Soil Volume Provided (CF)	Gravel Depth (SF)	Gravel Volume	Ponding Vr	Soil Vr	Gravel Vr	Req'd Vol.	Treatment Credit Received	Application Drainage Area
Drainage Area "A"	DS-1	0.56	0.76	1545	949	1200	575	6	3	1725	1	575	1	0.25	0.4	Yes	0.56	Drainage Area "A"
		<b>TOTALS=</b>		<b>1545</b>	<b>949</b>		<b>575</b>									<b>TOTAL=</b>	<b>0.56</b>	

Note: Sizing based on DCR Spec# 10  
 Min SA(REQ'D)=1.1\*\*Tv  
 Tv(REQ'D)=1\*\*Rv\*A/12  
 Tv(PROV'D)=SA\*SUM OF STORAGE

**BIO-RETENTION** **Tyson's Corner Urban Bioretention Sizing chart**

Application Drainage Area	Bioretention Area - "TP" & "BR"	DA TO TREE PIT (AC.)	Rv	Tv REQUIRED	Tv PROVIDED(CF)	Surface Area Provided (SF)	Ponding Depth (INCH)	Soil Volume Provided (CF)	Gravel Volume Provided (CF)	Ponding Vr	Soil Vr	Gravel Vr	Req'd Vol.	Treatment Credit Received	Application Drainage Area
Drainage Area "A"	TP-1 (2 Trees)	0.13	0.95	448	490	144	2	1400	290	1	0.25	0.4	Yes	0.13	Drainage Area "A"
	TP-2 (4 Trees)	0.33	0.95	1138	1180	400	6	2800	700	1	0.25	0.4	Yes	0.33	
	TP-3 (4 Trees)	0.27	0.87	853	980	288	2	2800	580	1	0.25	0.4	Yes	0.27	
	TP-4 (1 Tree)	0.04	0.95	138	245	72	2	700	145	1	0.25	0.4	Yes	0.04	
		<b>TOTALS=</b>		<b>2577</b>	<b>2895</b>	<b>904</b>							<b>TOTAL=</b>	<b>0.77</b>	
Drainage Area "C"	TP-6 (4 Trees)	0.41	0.75	1116	1260	840	2	3360	700	1	0.25	0.4	Yes	0.41	Drainage Area "C"
	TP-7 (2 Trees)	0.09	0.95	310	350	300	2	800	250	1	0.25	0.4	Yes	0.09	
	TP-8 (2 Trees)	0.14	0.95	483	493	385	6	800	250	1	0.25	0.4	Yes	0.14	
	TP-9 (2 Trees)	0.26	0.95	897	900	500	6	1800	500	1	0.25	0.4	Yes	0.26	
	TP-10 (6 Trees)	0.41	0.95	1414	1425	750	6	3000	750	1	0.25	0.4	Yes	0.41	
		BR-1	0.96	0.81	3528	4729	3550	6	7100	2947	1	0.25	0.4	Yes	0.96
		<b>TOTALS=</b>		<b>2.27</b>	<b>7748</b>	<b>9156</b>	<b>6325</b>						<b>TOTAL=</b>	<b>2.27</b>	
Drainage Area "D"	TP-11 (2 Trees)	0.09	0.95	310	372	207	6	800	171	1	0.25	0.4	Yes	0.09	Drainage Area "D"
		TP-18 (3 Trees)	0.19	0.95	655	683	350	6	1800	145	1	0.25	0.4	Yes	
		<b>TOTALS=</b>		<b>0.28</b>	<b>310</b>	<b>1055</b>	<b>557</b>						<b>TOTAL=</b>	<b>0.28</b>	

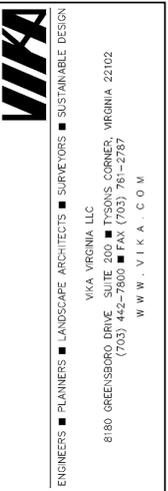
Note: Sizing based on DCR Spec# 9  
 Min SA(REQ'D)=Tv/2  
 Tv(REQ'D)=1\*\*Rv\*A/12 (Urban Bioretention)  
 Tv(REQ'D)=1.25\*\*Rv\*A/12 (Traditional Bioretention)  
 Tv(PROV'D)=SA\*SUM OF STORAGE  
 TYPICAL SURFACE AREA PER TREE = 72 SF TYPICAL SOIL VOLUME PER TREE = 700 CF

**NOTE:**  
 TP-15 INCLUDES 0.12 ACRES OF OFFSITE TREATMENT ON WESTWOOD CENTER DRIVE  
 TP-16 INCLUDES 0.12 ACRES OF OFFSITE TREATMENT ON WESTWOOD CENTER DRIVE

**GREEN ROOF** **Tyson's Corner Green Roof Sizing chart**

Application Drainage Area	Green Roof "GR"	Intensive/Extensive System	DA TO GREEN ROOF (Ac.)	Rv	Tv REQ'D (CFT)	Tv PROV'D (CFT)	Surface Area (SFT)	Soil Depth (in)	Media Porosity	Treatment Credit Received (AC.)
Drainage Area "A"	GR-1	INTENSIVE (TIER 3)	0.20	0.95	690	610	3050	8	0.30	0.18
	GR-2	INTENSIVE (TIER 3)	0.11	0.95	379	317	1585	8	0.30	0.09
	GR-3	EXTENSIVE (TIER 1)	0.02	0.95	69	102	1020	4	0.30	0.02
	GR-4	EXTENSIVE (TIER 1)	0.06	0.95	207	275	2750	4	0.30	0.06
		<b>TOTALS=</b>			<b>1345</b>	<b>1304</b>	<b>8405</b>			<b>0.35</b>
Drainage Area "C"	GR-5	EXTENSIVE (TIER 1)	0.02	0.95	69	93	925	4	0.30	0.02
		<b>TOTALS=</b>			<b>0.95</b>	<b>69</b>	<b>925</b>			<b>0.02</b>
Drainage Area "D"	GR-6	EXTENSIVE (TIER 1)	0.06	0.95	207	253	2525	4	0.30	0.06
		<b>TOTALS=</b>			<b>0.06</b>	<b>207</b>	<b>2525</b>			<b>0.06</b>

Note: Sizing based on DCR Spec# 5  
 Tv(REQ'D)=1\*\*Rv\*DA/12  
 Tv(PROV'D)=Surface Area\*Soil Depth\*Porosity/12  
 Runoff Reduction is assumed to be 100% of Tv Req'd or Tv Prov'd (whichever is less)



**TYSONS WEST DEVELOPMENT PLAN**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**SITE OVERALL SWM COMPUTATIONS AND SUPPORTING DATA**

VIKA REVISIONS

JUNE 12, 2013  
 MAY 10, 2013  
 DATE: FEBRUARY 25, 2013  
 DES. BC DWN. BC  
 SCALE: N/A  
 PROJECT/FILE NO. V7405D  
 SHEET NO. C-17

PFM DETENTION COMPUTATIONS

Pond Estimated Storage Detailed Report: Tysons West Promenade

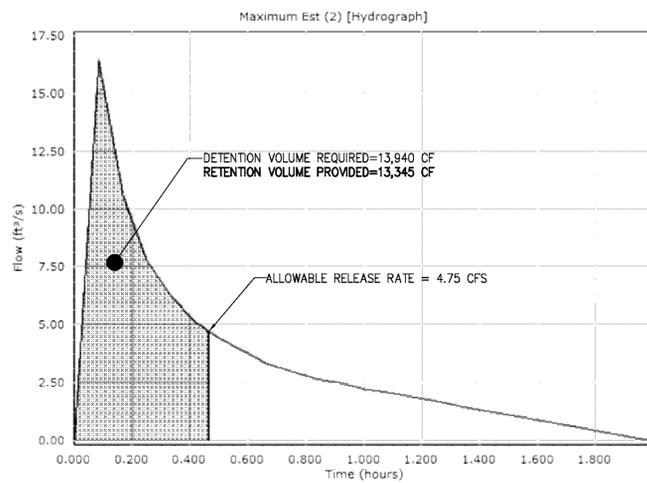
Return Event	Peak In (ft <sup>3</sup> /s)	Target (ft <sup>3</sup> /s)	Lower (ac-ft)	Linear (ac-ft)	Curvilinear (ac-ft)	Upper (ac-ft)	Total (ac-ft)
2	16.42	4.75	0.143	0.229	0.294	0.320	0.555
10	21.90	8.44	0.127	0.231	0.294	0.346	0.738

2YR DETENTION VOLUME REQUIRED=13,940 CF

10YR DETENTION VOLUME REQUIRED=15,075 CF

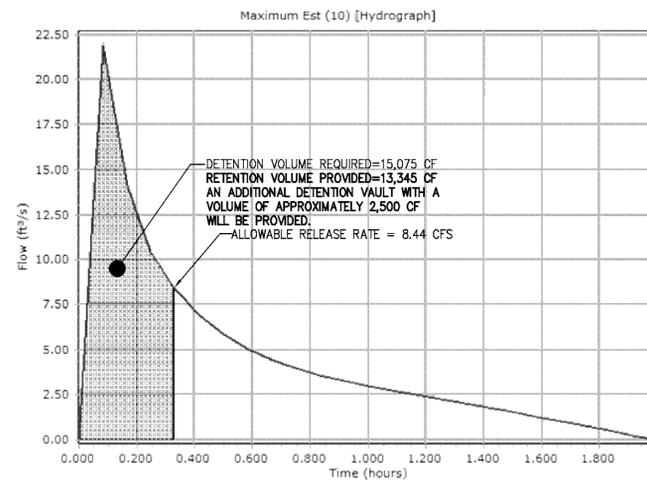
2 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



10 YEAR 2 HOUR HYDROGRAPH

Pond Estimated Storage Detailed Report: Tysons West Promenade



ALLOWABLE RELEASE RATE

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

EXISTING CONDITIONS 2 YR RELEASE RATE = 6.33 CFS

75% OF EXISTING RELEASE RATE = 6.33 X 75% = 4.75 CFS - 2YR LEED ALLOWABLE RELEASE RATE  
8.44 CFS - 10YR PFM ALLOWABLE RELEASE RATE

TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

BUILDING 'C' DRAINAGE AREA "A" SWM SUMMARY:

- LOW IMPACT DEVELOPMENT STRATEGIES USED:
- INFILTRATION PRACTICES
  - VEGETATED ROOFS
  - ROOF TOP DISCONNECTION
  - BIO-RETENTION PRACTICES
  - SOIL AMENDMENTS

TOTAL RETENTION VOLUME PROVIDED ON SITE FOR 1" RAINFALL EVENT  
10,597 CF - 0.93 IN

LEED POTENTIAL RETENTION FOR BUILDING 'C' - DRAINAGE AREA "A"  
13,345 CF - 1.01 IN

BUILDING C ALTERNATE/ADDITIONAL SWM OPTIONS AND CREDITS

RESIDENTIAL BUILDING "C"							
TOTAL RUNOFF REDUCTION REQUIRED	13,213 CFT						
TOTAL RUNOFF REDUCTION PROVIDED	10,904 CFT						
RAINFALL DEPTH RETAINED ONSITE	0.96 IN						
SITE AREA (AC)	3.64						
STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT							
RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	LEED RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
BIORETENTION PRACTICES	0.77	0.93	2603	2895	1.11	292	0.02
INFILTRATION PRACTICES	0.47	0.83	1418	1680	1.19	262	0.01
EXTENSIVE GREEN ROOF	0.07	0.95	377	377	1.49	123	0.01
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.21	0.95	724	695	0.96	-29	0.00
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.11	0.95	367	464	1.26	97	0.01
DISCONNECTION TO STORMWATER PLANTERS	1.35	0.95	4661	4963	1.06	302	0.02
STORMWATER PLANTERS (FOOTPRINT AREA)	0.12	0.95	409	409	1.00	0	0.00
*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL =	1048	0.08
OVERALL APPLICATION BREAKDOWN BY PRACTICE							
OVERALL APPLICATION BREAKDOWN BY PRACTICE	INCHES CONTRIBUTED TO OVERALL						
BIORETENTION PRACTICES	0.20 IN						
EXTENSIVE GREEN ROOF	0.02 IN						
INTENSIVE GREEN ROOF (FOOTPRINT AREA)	0.03 IN						
STORMWATER PLANTERS (FOOTPRINT AREA)	0.03 IN						
INFILTRATION PRACTICES	0.11 IN						
RAINFALL NOT CONVERTED TO RUNOFF	0.13 IN						
SOIL AMMENDMENTS	0.04 IN						
INTENSIVE GREEN ROOF (DISCONNECTED IMPERVIOUSNESS)	0.05 IN						
STORMWATER PLANTERS	0.35 IN						
TOTAL	0.96 IN						

TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A' - BUILDING C

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

Drainage Area A Post-Development Land Cover	HSG A soils	HSG B Soils	HSG C Soils	HSG D Soils	Totals
Forest / Preserved Open Space	0.00	0.00	0.00	0.00	0.00
Managed Turf	0.00	0.00	0.00	0.42	0.42
Impervious Cover	0.00	0.00	0.00	3.22	3.22
D.A. Total (acres)					3.64

Site Name: JBGR - Tysons West Rezoning

Rv (turf) 0.25  
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 11.485

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft <sup>3</sup> )	Description of Credit	% Credit	Volume Received from Upstream Practices (ft <sup>3</sup> )	Total Volume Received by Practice (ft <sup>3</sup> )	Surface Area of Practice (ft <sup>2</sup> )	Storage Vol Provided by Practice (ft <sup>3</sup> )	Runoff Reduction Vol (ft <sup>3</sup> )	Remaining Volume (ft <sup>3</sup> )	Downstream Practice
Infiltration Practice	Infiltration trench (4' Deep)	0.01	0.08	107	Subtract 100% of provided storage vol.	100%	1,310	1,418	N/A	1,680	1,418	0	
Vegetated Roof	Building 'C' Intensive Green Roof Assuming Media Depth of 12" Media porosity 0.30: Green Plaza 'A' - DA 0.21 AC. Int. Green Roof Footprint 2,400 SF. Green Plaza 'B' - DA 0.11 AC. Int. Green Roof Footprint 1,260 SF. Extensive Green Roof within Green Plaza's 'A' and 'B' - 3,200 SF. Extensive Green Roof within Streetscape Above Underground Garage - 2,300 SF.	0.39	N/A	1,345	Subtract 100% of provided storage vol.	100%	N/A	1,345	N/A	1,757	1,345	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	Tree pits (12@72 SF Surface Area, 700CF Soil Volume)- Assuming Max Ponding Depth 6" and soil Porosity 0.25	0.75	0.02	2,603	Subtract 100% of provided storage vol.	100%	0	2,603	N/A	2,895	2,603	0	
Disconnection to Dry Well/French Drain-DCR Level 2 Design	Roof top disconnection to infiltration trench	0.38	N/A	1,310	Subtract 100% of provided storage vol.	100%	0	1,310	N/A		0	1,310	Infiltration Practice
Disconnection to Stormwater Planter: Extended Tree Pit, or Curb Extension (Urban Bioretention)	Building 'C' Assuming typical Media Depth of 4", Media Porosity 0.25 and 5,660 SF of Stormwater Planters.	1.47	N/A	5,069	Subtract 100% of provided storage vol.	100%	0	5,069	N/A	5,372	5,069	0	
Sheetflow to Vegetated Filter Strip in A/B Soils or Amended C/D Soils	14,375 SF of Soil Ammendments along North West border of Building 'C'	0.14	0.18	646	Reduce volume by 0.06 cu. ft per sq. ft. of conservation area.	N/A	0	646	7821	N/A	469	177	N/A
Totals:		3.14	0.28										
Total Drainage Area Treated (acres):		3.42											

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 10,904

See Site Data and Summary Tab for Site Results

LEED COMPUTATIONS

Project : TYSONS WEST State: BC Date: \_\_\_\_\_  
County : \_\_\_\_\_ State: BC Date: \_\_\_\_\_  
Subtitle: DRAINAGE AREA 'A' EXISTING CONDITIONS

Data: Drainage Area : 3.64 Acres  
Runoff Curve Number : 88  
Time of Concentration: 0.10 Hours  
Rainfall Type : II  
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.10	0.09
Used	0.10	0.10
Runoff (in)	1.55	2.00
Unit Peak Discharge (cfs/acre/in)	11.578	11.578
Pond and Swamp Factor	1.00	1.00
0.0% Ponds Used		
Peak Discharge (cfs)	9	11

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 3.64 AC X 1.55 (IN) X 1FT/12IN X 43,560=20,480 CF  
2YR STORM: 3.64 AC X 2.00 (IN) X 1FT/12IN X 43,560=26,426 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

1YR STORM: 20,480 CF X 75% = 15,360 CF  
2YR STORM: 26,426 CF X 75% = 19,819 CF

Project : TYSONS WEST State: BC Date: \_\_\_\_\_  
County : \_\_\_\_\_ State: BC Date: \_\_\_\_\_  
Subtitle: DRAINAGE AREA 'A' PROPOSED CONDITIONS

Data: Drainage Area : 3.64 Acres  
Runoff Curve Number : 95  
Time of Concentration: 0.10 Hours  
Rainfall Type : NONE  
Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	1	2
24-Hr Rainfall (in)	2.7	3.2
Ia/P Ratio	0.04	0.03
Used	0.10	0.10
Runoff (in)	2.16	2.64
Unit Peak Discharge (cfs/acre/in)	11.578	11.578
Pond and Swamp Factor	1.00	1.00
0.0% Ponds Used		
Peak Discharge (cfs)	12	15

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 3.64 AC X 2.16 (IN) X 1FT/12IN X 43,560=28,540 CF  
2YR STORM: 3.64 AC X 2.64 (IN) X 1FT/12IN X 43,560=34,882 CF

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED THE POST-DEVELOPMENT VOLUME FOR THE 1 YR AND 2 YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL RETENTION STORAGE VOLUME OF 13,777 CF. SEE BELOW FOR PROPOSED 1 AND 2 YEAR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 28,540 CF - 13,345 CF = 15,195 CF < 75% OF EXISTING VOLUME  
2YR STORM: 34,882 CF - 13,345 CF = 21,537 CF > 75% OF EXISTING VOLUME

THE LEED AREA ASSUMED FOR THESE COMPUTATIONS WAS THE TOTAL DRAINAGE AREA FOR BUILDING 'C'. THE FINAL LEED BOUNDARY WILL BE DETERMINED WITH THE SITE PLAN AS THIS FDP IS FOR THE ENTIRE SITE AREA. FINAL LEED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL SITE PLAN



TYSONS WEST  
FINAL DEVELOPMENT PLAN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SWM COMPUTATIONS  
BUILDING C

VIKA REVISIONS

JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. BC	DWN. BC
SCALE:	N/A
PROJECT/FILE NO.	V7405D
SHEET NO.	C-18





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

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

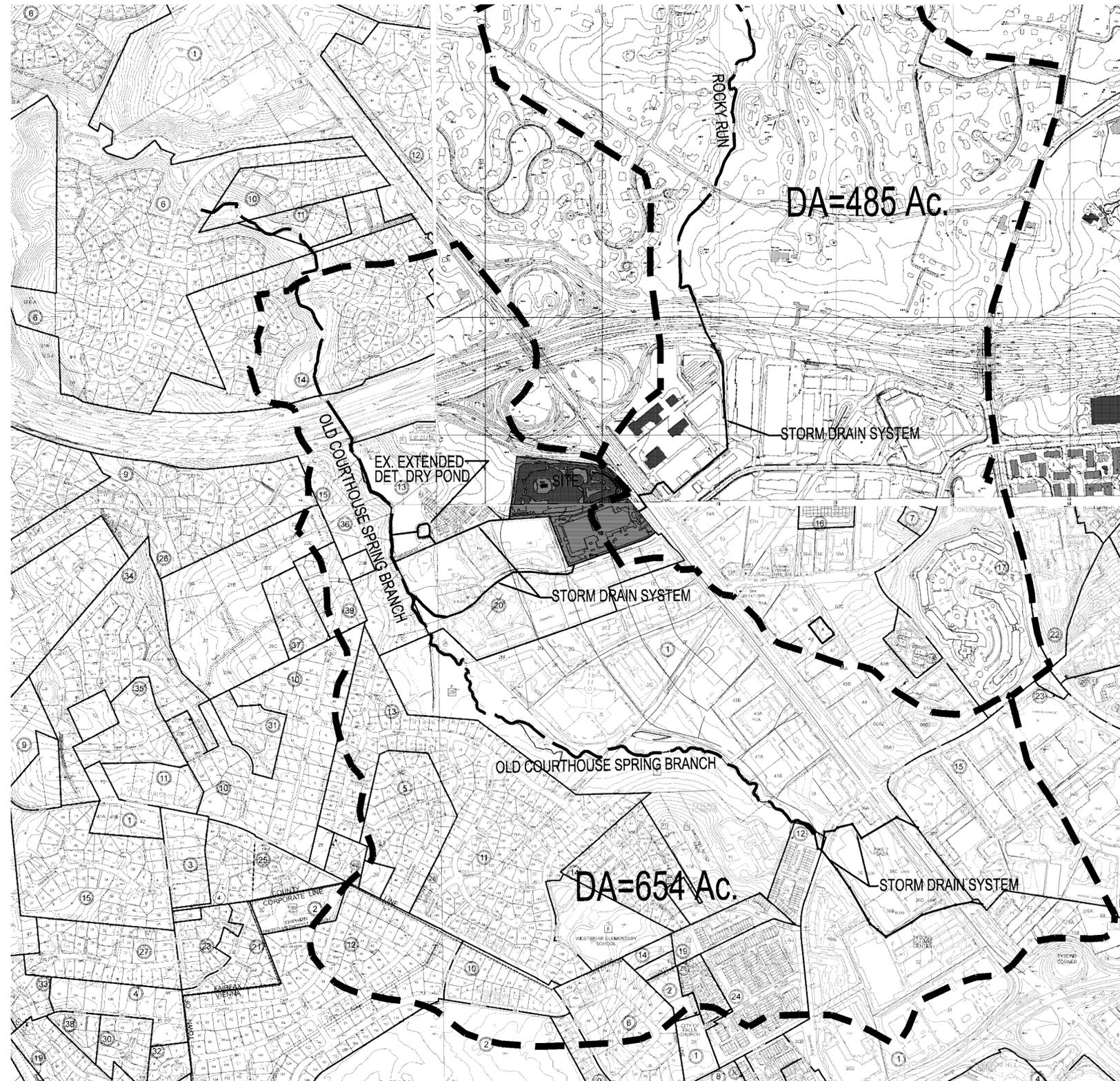
This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-022 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
 FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9.
- 3. Provide
 

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cu ft)	If pond, dam height (ft)
SEE MAP SHEET C-9, NARRATIVE SHEET C-10A, AND COMPUTATIONS C-11 THRU C-12A						
Totals						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-3 AND C-4.  
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.  
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet SEE NARRATIVE ON SHEET C-10A.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet THIS SHEET.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet THIS SHEET.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3.
- 11. A submission waiver is requested for SEE NARRATIVE ON SHEET C-10A.
- 12. Stormwater management is not required because \_\_\_\_\_

Revised 2-21-2006



**LEGEND:**

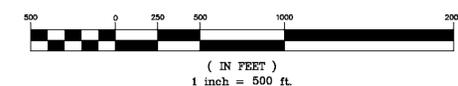
- DENOTES SITE AREA
- SUB AREA DRAINAGE LINE

**OUTFALL DESCRIPTIONS**

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF THE OUTFALLS FOR THIS CDP IS BASED UPON THE PREMISE THAT AN ADEQUATE OUTFALL IS IN PLACE OR WILL BE IN PLACE AT THE TIME OF FINAL SITE PLAN. THERE ARE TWO SEPARATE OUTFALLS FOR THIS SITE, BOTH ARE CLOSED CONDUITS AND FLOW IN OPPOSITE DIRECTIONS TO DIFFERENT RECEIVING WATERS. OUTFALL #1 FLOWS DOWN ASHGROVE LANE TO AN EXISTING EXTENDED DETENTION DRY POND AND THEN OUTFALLS INTO OLD COURTHOUSE SPRING BRANCH. OLD COURTHOUSE SPRING BRANCH IS THEN CONVEYED TO THE WEST UNDER DULLES TOLL ROAD (RT. 267). THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC., WHICH IS GREATER THAN ONE SQUARE MILE (640 AC). OUTFALL # 2 IS A CLOSED CONDUIT SYSTEM FLOWING TO THE NORTH AND DAYLIGHTS AFTER PASSING UNDER THE DULLES TOLL ROAD. THIS OUTFALL FLOWS INTO AN EXISTING REGIONAL POND WHICH TURNS INTO ROCKY RUN FURTHER DOWNSTREAM. THE SITE AREA WHICH FLOWS TO THIS OUTFALL TOTALS 4.11 ACRES SO THE OUTFALL ANALYSIS HAS BEEN STOPPED AT 485 ACRES AS SHOWN WHICH IS 100 TIMES GREATER THAN THE SITE AREA CONTRIBUTING TO THIS OUTFALL.



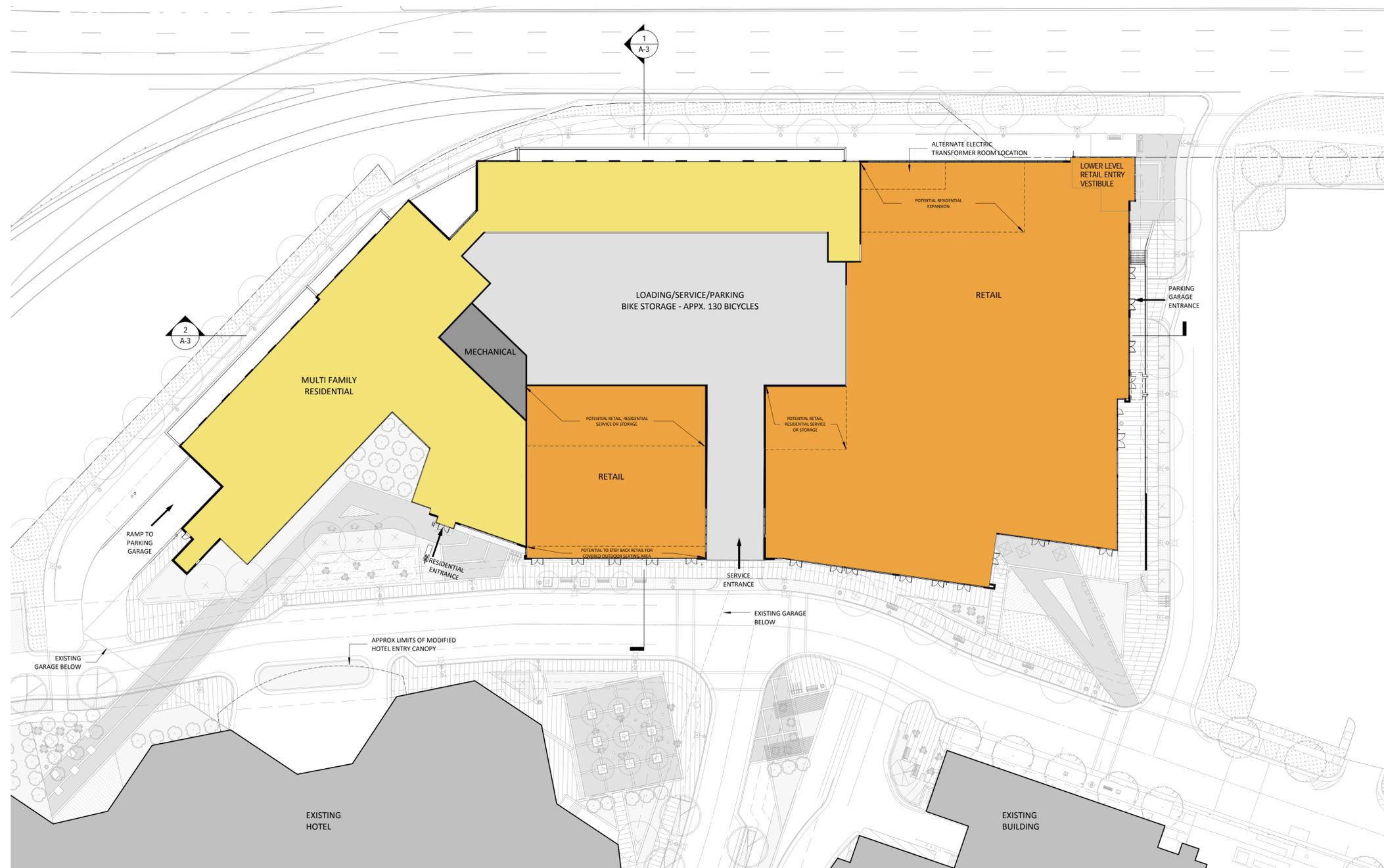
**GRAPHIC SCALE**



**VKA REVISIONS**

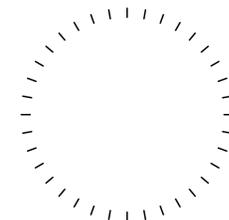
JUNE 12, 2013	
MAY 10, 2013	
DATE: FEBRUARY 25, 2013	
DES. BC	DWN. BC
SCALE: 1"=250'	
PROJECT/FILE NO. V7405A	
SHEET NO. C-21	





**1** GROUND LEVEL PLAN  
 A-1 1" = 30'-0"

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no.	date	revision
3	2013.06.12	
2	2013.05.10	
1	2013.02.25	

Project Number  
**211154.00**

Project  
**TYSONS WEST**

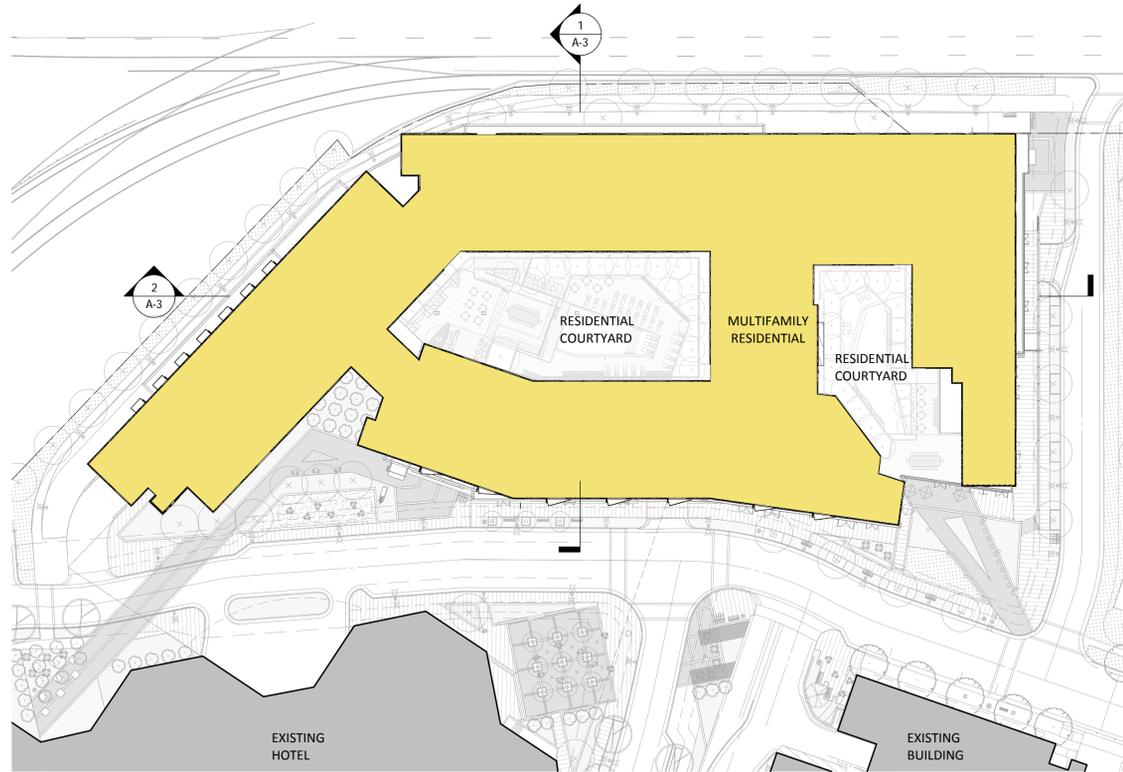
FAIRFAX COUNTY, VIRGINIA

Phase  
**FINAL DEVELOPMENT PLAN**

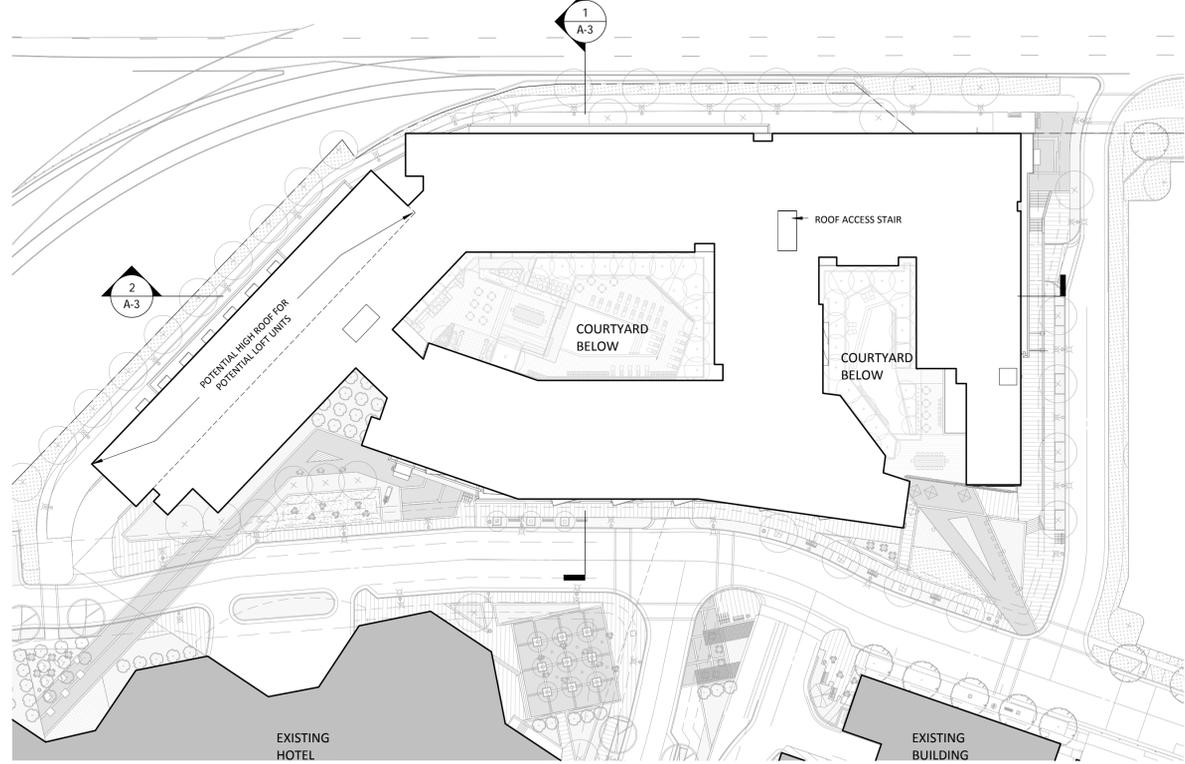
Date  
 2013.06.12  
 Scale  
 1" = 30'-0"  
 Drawing

**FLOOR PLANS - GROUND LEVEL**

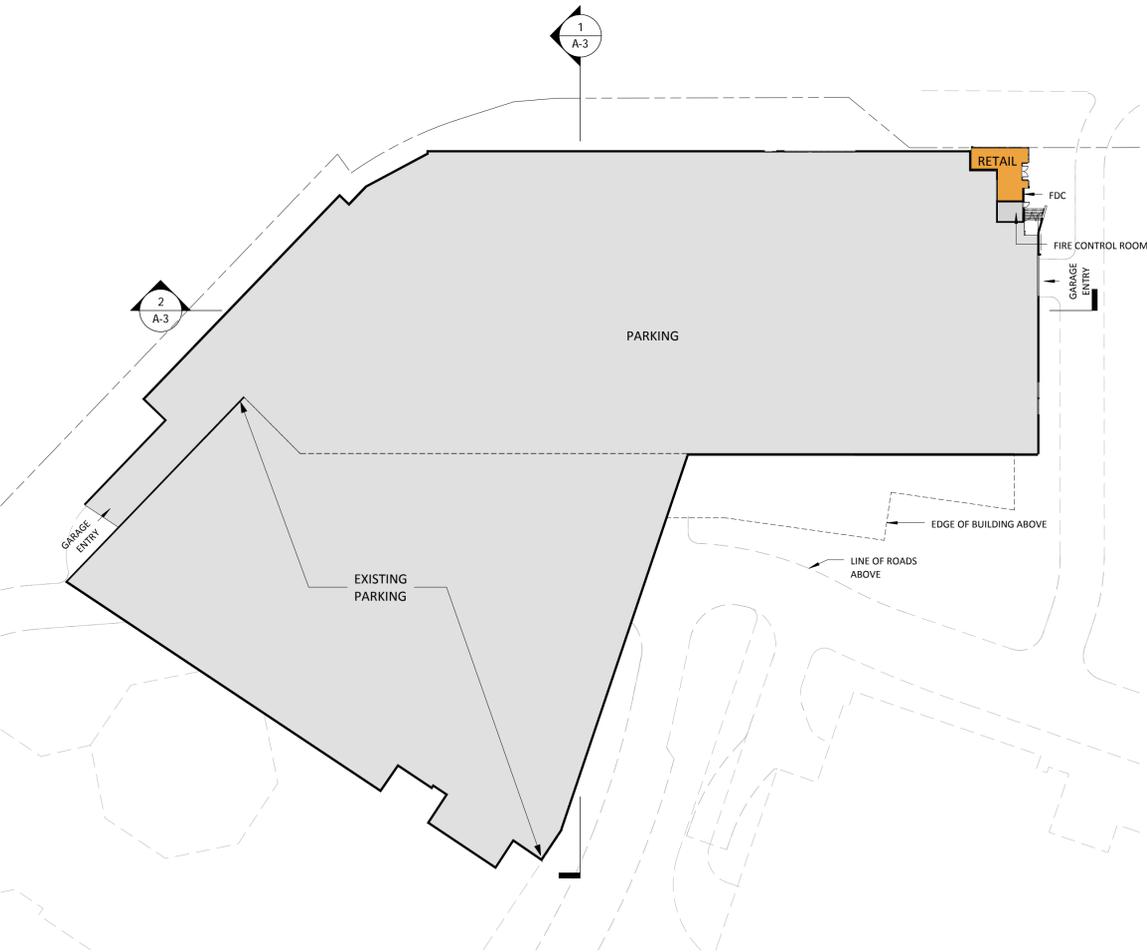
No  
**A-1**



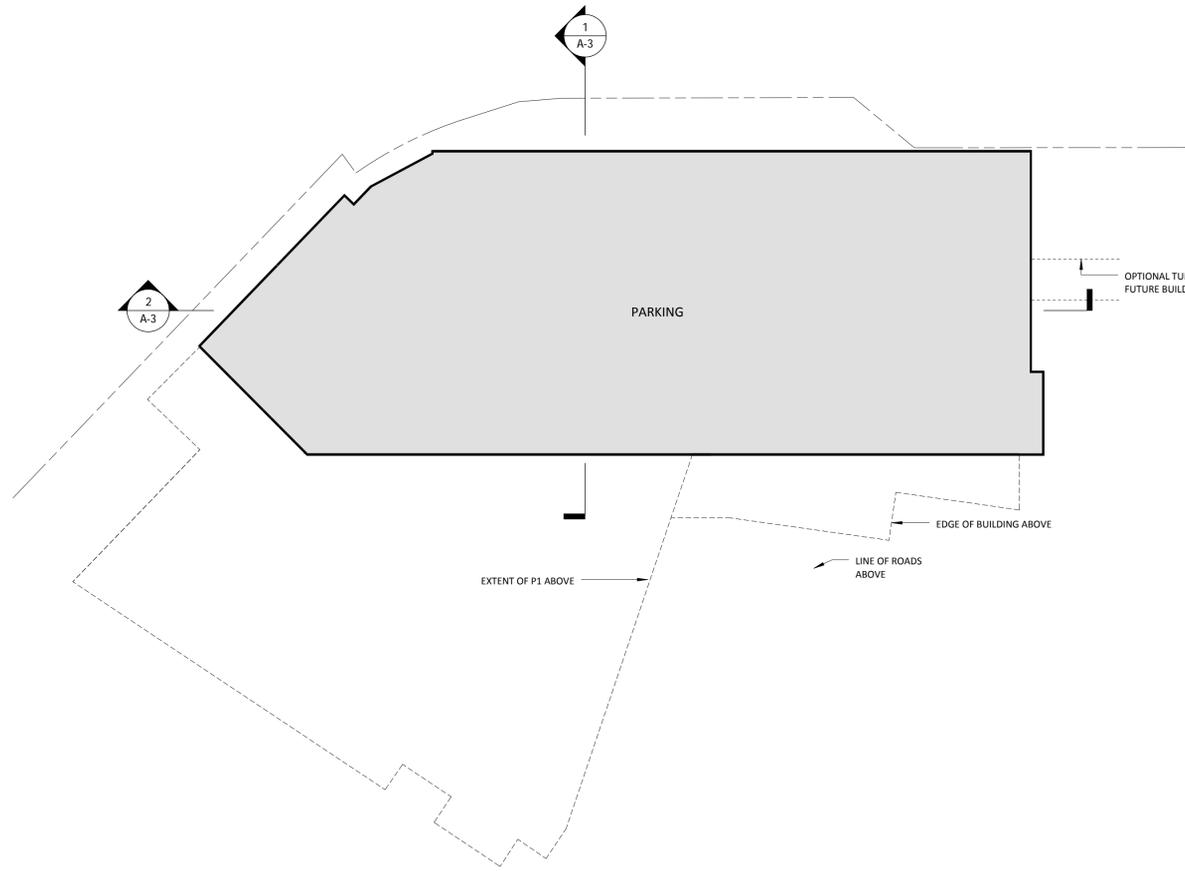
**1** TYPICAL UPPER LEVEL  
A-2 1" = 50'-0"



**2** ROOF PLAN  
A-2 1" = 50'-0"

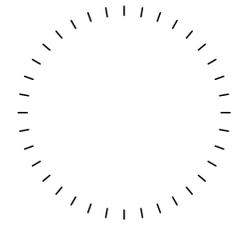


**3** PARKING LEVEL P1  
A-2 1" = 50'-0"



**4** PARKING LEVELS P2 + P3  
A-2 1" = 50'-0"

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FAIRFAX COUNTY, VIRGINIA

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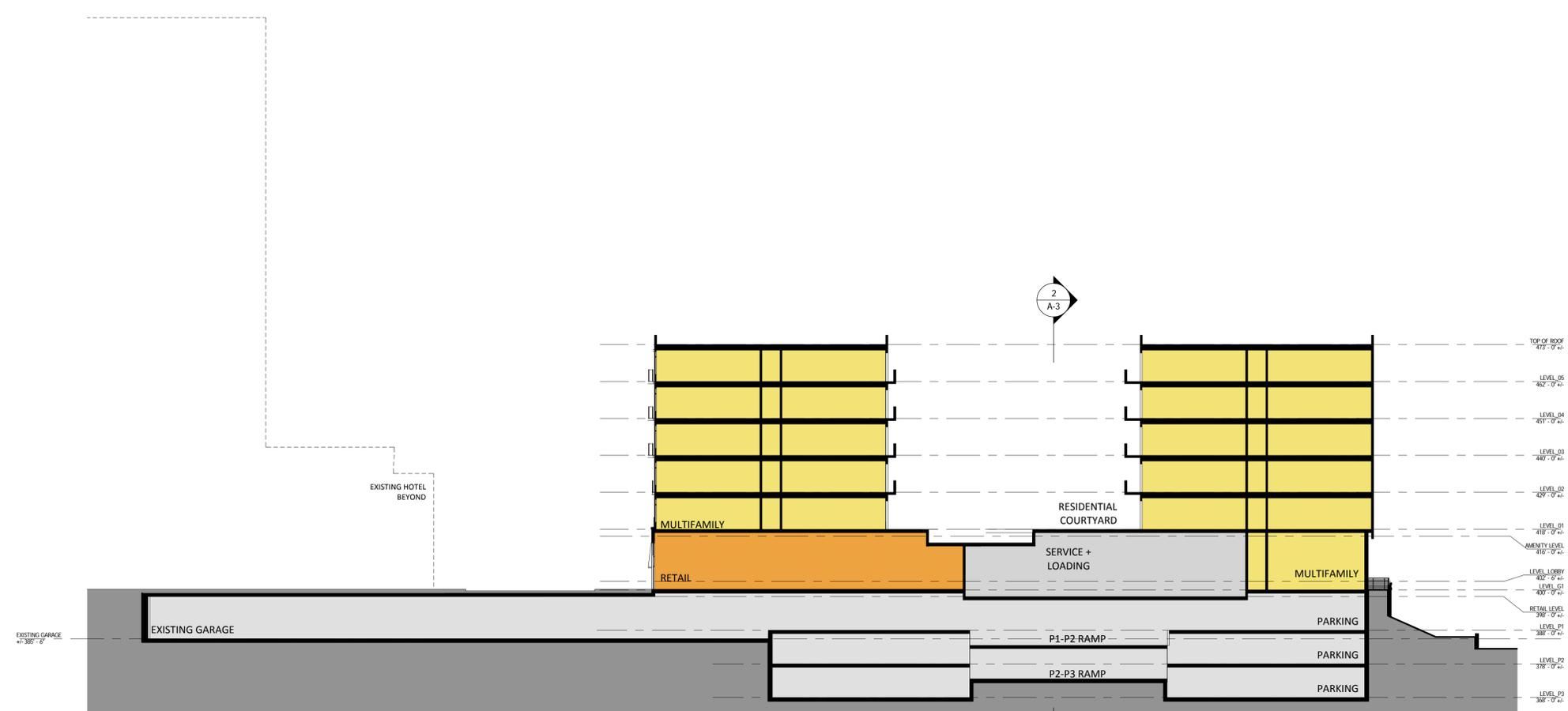
Date  
2013.06.12

Scale  
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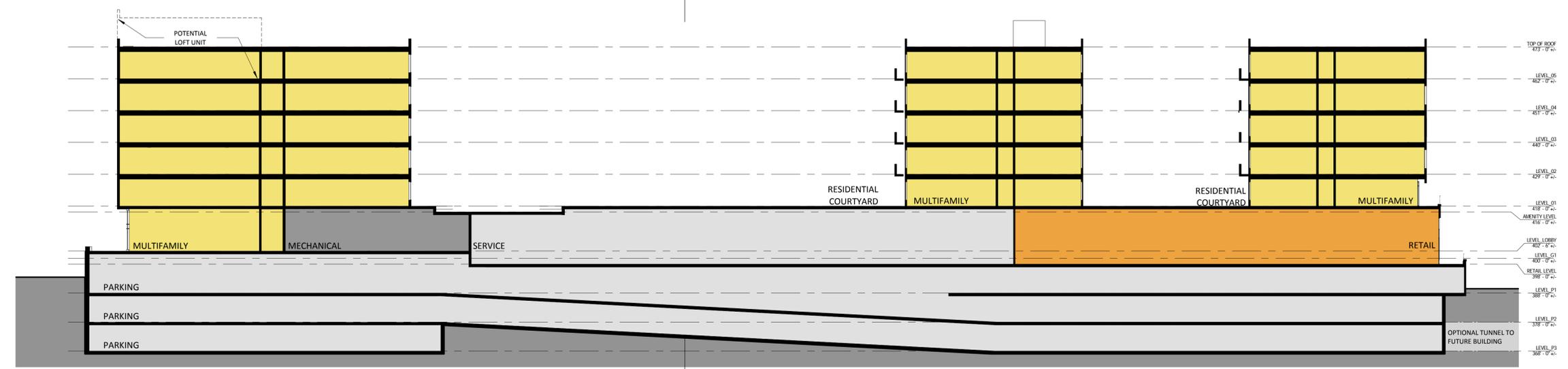
Drawing  
**FLOOR PLANS**

No  
**A-2**

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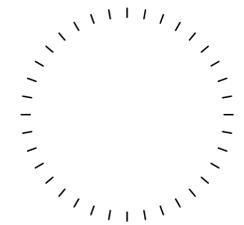


1 E-W BUILDING SECTION  
A-3 1" = 20'-0"



2 N-S BUILDING SECTION  
A-3 1" = 20'-0"

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FAIRFAX COUNTY, VIRGINIA

Phase  
**FINAL DEVELOPMENT PLAN**

Date  
2013.06.12

Scale  
1" = 20'-0"

Drawing  
**BUILDING SECTIONS**

No.  
**A-3**



1 RETAIL PLAZA PERSPECTIVE  
A-4 NTS



2 RESIDENTIAL ENTRY PERSPECTIVE  
A-4 NTS



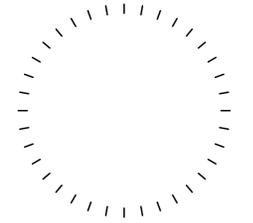
4 LEEBURG PIKE PERSPECTIVE  
A-4 NTS



3 NORTH FACADE PERSPECTIVE  
A-4 NTS

ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.

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FAIRFAX COUNTY, VIRGINIA

Phase  
**FINAL DEVELOPMENT PLAN**

Date  
2013.06.12  
Scale  
As indicated  
Drawing

**PERSPECTIVES**

No  
**A-4**



**1** PARK A (RECREATION-FOCUSED PARK)  
A-5 NTS



**2** PARK B (DOG PARK)  
A-5 NTS

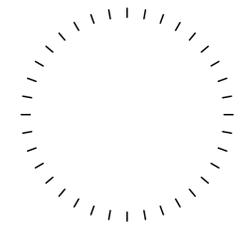


**3** PARK C (URBAN PLAZA)  
A-5 NTS



**4** PARK G + H (POCKET PARKS)  
A-5 NTS

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FAIRFAX COUNTY, VIRGINIA

Phase  
**FINAL DEVELOPMENT PLAN**

Date  
2013.06.12  
Scale  
As indicated  
Drawing  
**PERSPECTIVES**

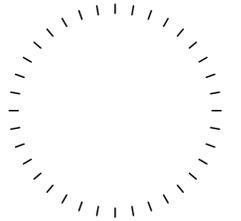
No  
**A-5**

ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.



1 PARK H (POCKET PARK)  
A-5A NTS

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2	2013.05.10
1	2013.02.25

no. date revision

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Project

**TYSONS WEST**

FAIRFAX COUNTY, VIRGINIA

Phase

**FINAL DEVELOPMENT PLAN**

Date

2013.06.12

Scale

As indicated

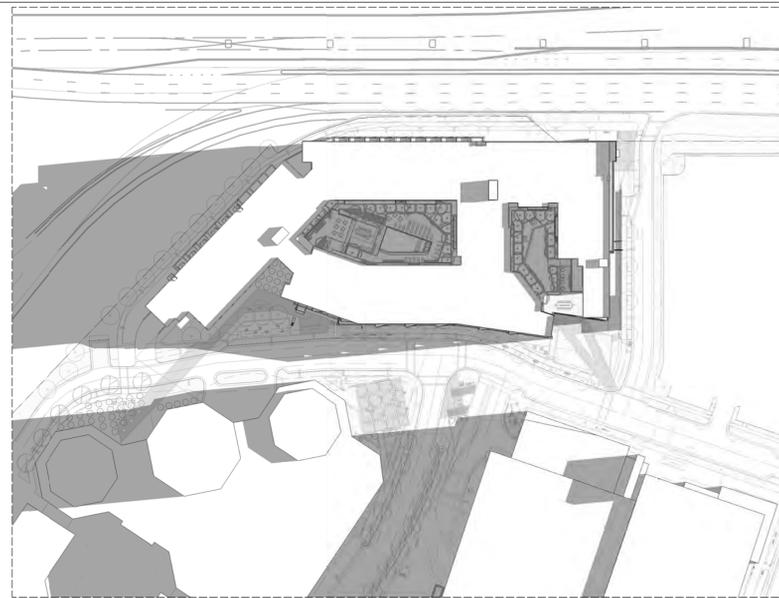
Drawing

**PERSPECTIVES**

No

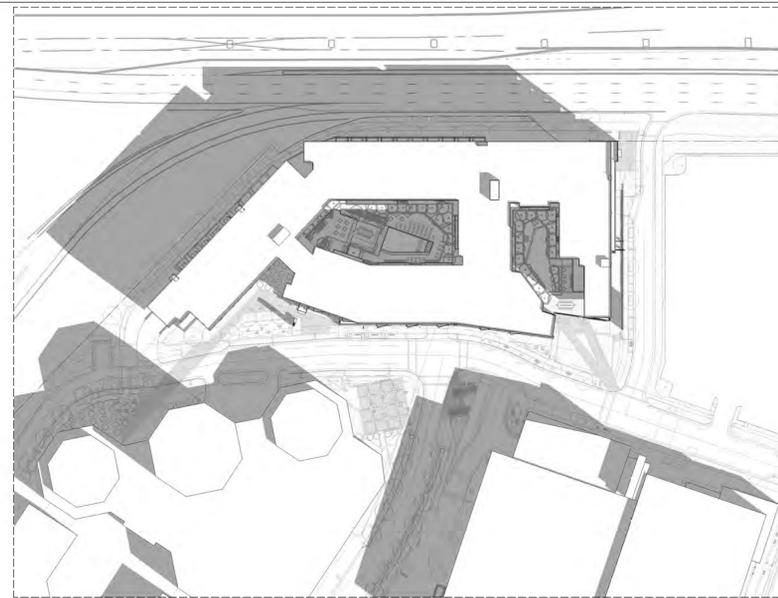
**A-5A**

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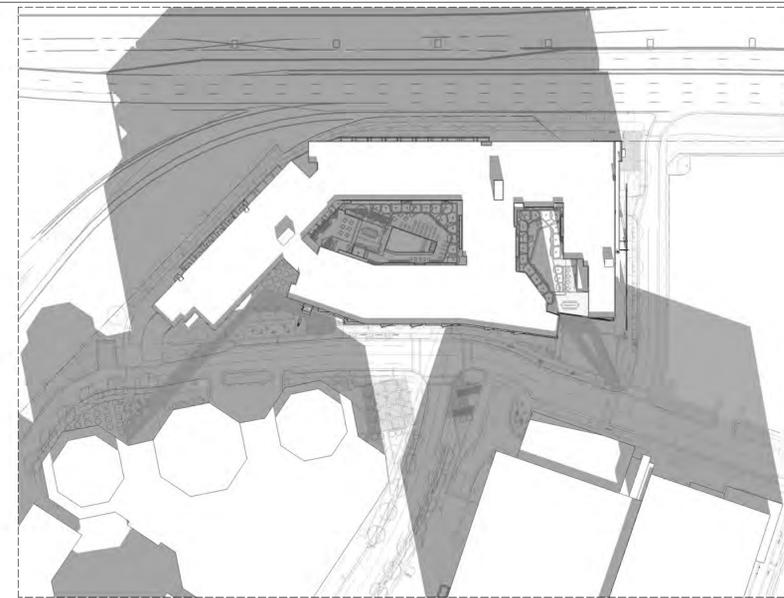
1 WINTER SOLSTICE - 9AM

A-6 1" = 100'-0"



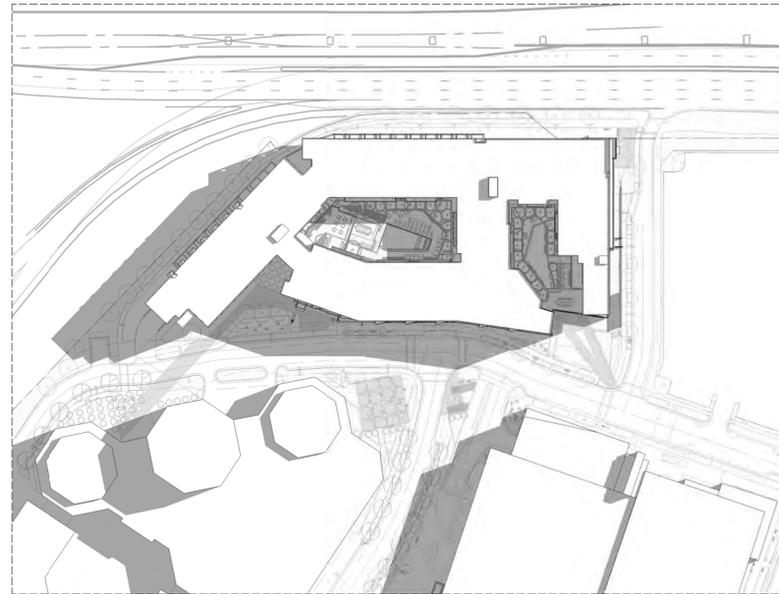
2 WINTER SOLSTICE - 12PM

A-6 1" = 100'-0"



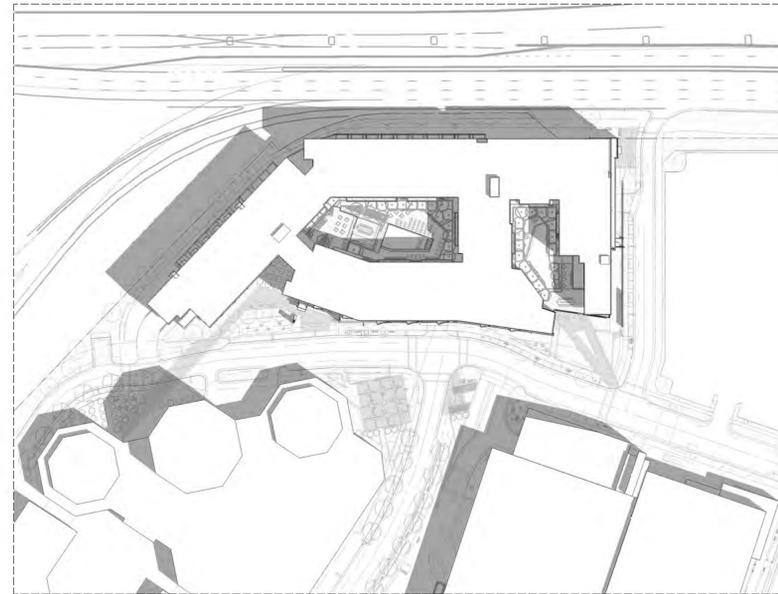
3 WINTER SOLSTICE - 5PM

A-6 1" = 100'-0"



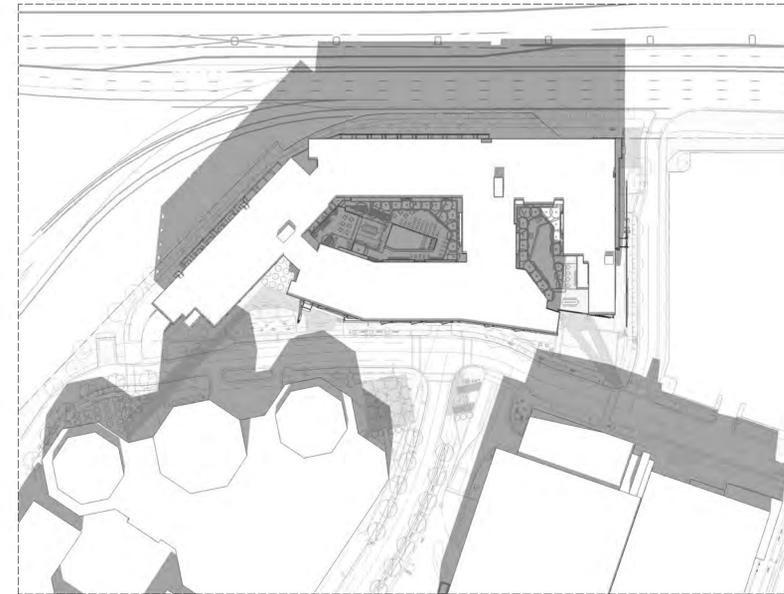
4 VERNAL EQUINOX - 9AM

A-6 1" = 100'-0"



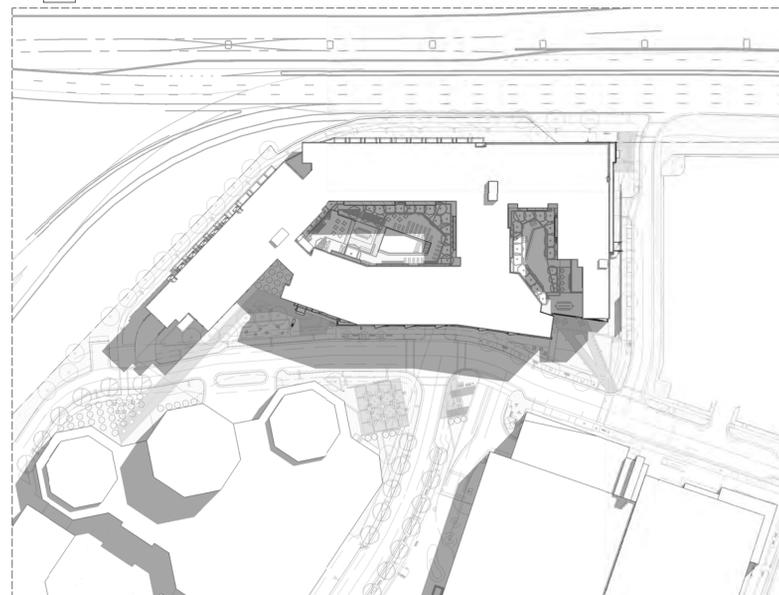
5 VERNAL EQUINOX - 12PM

A-6 1" = 100'-0"



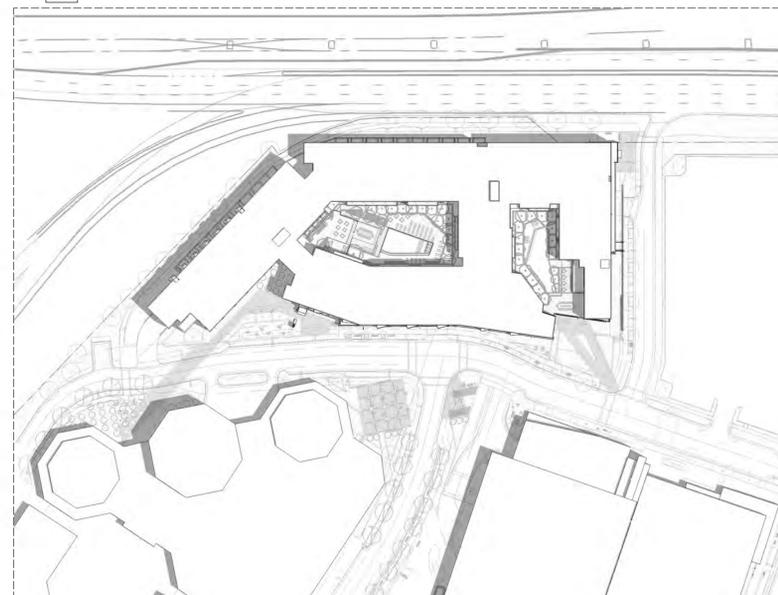
6 VERNAL EQUINOX - 5PM

A-6 1" = 100'-0"



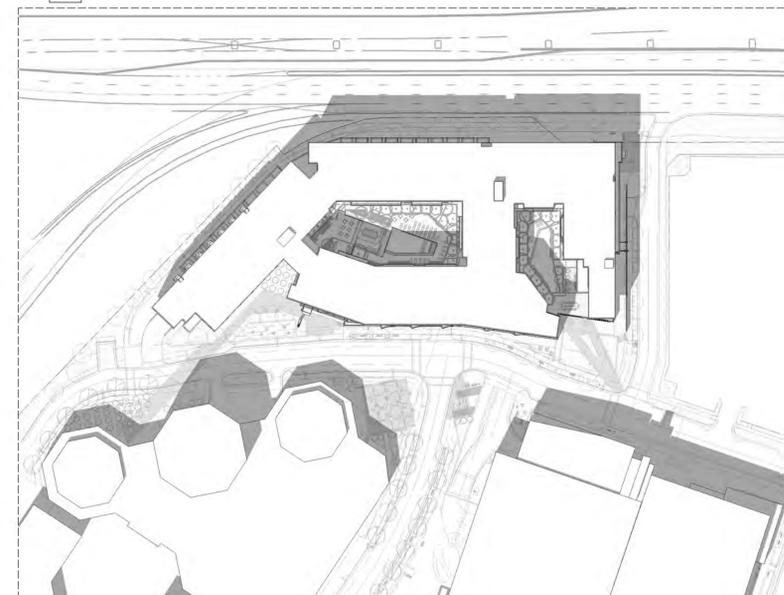
7 SUMMER SOLSTICE - 9AM

A-6 1" = 100'-0"



8 SUMMER SOLSTICE - 12PM

A-6 1" = 100'-0"



9 SUMMER SOLSTICE - 5PM

A-6 1" = 100'-0"

1

2

3

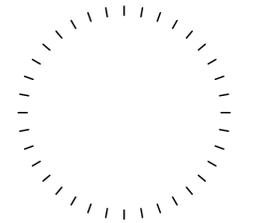
4

5

6

7

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3	2013.06.12
2	2013.05.10
1	2013.02.25

no. date revision

Project Number

211154.00

Project

**TYSONS WEST**

FAIRFAX COUNTY, VIRGINIA

Phase

FINAL DEVELOPMENT PLAN

Date

2013.06.12

Scale

1" = 100'-0"

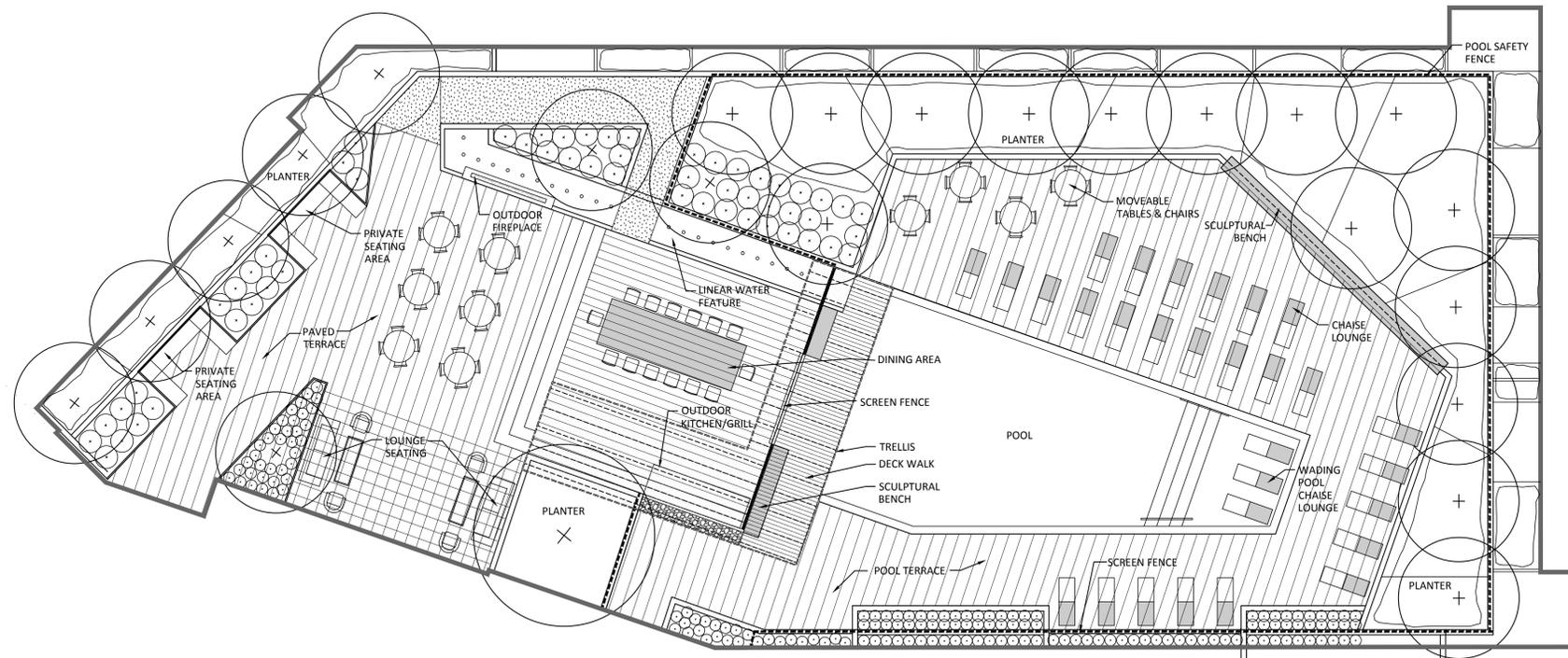
Drawing

**SHADOW STUDIES**

No.

**A-6**

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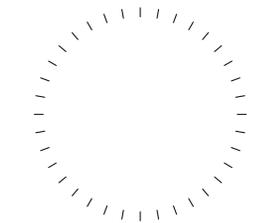
Paved Terrace



Moveable Tables & Chairs

1 POOL COURTYARD  
1" = 10'-0"

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3	2013.06.12	
2	2013.05.10	
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Project Number  
**211154.00**  
Project

**TYSONS WEST**

FAIRFAX COUNTY, VIRGINIA

Phase  
**FINAL DEVELOPMENT PLAN**

Date  
2013.06.12  
Scale  
As Shown  
Drawing

**COURTYARD LANDSCAPE**

No.

**A-7**

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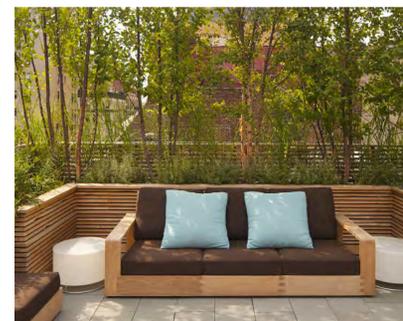
Outdoor Fireplace



Trellis with Seating



Swimming Pool



Private Seating Area



Linear Water Feature



Chaise Lounge



Wading Pool with Chaise Lounges



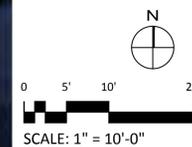
Screen Fence



Raised Planters/ Planting



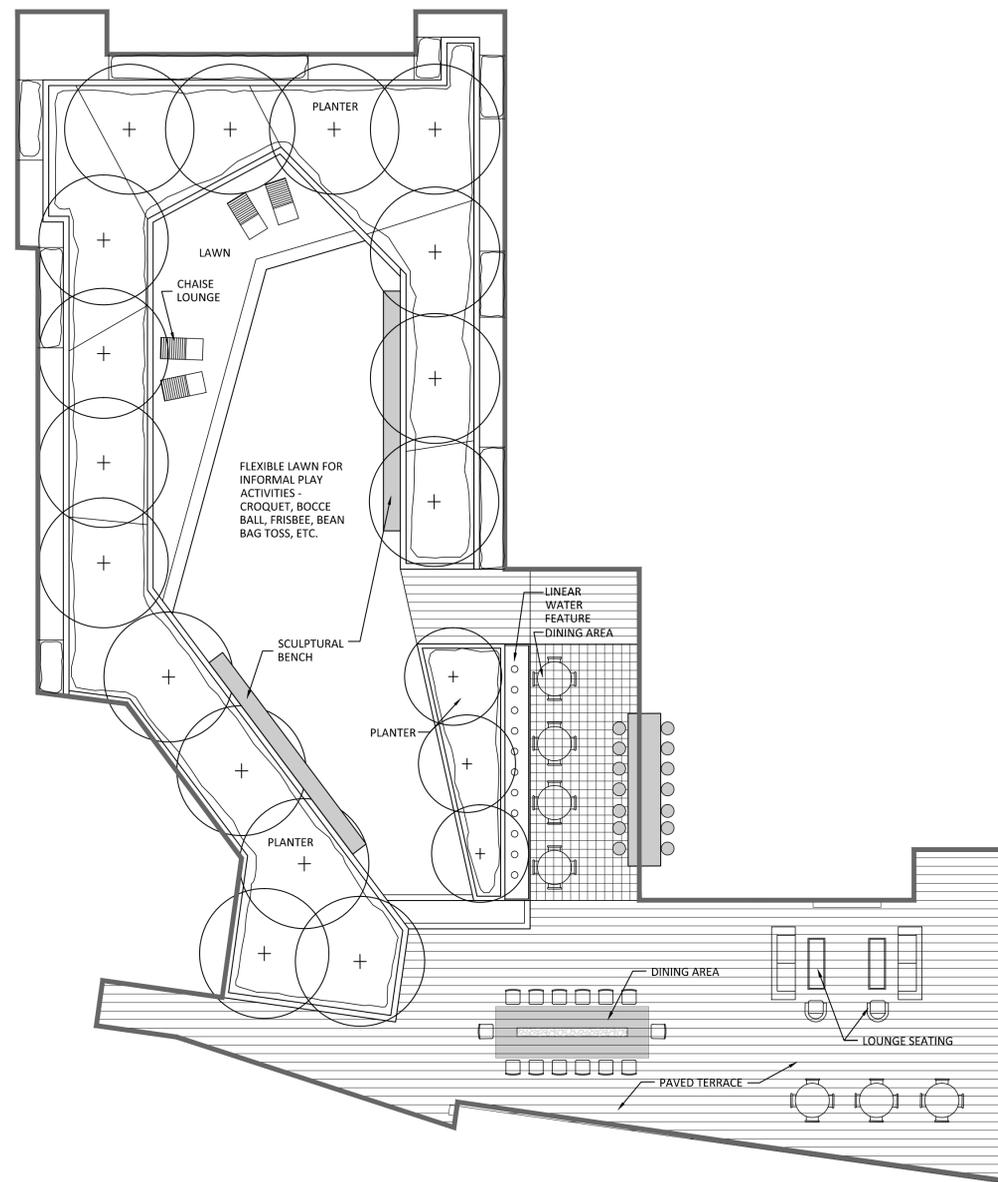
Lounge Seating



SCALE: 1" = 10'-0"

NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE; HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.

2 PRECEDENT IMAGES



**1 GARDEN COURTYARD**  
1" = 10'-0"



Lawn



Chaise Lounge



Informal Play on Lawn - Bocce Ball



Raised Planters/Planting



Informal Play on Lawn - Croquet



Linear Water Feature

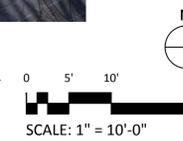


Sculptural Bench



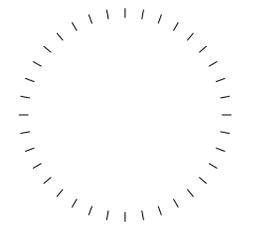
Paved Terrace

**2 PRECEDENT IMAGES**



NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE; HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.

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PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF VIRGINIA.

no.	date	revision
3	2013.06.12	
2	2013.05.10	
1	2013.02.25	

Project Number  
**211154.00**

Project  
**TYSONS WEST**

FAIRFAX COUNTY, VIRGINIA

Phase

**FINAL DEVELOPMENT PLAN**

Date  
2013.06.12

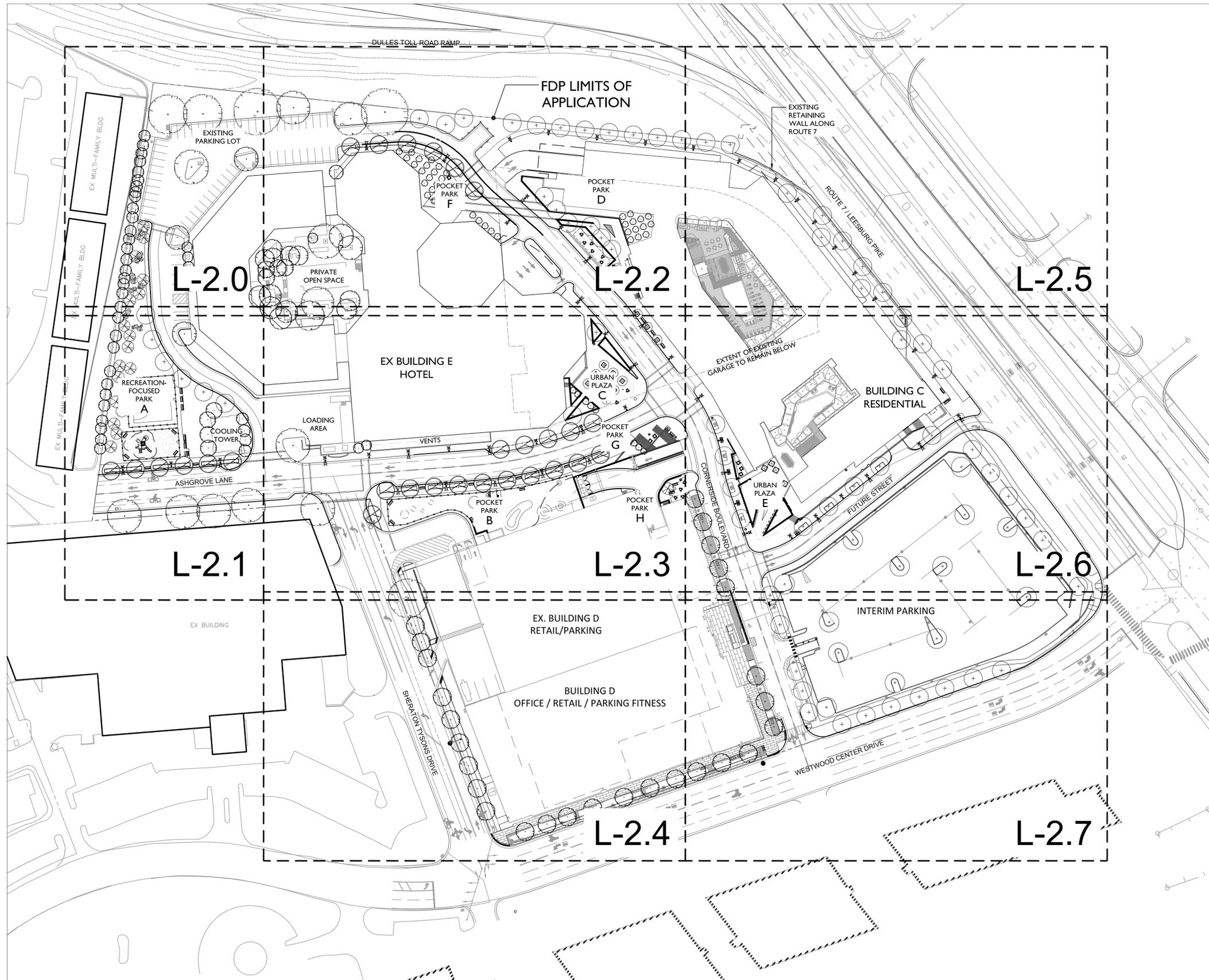
Scale

Drawing

No.

**A-8**

© Hord Coplan Macht, Inc.



OVERALL PLAN - FDP

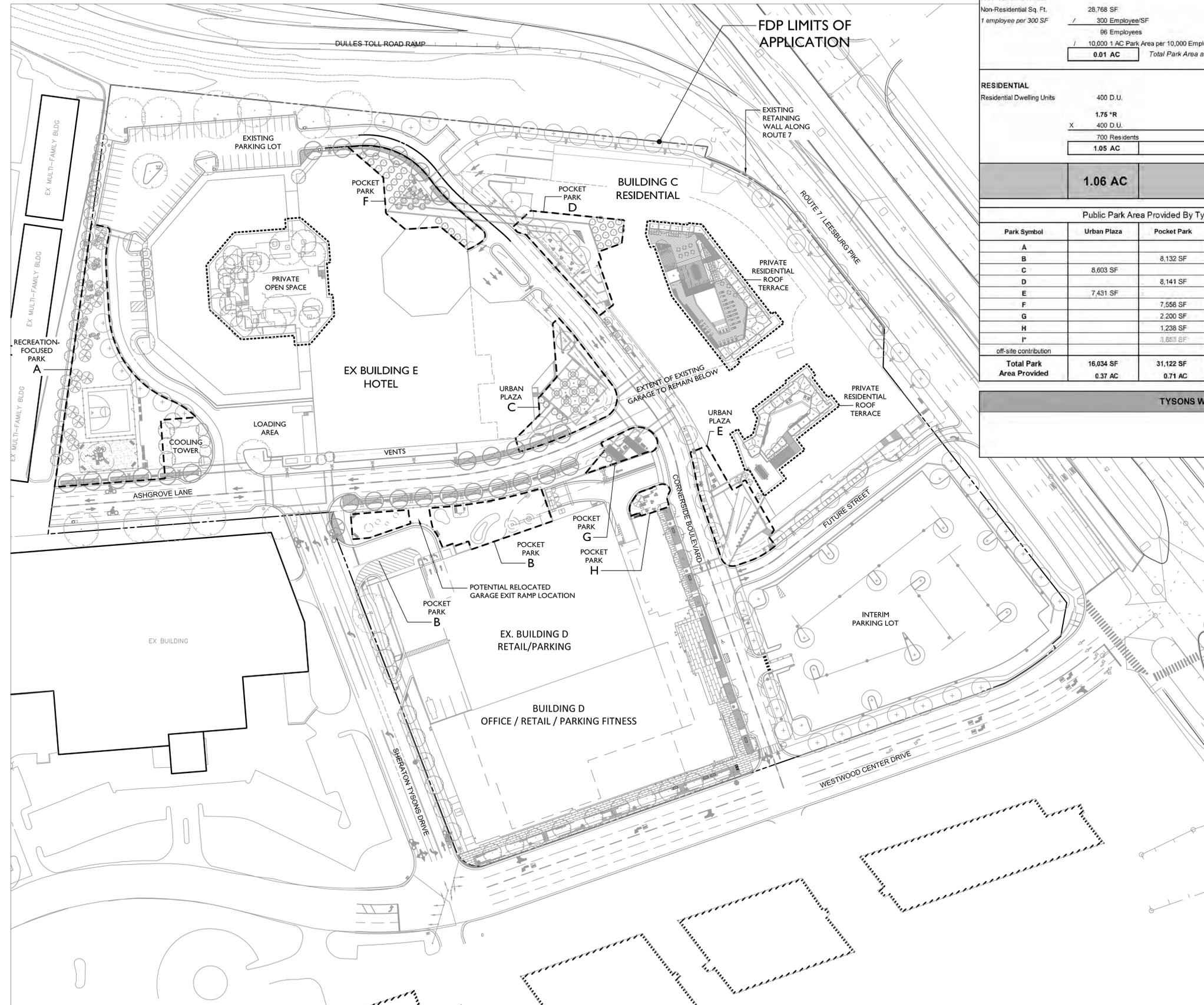
NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



DATE: FEBRUARY 25, 2103  
 DESIGNED BY: GCK/KP  
 CHECKED BY: KCK  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009  
 SHEET NUMBER: L-1.0

**TYSONS WEST**  
**FINAL DEVELOPMENT PLAN**  
 JBG ROSENFELD RETAIL; HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
**OVERALL PLAN**

**LandDesign®**  
 200 S. Peyton St., Alexandria, VA 22314  
 V: 703.349.7784 F: 703.349.9984  
 www.LandDesign.com



PARK PLAN - FDP

**Tyson's West Publicly Accessible Park Tabulation (Overall Site)**  
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)

<b>NON-RESIDENTIAL</b>	
Non-Residential Sq. Ft.	28,768 SF
1 employee per 300 SF	300 Employee/SF
	96 Employees
	10,000 1 AC Park Area per 10,000 Employees
	<b>0.01 AC</b> Total Park Area at 1 AC per 10,000 Employees
<b>RESIDENTIAL</b>	
Residential Dwelling Units	400 D.U. (Buildings A, B and C)
	1.75 *R
X	400 D.U.
	700 Residents
	<b>1.05 AC</b> Total Park Area at 1.5 AC per 1,000 Residents
<b>1.06 AC</b> Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)	

**Public Park Area Provided By Tyson's West**

Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	Comments
A			22,303 SF	22,303 SF	Included with FDP Submission 6-12-13
B		8,132 SF		8,132 SF	Included with FDP Submission 6-12-13
C	8,603 SF			8,603 SF	Included with FDP Submission 6-12-13
D		8,141 SF		8,141 SF	Included with FDP Submission 6-12-13
E	7,431 SF			7,431 SF	Included with FDP Submission 6-12-13
F		7,558 SF		7,558 SF	Included with FDP Submission 6-12-13
G		2,200 SF		2,200 SF	Included with FDP Submission 6-12-13
H		1,238 SF		1,238 SF	Included with FDP Submission 6-12-13
I*		3,853 SF		3,853 SF	Not Included with FDP Submission 6-12-13
off-site contribution				21,780 SF	
<b>Total Park Area Provided</b>	<b>16,034 SF</b> 0.37 AC	<b>31,122 SF</b> 0.71 AC	<b>22,303 SF</b> 0.51 AC	<b>65,606 SF</b> <b>1.51 AC</b>	* NOTE: Private Park/Open Space of 36,050 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park area Provided Tabulation.

**TYSONS WEST - PARK SUMMARY - OVERALL PLAN**

Total Public Park Area Provided	<b>1.51 AC</b>
---------------------------------	----------------

**TYSONS WEST PARK SUMMARY**

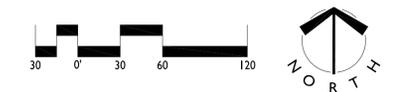
FDP PUBLICLY ACCESSIBLE PARK SPACE PROVIDED: 1.51 AC. \*  
(PARKS A-H PLUS OFF-SITE CONTRIBUTION AS SUBMITTED WITH FDP)

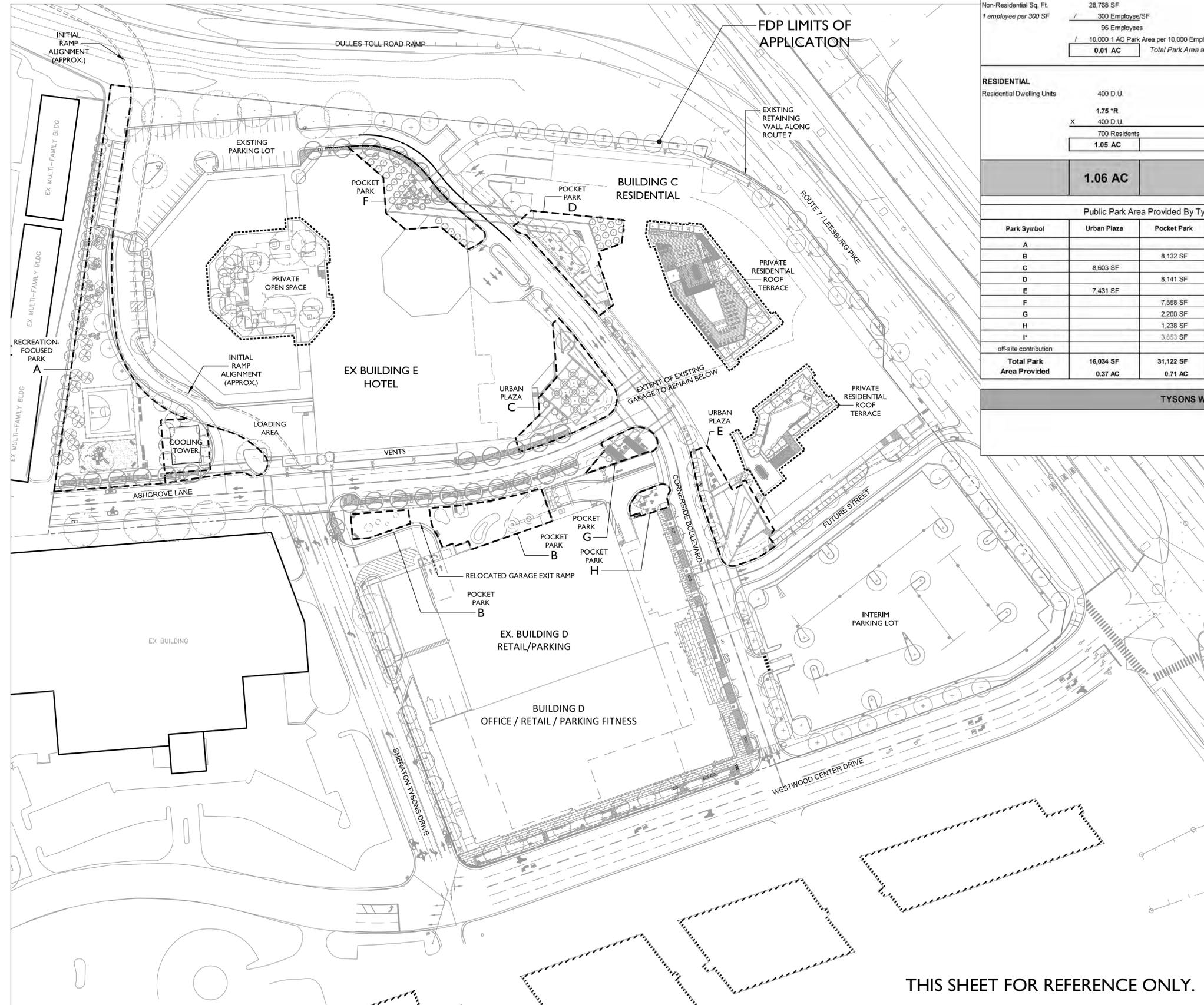
\* NOTE:  
FDP TABULATION EXCLUDES POCKET PARK "I" (APPROX. 3853 SF.) TO BE LOCATED ON FUTURE BUILDING A/B BLOCK  
  
FDP TABULATION AS SHOWN ON THIS SHEET DOES NOT CONTEMPLATE PARK IMPLICATIONS FROM POTENTIAL FUTURE RAMP ALIGNMENTS (SEE SHEET L-1.IA AND L-1.IB)

**LEGEND**

	PUBLIC PARK @ GRADE
	PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 36,050 S.F. (.83 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.





PARK PLAN - INITIAL RAMP

THIS SHEET FOR REFERENCE ONLY.

Tysons West Publicly Accessible Park Tabulation (Overall Site - Initial Ramp Alternative)					
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)					
<b>NON-RESIDENTIAL</b>					
Non-Residential Sq. Ft.	28,788 SF				
1 employee per 300 SF	96 Employees				
	10,000 1 AC Park Area per 10,000 Employees				
	<b>0.01 AC</b>	Total Park Area at 1 AC per 10,000 Employees			
<b>RESIDENTIAL</b>					
Residential Dwelling Units	400 D.U.			(Buildings A, B and C)	
	1.75 *R			*R (ratio; see ratio options to left) residents per dwelling unit	
X	400 D.U.			D.U. = Dwelling Units	
	700 Residents			Total Residents (See total number of residents per ratio to left)	
	<b>1.05 AC</b>	Total Park Area at 1.5 AC per 1,000 Residents			
	<b>1.06 AC</b>	Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)			
Public Park Area Provided By Tysons West					
Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	Comments
A			31,046 SF	31,046 SF	Included with FDP Submission (INITIAL RAMP ALT)
B		8,132 SF		8,132 SF	Included with FDP Submission (INITIAL RAMP ALT)
C	8,603 SF			8,603 SF	Included with FDP Submission
D		8,141 SF		8,141 SF	Included with FDP Submission
E	7,431 SF			7,431 SF	Included with FDP Submission
F		7,558 SF		7,558 SF	Included with FDP Submission
G		2,200 SF		2,200 SF	Included with FDP Submission
H		1,238 SF		1,238 SF	Included with FDP Submission
I*		3,853 SF		3,853 SF	Not included with FDP Submission
off-site contribution				21,780 SF	
<b>Total Park Area Provided</b>	<b>16,034 SF</b> <b>0.37 AC</b>	<b>31,122 SF</b> <b>0.71 AC</b>	<b>31,046 SF</b> <b>0.71 AC</b>	<b>74,349 SF</b> <b>1.71 AC</b>	* NOTE: Private Park/Open Space of 36,050 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park Area Provided Tabulation.
<b>TYSONS WEST - PARK SUMMARY - OVERALL PLAN</b>					
				<b>Total Public Park Area Provided</b>	
				<b>1.71 AC</b>	

**TYSONS WEST RAMP LOCATION ALTERNATIVES**

- 1) INITIAL RAMP ALIGNMENT (THIS SHEET)  
PARK A AREA: 31,046 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.
- 2) FUTURE RAMP DEDICATION  
PARK A AREA: 56,620 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.  
(SEE SHEET L-1.1B)

**TYSONS WEST PARK SUMMARY**

FDP PUBLICLY ACCESSIBLE PARK SPACE PROVIDED: 1.71 AC. \*  
(PARKS A-H PLUS OFF-SITE CONTRIBUTION AS SUBMITTED WITH FDP)

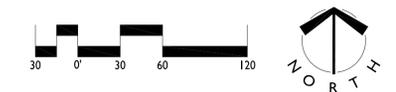
\* NOTE:  
FDP PARK CALCULATION BASED ON REVISED PARK AREA FOR PARK A AND B

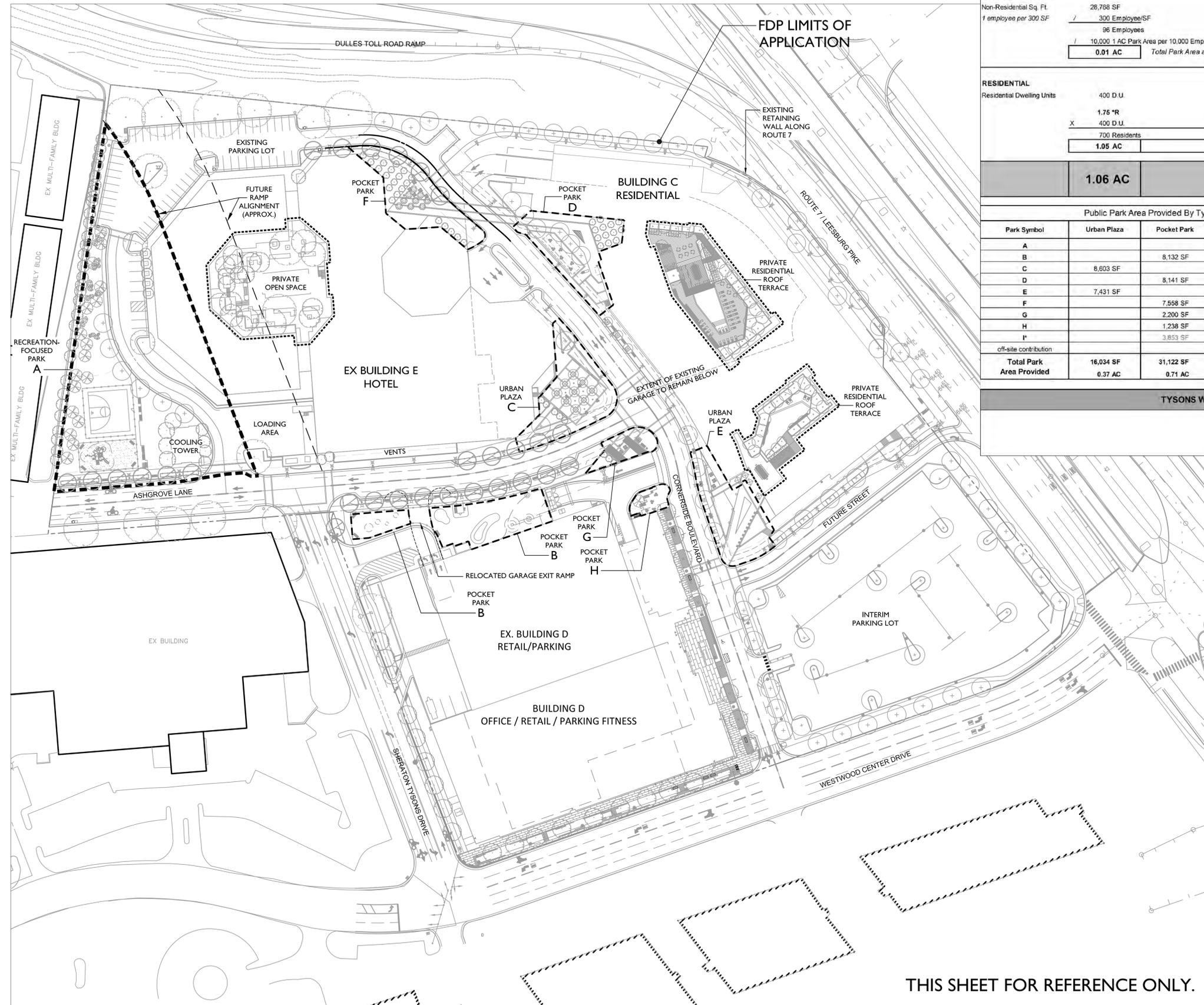
FDP TABULATION EXCLUDES POCKET PARK "I" (APPROX. 3853 SF.) TO BE LOCATED ON FUTURE BUILDING A/B BLOCK

**LEGEND**

	PUBLIC PARK @ GRADE
	PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 36,050 S.F. (.83 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.





PARK PLAN - FUTURE RAMP

THIS SHEET FOR REFERENCE ONLY.

Tysons West Publicly Accessible Park Tabulation (Overall Site - Future Ramp Alternative)					
(Park Area Calculation is Based On Park Area Recommendations in the Comprehensive Plan)					
<b>NON-RESIDENTIAL</b>					
Non-Residential Sq. Ft.	26,788 SF				
1 employee per 300 SF	300 Employee/SF				
	96 Employees				
	10,000 1 AC Park Area per 10,000 Employees				
	<b>0.01 AC</b>			Total Park Area at 1 AC per 10,000 Employees	
<b>RESIDENTIAL</b>					
Residential Dwelling Units	400 D.U.			(Buildings A, B and C)	
	1.75 *R			*R (ratio; see ratio options to left) residents per dwelling unit	
	X 400 D.U.			D.U. = Dwelling Units	
	700 Residents			Total Residents (See total number of residents per ratio to left)	
	<b>1.05 AC</b>			Total Park Area at 1.5 AC per 1,000 Residents	
<b>1.06 AC</b> Total Park Area Recommended Per Comprehensive Plan for TYSONS WEST (Non-Residential Park Area + Residential Park Area)					
Public Park Area Provided By Tysons West					
Park Symbol	Urban Plaza	Pocket Park	Recreation Focused Park	Total Park Area Provided	Comments
A			56,260 SF	56,260 SF	Included with FDP Submission (FUTURE RAMP ALT)
B		8,132 SF		8,132 SF	Included with FDP Submission (FUTURE RAMP ALT)
C	8,603 SF			8,603 SF	Included with FDP Submission
D		8,141 SF		8,141 SF	Included with FDP Submission
E	7,431 SF			7,431 SF	Included with FDP Submission
F		7,558 SF		7,558 SF	Included with FDP Submission
G		2,200 SF		2,200 SF	Included with FDP Submission
H		1,238 SF		1,238 SF	Included with FDP Submission
I*		3,853 SF		3,853 SF	Not included with FDP Submission
off-site contribution				21,760 SF	
<b>Total Park Area Provided</b>	<b>16,034 SF</b> <b>0.37 AC</b>	<b>31,122 SF</b> <b>0.71 AC</b>	<b>56,260 SF</b> <b>1.29 AC</b>	<b>99,563 SF</b> <b>2.29 AC</b>	* NOTE: Private Park/Open Space of 36,050 SF (eg. Multifamily Courtyards, Hotel Courtyard and Raised Plazas) not included in Total Park Area Provided Tabulation.
TYSONS WEST - PARK SUMMARY - OVERALL PLAN					
				<b>Total Public Park Area Provided</b>	
				<b>2.29 AC</b>	

**TYSONS WEST RAMP LOCATION ALTERNATIVES**

- 1) INITIAL RAMP ALIGNMENT  
PARK A AREA: 31,046 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.  
(SEE SHEET L-1.1A)
- 2) FUTURE RAMP DEDICATION (THIS SHEET)  
PARK A AREA: 56,620 SF. APPROX.  
PARK B AREA: 8,132 SF. APPROX.

**TYSONS WEST PARK SUMMARY**

FDP PUBLICLY ACCESSIBLE PARK SPACE PROVIDED: 2.29 AC. \*  
(PARKS A-H PLUS OFF-SITE CONTRIBUTION AS SUBMITTED WITH FDP)

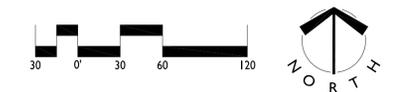
\* NOTE:  
FDP PARK CALCULATION BASED ON REVISED PARK AREA FOR PARK A AND B

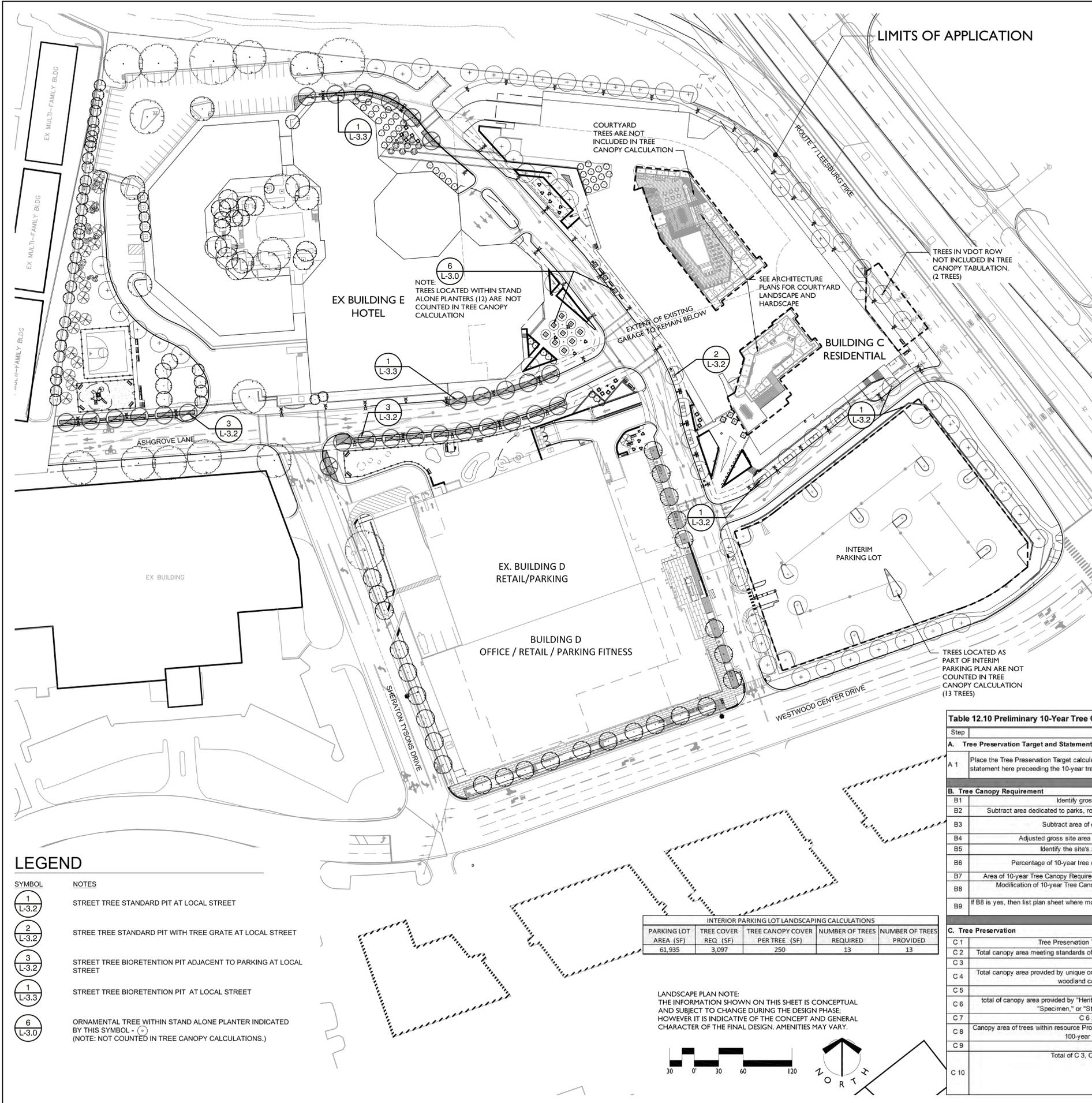
FDP TABULATION EXCLUDES POCKET PARK "I" (APPROX. 3853 SF.) TO BE LOCATED ON FUTURE BUILDING A/B BLOCK

**LEGEND**

	PUBLIC PARK @ GRADE
	PRIVATE OPEN SPACE (BOTH ELEVATED AND AT GRADE) 36,050 S.F. (.83 AC)

NOTE: AREA DESIGNATED AS PRIVATE OPEN SPACE NOT INCLUDED IN TOTAL PARK AREA PROVIDED TABULATION.





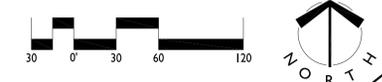
### LEGEND

SYMBOL	NOTES
1 L-3.2	STREET TREE STANDARD PIT AT LOCAL STREET
2 L-3.2	STREET TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET
3 L-3.2	STREET TREE BIORETENTION PIT ADJACENT TO PARKING AT LOCAL STREET
1 L-3.3	STREET TREE BIORETENTION PIT AT LOCAL STREET
6 L-3.0	ORNAMENTAL TREE WITHIN STAND ALONE PLANTER INDICATED BY THIS SYMBOL (NOTE: NOT COUNTED IN TREE CANOPY CALCULATIONS.)

#### INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT AREA (SF)	TREE COVER REQ. (SF)	TREE CANOPY COVER PER TREE (SF)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
61,935	3,097	250	13	13

LANDSCAPE PLAN NOTE:  
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.



### TYSONS WEST FDP PLANTING LIST AND CANOPY COVERAGE

STREET TREES IN PLANTER (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL)									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
+	66	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	16,500 s.f.			
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.				
		Quercus borealis	Northern Red Oak	3.0"-3.5" Cal.	250 s.f.				
		Ulmus americana 'Valley Forge'	American Elm	3.0"-3.5" Cal.	250 s.f.				
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.5"-4.5" Cal.	250 s.f.				
STREET TREES IN BIORETENTION (CATEGORY IV) PUBLIC REALM (LANDSCAPE AMENITY PANEL)									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
⊗	28	Acer rubrum 'October Glory'	October Glory Maple	3.0"-3.5" Cal.	250 s.f.	7,000 s.f.			
		Platanus x acerifolia 'Liberty'	London Plane Tree	3.0"-3.5" Cal.	250 s.f.				
		Quercus phellos	Willow Oak	3.0"-3.5" Cal.	250 s.f.				
		Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3.0"-3.5" Cal.	250 s.f.				
LANDSCAPE TREE (CATEGORY III) PUBLIC REALM (LANDSCAPE AMENITY PANEL and OPEN SPACES)									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
⊗	18	Betula nigra	River Birch	2" Cal.	150 s.f.	2,700 s.f.			
		Cercidiphyllum japonicum	Katsuratree	2" Cal.	150 s.f.				
		Cladrastis kentuckea	Yellowwood	2" Cal.	150 s.f.				
		Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	150 s.f.				
		Prunus serrulata 'Kwansan'	Kwansan Cherry	2" Cal.	150 s.f.				
		Prunus sargentii	Sargent Cherry	2" Cal.	150 s.f.				
		Prunus x yedoensis	Yoshino Cherry	2" Cal.	150 s.f.				
LANDSCAPE TREE (CATEGORY II) PUBLIC REALM (OPEN SPACES)									
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
○	52	Cercis canadensis	Eastern Redbud	2" Cal.	100 s.f.	5,200 s.f.			
		Cornus florida	Flowering Dogwood	2" Cal.	100 s.f.				
		Magnolia stellata	Star Magnolia	2" Cal.	100 s.f.				
		Prunus x incam 'Okame'	Okame Cherry	2" Cal.	100 s.f.				
		Stewartia koreana	Korean Stewartia	2" Cal.	100 s.f.				
		Stewartia ovata	Mountain Stewartia	2" Cal.	100 s.f.				
		Stewartia pseudocamellia	Japanese Stewartia	2" Cal.	100 s.f.				
		<b>PROPOSED TREE PLANTING CANOPY TOTAL:</b>						<b>31,400 s.f.</b>	
		EXISTING TREES TO REMAIN (INCLUDING WALMART SITE)							
KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	10-YR CANOPY	TREE CANOPY SUBTOTAL SF			
○	See Note #1	Varies	Varies	Varies	Varies	33,291 s.f.			
TREE PRESERVATION MULTIPLIER						1.25			
<b>EXISTING TREE CANOPY TO REMAIN TOTAL:</b>						<b>41,614 s.f.</b>			
<b>TOTAL TREE CANOPY COVERAGE PROVIDED:</b>						<b>73,014 s.f.</b>			

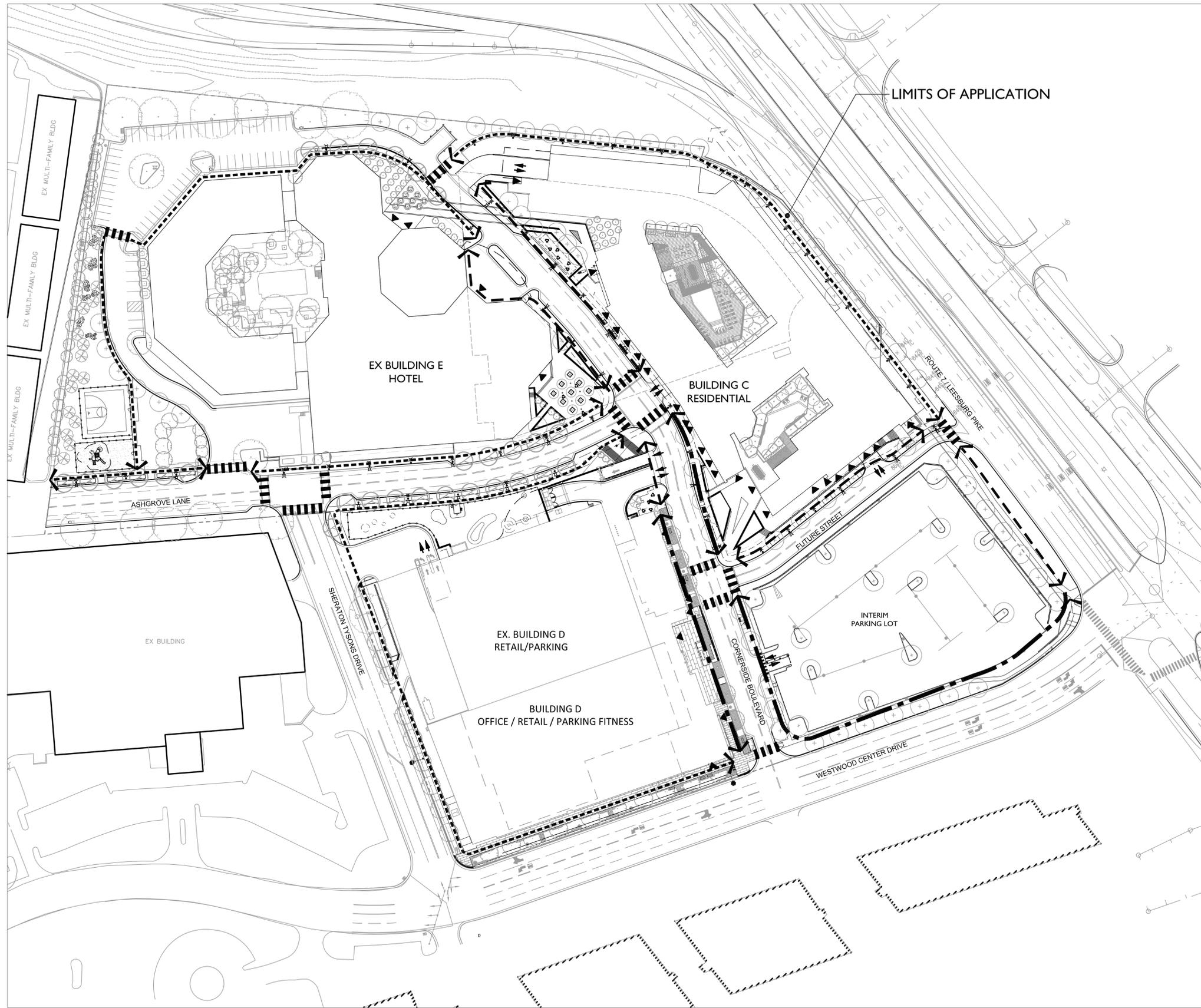
NOTE:  
1. SEE EXISTING VEGETATION MAP FOR INFORMATION ON EXISTING TREES TO REMAIN.  
2. THE ABOVE PLANT LIST IS PRELIMINARY AND NOT INCLUSIVE OF ALL SPECIES THAT MAY BE SPECIFIED. FINAL PLANT SELECTION WILL BE MADE AT SITE PLAN SUBMISSION AND SHALL MEET 10-YEAR TREE CANOPY AREA PER CATEGORY.  
3. SEE SHEETS L-3.2 & L-3.3 FOR STREET TREE PLANTING DETAILS.

#### Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet

Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	C-9 see § 12-0508.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>		
B 1	Identify gross site area (SF) =	697,858 § 12-0511.1A
B 2	Subtract area dedicated to parks, road frontage(SF) =	0 § 12-0511.1B
B 3	Subtract area of exemptions(SF) =	0 § 12-0511.1C(1) through § 12-0511.1C(6)
B 4	Adjusted gross site area (B1-B2,B3)(SF) =	697,858 Square feet
B 5	Identify the site's zoning and/or use	PTC
B 6	Percentage of 10-year tree canopy required =	10.0% § 12-0510.1 and Table 12.4
B 7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	69,786 Square feet
B 8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B 9	If B 8 is yes, then list plan sheet where modification request is located	- Sheet number
<b>C. Tree Preservation</b>		
C 1	Tree Preservation Target Area(SF) =	9,747 Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	33,291 Square Feet
C 3	C 2 x 1.25(SF) =	41,614 § 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0 Square Feet
C 5	C 4 x 1.5(SF) =	0 § 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0 Square Feet
C 7	C 6 x 1.5 to 3.0 (SF) =	0 § 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0 Square Feet
C 9	C 8 x 1.0 (SF) =	0 § 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	41,614 If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D

#### D. Tree Planting

D 1	Area of canopy to be met through tree planting (B 7-C10) =	28,172	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs =	0	
	D 15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	31,400	Square feet
D 18	Total of canopy area provided through tree planting =	31,400	Square feet
D 19	Is an offsite planting relief requested?	NO	Yes or No
D 20	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E 1	Total of canopy area provided through tree preservation (C 10) =	41,614	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	31,400	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF) = (E1+E2+E3)	73,014	Total of E 1 through E 3, area should meet or exceed area in B 7



CIRCULATION PLAN - FDP

**LEGEND**

- LIMITS OF APPLICATION
- PRIMARY PEDESTRIAN CORRIDOR
- SECONDARY PEDESTRIAN CORRIDOR
- TERTIARY PEDESTRIAN CORRIDOR
- RESIDENTIAL LOBBY ENTRANCES
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCES
- VEHICULAR ENTRANCES
- PEDESTRIAN CROSSWALK

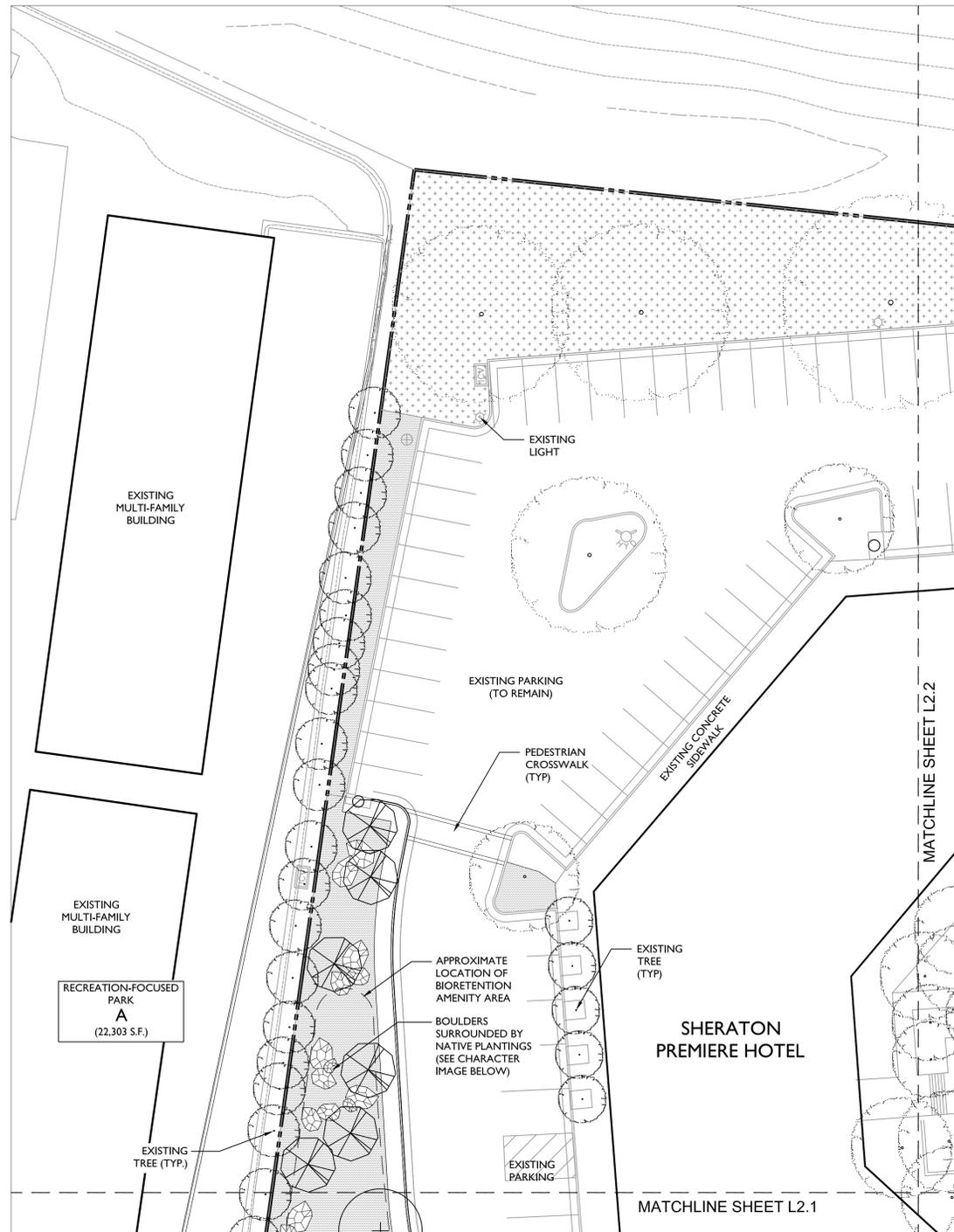
NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.  
NOT FOR CONSTRUCTION.



REVISIONS:  
 REV 1 FDP RESUBMISSION 05-10-13  
 REV 2 FDP RESUBMISSION 06-12-13

DATE: FEBRUARY 25, 2013  
 DESIGNED BY: GC/KP  
 DRAWN BY: KJ  
 CHECKED BY: MC  
 O.C. BY: MC  
 SCALE: AS SHOWN  
 PROJECT #: 2011009

SHEET NUMBER:  
**L-13**



**PARK "A" NORTH**



BIORETENTION AMENITY AREA

**PARK "A" CHARACTER IMAGES**

**LANDSCAPE/HARDSCAPE LEGEND**

**TREE SCHEDULE**

- STREET TREE IN PLANTER (CAT. IV)  
 PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- STREET TREE IN BIORETENTION (CAT. IV)  
 PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- LANDSCAPE TREE (CATEGORY III)  
 PUBLIC REALM  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II)  
 PUBLIC REALM  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia pseudocamellia / Japanese Stewartia
- EXISTING TREE

NOTE:  
TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUND COVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT  
 DETAIL 2/L3.0

NOTE:  
LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

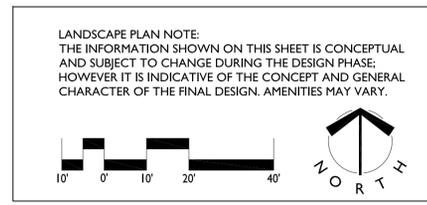
**PAVING MATERIALS**

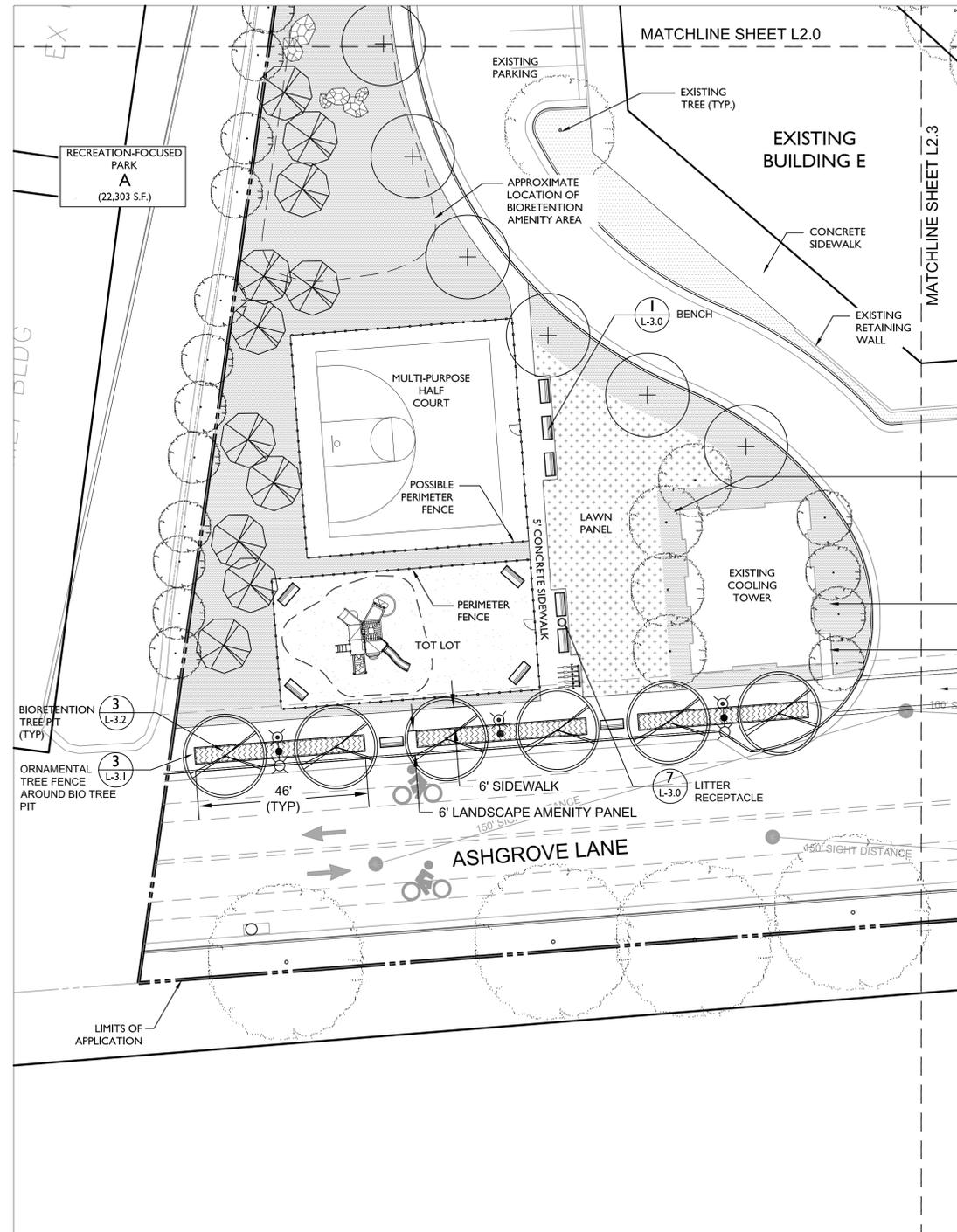
- FIELD PAVING 1 P.I.P. CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE





PARK "A" SOUTH



MULTI-PURPOSE HALF COURT



TOT LOT/PLAY AREA

PARK "A" CHARACTER IMAGES

LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- LANDSCAPE TREE (CATEGORY III) PUBLIC REALM  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia psuedocamellia / Japanese Stewartia
- EXISTING TREE

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUND COVER
- EXTENSIVE GREEN ROOF

SITE FURNISHINGS AND MATERIALS

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

- FIELD PAVING 1 P.I.P CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

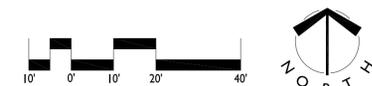
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

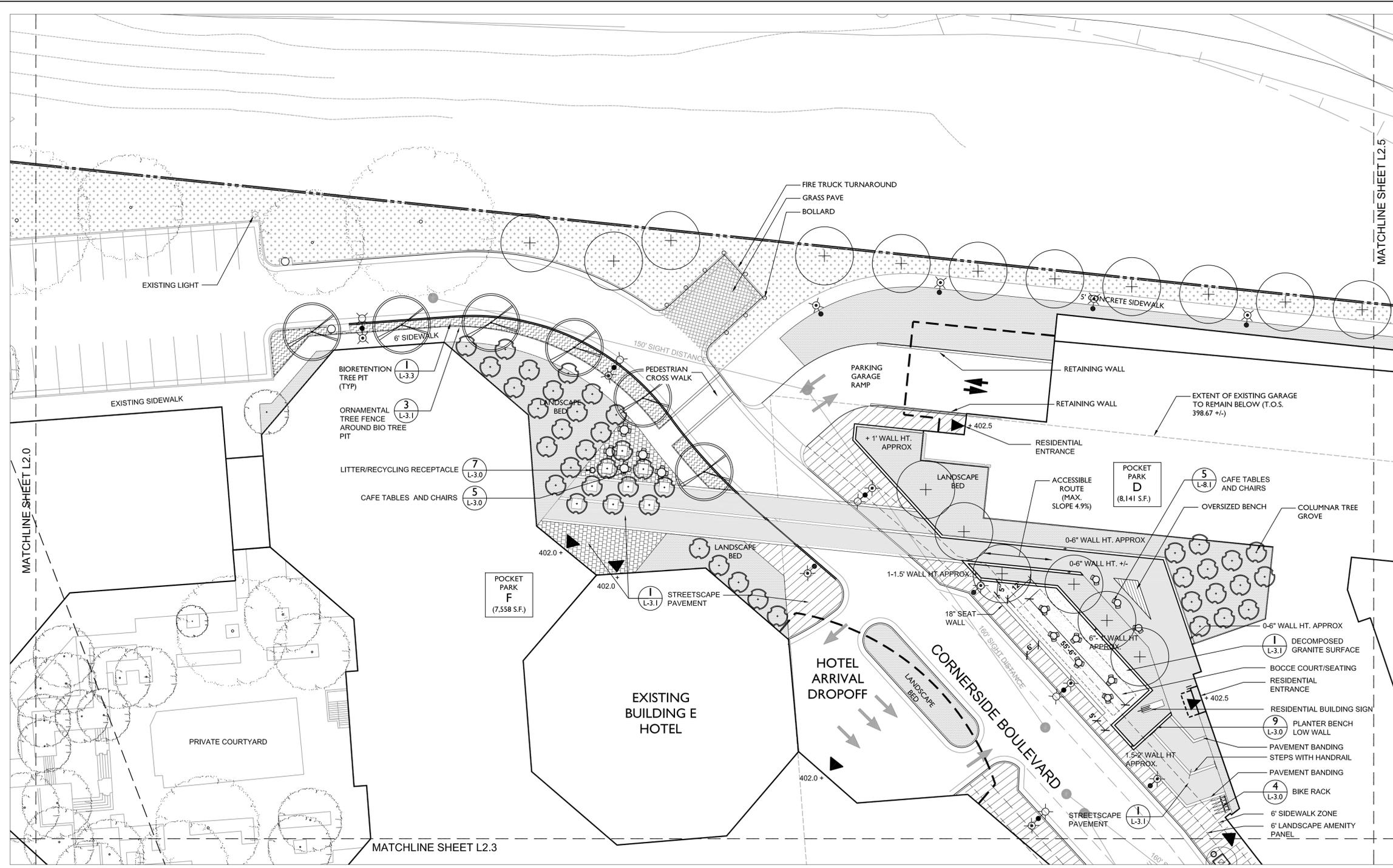
PEDESTRIAN AND VEHICLE ENTRANCES

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

NOTE: CONTINGENT TO THE RAMP, A BUS STOP WILL BE PROVIDED IN PARK A. SEE PROFFERS.

LANDSCAPE PLAN NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.





**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUND COVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

**PARKS "D" AND "F"**



POCKET PARK 'D' - VARIED MATERIAL TEXTURES

POCKET PARK 'D' - TREE GROVE

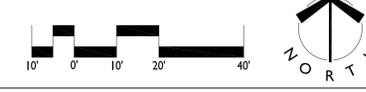
POCKET PARK 'D' - BOCCO

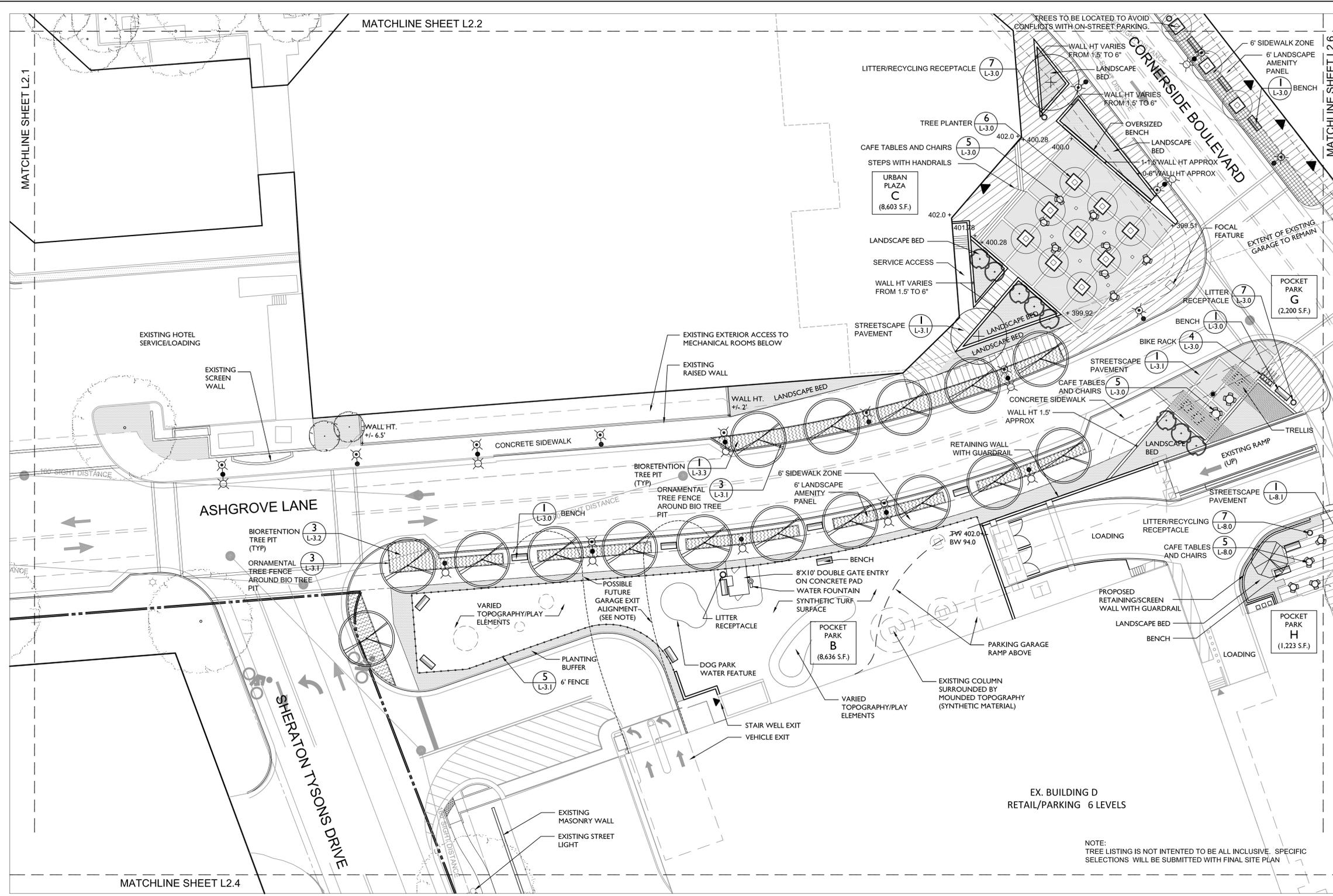
POCKET PARK 'F' - LOW IMPACT DEVELOPMENT OPPORTUNITY

**PARKS "D" AND "F" CHARACTER IMAGES**

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.





**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIOTRETION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia pseudocamellia / Japanese Stewartia
- EXISTING TREE**
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM (NOT COUNTED IN TREE CANOPY CALCULATIONS)**  
 See Category II List Above

- PLANT MATERIAL**
- BIOTRETION TREE PIT
  - LAWN
  - SHRUB AND GROUND COVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
  - STONE BENCH - DETAIL 3/L3.0
  - BIKE RACK - DETAIL 4/L3.0
  - CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
  - TREE PLANTER - DETAIL 6/L3.0
  - LITTER RECEPTACLE - DETAIL 7/L3.0
  - STAND UP COUNTER - DETAIL 8/L3.0
  - PEDESTRIAN LIGHT - DETAIL 2/L3.0
  - STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0
- NOTE:**  
 LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE
  - ACCENT 1 UNIT PAVERS
  - POSSIBLE PERMEABLE PAVERS
  - FIELD PAVING 2 UNIT PAVERS
  - ACCENT 2 DECOMPOSED GRANITE
- NOTE:** SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

**PARKS "B", "C" AND "G"**



POCKET PARK 'B' - VARIED TOPOGRAPHY



POCKET PARK 'B' - SYNTHETIC TURF



URBAN PLAZA 'C' - MOVABLE PLANTERS



URBAN PLAZA 'C' - LANDSCAPE INTEREST

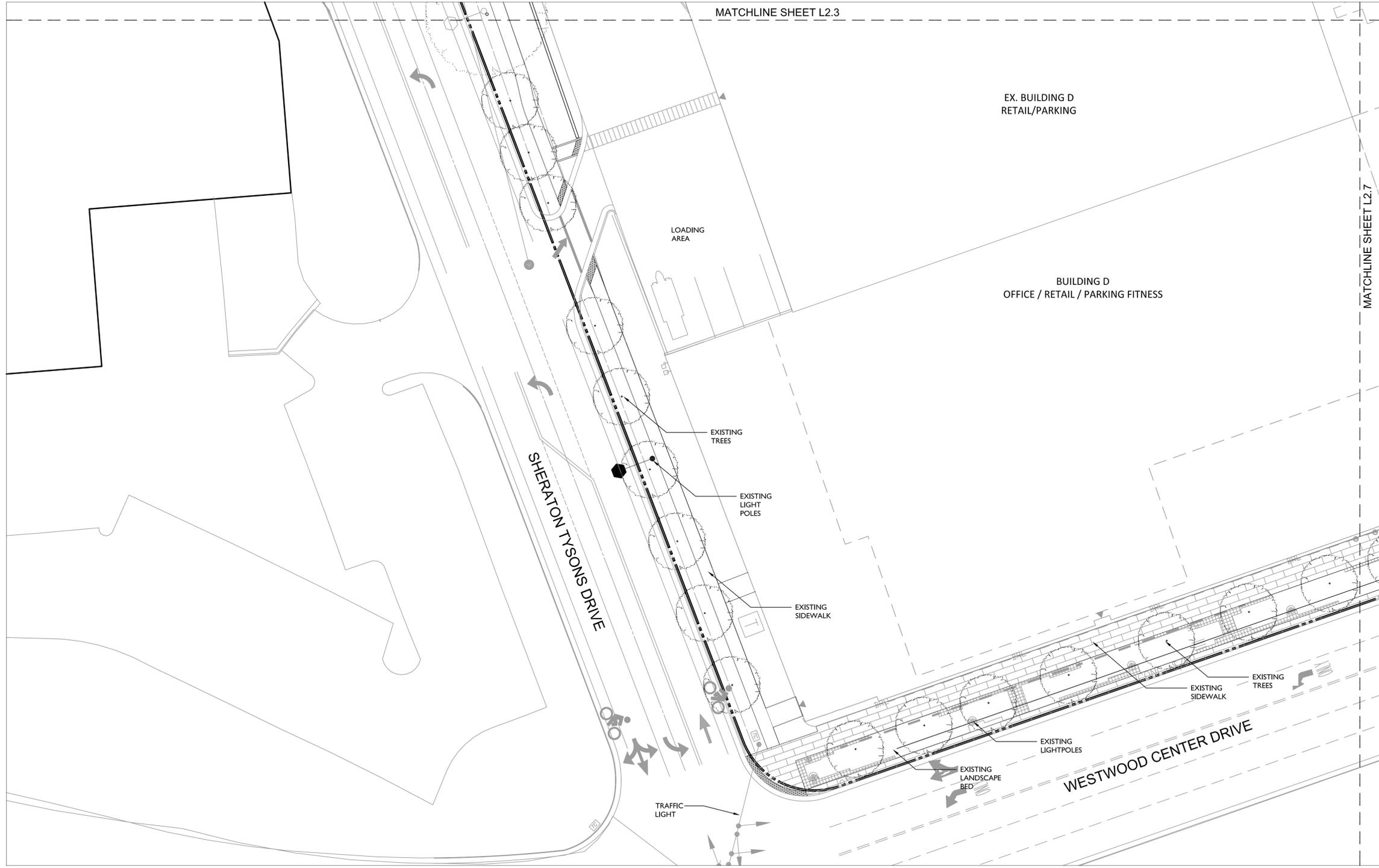


URBAN PLAZA 'C' - MODERN TRELLIS

**LANDSCAPE PLAN NOTE:**  
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**NOTE:**  
 GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

**NOTE:**  
 POSSIBLE FUTURE GARAGE EXIT REALIGNMENT IS DEPENDENT UPON DULLES TOLL ROAD EXIT RAMP IMPLEMENTATION. IN THE EVENT THAT THE GARAGE EXIT REALIGNMENT IS NEEDED, THE DOG PARK WILL BE SEPARATED INTO TWO SPACES: ONE DOG PARK FOR SMALL DOGS TO THE WEST (ON LEASH) AND ONE DOG PARK FOR LARGER DOGS TO THE EAST (OFF LEASH). ALL ELEMENTS WITHIN THE EXISTING DOG PARK TO REMAIN IN EITHER SCENARIO.



SHERATON TYSONS DRIVE AND WESTWOOD CENTER DRIVE

MATCHLINE SHEET L2.3

LANDSCAPE/HARDSCAPE LEGEND

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Quercus borealis / Northern Red Oak  
 Ulmus americana 'Valley Forge' / American Elm  
 Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**  
 Acer rubrum 'October Glory' / October Glory Maple  
 Platanus x acerifolia 'Liberty' / London Plane Tree  
 Quercus phellos / Willow Oak  
 Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**  
 Betula nigra / River Birch  
 Cercidiphyllum japonicum / Katsura Tree  
 Cladrastis kentuckea / Yellowwood  
 Gleditsia triacanthos inermis / Thornless Honeylocust  
 Prunus serrulata 'Kwansan' / Kwansan Cherry  
 Prunus sargentii / Sargent Cherry  
 Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**  
 Cercis canadensis / Eastern Redbud  
 Cornus florida / Flowering Dogwood  
 Magnolia stellata / Star Magnolia  
 Prunus x incam 'Okame' / Okame Cherry  
 Stewartia koreana / Korean Stewartia  
 Stewartia ovata / Mountain Stewartia  
 Stewartia psuedocamellia / Japanese Stewartia
  - EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

- PLANT MATERIAL**
- BIORETENTION TREE PIT
  - LAWN
  - SHRUB AND GROUND COVER

- SITE FURNISHINGS AND MATERIALS**
- BENCH - DETAIL 1/L3.0
  - STONE BENCH - DETAIL 3/L3.0
  - BIKE RACK - DETAIL 4/L3.0
  - CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
  - TREE PLANTER - DETAIL 6/L3.0
  - LITTER RECEPTACLE - DETAIL 7/L3.0
  - STAND UP COUNTER - DETAIL 8/L3.0
  - PEDESTRIAN LIGHT - DETAIL 2/L3.0
  - STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

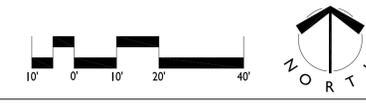
- PAVING MATERIALS**
- FIELD PAVING 1 P.I.P CONCRETE
  - FIELD PAVING 2 UNIT PAVERS
  - ACCENT 1 UNIT PAVERS
  - ACCENT 2 DECOMPOSED GRANITE
  - POSSIBLE PERMEABLE PAVERS

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

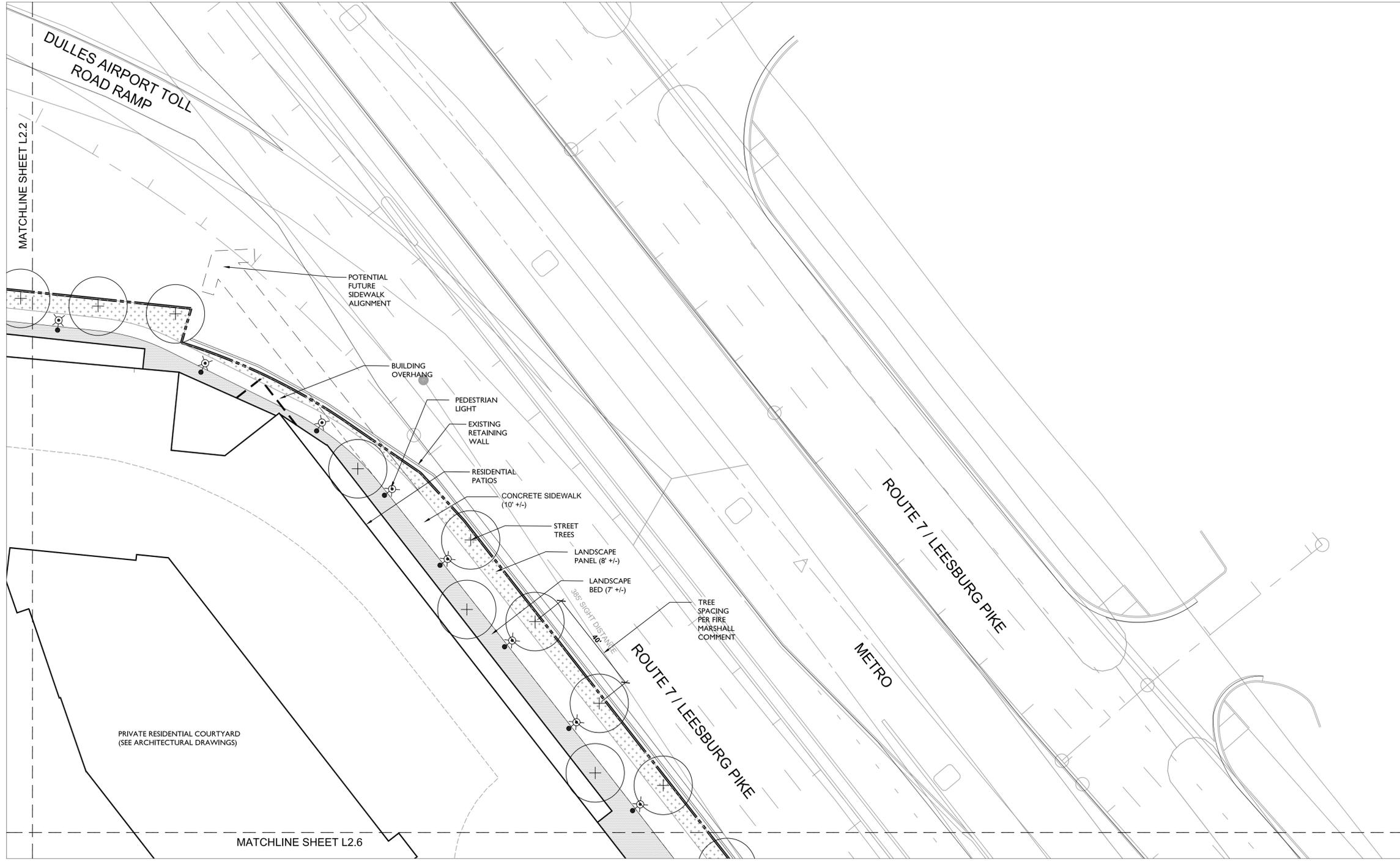
- PEDESTRIAN AND VEHICLE ENTRANCES**
- RESIDENTIAL ENTRANCE
  - RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
  - VEHICLE DIRECTION/ENTRANCE

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE:  
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REVISIONS:  
 REV 1 FDP RESUBMISSION 05-10-13  
 REV 2 FDP RESUBMISSION 06-12-13



BUILDING "C" NORTH AND ROUTE 7

LANDSCAPE/HARDSCAPE LEGEND

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)**
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Oak
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM**
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM**
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE**

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

- PLANT MATERIAL**
- BIORETENTION TREE PIT
  - LAWN
  - SHRUB AND GROUND COVER

SITE FURNISHINGS AND MATERIALS

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

PAVING MATERIALS

- FIELD PAVING 1 P.I.P CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

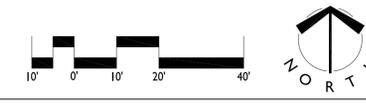
NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

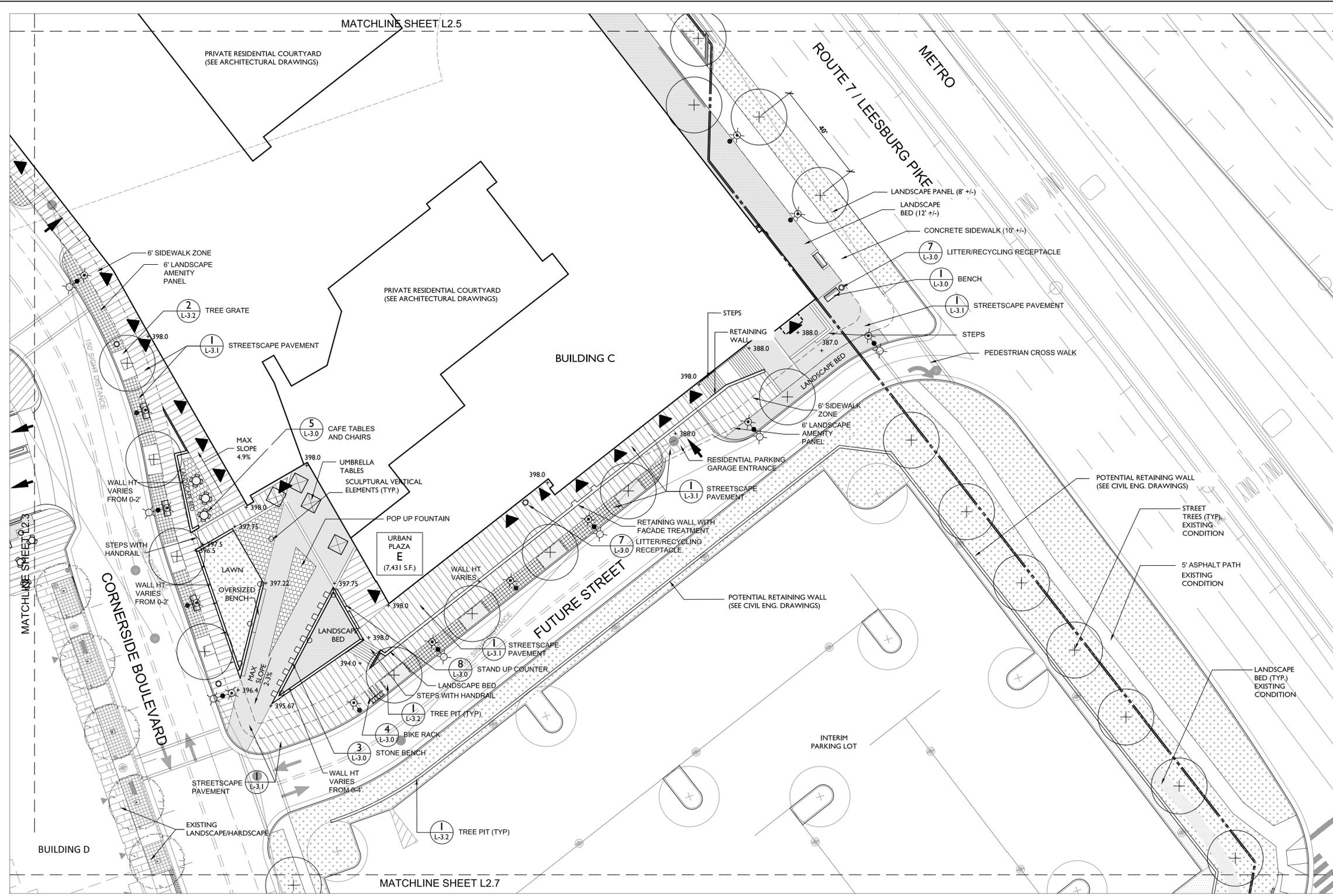
PEDESTRIAN AND VEHICLE ENTRANCES

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE:  
THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.





**LANDSCAPE/HARDSCAPE LEGEND**

- TREE SCHEDULE**
- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus borealis / Northern Red Oak
    - Ulmus americana 'Valley Forge' / American Elm
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - STREET TREE IN BIORETENTION (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)
    - Acer rubrum 'October Glory' / October Glory Maple
    - Platanus x acerifolia 'Liberty' / London Plane Tree
    - Quercus phellos / Willow Oak
    - Ulmus parvifolia 'Allee' / Allee Lacebark Elm
  - LANDSCAPE TREE (CATEGORY III) PUBLIC REALM
    - Betula nigra / River Birch
    - Cercidiphyllum japonicum / Katsura Tree
    - Cladrastis kentuckea / Yellowwood
    - Gleditsia triacanthos inermis / Thornless Honeylocust
    - Prunus serrulata 'Kwansan' / Kwansan Cherry
    - Prunus sargentii / Sargent Cherry
    - Prunus x yedoensis / Yoshino Cherry
  - LANDSCAPE TREE (CATEGORY II) PUBLIC REALM
    - Cercis canadensis / Eastern Redbud
    - Cornus florida / Flowering Dogwood
    - Magnolia stellata / Star Magnolia
    - Prunus x incam 'Okame' / Okame Cherry
    - Stewartia koreana / Korean Stewartia
    - Stewartia ovata / Mountain Stewartia
    - Stewartia pseudocamellia / Japanese Stewartia
  - EXISTING TREE

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUNDCOVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

NOTE: LIGHT SPACING IS SCHEMATIC ONLY AND SUBJECT TO REVISION BASED UPON FINAL PHOTOMETRICS PLAN. POLE SPACING IS 55' O.C. +/- EXISTING LIGHT POLES ARE NOTED ON PLANS

**PAVING MATERIALS**

- FIELD PAVING 1 P.I.P CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE

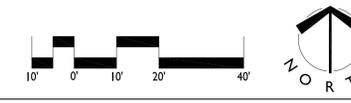
**BUILDING "C" SOUTH AND PARK "E"**

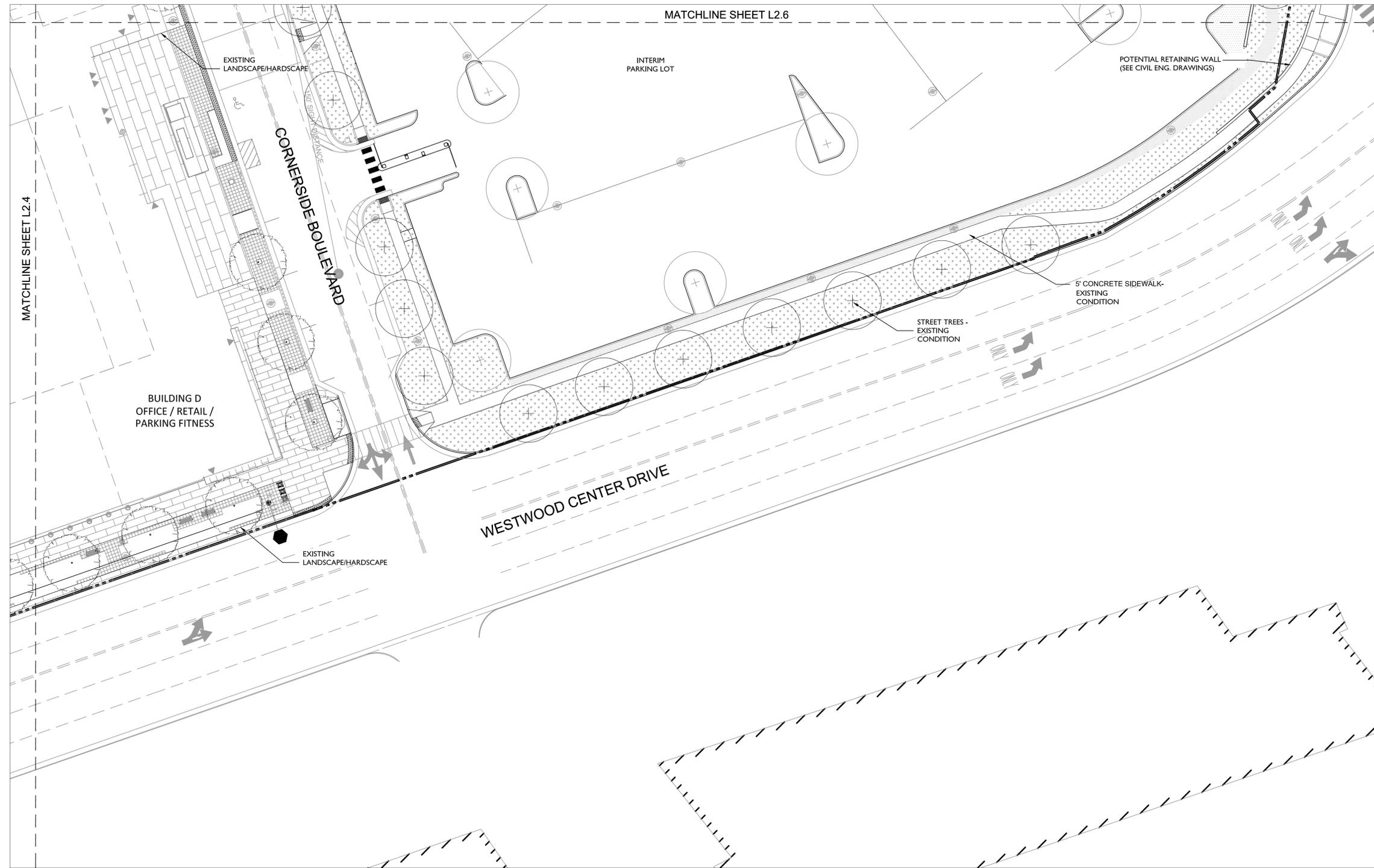


**BUILDING "C" SOUTH AND PARK "E" CHARACTER IMAGES**

NOTE: GRADING AND WALL HT. INFORMATION AS SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN PHASE. HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL CHARACTER OF THE FINAL DESIGN. AMENITIES MAY VARY.





INTERIM PARKING LOT AT WESTWOOD CENTER DRIVE



STAMPED CONCRETE      STAMPED CONCRETE      CONCRETE BLOCK

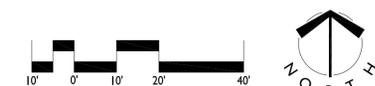
CHARACTER IMAGES - POTENTIAL RETAINING WALL

MATCHLINE SHEET L2.6

MATCHLINE SHEET L2.4

NOTE:  
GRADING AND WALL HT. INFORMATION AS SHOWN IS  
PRELIMINARY AND SUBJECT TO CHANGE

LANDSCAPE PLAN NOTE:  
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HOWEVER IT IS INDICATIVE OF THE CONCEPT AND GENERAL  
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LANDSCAPE/HARDSCAPE LEGEND

TREE SCHEDULE

- STREET TREE IN PLANTER (CAT. IV)  
PUBLIC REALM (LS AMENITY PANEL)  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus borealis / Northern Red Oak  
Ulmus americana 'Valley Forge' / American Elm  
Ulmus parvifolia 'Allee' / Allee Lacebark Elm
- STREET TREE IN BIORETENTION (CAT. IV)  
PUBLIC REALM (LS AMENITY PANEL)  
Acer rubrum 'October Glory' / October Glory Maple  
Platanus x acerifolia 'Liberty' / London Plane Tree  
Quercus phellos / Willow Oak  
Ulmus parvifolia 'Allee' / Allee Lacebark Oak
- LANDSCAPE TREE (CATEGORY III)  
PUBLIC REALM  
Betula nigra / River Birch  
Cercidiphyllum japonicum / Katsura Tree  
Cladrastis kentuckea / Yellowwood  
Gleditsia triacanthos inermis / Thornless Honeylocust  
Prunus serrulata 'Kwansan' / Kwansan Cherry  
Prunus sargentii / Sargent Cherry  
Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II)  
PUBLIC REALM  
Cercis canadensis / Eastern Redbud  
Cornus florida / Flowering Dogwood  
Magnolia stellata / Star Magnolia  
Prunus x incam 'Okame' / Okame Cherry  
Stewartia koreana / Korean Stewartia  
Stewartia ovata / Mountain Stewartia  
Stewartia psuedocamellia / Japanese Stewartia
- EXISTING TREE

NOTE:  
TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC  
SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

PLANT MATERIAL

- BIORETENTION TREE PIT
- LAWN
- SHRUB AND GROUNDCOVER

SITE FURNISHINGS AND MATERIALS

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETSCAPE LIGHT WITH PEDESTRIAN LIGHT  
DETAIL 2/L3.0

NOTE:  
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POLE SPACING IS 55' O.C. +/-  
EXISTING LIGHT POLES ARE NOTED ON PLANS

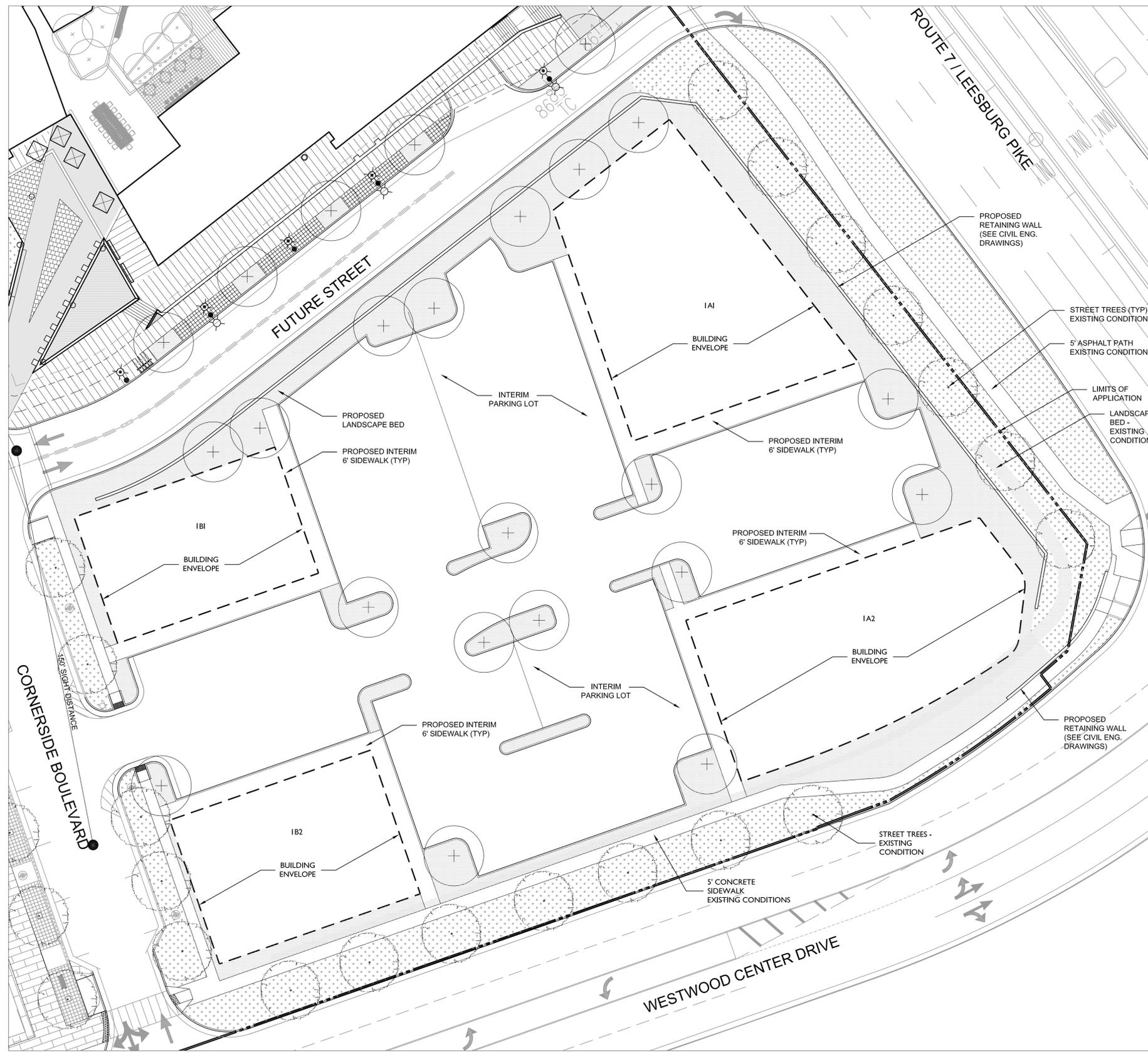
PAVING MATERIALS

- FIELD PAVING 1  
P.I.P CONCRETE
- FIELD PAVING 2  
UNIT PAVERS
- ACCENT 1  
UNIT PAVERS
- ACCENT 2  
DECOMPOSED  
GRANITE
- POSSIBLE  
PERMEABLE  
PAVERS

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

PEDESTRIAN AND VEHICLE ENTRANCES

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE  
ENTRANCE
- VEHICLE DIRECTION/ENTRANCE



**INTERIM RETAIL AT WESTWOOD CENTER DRIVE**



**LANDSCAPE/HARDSCAPE LEGEND**

**TREE SCHEDULE**

- STREET TREE IN PLANTER (CAT. IV) PUBLIC REALM (LS AMENITY PANEL)  
Acer rubrum 'October Glory' / October Glory Maple  
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Prunus sargentii / Sargent Cherry  
Prunus x yedoensis / Yoshino Cherry
- LANDSCAPE TREE (CATEGORY II) PUBLIC REALM  
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Cornus florida / Flowering Dogwood  
Magnolia stellata / Star Magnolia  
Prunus x incam 'Okame' / Okame Cherry  
Stewartia koreana / Korean Stewartia  
Stewartia ovata / Mountain Stewartia  
Stewartia pseudocamellia / Japanese Stewartia
- EXISTING TREE

NOTE: TREE LISTING IS NOT INTENDED TO BE ALL INCLUSIVE. SPECIFIC SELECTIONS WILL BE SUBMITTED WITH FINAL SITE PLAN

**PLANT MATERIAL**

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- LAWN
- SHRUB AND GROUND COVER

**SITE FURNISHINGS AND MATERIALS**

- BENCH - DETAIL 1/L3.0
- STONE BENCH - DETAIL 3/L3.0
- BIKE RACK - DETAIL 4/L3.0
- CAFE TABLE AND CHAIRS - DETAIL 5/L3.0
- TREE PLANTER - DETAIL 6/L3.0
- LITTER RECEPTACLE - DETAIL 7/L3.0
- STAND UP COUNTER - DETAIL 8/L3.0
- PEDESTRIAN LIGHT - DETAIL 2/L3.0
- STREETScape LIGHT WITH PEDESTRIAN LIGHT DETAIL 2/L3.0

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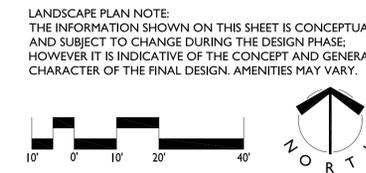
**PAVING MATERIALS**

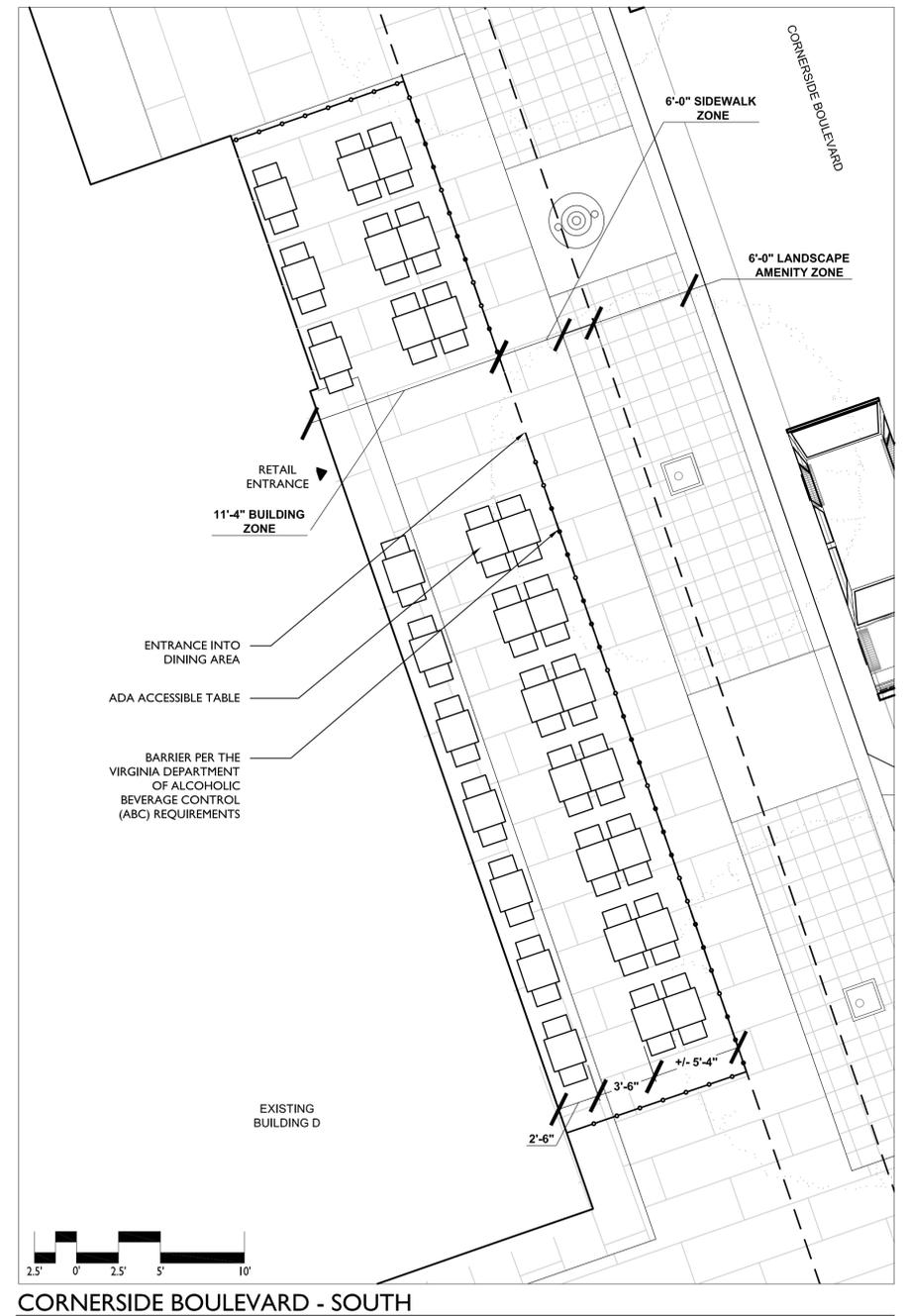
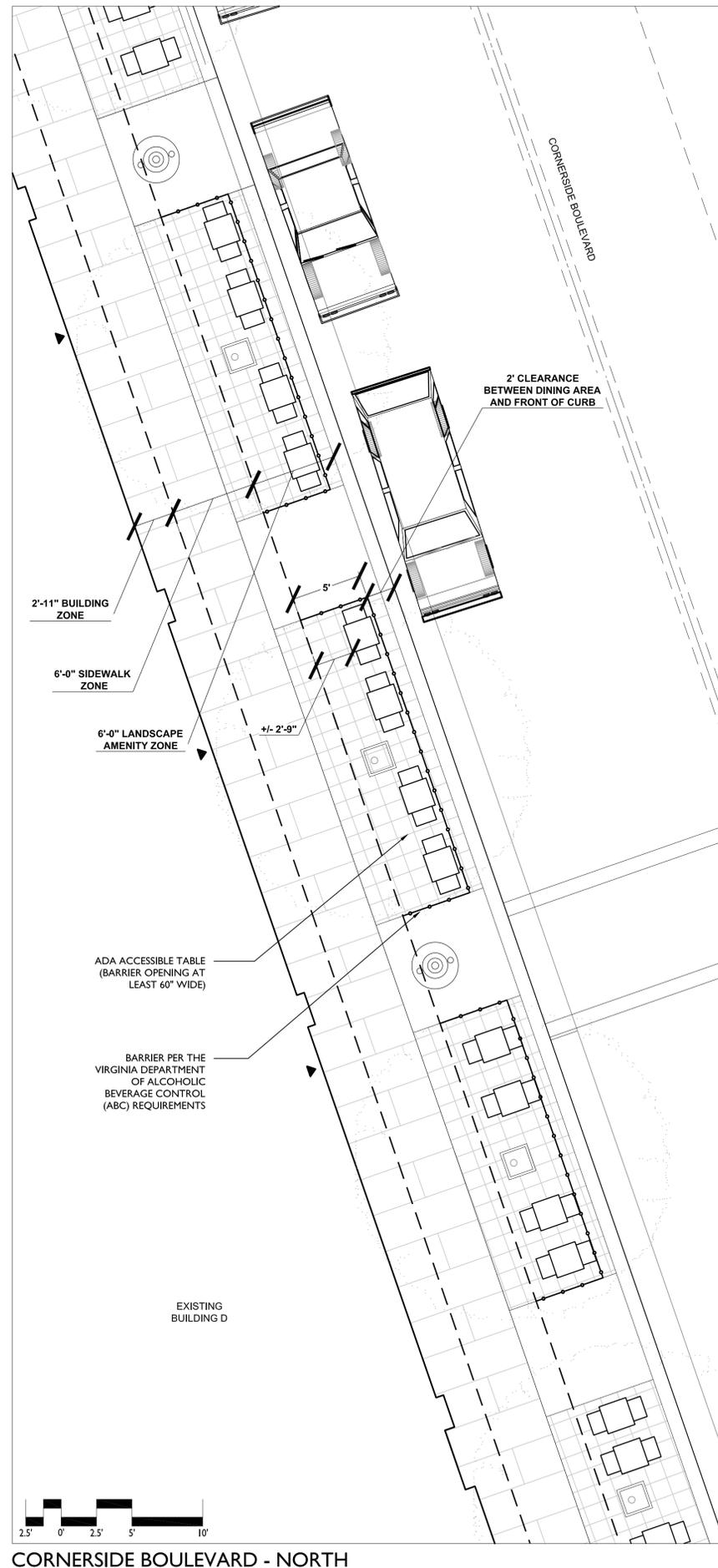
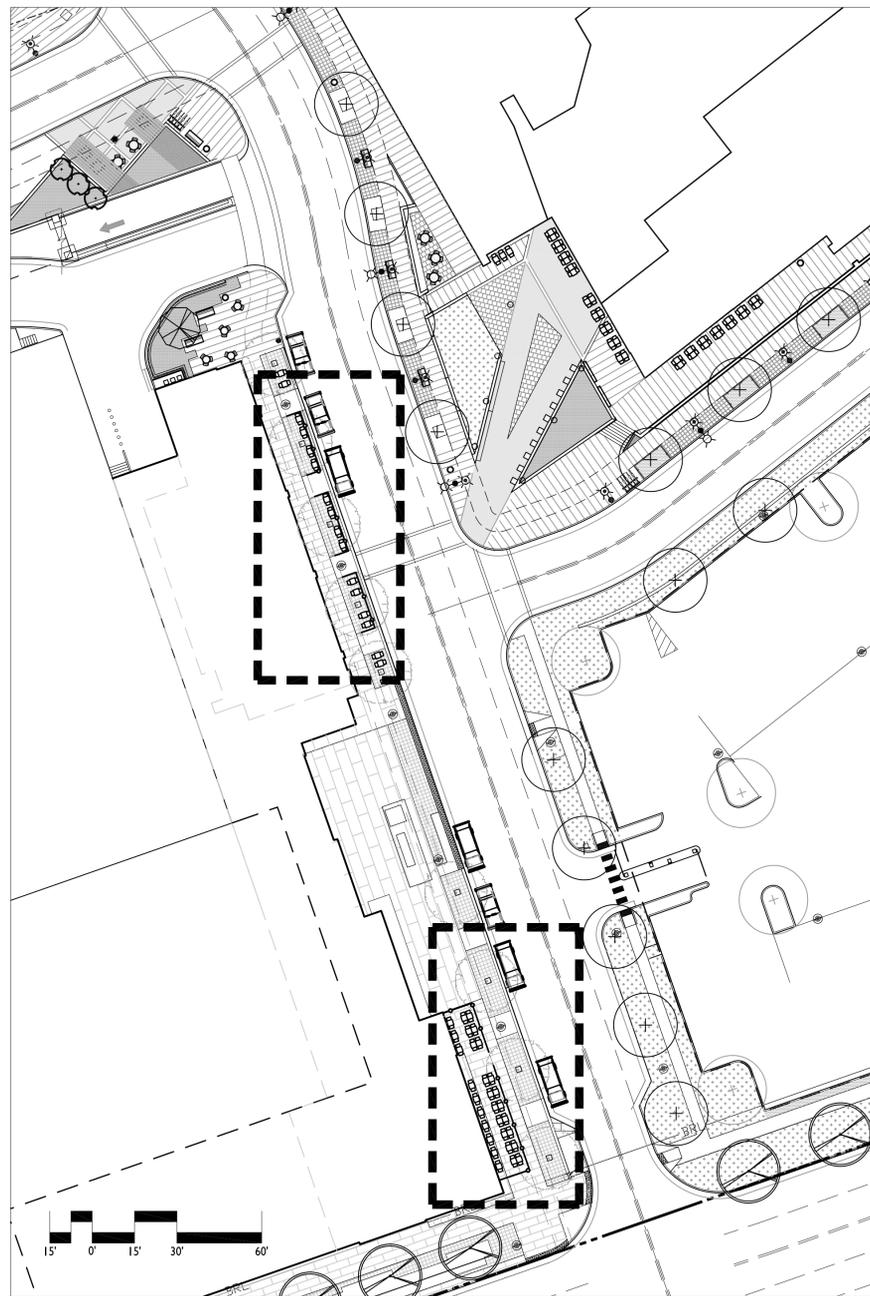
- FIELD PAVING 1 P.I.P. CONCRETE
- ACCENT 1 UNIT PAVERS
- POSSIBLE PERMEABLE PAVERS
- FIELD PAVING 2 UNIT PAVERS
- ACCENT 2 DECOMPOSED GRANITE

NOTE: SEE DETAIL 1/L3.1 FOR DETAIL PAVING INFORMATION

**PEDESTRIAN AND VEHICLE ENTRANCES**

- RESIDENTIAL ENTRANCE
- RETAIL/SERVICE/COMMERCIAL/OFFICE ENTRANCE
- VEHICLE DIRECTION/ENTRANCE





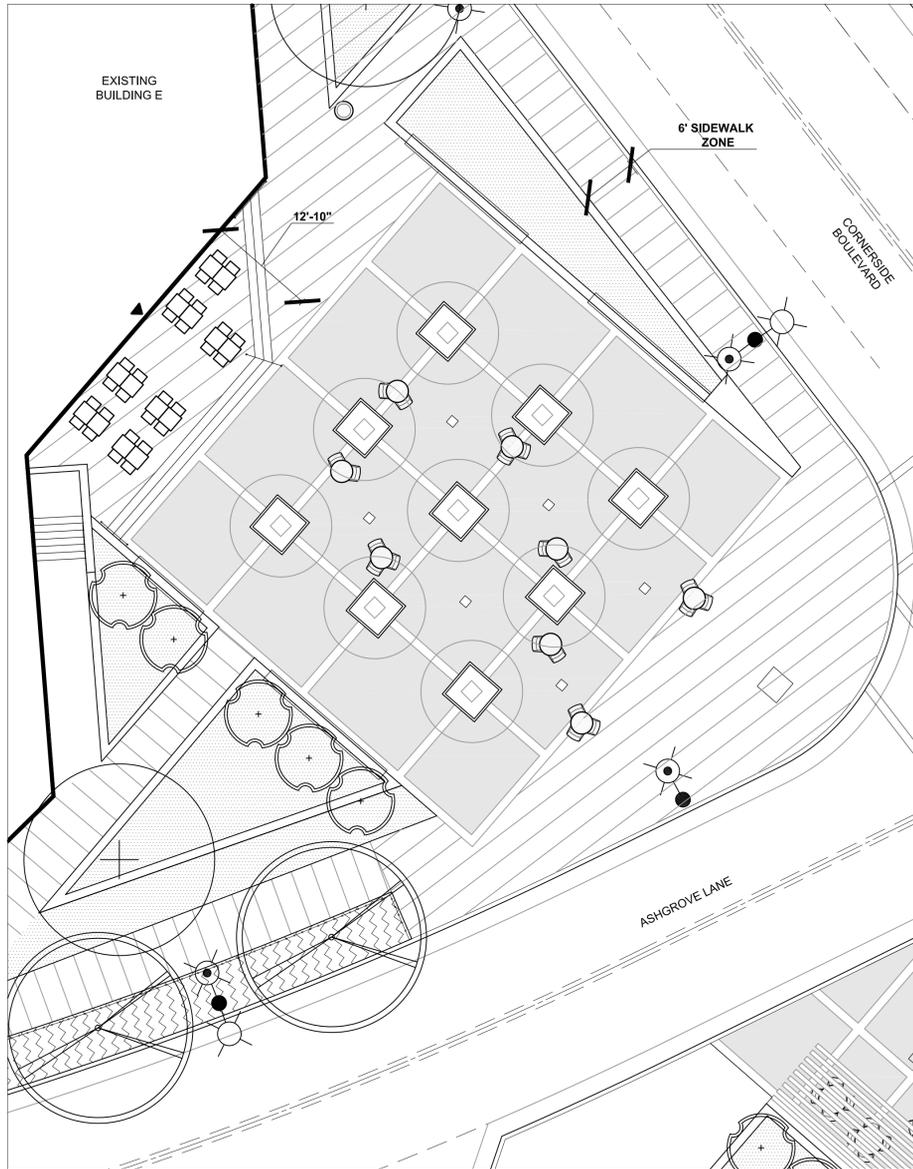
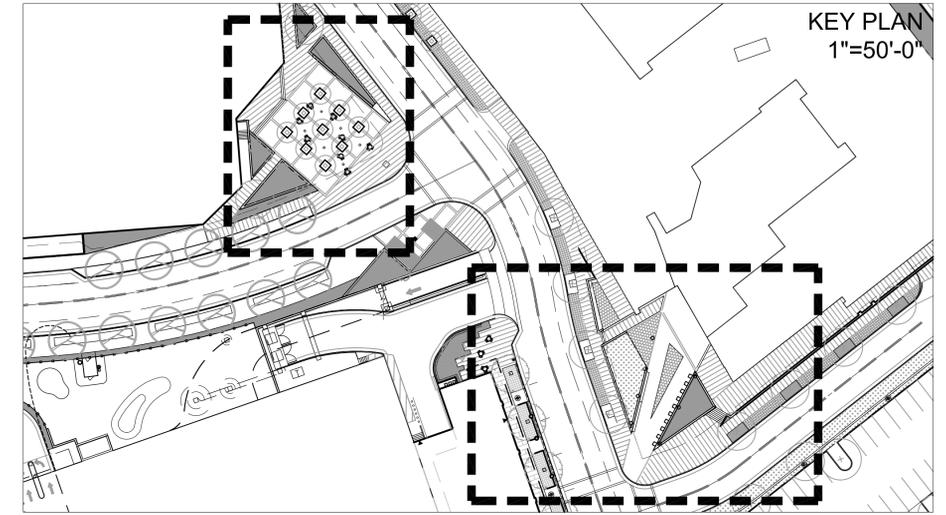
CURB-SIDE DINING CHARACTER IMAGES

CORNERSIDE BOULEVARD - NORTH

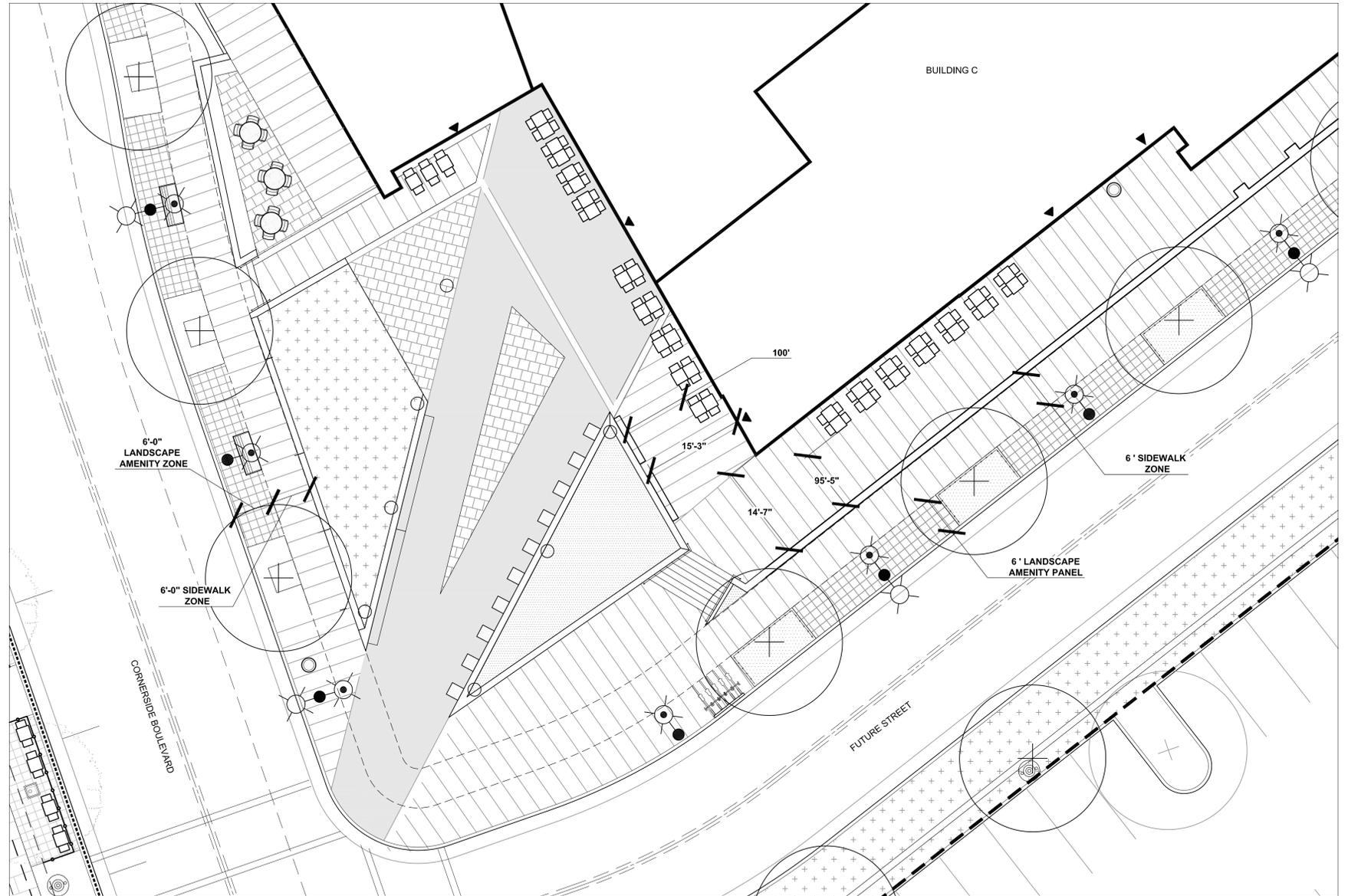




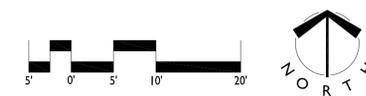
BUILDING-SIDE DINING



URBAN PLAZA 'C' AT EXISTING BUILDING E



URBAN PLAZA 'E' AT BUILDING C





MODEL: TRIO  
FINISH: WOOD

AVAILABLE THROUGH:  
FORMS + SURFACES  
30 PINE STREET  
PITTSBURGH, PA 15223  
PH.: 800.451.0410  
FAX: 412.781.7840  
www.forms-surfaces.com

- NOTES:
- BENCHES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)
  - PROPOSED BENCHES SHALL BE ALUMINUM TEXTURE POWDER COATED FRAME, WOOD SLATS
  - SELECTED MODEL TO INCLUDE INTERMEDIATE ARMREST



MODEL: BOLA  
FINISH: STAINLESS STEEL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- BIKE RACKS SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)



MODEL: POE  
FINISH: ALUMINUM

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- RECEPTACLES SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES STANDARD FOR TYSONS WEST & WEST SIDE STREETSCAPE FURNISHINGS, OR APPROVED EQUAL (SEE SECTION 3.4J OF DESIGN GUIDELINES)

**1 BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**4 BIKE RACK**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**7 LITTER / RECYCLING RECEPTACLE**  
L-3.0 PICTORIAL

05A-XXX  
NTS



PEDESTRIAN SCALE STREETSCAPE LIGHTING  
OPT. 1: SELUX ARC MINI SPANNER ARM SERIES  
PEDESTRIAN SCALE STREETSCAPE LIGHTING  
OPT. 2: ARCHITECTURAL AREA LIGHTING FLEX SERIES

PEDESTRIAN SCALE LIGHTING OPTIONS:

- OPTION 1: SELUX ARC MINI SPANNER ARM SERIES
- ARC MINI SPANNER ARM SERIES
  - SILVER FINISH
  - HID OR LED LAMP
  - TEMPERED FLAT GLASS LENS

- OPTION 2: ARCHITECTURAL AREA LIGHTING
- FLEX SERIES
  - MATTE ALUMINUM FINISH
  - HID OPTION

OPTION 3: APPROVED EQUAL

- NOTES:
- PEDESTRIAN SCALE STREETSCAPE LIGHTING SHALL MEET THE TYSONS CORNER URBAN DESIGN GUIDELINES PREFERRED STREETSCAPE LIGHTS OPTIONS OR APPROVED EQUAL (SEE SECTION 3.3B OF DESIGN GUIDELINES)
  - COMBINATION STREET LIGHT AND PEDESTRIAN LIGHT TO BE LOCATED BETWEEN NORMAL PEDESTRIAN SCALE LIGHTING. SEE PLAN FOR SPECIFIC LOCATIONS.



MODEL: PARC CENTRE  
FINISH: POWDERCOATED STEEL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- CHAIR - NO ARMS
  - 24" ROUND TABLE

**2 LIGHTING**  
L-3.0 PICTORIAL

05B-XXX  
NTS

**5 CAFE TABLE AND CHAIRS**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**8 STAND UP COUNTER**  
L-3.0 PICTORIAL

05A-XXX  
NTS



MODEL: SOCRATES  
FINISH: CAST STONE

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 24" x 24", BACKLESS, POLISHED AND WATERPROOFED
  - COLOR: BEIGE



MODEL: PLAZA  
FINISH: WOOD PANELS

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 48" x 48"
  - STAINLESS STEEL LEVELING FEET
  - TREES TO BE LOCATED TO AVOID CONFLICTS WITH ON-STREET PARKING.



MODEL: GUS  
FINISH: POWDERCOATED METAL

AVAILABLE THROUGH:  
LANDSCAPE FORMS, INC.  
431 LAWDALE AVE.  
KALAMAZOO, MI 49048  
PH.: 800.430.6209  
FAX: 269.381.3455  
www.landscapeforms.com

- NOTES:
- 18" HEIGHT
  - WOOD SEATING INSERTS

**3 STONE BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**6 TREE PLANTER**  
L-3.0 PICTORIAL

05A-XXX  
NTS

**9 PLANTER BENCH**  
L-3.0 PICTORIAL

05A-XXX  
NTS



### FIELD PAVING 1 - POURED IN PLACE CONCRETE

LOCATION USED: SIDEWALK ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL AND BUILDING ZONE)  
PRODUCT DESCRIPTION: POURED IN PLACE CONCRETE  
COLOR: COOL GRAYS  
SUGGESTED SCORING PATTERN: RECTANGULAR (PERPENDICULAR TO STREET)



### FIELD PAVING 2 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



### ACCENT PAVING 1 - UNIT PAVERS

LOCATION USED: SIDEWALK ZONE / BUILDING ZONE (MAY APPEAR IN SELECT LOCATIONS WITHIN LANDSCAPE AMENITY PANEL)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



### ACCENT PAVING 2 - DECOMPOSED GRANITE

LOCATION USED: BOCCIE COURT



### POSSIBLE PERMEABLE PAVERS

LOCATION USED: LANDSCAPE AMENITY PANEL (MAY APPEAR IN SELECT LOCATIONS WITHIN SIDEWALK ZONE / BUILDING ZONE)  
PRODUCT DESCRIPTION: STONE OR CONCRETE UNIT PAVERS (TO BE ADA COMPLIANT, AND HAVE A NON-SLIP FINISH)  
COLOR: COOL GRAYS



BIORETENTION TREE PIT ADJACENT TO ON-STREET



BIORETENTION TREE PIT NOT ADJACENT TO ON-STREET

#### NOTES:

1. ORNAMENTAL TREE FENCE SHALL BE SELECTED TO COMPLIMENT ARCHITECTURE STYLE AND OTHER STREETScape/AMENITY FURNISHINGS.
2. BIORETENTION TREE PITS ADJACENT TO ON-STREET PARKING SHALL HAVE FENCING ALONG ALL SIDES OF TREE PIT.

## 3 ORNAMENTAL TREE FENCE

L-3.1 PICTORIAL

21-XXX  
NTS



ACCENT PAVING 1



ACCENT PAVING 2



FIELD PAVING 1

FIELD PAVING 2



EXTENSIVE GREEN ROOF

## 4 GREEN ROOF (EXTENSIVE)

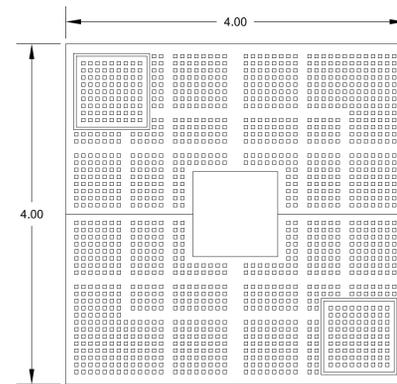
L-3.1 PICTORIAL

08A-XXX  
NTS

## 1 STREETScape PAVEMENT

L-3.1 PLAN / PICTORIAL

12G-XXX  
AS NOTED



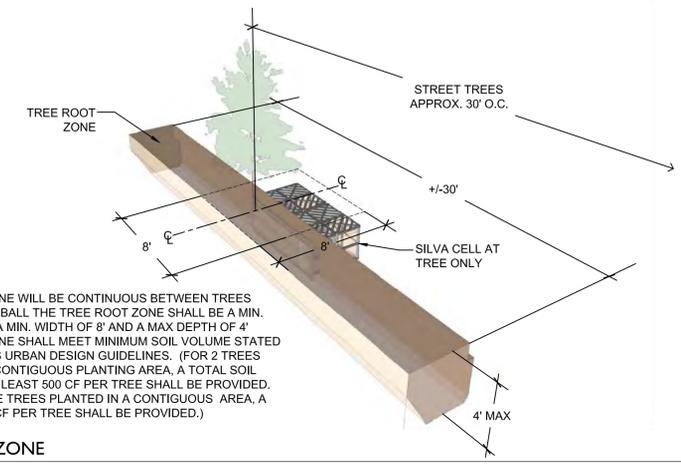
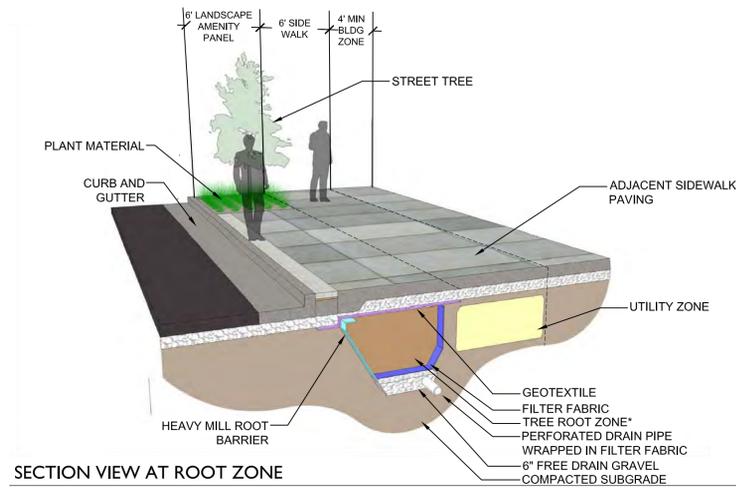
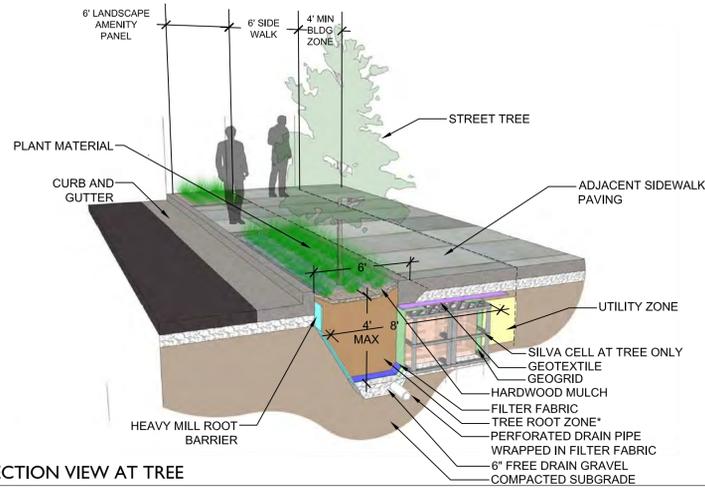
MODEL: #M4842  
STYLE: MARKET STREET  
  
AVAILABLE THROUGH:  
IRONSMITH  
41-701 CORPORATE WAY, #3  
PALM DESERT, CA 92260  
PH.: 800.338.4766  
www.ironsmith.cc

- NOTES:
1. SLOT WIDTH IS 1/2" MAXIMUM. MEETS ADA COMPLIANCE.
  2. GRATE CAST FROM IRON OR ALUMINUM TREE OPENING SIZE: 12", 18" OR 30"

## 2 TREE GRATE

L-3.1 PICTORIAL

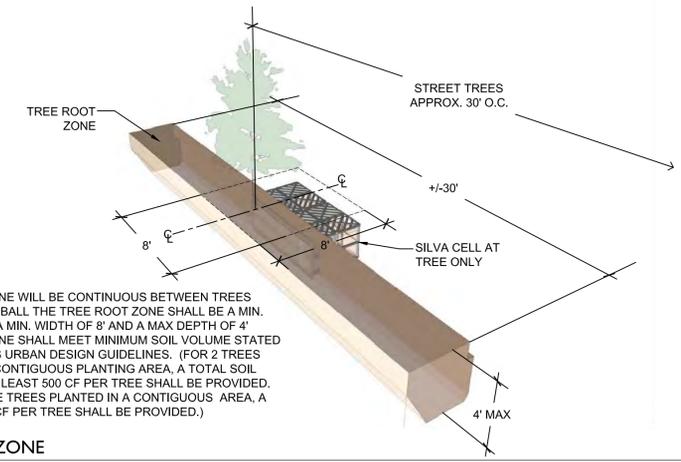
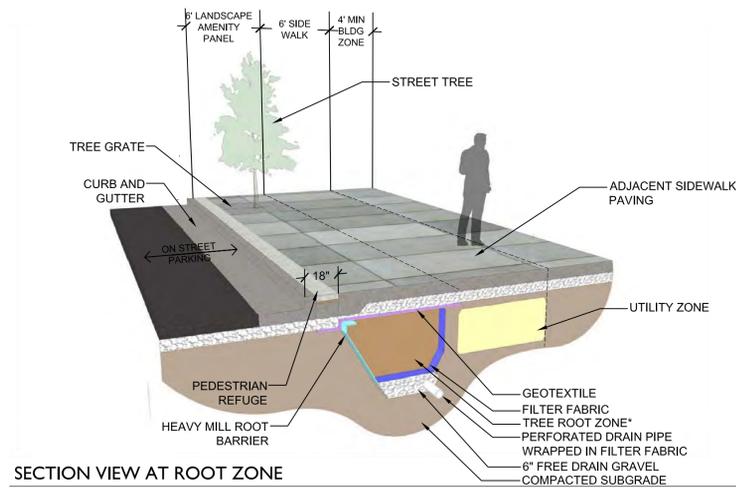
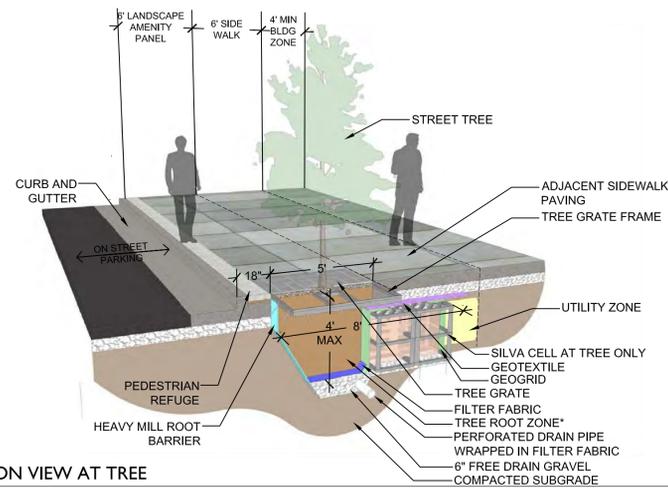
12G-XXX  
NTS



**1 STREET TREE STANDARD PIT AT LOCAL STREET**

L-3.2 PERSPECTIVE SECTIONS

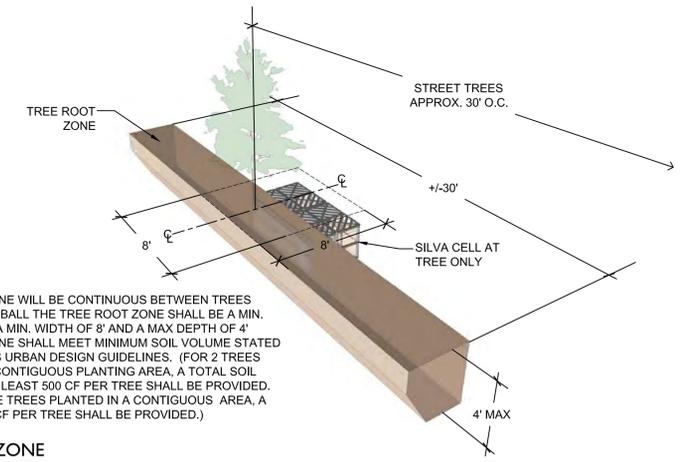
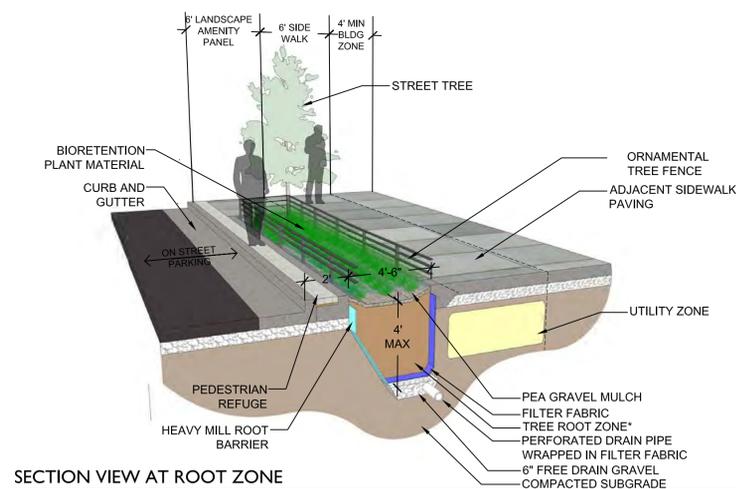
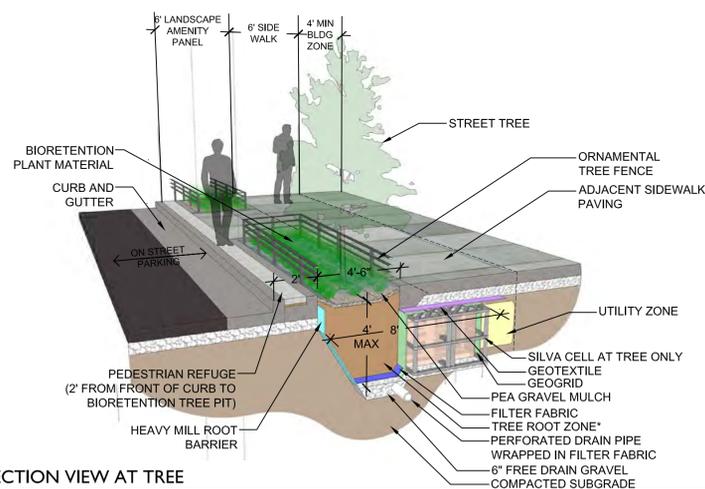
08A-225  
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**2 STREET TREE STANDARD PIT WITH TREE GRATE AT LOCAL STREET**

L-3.2 PERSPECTIVE SECTIONS

08A-226  
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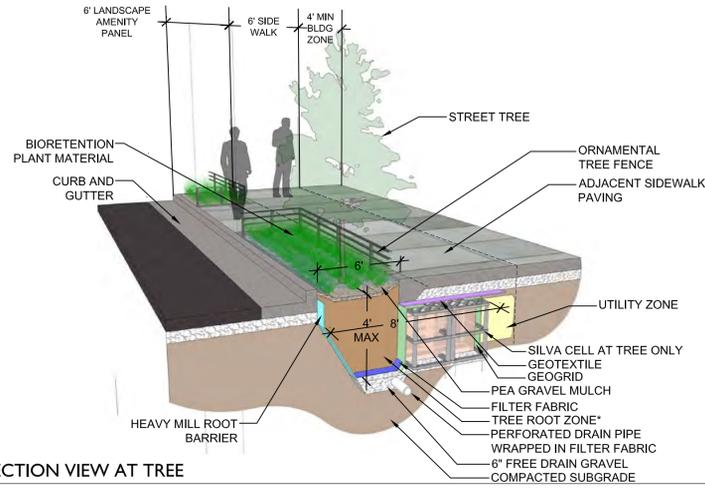


**3 STREET TREE BIORETENTION PIT ADJACENT TO ON-STREET PARKING AT LOCAL STREET**

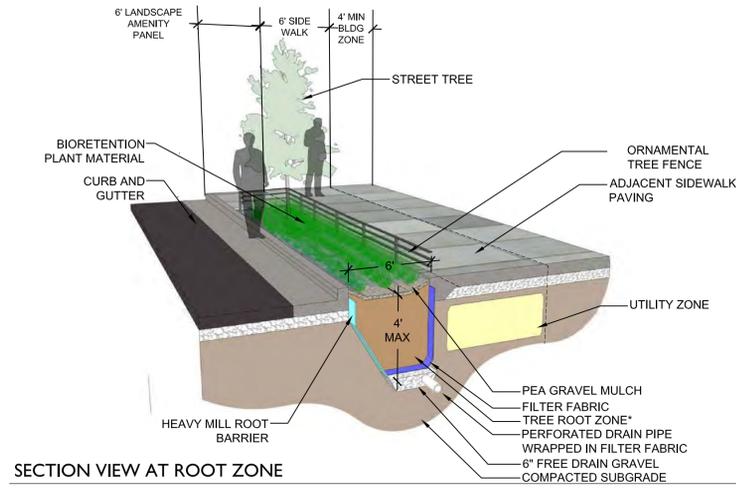
L-3.2 PERSPECTIVE SECTIONS

08A-227  
NTS

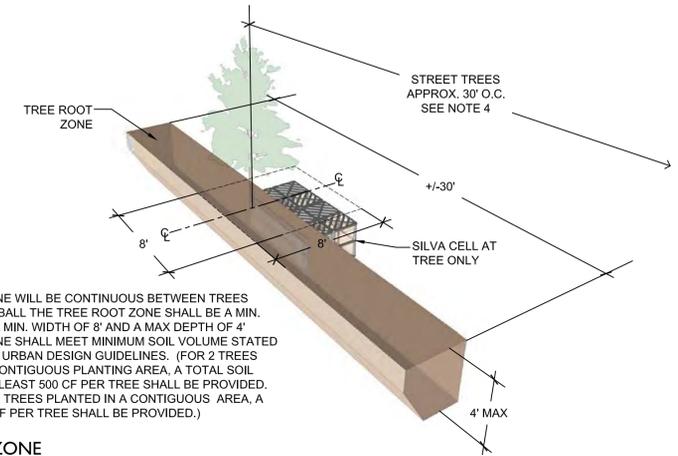
ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



SECTION VIEW AT TREE



SECTION VIEW AT ROOT ZONE



NOTE:

1. TREE ROOT ZONE WILL BE CONTINUOUS BETWEEN TREES
2. AT TREE ROOT BALL THE TREE ROOT ZONE SHALL BE A MIN. LENGTH OF 8', A MIN. WIDTH OF 8' AND A MAX DEPTH OF 4'
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES. (FOR 2 TREES PLANTED IN A CONTIGUOUS PLANTING AREA, A TOTAL SOIL VOLUME OF AT LEAST 500 CF PER TREE SHALL BE PROVIDED. FOR 3 OR MORE TREES PLANTED IN A CONTIGUOUS AREA, A TOTAL OF 400 CF PER TREE SHALL BE PROVIDED.)

TREE ROOT ZONE

**I** STREET TREE BIORETENTION PIT AT LOCAL STREET  
L-3.3 PERSPECTIVE SECTIONS

08A-227  
NTS

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



1 CORNERSIDE BOULEVARD ELEVATION  
L-4.0 ELEVATION



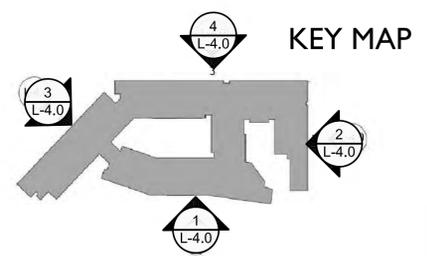
2 FUTURE STREET ELEVATION  
L-4.0 ELEVATION

3 BUILDING C - NORTH ELEVATION  
L-6.0 ELEVATION



4 ROUTE 7 / LEESBURG PIKE ELEVATION  
L-4.0 ELEVATION

NOTE: FINAL LOCATION OF STREETScape TO BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN



ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.



CAFE TABLES AND CHAIRS (TYP.) RESIDENTIAL SIGNAGE RESIDENTIAL LOBBY ENTRANCE BIKE RACK LITTER / RECYCLING RECEPTACLE (TYP.) BENCH (TYP.) MOVABLE TREE PLANTER (TYP.) BENCH (TYP.) MOVABLE TREE PLANTER (TYP.)

1 CORNSIDE BOULEVARD AT RESIDENTIAL ENTRY (POCKET PARK D)  
L-4.1 ELEVATION



STREET LIGHT (TYP.) BENCH (TYP.) STREET TREE IN TREE GRATE (TYP.) CAFE TABLES AND CHAIRS (TYP.)

2 CORNSIDE BOULEVARD AT RETAIL PLAZA  
L-4.1 ELEVATION



CAFE TABLES AND CHAIRS (TYP.) STAND UP COUNTER

3 RETAIL PLAZA ELEVATION (URBAN PLAZA E)  
L-6.1 ELEVATION



NOTE: ARTWORK PANELS SHOWN IN THIS ELEVATION ARE FOR ILLUSTRATIVE PURPOSES ONLY.

ARCHITECTURAL FACADE - GREEN SCREEN OR ART PANELS AS POSSIBLE TREATMENTS STREET TREE IN TREE PIT (TYP.) ELEVATOR LOBBY WINDOWS

PARKING ENTRANCE STAIRS TO ELEVATED RETAIL FIRE CONTROL ROOM RETAIL VESTIBULE ENTRANCE

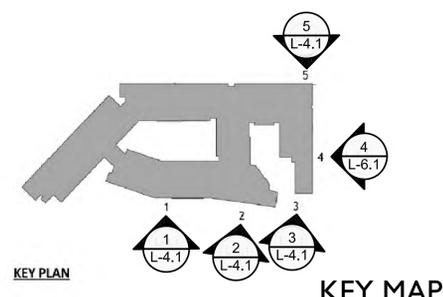
4 FUTURE STREET GROUND FLOOR ELEVATION  
L-4.1 ELEVATION



RETAIL VESTIBULE EVERGREEN SHRUB ORNAMENTAL GRASSES CANOPY TREE EVERGREEN TREE POTENTIAL ACCESS TO ELECTRIC TRANSFORMER ROOM LOCATION

5 ROUTE 7 / LEESBURG PIKE GROUND FLOOR ELEVATION  
L-4.1 ELEVATION

NOTE: FINAL LOCATION OF STREETScape TO BE COORDINATED WITH FINAL ARCHITECTURAL DESIGN



KEY PLAN

KEY MAP

ELEVATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. RETAIL STOREFRONT AND BUILDING ELEVATION MAY VARY DUE TO FINAL TENANT REQUIREMENTS, UNIT LAYOUT AND MECHANICAL PENETRATIONS.



1 EAST ELEVATION  
L-4.2 ELEVATION



3 WEST ELEVATION  
L-4.2 ELEVATION



5 SOUTH ELEVATION  
L-4.2 ELEVATION



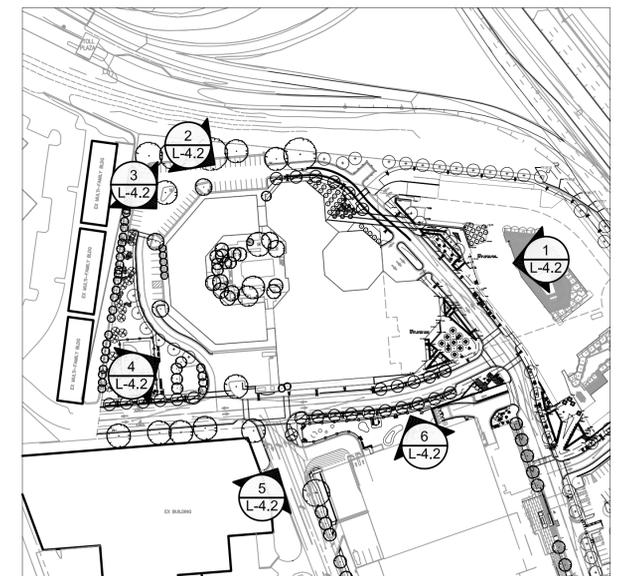
2 NORTH ELEVATION  
L-4.2 ELEVATION



4 SOUTHWEST ELEVATION  
L-4.2 ELEVATION



6 SOUTH ELEVATION  
L-4.2 ELEVATION

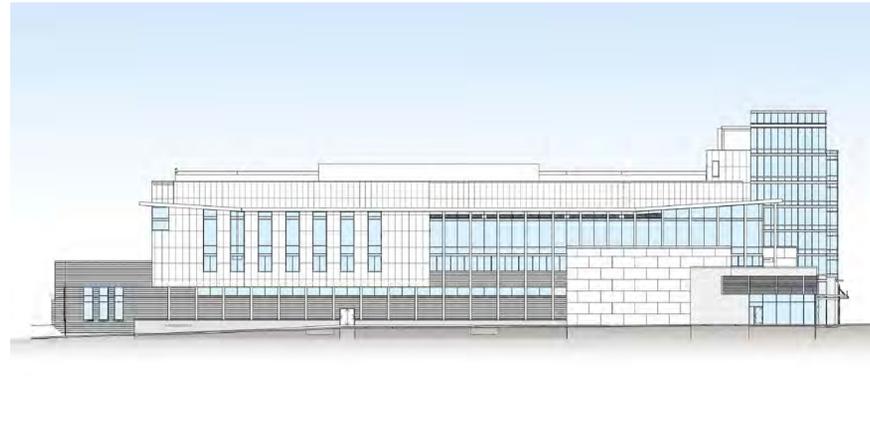


KEY MAP



1 EAST ELEVATION  
L-4.2 ELEVATION

NTS



4 SOUTH ELEVATION  
L-4.2 ELEVATION

NTS



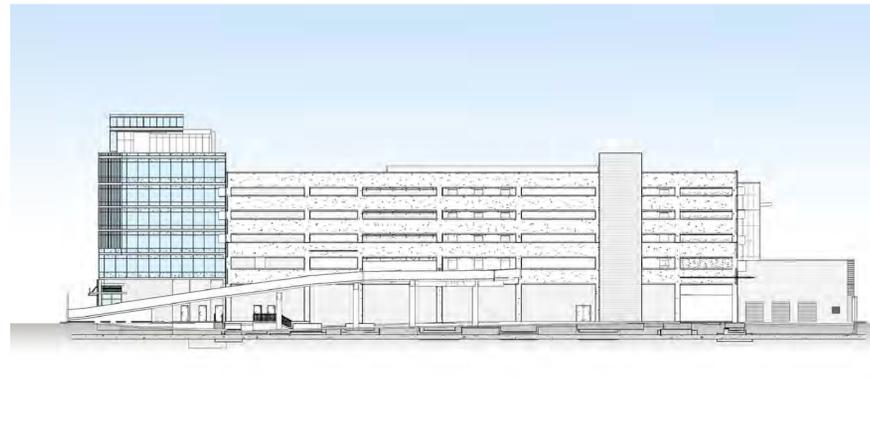
7 EAST ELEVATION  
L-4.2 ELEVATION

NTS



2 EAST ELEVATION  
L-4.2 ELEVATION

NTS



5 NORTH ELEVATION  
L-4.2 ELEVATION

NTS



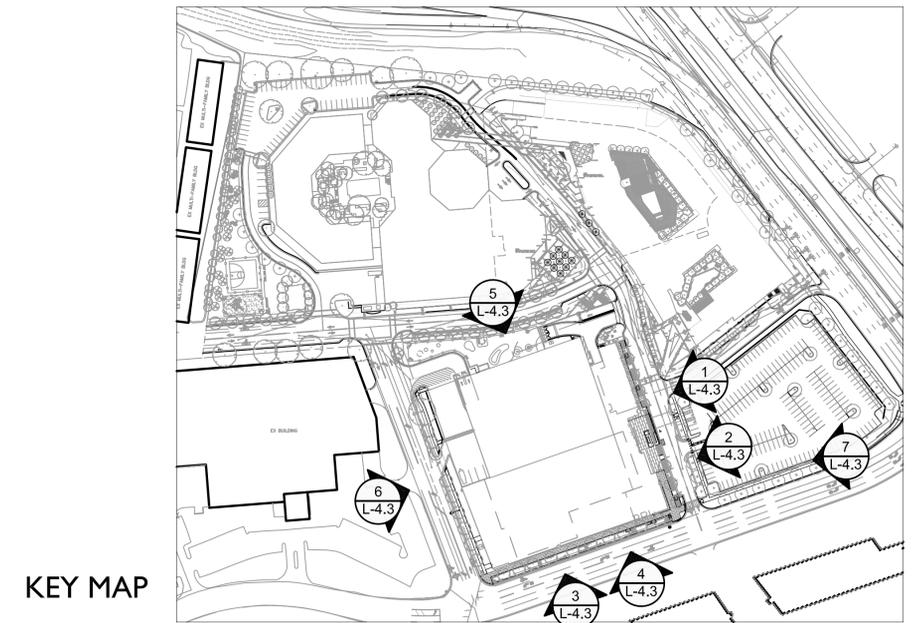
2 SOUTH ELEVATION  
L-4.2 ELEVATION

NTS

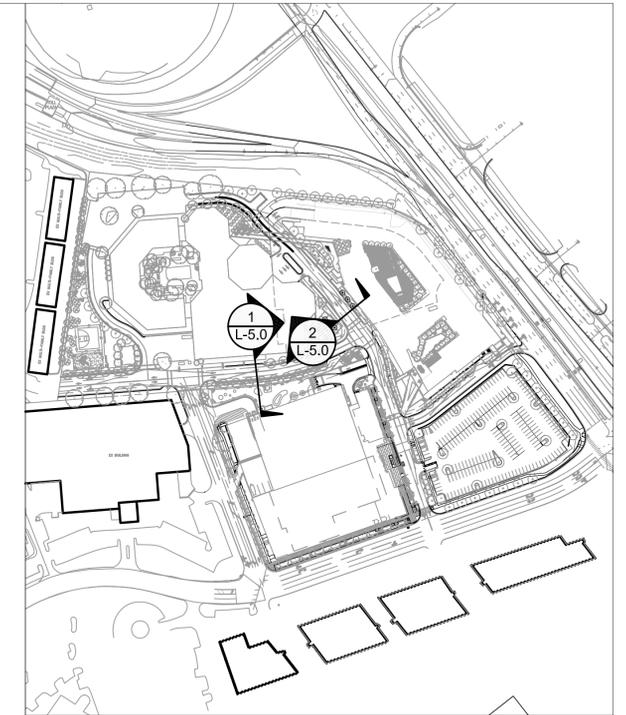
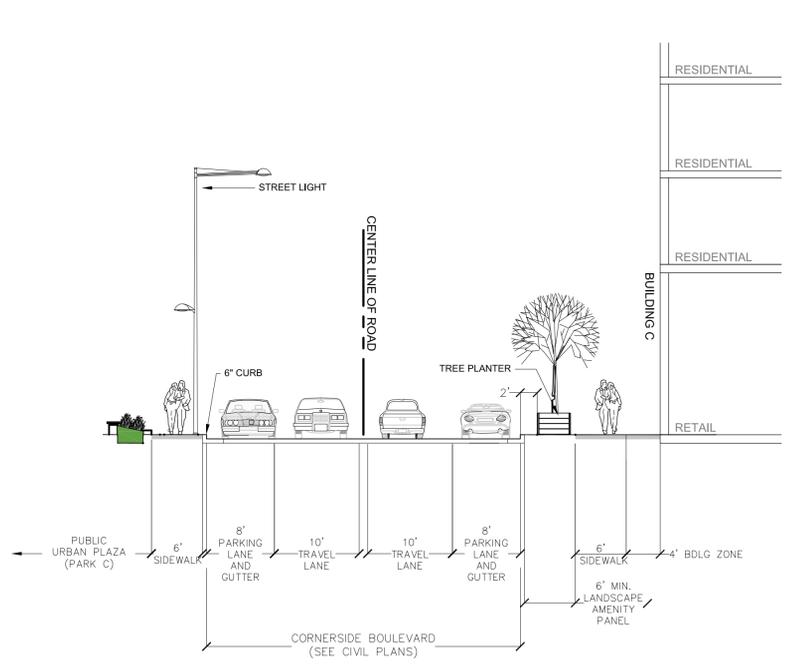
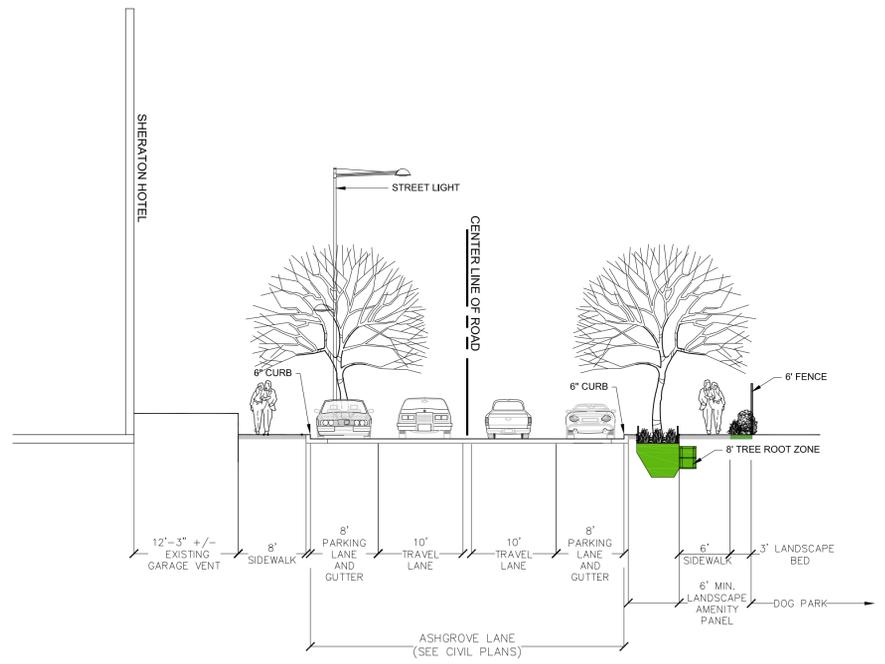


6 WEST ELEVATION  
L-4.2 ELEVATION

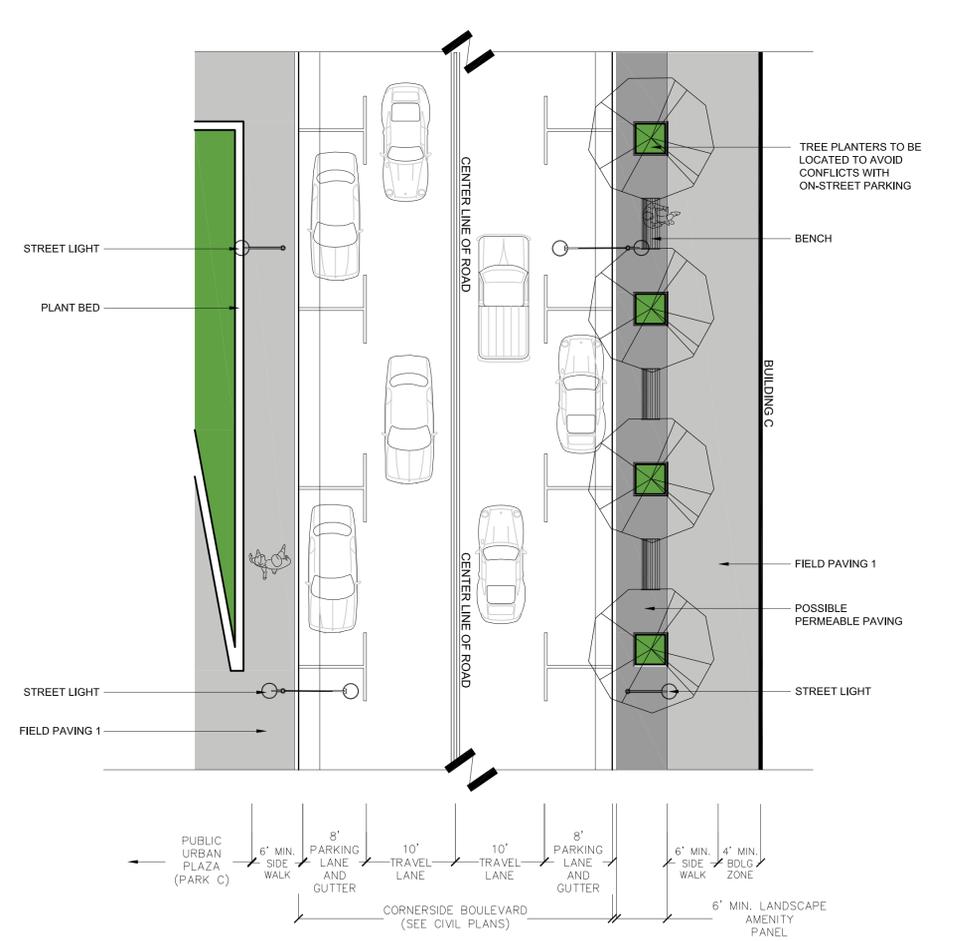
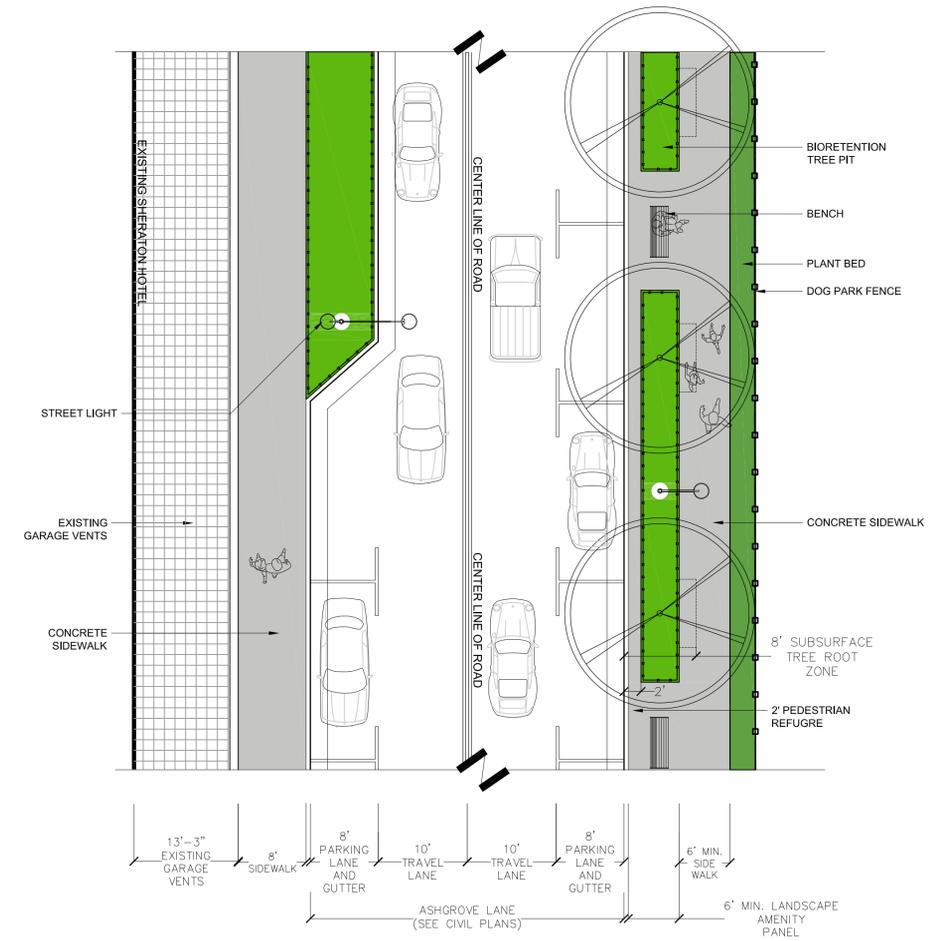
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KEY MAP



KEY MAP



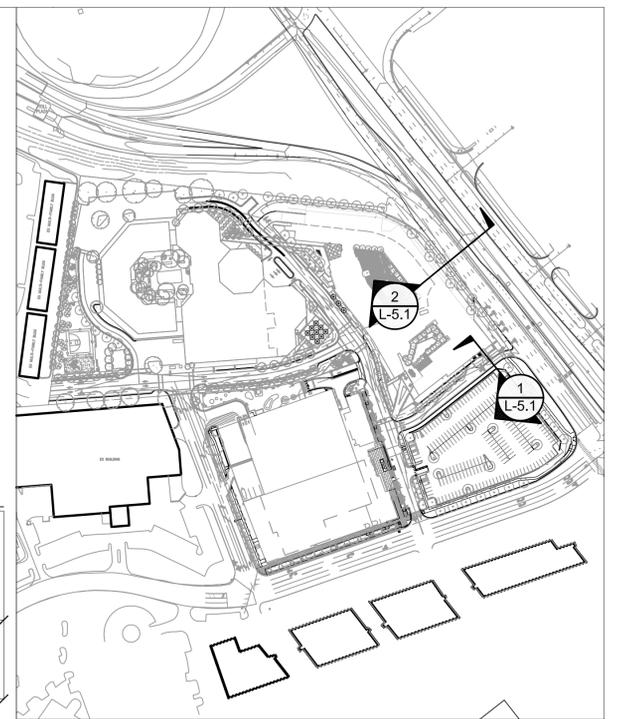
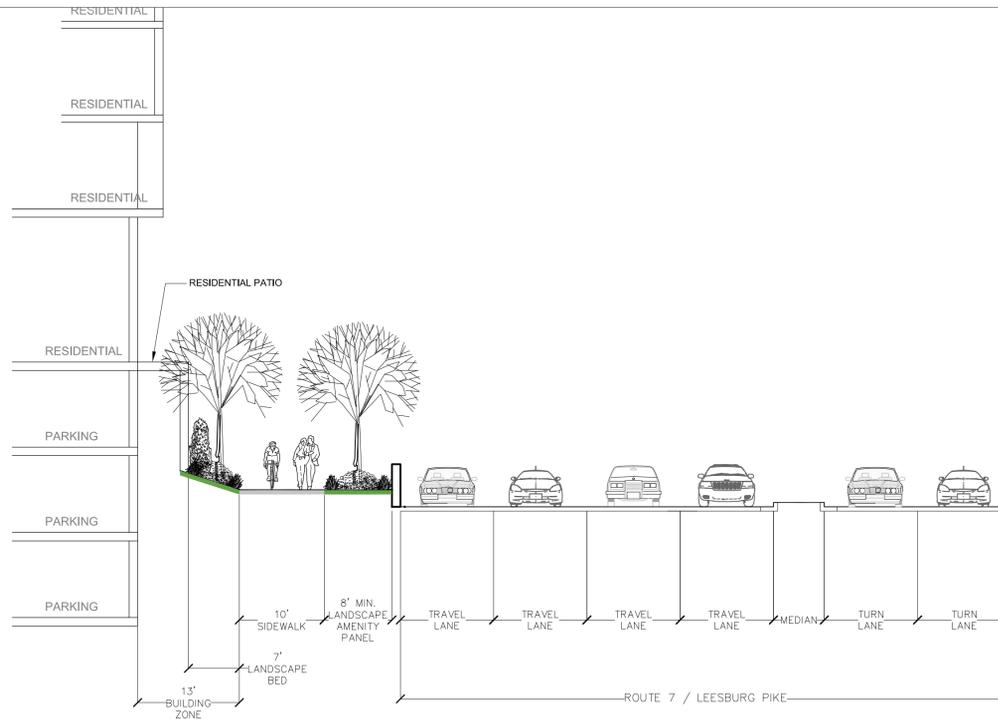
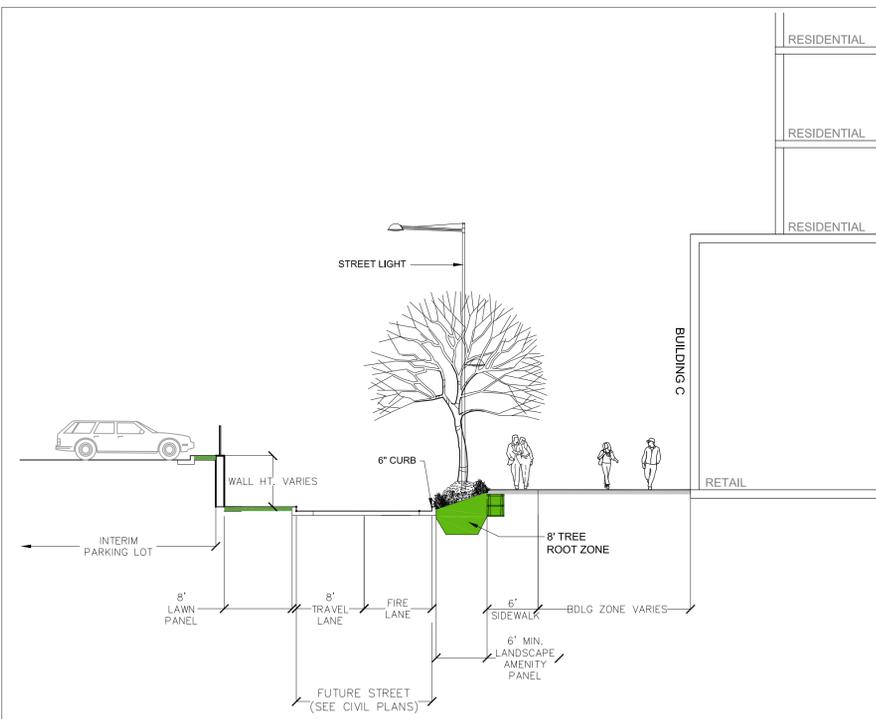
1 ASHGROVE LANE SECTION

1" = 10'

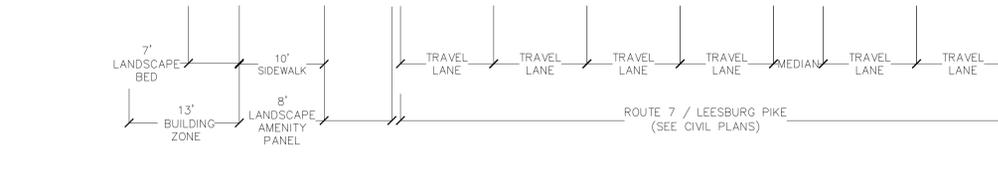
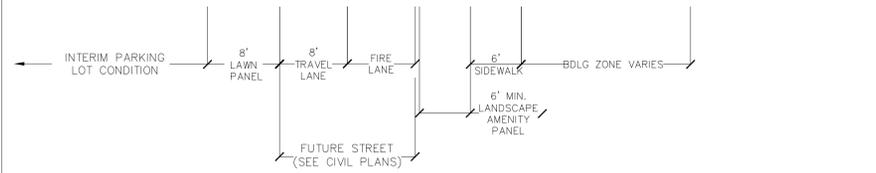
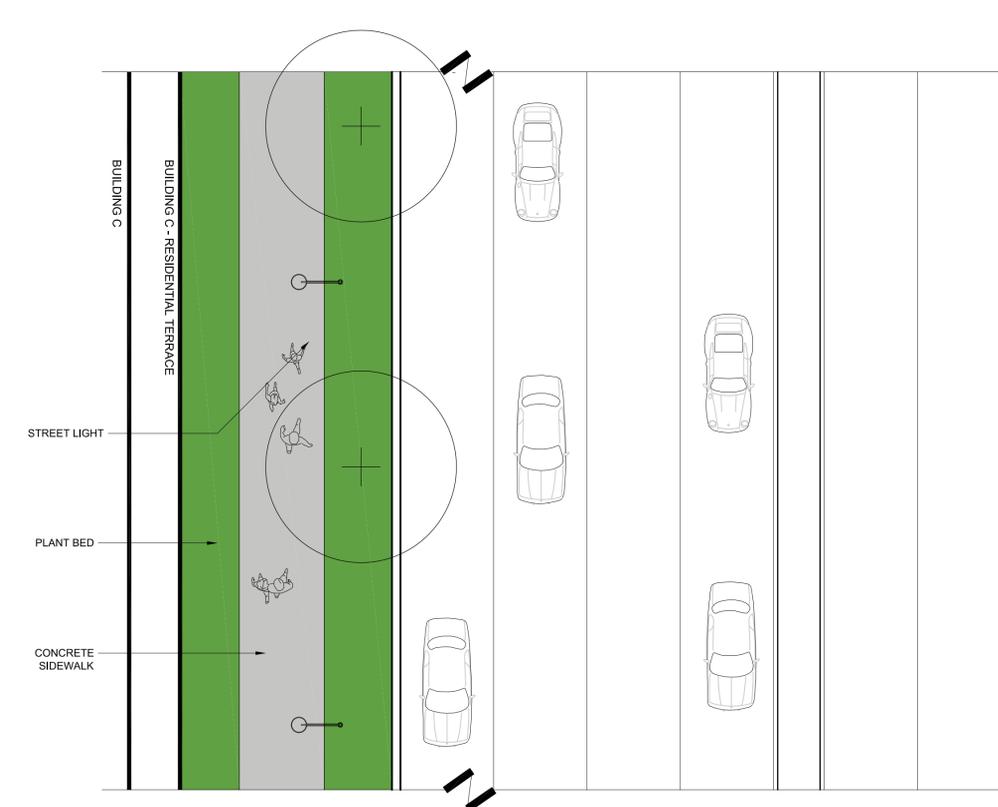
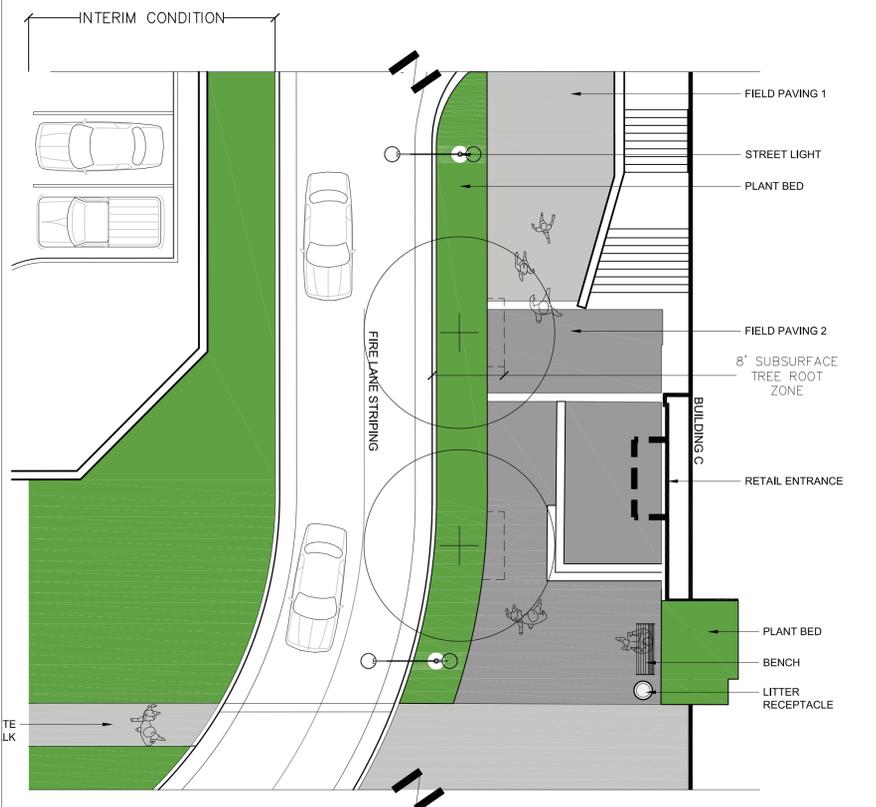
2 CORNERSIDE BOULEVARD SECTION

1" = 10'

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KEY MAP



1 FUTURE STREET SECTION  
L-5.1 SECTION

1" = 10'

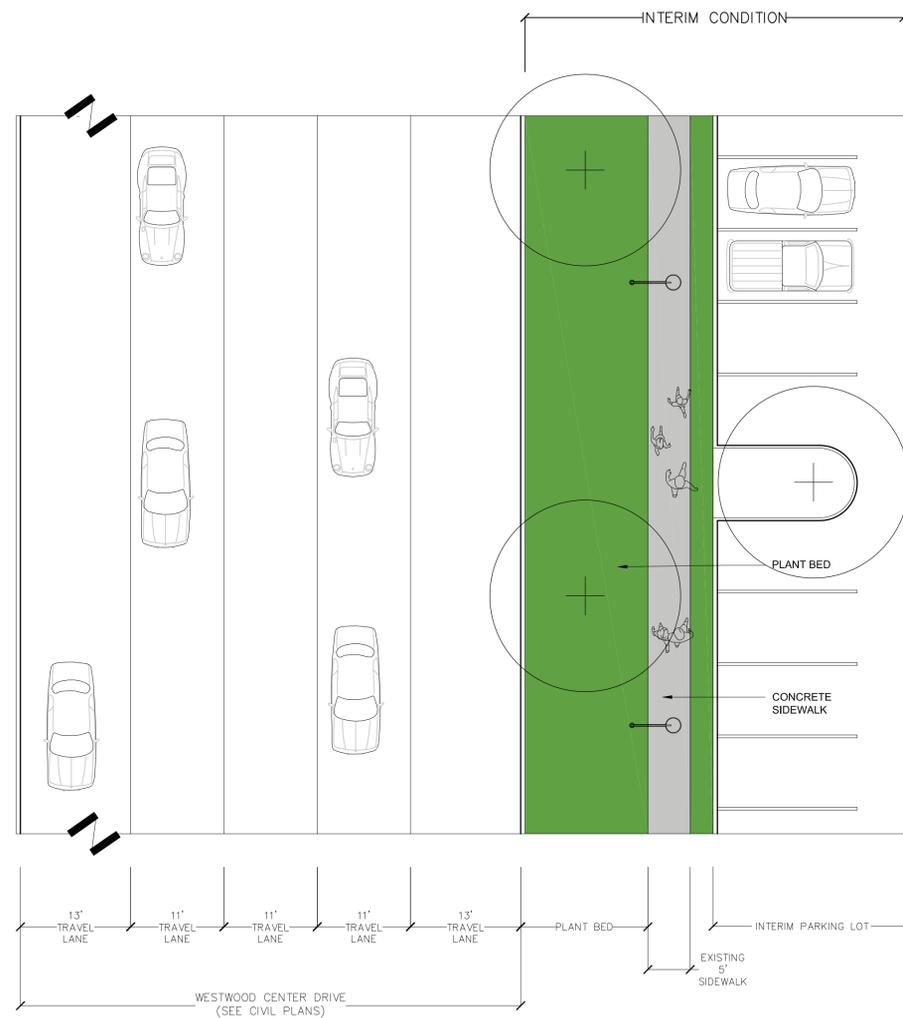
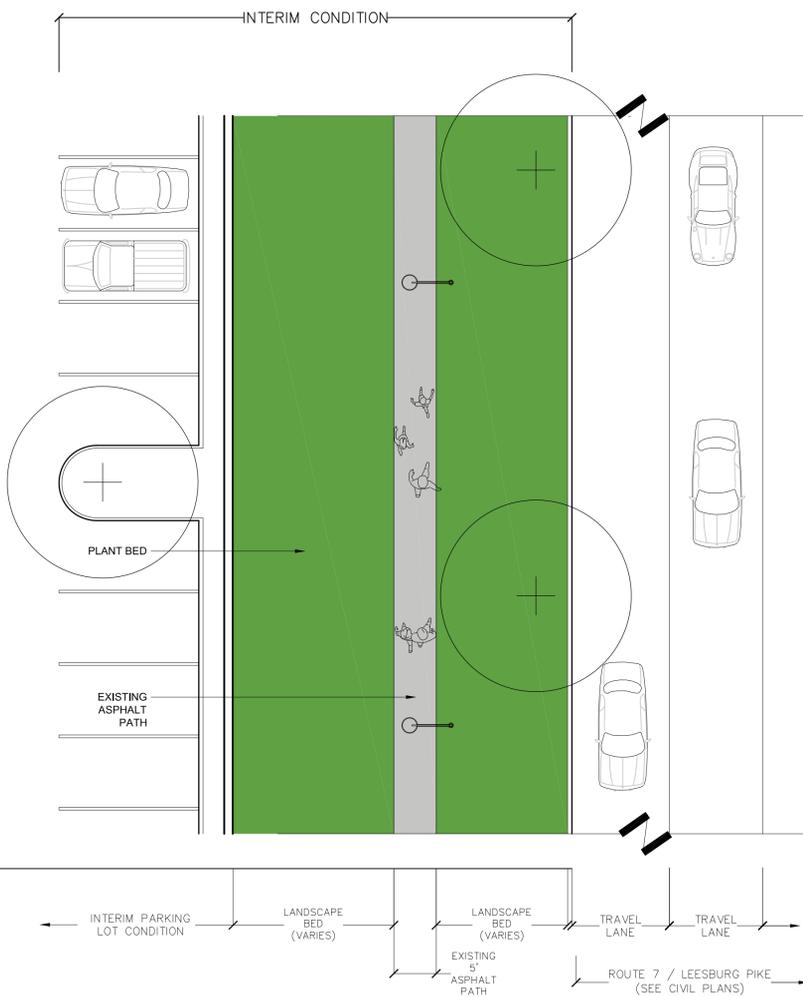
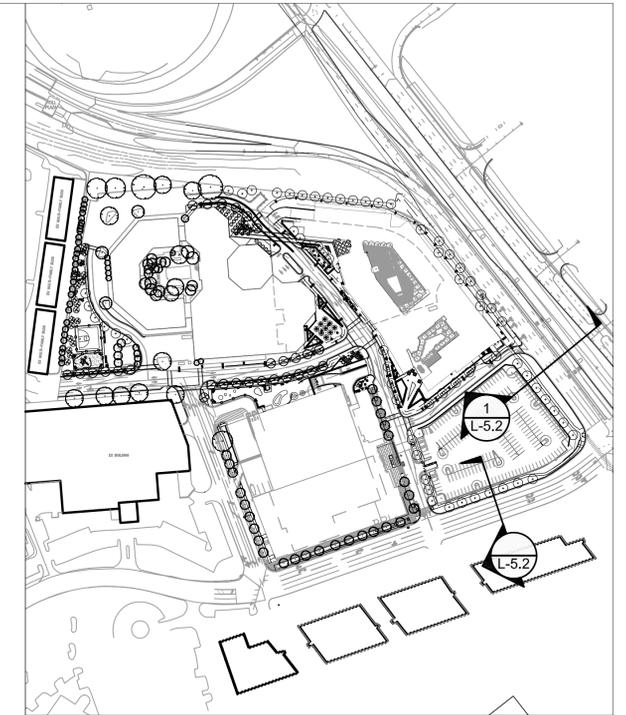
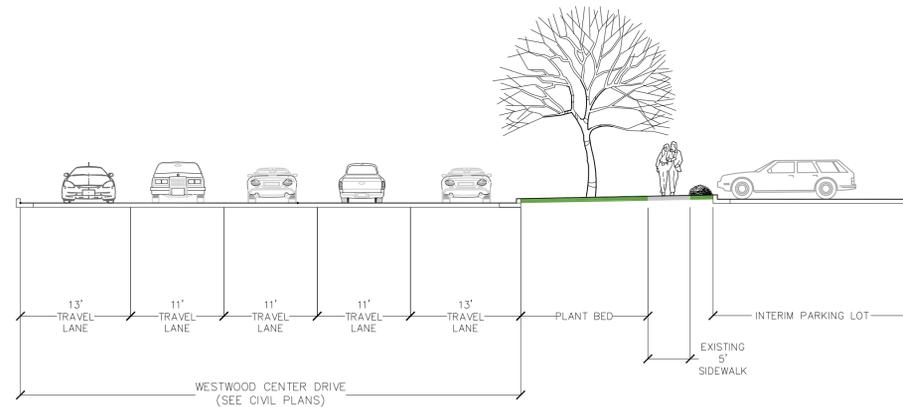
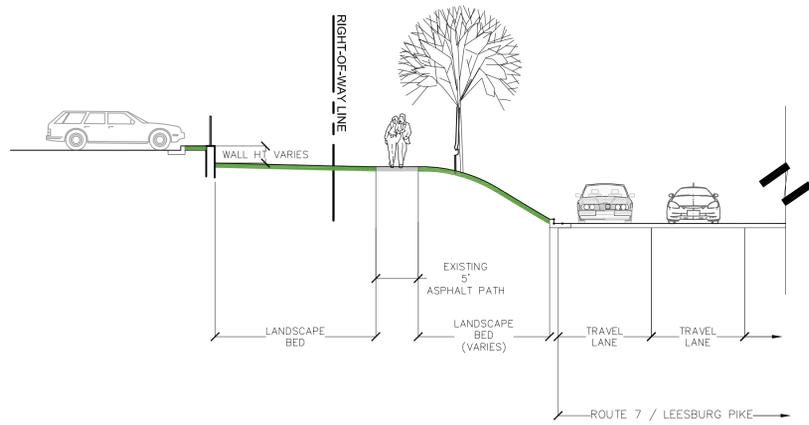
2 ROUTE 7 / LEESBURG PIKE SECTION  
L-5.1 SECTION

1" = 10'

TYSONS WEST  
FINAL DEVELOPMENT PLAN  
JBG ROSENFELD RETAIL, HUNTER MILL DISTRICT, FAIRFAX COUNTY, VA  
SECTIONS

DATE: FEBRUARY 25, 2013  
DESIGNED BY: GC/KP  
CHECKED BY: MK  
O.C. BY: MC  
SCALE: AS SHOWN  
PROJECT #: 2011009  
SHEET NUMBER:  
**L-5.1**

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.



1 ROUTE 7 / LEESBURG PIKE SECTION  
SECTION

1" = 10'

2 WESTWOOD CENTER DRIVE SECTION  
SECTION

1" = 10'

NOTE: ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. NOT FOR CONSTRUCTION.

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

**TYSONS CORNER URBAN CENTER BACKGROUND**

As a key employment and business center in Fairfax County, Tysons Corner has been the subject of several planning efforts over the past few decades. The most recent effort resulted in a Comprehensive Plan amendment which was approved by the Board of Supervisors (BOS) in June 2010. The effort was largely prompted by the opportunities presented by the expansion of Metrorail's Silver Line, with four new Metro stations in Tysons Corner. Following the adoption of the final Environmental Impact Statement (EIS) for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons Corner based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses. Both amendments were eventually adopted.

The Plan is designed to take advantage of the four new Metro stations, and to set a framework for the transformation of Tysons into a transit-oriented, walkable, green urban center. The Plan envisions that Tysons will be Fairfax County's "downtown," and include up to 100,000 residents and 200,000 jobs by 2050, creating a 24-hour urban center where people live, work and play, with growth focused around the stations.

A companion zoning ordinance amendment established a new zoning district for Fairfax County, the Planned Tysons Corner Urban (PTC) District. This new district encourages intense levels of development around the Tysons Metro stations. The PTC District requirements are closely tied to the Comprehensive Plan to ensure that new developments capitalize on the opportunities presented by the four new Metrorail stations and implement the new vision for Tysons.

**DESCRIPTION OF THE APPLICATIONS**

Tysons West (RZ/FDP 2011-HM-032) proposes a mixed-use, transit-oriented development located near the westernmost Metrorail stop in Tysons (known as the Spring Hill Station) to augment and replace the current development which consists of the Wal-mart/24 Hour Fitness redevelopment of the Moore Cadillac dealership building, the Sheraton Premiere Tysons Corner Hotel, and surface parking. The new development plan, should it be approved, will retain the majority of the Sheraton Hotel and the entire Wal-mart/fitness center and ultimately replace the existing surface parking lots with a residential building (Building C) and two high-rise buildings (office and residential, Buildings A and B) on a shared podium at the corner of Westwood Center and Leesburg Pike.

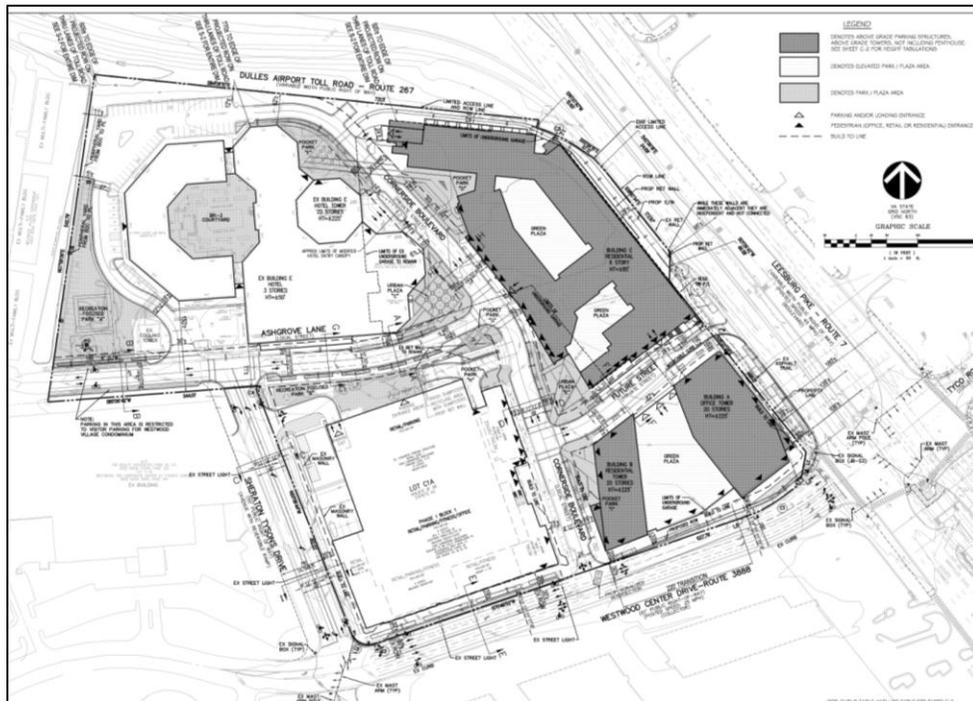


Figure 1 Development Plan for Tysons West (darker buildings are proposed)

The Tysons West project presents a grid of streets which will serve the development and connect to the surrounding grid. In addition, the applicant has agreed to dedicate onsite land to accommodate a ramp connection to the Dulles Airport Access Road (DAAR) from the Tysons West Subdistrict. It also provides a network of small parks and plaza spaces, as well as space and funding for arts uses. Finally, the applicant has provided easements to improve the trail connections near the Old Courthouse Spring Branch. (Staff and the applicant continue to refine the easements at the time of publication of the staff report). The Final Development Plan (FDP) includes the entire property but is primarily focused on the construction and phasing necessary for construction of Building C, a lower rise residential building at the corner of the DAAR and Leesburg Pike. The range of uses and intensities as proposed under the rezoning and FDP applications is shown in the following chart.

Gross Floor Area in Square Feet (maximum) as tabulated in CDP*					
Case	Office	Retail/ Service	Hotel	Residential	Maximum GFA (FAR)
RZ 2011-HM-032	408,768	253,373	430,820	700,000 (669 units)	1,792,962 (2.75)
FDP 2011-HM-032	28,768	226,173	430,820	400,000 (400 Units)	1.66

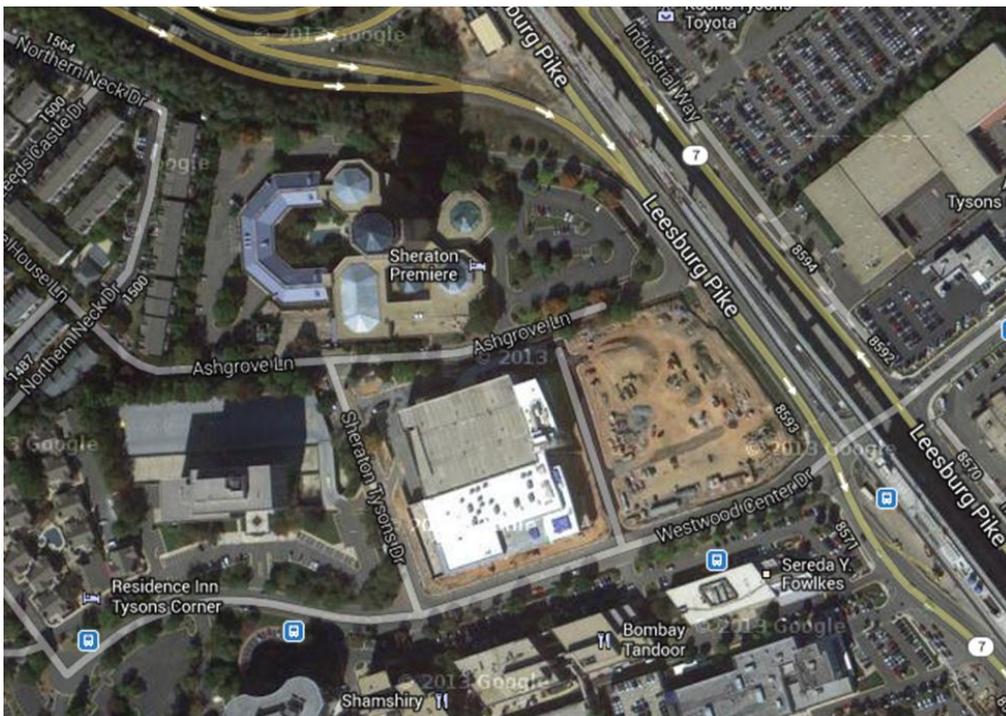
\*Existing square footages are included in this table. Existing retail is 153,373 SF, office is 26,768 SF, and hotel is 430,820 SF

The submitted Conceptual Development Plan (CDP) identifies a primary use for each building (office, residential or hotel). The new buildings allow for retail as additional uses within the new buildings (to be generally located on the ground floor). The proffers for the

case defines retail as any non-residential use (except hotel and office) that is permitted in the PTC District (subject to the use restrictions of Sect. 6-505 of the Zoning Ordinance, design limits and parking considerations). The proffers also state that specific uses will be designated at the time of FDP approval. In addition, the blocks include park and plaza areas. The overall development also addresses other elements of the adopted Comprehensive Plan text for the Tysons Corner Urban Center such as streetscapes, stormwater management, green building, athletic fields and public facilities (in this instance, public arts funding and office space).

### *Overview of Proposal*

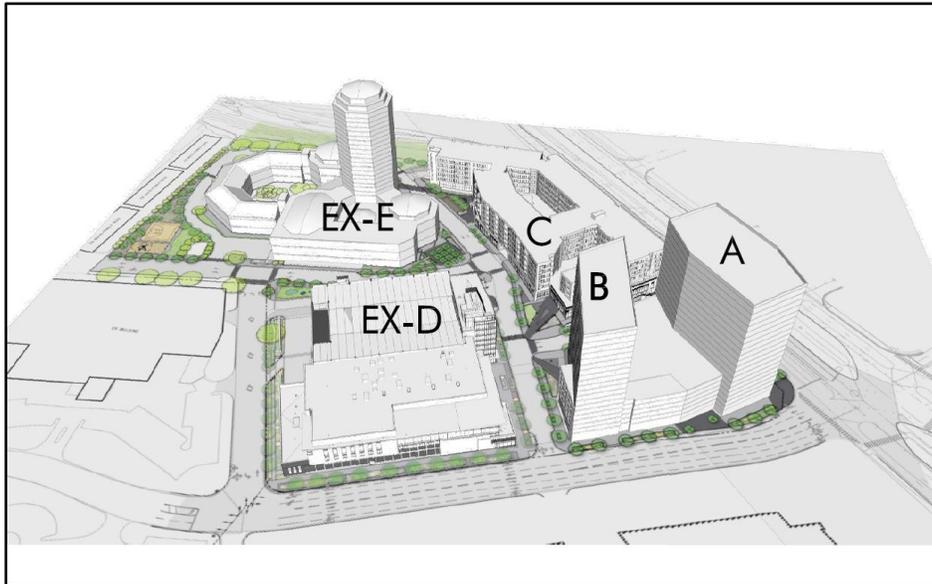
RZ/FDP 2011-HM-032 is filed on a total of 16.02 acres, consisting of a group of parcels in the corner created by the DAAR, Leesburg Pike and Westwood Center Drive. The properties, as discussed above, are currently developed with the Sheraton Premiere Tysons Corner Hotel and the Wal-mart/24-Hour Fitness (which is current being built within the one of the previous Moore Cadillac dealership buildings). The remainder of the site is currently developed with surface parking lots.



**Figure 2 Existing Conditions**

The property is fairly flat throughout as the site was graded when previously developed with the hotel and auto dealership. The CDP proposes five buildings, including the two existing buildings and three new buildings. The new buildings (labeled Buildings A-C) include a residential lower rise (Building C, 6 stories) building next to the Sheraton hotel

(Building D) and one high rise residential (Building B) and one high rise office (Building A) building built on a common parking podium located at the corner of Westwood Center Drive and Leesburg Pike. The residential high rise building, Building B, is proposed at a maximum of 225 feet tall, or 20 stories. The office building, Building A, is proposed to be up to 380,000 SF with a maximum height 225 feet. Buildings A and B would be built on a shared parking podium 6 stories above ground. This podium, the only true new podium in the development, is shown at 6 stories above grade and would contain parking and be wrapped by active uses.



**Figure 3 Massing Diagram**

All new buildings are designed to include some amount of retail or other uses (including lobby or residential services) to achieve activation on the ground floor. There is no commitment to a minimum level of retail; however, the proffers do note that retail is anticipated on 75% of the Building A and B frontages along Westwood Center Drive and Cornerside Boulevard. Ground floor retail is also anticipated at the same percentage for Building C along Cornerside Blvd. south of Ashgrove Lane. In addition, the existing uses on the site consist of the Wal-mart and 24-Hour fitness, retail and service use. Based on the land area used for the calculation of density (which includes 1,333 SF of land previously dedicated to the County), the proposed maximum floor area ratio (FAR) within this application is 2.75. By use, the development will be comprised of 23% office, 14% retail, 39% residential and 24% hotel. The applicant proposes private amenity space for the use of the building occupants on top of the parking podiums or in internal courtyards in both new blocks.

A reduced copy of the proposed Conceptual Development Plan/Final Development Plan CDP/FDP for RZ 2011-HM-032 is included in the front of this report. The applicant's draft proffers for this application are included as Appendix 1. The proposed development

conditions are included as Appendix 2. The applicant’s affidavit is included in Appendix 3 and the applicant’s statements regarding this application are included in Appendix 4.

**LOCATION AND CHARACTER**

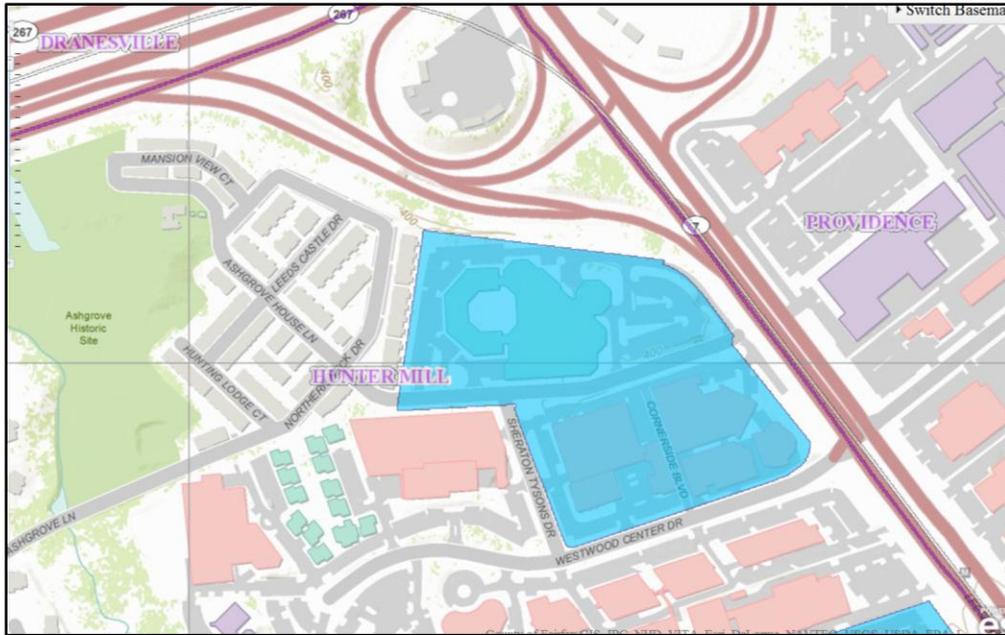


Figure 4 Vicinity Map Showing the Site Area for RZ/FDP 2011-HM-032

As depicted above, the properties associated with these rezoning applications lie southwest of Leesburg Pike, between the intersection of Leesburg Pike and Westwood Center Drive and the off-ramp from the DAAR onto Leesburg Pike.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Ramp from Dulles Airport Access Road (DAAR)	ROW	ROW
East	Auto dealerships/storage	I-4, C-7	Transit Station Mixed Use
South	Office	C-7, PDC	Transit Station Mixed Use and Residential Mixed Use
West	Office and Residential (Westwood Village)	PDC, PDH-12	Residential Mixed Use

**BACKGROUND**

There have been two Special Exceptions (84-C-110 and 2003-HM-010) approved for this land area to permit expansion of the auto dealerships formerly associated with this site. Each has expired.

In addition, development of the hotel was permitted through a series of rezoning (RZ 80-C-072) and Special Exception (80-C-105) and Variance (82-C-179) applications. If this application was approved, it would supercede the previous approvals.

In addition, on November 20, 2012, the Board of Supervisors approved a Special Exception (SE 2012-HM-006) to permit a waiver of certain sign regulations. The SE shall remain in effect until a Comprehensive Sign Plan is approved for this application area. The applicant has proffered to submit an application for a CSP within 24 months of this rezoning approval and diligently pursue its approval.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 6)

**Plan Area:**

Area II

**Planning District:**

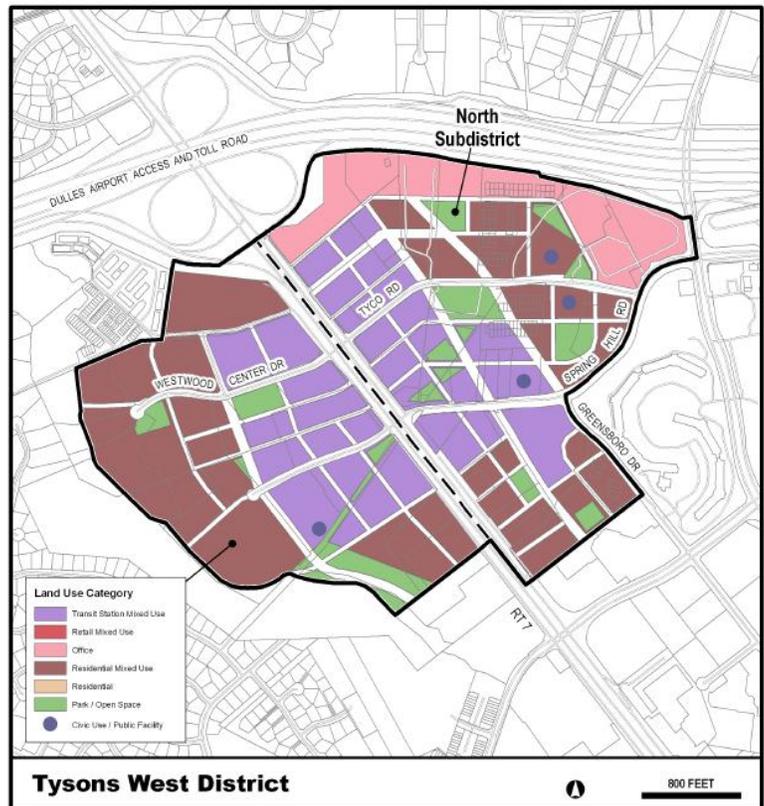
**Tysons Corner Urban Center District:**

Tysons West (South Subdistricts)

The land use concept for the Tysons West District is shown in this map, which may also be found in the Comprehensive Plan:

The Tysons West District Comprehensive Plan Map shows the application properties to be planned for Transit Station Mixed Use and Residential Mixed Use.

On pages 120-124 of the Tysons



Corner Urban Center of the 2011 edition of the Area II Plan, under the heading, “South Subdistrict,” the Plan states:

### **Tyson's West South Subdistrict**

The South Subdistrict is comprised of about 104 acres and is bounded by the DAAR and Toll Road/Leesburg Pike interchange on the north, Leesburg Pike on the east, the North Central 7 Subdistrict on the south and the West Side District on the west.

#### *Base Plan*

Auto sales use is the predominant land use along Leesburg Pike; the frontage properties also include two high-rise hotels and several office buildings. This area is planned for and developed with auto sales and office use with support retail and service uses at existing intensities ranging between 0.7 FAR and 1.0 FAR.

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Leesburg Pike also includes several auto sales uses as well as two low-rise hotels. This area is planned for and developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

#### *Redevelopment Option*

This subdistrict is envisioned for substantial redevelopment to create a mixed use TOD with significant office, residential and retail components, as well as arts and entertainment uses. Retail should include such uses as restaurants and cafes, art galleries, small theaters, specialty and general retail that can help form the foundation for an arts and entertainment center. Residential development is an important component of this subdistrict; live/work and loft housing, if provided, should be integrated with or be in close proximity to arts and entertainment uses. A series of urban parks should be provided and be linked by the street grid; this green network will provide places for people of all ages to walk and enjoy parks and open space.

To achieve this vision, development proposals should address the Areawide Recommendations, and provide for the following.

The vision for this subdistrict is to redevelop with significantly higher intensity near the Metro station as well as to become more diverse in land uses and incorporate an arts and entertainment focus. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.

Logical and substantial parcel consolidation should be provided that results

in well-designed projects that function efficiently on their own, should include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- o In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.

- o When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.

Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the DAAR connecting to Boone Boulevard.

Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.

Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.

The green network planned for this subdistrict illustrates how the existing

Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.

This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.

When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations

Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District. From the second substation to the existing substation on Tyco Road, the high voltage line should be placed underground, in order to ensure a pedestrian friendly environment. However, if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place.

Under this option, building heights may range from 105 feet to 400 feet,

depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Leesburg Pike to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.

Exposed parking structures adjacent to the DAAR should not be visible to the residential neighborhoods north of the DAAR.”

## DESCRIPTION OF THE DEVELOPMENT PLANS

### *RZ 2011-HM-032*

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

Title:	Tysons West
Prepared By:	VIKA, Inc.; Hord Coplan Macht, Inc., MV+A Architects, LandDesign
Original and Revision Dates:	June 30, 2011 revised through June 12, 2013

### Overview

This CDP is divided into three sections: Civil (C/S) Sheets (21 sheets); Architectural (A) Sheets (11 sheets); and Landscape (L) Sheets (35 sheets). There are also ten supplemental sheets (S) at the end of the CDP which provide context and supplemental information that is not proffered in this rezoning.

The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, density credit and conveyances, stormwater management plans, potential highway ramp alternatives, overall street layouts and sections (both ultimate and interim), and building/site layouts. The Architectural Sheets include ground floor, roof, and underground parking plans, sections through the proposed buildings, elevations of the proposed buildings, rendered views, phasing diagrams, shadow and building massing studies and illustrative views of the development. The Landscape Sheets include the overall landscape plans, streetscape sections and illustrations, park plans and illustrations,

planting details, and pedestrian and bicycle circulation and hierarchy plans. The plan also contains supplemental sheets which show fire access, proposed waivers to the Tysons Corner Urban Street Design Standards and functional infrastructure drawings, but are provided for illustrative purposes only.

As seen in the following graphics, taken from sheet C-4 of the CDP, the conceptual development plan shows five buildings, a road grid system including existing roads supplemented by new or extended streets, public parks at corners or along the streets (all at grade) and private amenity spaces for occupants of each building.

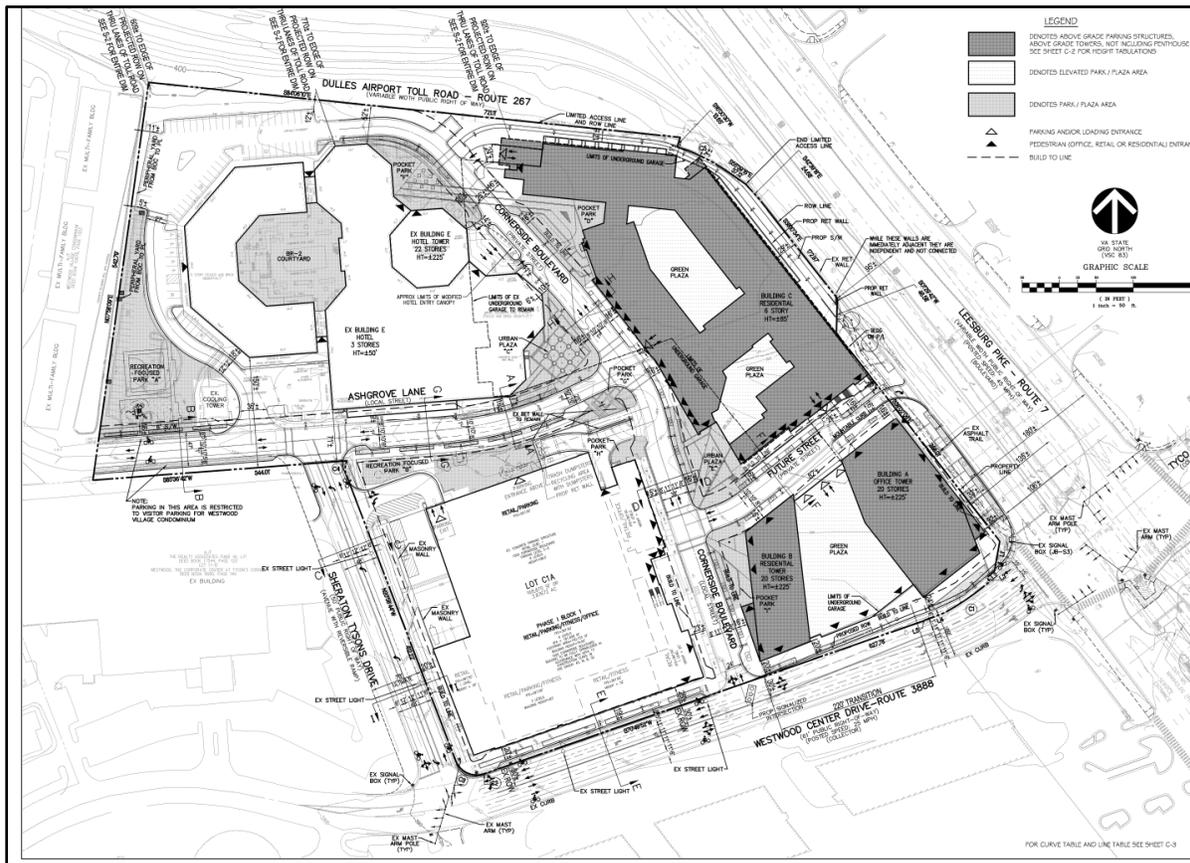


Figure 5 Site Layout of Tysons West

Proposed Road Network and Access to the Future Buildings

The application proposes two new streets (Cornerside Boulevard and Future Street) to supplement existing streets near to or adjacent to the site. From Westwood Center Drive, the site will be accessed by Cornerside Boulevard and Sheraton Tysons Drive. Cornerside Boulevard is proposed to be public south of Ashgrove Lane, but private north of that intersection, where it runs between the Sheraton and Building C. Cornerside Boulevard and Sheraton Tysons Drive will serve to internally access the new and existing development and will intersect with the existing Ashgrove Lane. Ashgrove Lane is

currently private but will become public between Cornerside Boulevard and Sheraton Tysons Drive (which is currently public). In addition, the layout proposes a new private street, Future Street, which will provide a link between Cornerside Boulevard and Leesburg Pike. This new private street is proposed to be right out only where it intersects with Leesburg Pike.

The plans and proffers also include a commitment to provide right of way for a possible future ramp to the DAAR. The applicant proposes to accommodate the ramp in two steps. First, Sheet C-4A on the CDP shows the area to be dedicated with this application, which allows for an interim alignment of the ramp. The proffers indicate that this dedication will be provided upon demand, but no sooner than 10 years after the rezoning approval. The applicant also shows a possible future alignment of the ramp which would impact the rear part of the Sheraton Building (the lower “U” shaped section). The future alignment is not provided with this application, but it shown as a preview of what might be a likely alignment.

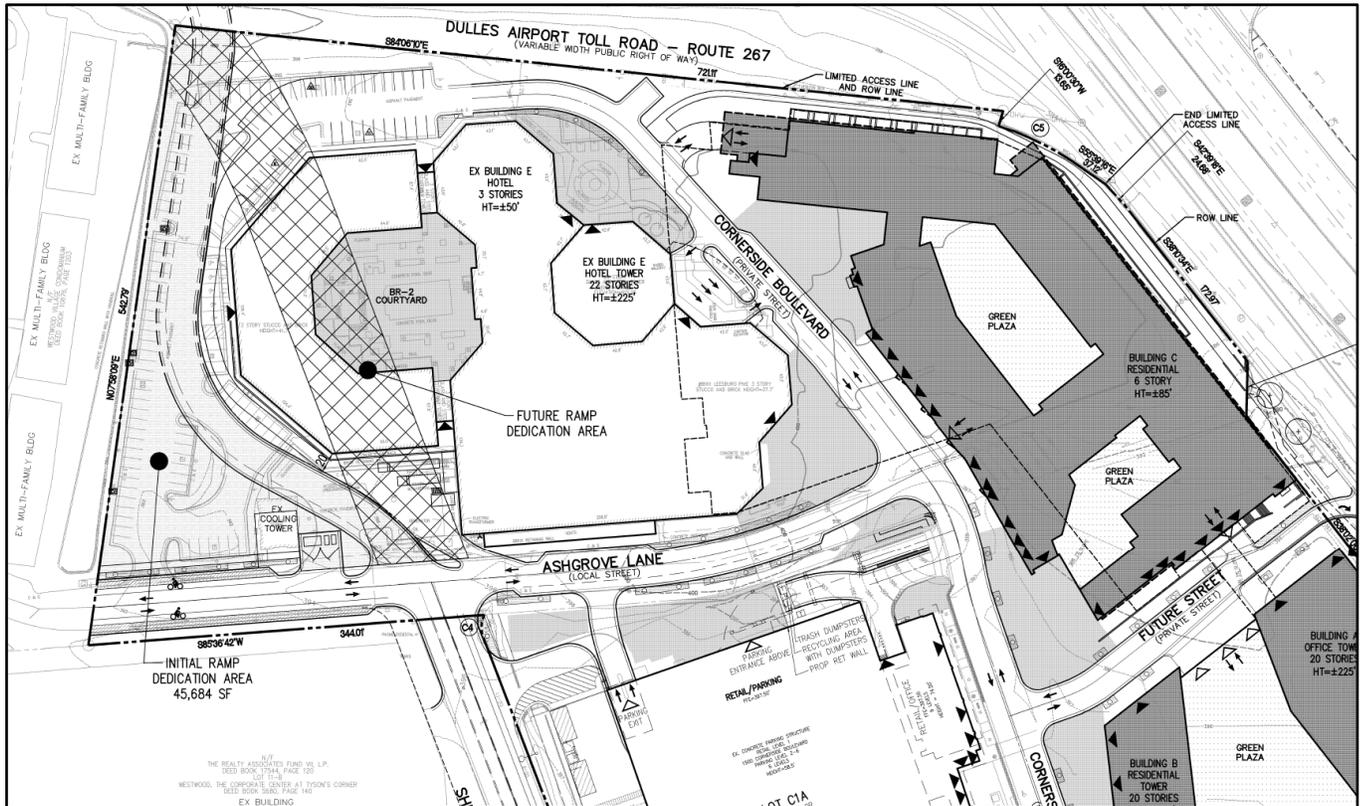


Figure 6 Ramp Diagram

The proffers include commitments to improve street frontages along the property lines in accordance with the *Tysons Corner Urban Street Design Standards* unless a specific modification has been requested.

Buildings

As noted, five buildings (A-E) are proposed, two existing (D & E) and three new (A-C), as shown in the preceding graphics and described further in the chart below. The maximum proposed Gross Floor Area is 1,792,961 SF with a maximum Floor Area Ratio (FAR) for the site of 2.75.

<b>Building Tabulations (Maximums)</b>					
	Commercial (Office and Hotel) GFA (sf)	Retail / Service GFA (sf)	Residential GFA (sf)	Number of Multi- family Units	Building Height (feet)
Building A	380,000	15,000	0	0	225
Building B	0	35,000	300,000	269	225
Building C*	0	50,000	400,000	400	95
Building D* (Wal-mart)	28,768	153,373	0	0	95
Building E* (Sheraton)	430,820	0	0	0	225
<b>Total</b>	Office: 408,768 Hotel: 430,820	253,373	700,000	2,308 (excludes Hotel Rooms)	--

\*Buildings are included in FDP

The buildings proposed with this application represent a mixture of building types. Buildings A and B are high rise, built on a shared above-grade parking garage podium. Building C is a lower rise residential building (stick construction) with mostly underground parking, although some of the top levels of the parking would be visible. For those buildings which have an above-grade garage design, the applicant has incorporated ground level lobby, building faces, or retail/service into much of the ground plane. Therefore, depending on the final design, these garage podia could either be lined with active uses or an architectural treatment to enliven the façade and mask the parking. The proffers and plans include commitments to provide treatment for exposed parking structures, as depicted below. The proffers commit to further refine podium treatment at the time of FDP review; however, any podium treatment will be in general character with the quality shown in the illustrations contained within the CDP.

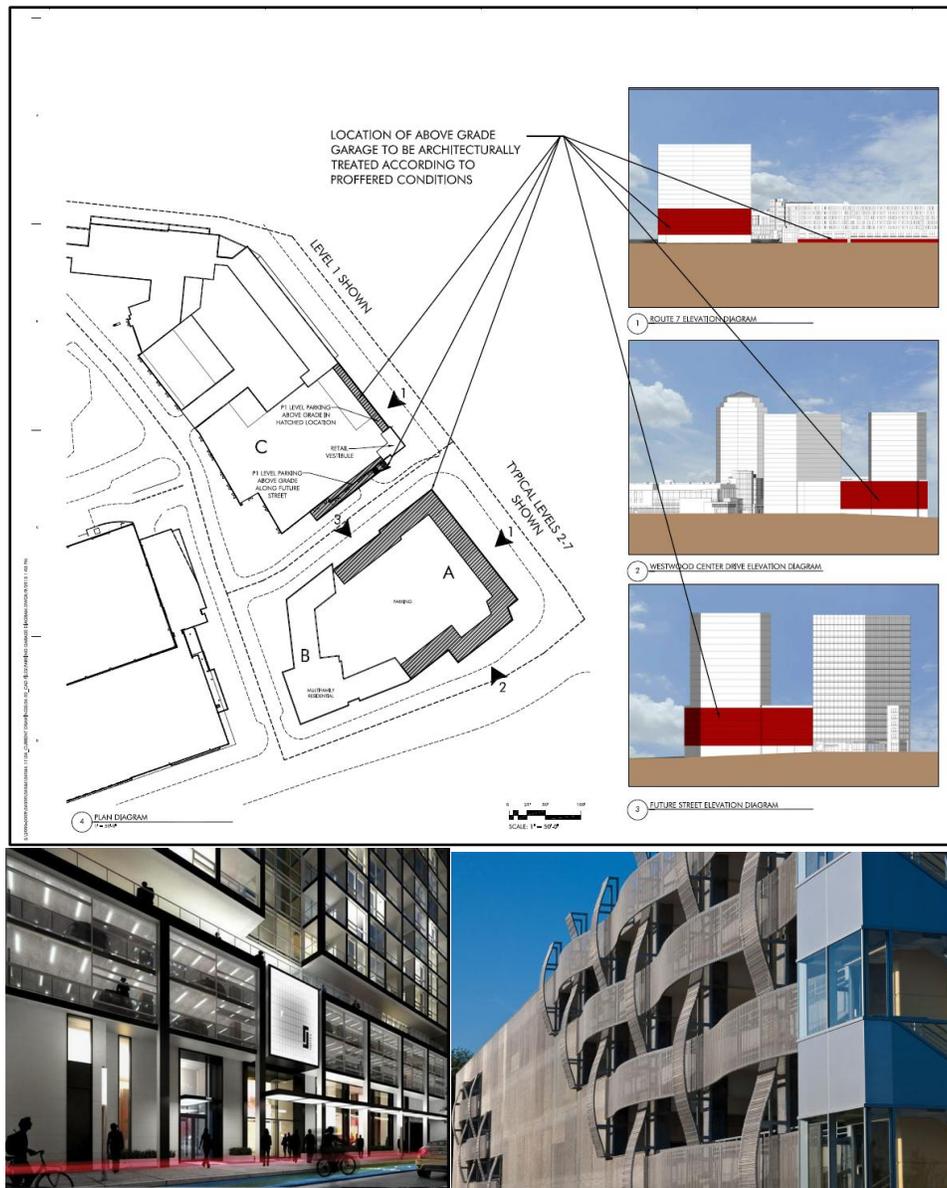


Figure 7 Garage treatment locations and precedents

### Phasing

Like other previously approved Tysons applications, the applicant intends to develop this project in response to market demand and therefore has not committed to any particular order for the development of the buildings. However, this application includes some existing buildings which creates some assurance of the general schedule of development. On Sheet A206, the applicant has provided phasing details, which are encapsulated below.

- **Phase I.** Phase I shows the initial development, also depicted on the approved site

plan, for the site and includes retention of Existing Buildings D (Wal-mart) and E (Sheraton). This phase is currently under construction and includes the renovation of the Moore Cadillac facility (parking garage) for the Wal-mart/24-Hour Fitness facility and construction of a surface parking lot at the corner of Westwood Center Drive and Cornerside Boulevard.

- **Phase 2A.** Phase 2A is the first part of the newly proposed development which is shown to be constructed on the FDP. This phase includes demolishing the hotel's existing canopy and its surface and structured parking adjacent to the hotel. The surface parking at the corner of Westwood Center Drive and Leesburg Pike would serve as the relocated parking for the Sheraton's demolished parking.
- **Phase 2B.** The majority of the redevelopment of this neighborhood is shown in Phase 2B which is depicted on the FDP. In this phase, the applicant proposes to construct Building C, and new hotel entry. Parks A, B, C, D, E, F and G would be provided with Building C. Cornerside Boulevard and Future Street would be extended at that time while Sheraton Tysons Drive and Ashgrove Lane would be restriped to provide bicycle lanes on both sides of those roadways. Stormwater facilities proposed at Building C and in applicable park spaces would be installed.
- **Phase 2C.** Once construction is complete on Building C, the surface parking lot may be converted to another use such as pop-up retail or a commercial off street parking lot until Buildings A and B are constructed. The proffers state that should the commercial off-street parking lot use be established at the Building A/B site, it will be discontinued 3 years after the issuance of the 150<sup>th</sup> RUP for Building C.
- **Phase 3.** Phase 3 includes construction of Residential Building B and Office Building A. The phase also includes stormwater, the provision of Park I, modification and restriping of Westwood Center Drive to include bicycle lanes on both sides of the street as well as on-street parking in front of Building D. This phase is not depicted on the FDP, rather is only shown on the CDP.
- **Phase 4.** Phase 4 is the final phase of the development and includes the provision of a new parking structure connection from Building D which would be needed once the ramp connection to the DAAR is provided. A possible alignment of a future Boone Blvd. ramp is also shown (and identified to be provided by others). Like Phase 3, the phase is not part of the FDP.

#### Existing Building and Uses and Interim Uses

As described above, the site is partially developed today with a Sheraton and Wal-mart, and these buildings are expected to remain in use, with some limited building and site modifications. The area where Buildings A and B are proposed is likely to be the last area to develop on this site and, as such, the draft proffers specifically deal with the interim treatment of that area. Under the draft proffers, new interim structures in the area of future Buildings A, B, and C (as shown on the CDP). These interim structures would possibly

consist of pop up retail (temporary/interim venues for sales), temporary park space or other amenities such as festivals. If not shown on an FDP, the uses may require a FDP or FDPA. The proffers do limit the location of these buildings and note that they must comply with the Zoning Ordinance. While not specifically depicted on the FDP, the draft proffers indicate that the surface parking lot located in the Building A and B area could become commercial off-street parking and that this use will be discontinued within 3 years of the 150<sup>th</sup> RUP for Building C.

### Streetscapes

While final streetscape design will be provided with FDPs, the CDP does provide for typical streetscape sections in keeping with the Comprehensive Plan recommendations. However, there are some locations in which these Plan recommendations cannot be achieved. These areas are typically related to constraints created by fitting the new development around the existing (and in the case of Wal-mart, retrofit buildings). As such, the applicant requests modification (which will be discussed at greater length later in this report) to the streetscape standards in the following locations:

1. Westwood Center Drive at Wal-mart Building
2. Ashgrove Lane at Existing Hotel
3. Cornerside Boulevard at Existing Hotel
4. Leesburg Pike at Building C
5. Building zone for Cornerside at Existing Building
6. Cornerside Boulevard at Plaza C
7. On-street parking in various locations along portions of Sheraton Tysons Drive, Westwood Center Drive, Future Street, and Ashgrove Lane
8. Waiver of on-street parking for Westwood Center Drive at Building A/B

### Parks and Open Space

The CDP and proffers describe nine new at-grade public parks (identified as Parks A-I). The proffers also commit to easements along the Old Courthouse Spring Branch for trail connections. The parks are depicted on Sheets L 2.0-2.7. In general, the parks and plazas are located along the streets in the neighborhood and include urban hardscape plazas, a dog park and some recreation focused areas. In addition, the applicant has provided easements to facilitate nearby trail connections along Old Courthouse Spring Branch and proposes a one-time \$50,000 contribution to the FCPA for improvements which could include improvements for items such as (but not limited to) to the existing trails along Old Courthouse Spring Branch or improvements to the Ashgrove House facilities. All of the residential buildings would have additional private open spaces provided in courtyards or on the tops of the parking podiums and/or on the tops of the residential towers.



**Figure 8 Overall Landscape Plan**

*FDP 2011-HM-032*

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

Title: Tysons West  
 Prepared By: VIKA, Inc.; Hord Coplan Macht, Inc., MV+A Architects, Landdesign  
 Original and Revision Dates: February 25, 2013 as revised through June 12, 2013

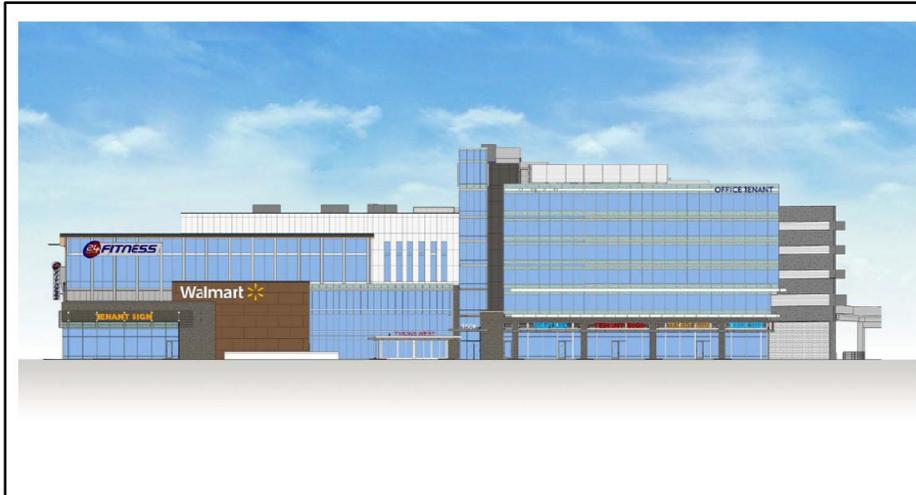
Overview

The FDP is divided into three sections: Civil (C) Sheets (23 sheets), Architectural (A) Sheets (9 sheets) and Landscape (L) Sheets (28 sheets). The Civil Sheets include the notes, waivers, and tabulations, the existing conditions and vegetation plans, utility and grading plans, stormwater management plans street layouts and sections. The Architectural Sheets provide the floor plans, roof plans, building sections, perspectives and shadow studies. The Landscape Sheets provide detailed park plans, tree plans, pedestrian circulation plans, hardscape and street detail elevations, as well as elevations and sections.

The FDP covers the entire land area of the CDP but depicts only three of the site's total buildings: the existing Sheraton (Building E), the existing and soon to open Wal-mart (Building D); and a proposed lower rise residential structure (Building C).



Existing Building D is the Wal-mart/24-Hour Fitness center and is shown at a height of 95 feet. It contains 153,373 SF of retail development with the Wal-mart and fitness center on several floors and 28,768 SF of office space.



*Figure 11 Wal-mart Facade*

Existing Building E is the Sheraton Tysons Premier and is shown with an existing height of 225 feet. The square footage is shown at 430,820 SF of hotel use. The existing parking (both underground and surface) and entrance canopy will be modified to allow for the development of Building C.



*Figure 12 Sheraton*

### Streetscapes & Landscaping

Most of the street network proposed on the CDP will be introduced, as least in an interim condition, with the FDP. The FDP depicts streetscape along the existing and proposed roads. For the most part, the streetscapes depicted are consistent with recommendations of the Comprehensive Plan and Tysons Corner Urban Design Guidelines (TUDGs) regarding streetscape dimensions. As discussed above with the description of the CDP, waivers and/or modifications have been requested for the places where the streetscapes cannot be applied and those areas will be discussed below in this report.

### Building Design & Uses

As previously described, the proposed Building C will be residential with ground level retail. The hotel (Building E) is proposed to remain largely as is, with modifications to its entry canopy and parking. The retrofitted Moore Cadillac building (Building D) has been shown as a Wal-mart on the lower levels with office and fitness center on the upper levels serving to mask the parking structure in some locations.

The parking for all three of these buildings is provided either underground, on-street or in above grade structures.

### Parks

The applicant proposes to provide Park Spaces A through H concurrently with the construction of Building C.

## **ANALYSIS**

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons West District of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers those issues and recommendations that are contained in the Residential Development Criteria and the Transit-Oriented Development (TOD) Guidelines, this staff report will not separately address the Residential Development Criteria and the Transit Oriented Development Guidelines to avoid redundancy.

### Land Use

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

**“Transit Station Mixed Use (TMSU):** These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.”

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

The Plan further recommends the following for projects that are split between two or more land use categories:

“These categories indicate a general proportion of uses; however, the appropriate mix will be evaluated on a case-by-case basis during the development review process. Projects that span multiple land use categories may be granted flexibility in the location of uses as long as the overall land use mix is consistent with the proportions recommended for the entire project area.”

The subject application proposes the following land use mix:

Land Use	Gross Floor Area (square footage)	Percentage of Land Use	Land Use FAR (based on total site area including density credits)
Office <sup>1</sup>	408,768	23%	.63
Residential	700,000	39%	1.07
Hotel	430,820	24%	.66
Retail	253,373	14%	.39
<b>Totals<sup>2</sup></b>	<b>1,792,961</b>	<b>100%</b>	<b>2.75</b>

<sup>1</sup> This amount includes the existing office square footage within Buildings D of 28,768 square feet.

<sup>2</sup> 3,500 square feet of proposed public facility space to be located within Buildings A or B is included in the tabulations although it is a nominal impact.

The proposed land use mix is based on a maximum build out of the subject property as shown on the CDP and is generally in conformance with the Comprehensive Plan. Applying the two land use categories for the existing application site results in a combined recommendation of approximately 33% for residential and 39% for office uses. The proposed percentage of office use at 23% is lower than the recommended amount of 39% for the site, but TSMU guidance recommends an *overall* percentage of 65% for office uses within the TSMU areas, which cover a large portion of the immediate area near the Spring Hill Metrorail station. Staff notes that there are existing office buildings along Westwood Center Drive. In addition, a large portion of the application site planned for Residential Mixed Use is developed with an existing hotel, which will remain with this redevelopment proposal. The proposed percentage of 39% of residential use for the site is compatible with the site specific residential recommendation of 33%. The existing hotel use will slightly increase from 352,842 square feet to 430,820 square feet due to addition of cellar space to the overall tabulations in the PTC District, but the overall balance of mixed uses is preserved.

Overall, the land use mix proposed for the subject applications is in general conformance with the Comprehensive Plan. However, as noted, staff will be closely monitoring the progression of FDP proposals in the Tysons West South Subdistrict to ensure that a balanced land use is achieved.

*Intensity*

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A majority of the subject property is located within 1/3 mile of the Spring Hill Metro station and is not subject to a maximum intensity. The Comprehensive Plan recommends that TOD District areas located more than 1/4 mile from the Metro station be developed at an FAR of 2.0 with higher intensities permissible with affordable and workforce housing bonuses and public facility contributions (Page 27). Areas between 1/4 and 1/3 mile that

do not include office space or other high trip generating uses should be allowed up to 2.5 FAR. Approximately 247,213 square feet or 38% of the application property (including a small portion of the proposed residential Building C and most of the existing hotel) is located between the 1/4 and 1/3 mile limits, and an FAR of 2.16 is proposed in this intensity tier, which is in conformance with the Plan’s guidance. No new development is proposed for the application site beyond 1/3 mile.

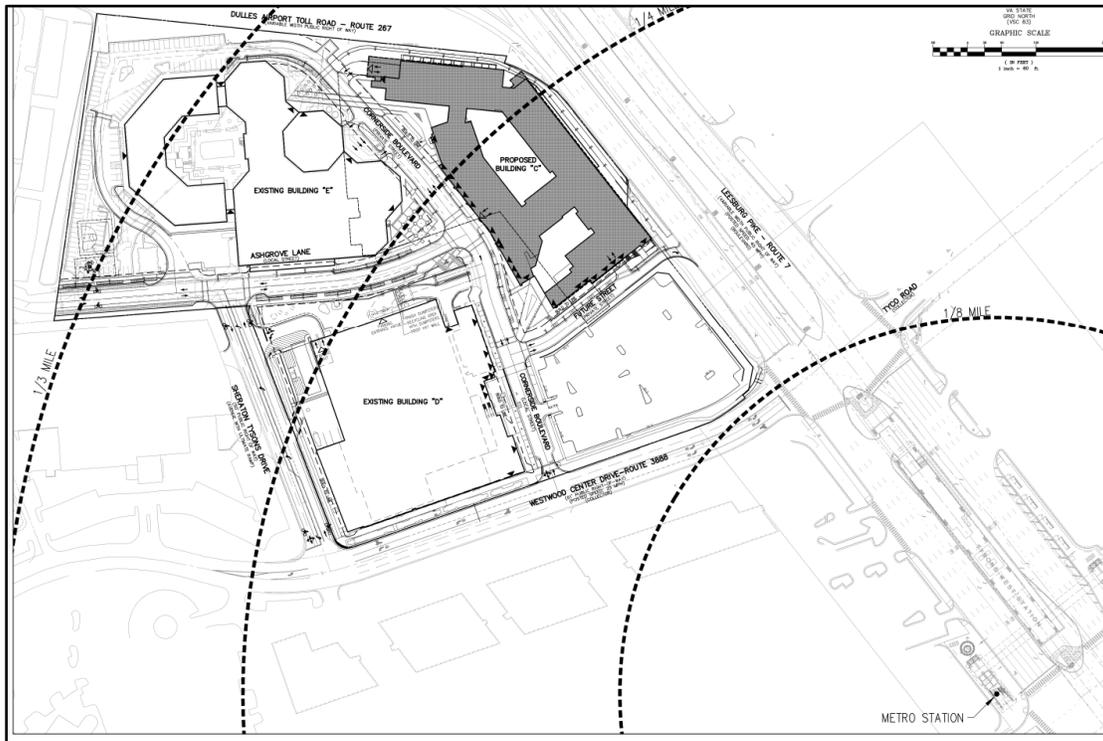


Figure 13 Vicinity to Metro Map

The applicant is proffering to the CDP development tabulations, which include an overall minimum and maximum GFA and building height ranges. Staff believes these commitments will help ensure that the ultimate build out of the site is generally consistent with the Comprehensive Plan recommendation to locate the areas of highest intensity closest to Metro station.

The intensity proposed for the subject applications is in general conformance with the Comprehensive Plan. Staff finds that the intensity proposed for the subject application is in conformance with the Comprehensive Plan.

*Interim Development Level (IDL)*

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

<b>Category</b>	<b>CDP/GDP Office GFA (sq. ft.)</b>	<b>FDP/GDP Office GFA (sq. ft.)</b>
Existing Office Development <sup>1</sup>	26,789,000	26,789,000
Approved, Unbuilt Office Development <sup>2</sup>	14,013,601	5,892,717
RZ 2011-HM-032 <sup>3</sup>	380,000	0
<b>Total Office GFA</b>	<b>41,182,601</b>	<b>32,681,717</b>

<sup>1</sup> Report to Board of Supervisors on Tysons Corner, October 2012

<sup>2</sup> Includes applications approved prior to creation of PTC district and approved PTC applications

<sup>3</sup> Does not include existing office GFA in Building D

On October 16, 2012, the Board of Supervisors directed staff to “incorporate with the next Tysons-wide plan amendment consideration of a change to the current Interim Development Level (IDL) of 45 million square feet of office use and the criteria for evaluating any such change to the IDL.”

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the IDL for office uses in the Comprehensive Plan.

*Phasing Development to Major Transportation Facilities*

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An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities. Regarding transportation, the Plan states the following:

“Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:

- A Tysons-wide CDA or a similar mechanism that provides the private sector’s share of the Tysons-wide transportation improvements needed by 2030;
- A smaller CDA or a similar mechanism that provides a significant component of the private sector’s share of the Tysons-wide improvements needed by 2030; or
- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030.”

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy:

“Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was \$3.87 per square foot for non-residential development and \$859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed.”

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant currently commits to proffers that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation’s review of the proposed improvements to be credited against the monetary contributions.

Staff notes further that the applicant has submitted a proffer, as in all cases approved for the Tysons Corner Urban Center, discussing participation in the Phase I Dulles Rail Transportation Tax District.

#### *Affordable and Workforce Housing*

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The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors’ Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

[http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons\\_wdu\\_policy\\_guidelines\\_final\\_signed.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf)

The applicant is committing to provide 20% affordable and workforce units (WDUs) within the generating building based on the total number of residential units constructed on the application property.

The Plan also recommends that applicants contribute \$3.00 (or \$0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (Page 35):

“Non-residential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.”

“The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons.”

The applicant is proffering to two options for non-residential contributions toward affordable housing in Tysons for new office and other non-residential uses in Buildings A, B and C. The first option is a one-time contribution of \$3.00 per new office or non-residential square footage. The second option is to contribute \$0.25 per new office or non-residential square foot annually for 16 years, and only public facility or ground floor retail GFA will be excluded from the contribution.

#### *Coordinated Development and Parcel Consolidation*

The Comprehensive Plan’s consolidation guidance for the subject application is as follows (Tysons West South Subdistrict Recommendations, Page 123):

“Logical and substantial parcel consolidation should be provided that results in well designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.”

“In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.”

“When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.”

The proposed application includes land from the first intensity tier up to the third intensity tier (1/3 to 1/2 mile), but the application proposes only a consolidation of 15 acres, which falls short of the 20-acre consolidation recommendation. The Comprehensive Plan sets five specific objectives for consolidations (Page 36):

“In all cases, consolidations or coordinated development plans should meet the following objectives:”

“Commitment to a functioning grid of streets both on-site and off-site;”

“Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.”

“If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.”

“Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;”

“Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;”

“Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and”

“Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.”

The proposed grid of streets is in line with the Comprehensive Plan’s recommended grid of streets and street classifications for this area. Plans to accommodate an anticipated off-

ramp from the DAAR through the northwest side of the property are included in the application, including the initial dedication of ROW for the ramp connection through the site. The applicant also shows a plan for additional future ramp dedication area where the existing hotel is built although it would require another land use application to be achieved. The subject application meets the first objective by providing a functioning street grid.

The subject application meets the second objective by providing urban park space and private open space on site. Based on the amount of proposed non-residential floor area and residential dwelling units, the recommended public park area is 1.88 acres. The applicant proposes to meet this goal by providing 2.09 acres on site and through an off-site contribution. The quality of these parks and other park-related Plan objectives will be further evaluated by Fairfax County Park Authority (FCPA) and Office of Community Revitalization (OCR) staff. In addition to the park spaces, the applicant also commits easements and monetary contributions toward an athletic field and other park-related improvements.

Regarding the third objective, the applicant proposes to provide approximately 3,500 square feet of GFA for a public arts agency or similar use in Building A or B for 30 years with four 5-year subsequent leases. This proposal is discussed further in the Public Facilities section of this report.

Finally, with regard to the last objective, the applicant has provided sub-section and adjacent sub-section context street grid plans for approved or pending rezoning cases around the subject property, which demonstrates a general understanding of how the site's proposed redevelopment will align with other redevelopment plans in the area.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development in terms of allowing for a future coordinated development plan.

### *Interim Conditions*

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The Plan contemplates that the actual redevelopment of zoning approvals in Tysons will occur over time in reaction to market conditions. Because the multiple parcels included in any particular zoning case might have different uses, tenants or lease arrangements, it is likely that even within a single zoning case, not all buildings will be built at the same time. While these situations are expected, they do create a challenge for site design.

In this case, since the development includes two buildings which are proposed to remain largely as-is and anticipates imminent construction of Building C, the interim conditions have focused on mostly on what will happen in areas that are not expected to be developed in the near future.

One of the more important interim conditions discussed in this application has been the proposed surface parking lot at the corner of Westwood Center Drive and Leesburg Pike. This lot is proposed to serve as temporary parking for the Sheraton during construction of

Building C (which will eliminate some existing Sheraton spaces). Since this parking lot is temporary, staff has encouraged the applicant to plan for an improved interim condition after the parking is no longer needed. The CDP and FDP show the area as either a commercial off-street surface parking lot or with a retail option with building envelopes for possible pop-up retail locations. The proffers further note that once that once off-street parking is no longer needed, and prior to construction of Buildings A and B, the lot may be developed with pop up retail, interim park space or place-making uses such as festivals, fairs, outdoor markets, food trucks, and performance spaces. The applicant proposes that an interim commercial off-street parking lot will last no longer than 3 years after the 150<sup>th</sup> RUP for Building C. Staff is concerned about how long the parking may remain at this prominent corner along a boulevard entry to Tysons Corner. Staff would prefer the applicant discontinue use of this surface parking as soon as it is no longer needed to support site construction.

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

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The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (Page 91).

"Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.

While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth."

The Plan does not specify a particular use for a recommended public facility in the Tysons West South Subdistrict. However, the applicant proposes to address this objective with a commitment to provide approximately 3,500 square feet of space in Building A or B for 30 years (with four 5-year subsequent leases) to serve a public art agency or another public/community use. This space will be provided at no cost, except utilities, to serve a public art agency or another public/community use, and it will be made available prior to the issuance of a Residential Use Permit (RUP) or Non-RUP for more than 50,000 square feet of other uses in Building A or B. The applicant also proposes to contribute \$350,000 to fund a Master Plan for the Arts, payable before the issuance of the first RUP or non-RUP for Buildings A, B, or C.

Staff finds public facility commitment to be in general conformance with the Comprehensive Plan.

### *Street Grid and Design*

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The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross sections for various street types. The subject application shows a grid layout for the proposed buildings consisting of Cornerside Boulevard, Future Street, Ashgrove Lane and Sheraton Tysons Drive (future Boone Boulevard). Sheraton Tysons Drive and Cornerside Boulevard intersect with the existing Westwood Center Drive and Future Street connects Cornerside Boulevard to Leesburg Pike. The subject applications propose to construct their on-site portion of this grid.

### **Boone Boulevard Ramp Connection to Dulles Toll Road**

The Comprehensive Plan recommends new ramp/interchange connections from Tysons Corner to the DAAR. The Plan identified such a ramp connection as needed in the area of the proposed application. The applicant has worked with the County to provide right of way needed for an interim alignment of this ramp connection. The connection will ultimately be associated with the construction of Boone Boulevard, a street proposed to connect Gosnell Road in this subdistrict to the DAAR that will serve as an east-west alternative to Leesburg Pike. Under the proposed proffers, the applicant would to dedicate this area upon demand (although no sooner than 10 years from the rezoning) to accommodate an interim future ramp connection.

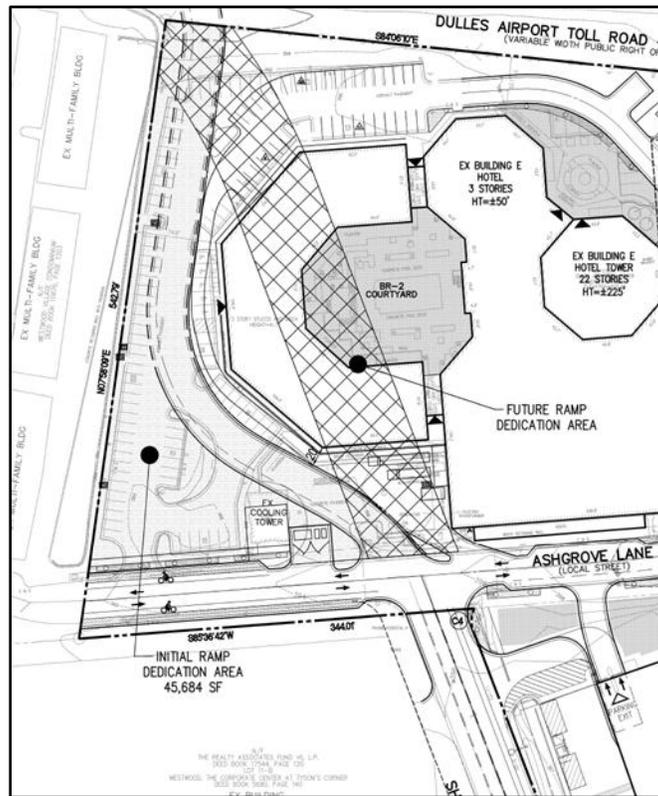


Figure 14 Ramp Dedications

**Level of Service Waiver**

Because of the poor Level of Service at Westwood Center Drive and Leesburg Pike, the applicant must obtain a waiver from VDOT to permit its requested level of development. The applicant has filed for this waiver, and VDOT has begun its review. The LOS waiver must be obtained prior to site plan approval in order for this development to proceed.

**Streetscape design--On-street Parking**

While the streets, overall, have been designed to comply with the *Transportation Design Standards for Tysons Corner Urban Center*, as adopted by the County and VDOT, the applicant has asked for several waivers of on-street parking in certain areas. Staff has provided recommendations on each of those modifications and waivers under separate cover, which is included in the appendices. In general, staff can support the removal of on-street parking on Sheraton Tysons Drive, Future Street and Ashgrove Lane. However, staff believes that the request to omit on street parking along Westwood Center Drive between Cornerside and Leesburg Pike is premature and that on-street parking should not be precluded in the future. Staff believes it is possible that with more detailed design, on-street parking could be provided along this street. Therefore, the applicant has agreed to consider the provision of on-street parking along any portions of that frontage during FDP

review. If it is determined at that time that on-street parking cannot be provided, staff will reconsider any waiver request during that review.

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

### *Pedestrian and Bicycle Facilities*

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The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. The applications accommodate the pedestrian primarily in the streetscape network, which will be further discussed below.

The applicant has proffered to provide on-street bicycle lanes on both sides of the street along Westwood Center Drive between Leesburg Pike and Sheraton Tysons Drive, along Sheraton Tysons Drive, and along Ashgrove Lane west of Sheraton Tysons Drive. The proffers further commit to provide for resident and visitor bike parking at the time of FDP approval as well as wayfinding signage to assist cyclists in the area. Finally, the FDP includes bike parking in 130 spaces for occupants in the garage as well as exterior bike parking for visitors. . Any further refinements can be provided at the time of site plan review. Staff believes these commitments meet the Comprehensive Plan recommendations for the provision of pedestrian and bicycle facilities.

### *Transportation Demand Management (TDM)*

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In discussing the needed transportation improvements in Tysons Corner, the Comprehensive Plan begins with transit. The Plan focuses not only on the new Metrorail line, but also on bus and circulator service, accommodation of bike users and the creation of safe and attractive pedestrian linkages. In order to encourage use of all the transportation modes, the Plan recommends the implementation of TDM programs Tysons-wide. Specifically, the Plan defines TDM as “a variety of strategies aimed at reducing the demand on the transportation system, particularly to reducing single occupant vehicles during peak periods, and expanding the choices available to residents, employees, shoppers and visitors.” The Plan notes that TDM is critical to its implementation and that “traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities.”

The applicant has agreed to a TDM approach, which is consistent with that approved in other recent PTC rezonings, and is proffering the following commitments:

- The applicant is committing to meet the Plan goals during all phases of development of the site in conformance with a new approach to TDM. The specific vehicle reduction goals are as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million SF of GFA	30%
65 million SF of GFA	35%
84 million SF of GFA	40%
90 million SF of GFA	43%
96 million SF of GFA	45%
105 million SF of GFA	48%
113 million SF of GFA	50%

- The applicant is committing to monitor its TDM program with annual traffic counts and surveys every three years. This commitment is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.
- The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program to address changes necessary during the life of the project.
- The applicant has committed to provide seed funds to help establish a Tysons-wide Transportation Management Association (TMA), which would coordinate TDM approaches throughout Tysons.

Staff believes that the applicant has provided a robust TDM package that will allow the program goals to track closely with local and Tysons-overall development. This TDM program will also provide the flexibility to make adjustments if other portions of the development are not proceeding as expected today. Staff believes the program will strongly encourage significant traffic reduction measures, addressing the recommendations of the Comprehensive Plan.

*Parking*

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Rather than requiring a minimum amount of parking, the PTC district regulations establish parking maximums as an effective approach for reducing automobile use. These maximums are seen as a critical component of an effective TDM program as a shortage of readily available parking has a bearing on mode choice. The amount of parking provided with the proposed development will conform to the parking provisions of PTC district. The applicant has committed to providing parking within the minimums described by the Zoning Ordinance by the time the application property has been fully redeveloped. Since the existing buildings were parked to current zoning requirements, the applicant has also shown how the parking will be provided during each phase of development. In addition, the applicant has agreed to exclude reserved parking spaces from residential unit sales/leases (“unbundle” the parking and the unit). This “unbundling” would allow available

parking spaces to be used more efficiently, and will create an incentive for residents to reduce car ownership. Staff finds that the applicant has met the vision of the Comprehensive Plan by gradually reducing parking rates over time.

### *Streetscape Design*

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. The Plan defines three streetscape zones: the landscape amenity panel, the sidewalk, and the building zone. These zones are shown in the following illustration. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.



Figure 15 Streetscape

Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to ensure that the entire transportation system is in the public realm. To further that goal and to promote unification of the public transportation network, staff recommends that the sidewalk be included within the public right-of-way. As has been noted many times, safe pedestrian movement is vital to a thriving downtown. The applicant has committed to include the sidewalk and landscape amenity panel within the public right-of-way and to dedicate the appropriate land area accordingly.

All of the proposed streetscapes meet the dimensional standards set forth in the Plan and the TUDGs with the following exceptions listed below. These exceptions are supported by staff and described in detail in the attached letter from FCDOT.

- *Building Zone Width along Westwood Center Drive.* A waiver of the required 4' wide minimum building zone has been requested to allow a 3' wide building zone.

- *Ashgrove Lane at Existing Hotel.* A waiver for the building zone and the landscape amenity panel for this segment of Ashgrove Lane, adjacent to the existing hotel.
- *Cornerside Boulevard at Existing Hotel.* A waiver of the 6' wide minimum width landscape amenity panel.
- *Cornerside Boulevard at Plaza for Building C.* This waiver is sought to delete the required landscape amenity panel since, due to the existing parking garage located under Plaza C, there is insufficient soil to provide tree pits.
- *Cornerside near Wal-mart.* Waiver of Building Zone width.
- *Leesburg Pike at Building C.* Waiver of Building zone width.

Staff expects this applicant, as in all cases in Tysons Corner, to meet the streetscape standards in the Comprehensive Plan and Urban Design Guidelines. Any further modification of the TUDGs would need to be submitted at the time of FDP.

In addition to the dimensions and conceptual design of the streetscape areas, the applicant has proffered to provide a streetscape furnishings and materials plan with each FDP. These details have been provided with FDP 2011-HM-032 and are generally acceptable to staff.

In the context of the overall goals of the Comprehensive Plan, the streetscape designs proposed in the subject applications are in general conformance with the Plan.

### *Outdoor Dining*

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As is notable from the streetscape width modification requests listed above for Cornerside Boulevard, this street design has been significantly constrained by the presence of the existing building, which is now the Wal-mart. Though the applicant is seeking modifications to the streetscape width along Cornerside Boulevard, the applicant is also depicting areas of possible outdoor dining along Cornerside Boulevard in the landscape amenity panel. As noted above, both the landscape amenity panel and the clear sidewalk are envisioned to be public space. On the other hand, the building zone private for outdoor dining spaces for restaurant patrons, planters, or other private amenities.

Private uses, such as restaurant seating can not be located within the public ROW. Staff has concerns with the use of fencing (required for serving alcohol) as shown on the plans in the landscape amenity panel. In addition, the impediments associated with the movement of restaurant servers carrying food and drinks across the clear sidewalk raises significant concern about how well the sidewalk can accommodate pedestrians, which is its primary purpose. Furthermore, although the applicant has stated that their building zone may contain a few planters but nothing more, this area cannot be considered part of the clear sidewalk zone because the applicant would have the right to add elements (such as additional planters or bollards) that might impede pedestrian movement in this space. For these reasons, staff believes that private outdoor dining should be accommodated in the

building zones. If it cannot be accommodated in the building zone and it impacts the clear sidewalk zone (as it does in the constrained space along the existing building here), staff cannot support outdoor dining which is part of private restaurant service. While the applicant continues to request private outdoor dining spaces in the landscape amenity panel, these concerns have prompted staff to propose a development condition prohibiting the outdoor dining as shown. With this development condition, staff finds this issue is resolved.

### *Building and Site Design*

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The Comprehensive Plan guidance for building and site design includes elements such as: build-to lines; bulk and massing; and step-backs. The subject applications generally adhere to these design recommendations. The proposed buildings have been sited along build-to lines to create a consistent street wall. The applicant proposes a pedestrian hierarchy to define those areas of the development where pedestrian activity will be focused. Primary pedestrian zones are where pedestrian activity is expected to be focused and have been appropriately identified in this application. As such, those areas should be designed to accommodate more pedestrians and provide for more interaction between the building and the sidewalk (cafes, storefronts, etc.) The proffers commit to appropriate design articulation and fenestration commitments for each zone within the hierarchy.

The CDP includes illustrative drawings to show the general character of the buildings and the sites, which is appropriate for this stage of the development process as additional design details will be provided with each FDP. The FDP includes significantly more detailed plans, showing (illustrative) interior layouts of ground floor, parking levels and roof area as well as detailed drawings of the building exterior (all four sides) including building materials. Although the FDP includes notes which state the drawings are illustrative, it further notes that the drawings are subject to change for “final tenant requirements, unit layout and mechanical penetrations”. Staff notes that flexibility could be helpful to the design but that future designs are expected to be in substantial conformance with the style, type, character and form depicted in the drawings. A draft development condition is proposed to that effect.

Staff believes that the building and site design features proposed in the subject applications are in general conformance with the Comprehensive Plan.

### *Building Height*

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The application properties fall within two building height intensity zones as depicted on the height map. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to the proposed range of heights for each proposed building.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range	Proposed Building Height Range*
Building A	Office/Retail	Tier 2: 175' – 225'	160' – 225'
Building B	Residential/Retail	Tier 2: 175' – 225'	160' – 225'
Building C	Residential/Retail	Tier 2: 175' – 225' and Tier 3: 130' – 175'	50' – 95'

\*Penthouses are not included in the maximum height of the buildings.

Specifically, the application area north of Ashgrove Lane is within Tier Three, and the remaining site area south of Ashgrove Lane is within Tier Two. Both the new and existing buildings proposed in these applications meet the Comprehensive Plan guidance for heights.

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

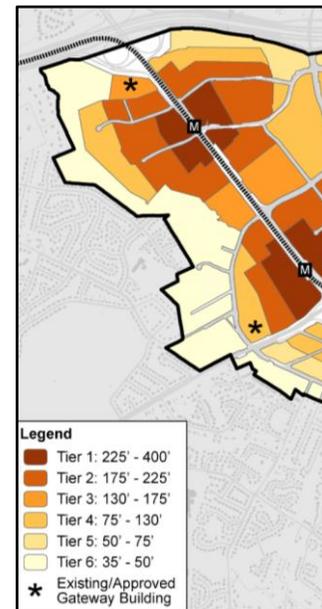


Figure 16 Intensity Map

*Tree Canopy and Plantings*

The Comprehensive Plan recommends increased tree planting in Tysons, and recognizes that much of this new planting will be accomplished through the provision of street trees. While the application meets the tree preservation targets, because the Public Facilities Manual (PFM) does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, a PFM modification of the 10-year tree canopy requirements has been requested for this application. The application generally provides the majority of their trees as street trees, with additional trees provided in above-grade terraces and parks. In this application, the applicant has demonstrated that the Plan’s recommended 10% tree coverage goal for a redevelopment would be achieved in these applications, so long as the street trees (in the public rights-of-way) and the trees in easements were counted. Staff believes a modification in favor of that shown on the CDPs is appropriate because of the applicant’s

commitment to provide uncompacted soil volumes, and to maintain, irrigate, and replace trees damaged by utility repair.

The applicant has provided a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown on the plan and, in the worst case scenario, to coordinate with UFMD prior to deletion of any tree shown on the plan.

To ensure that the tree coverage goals proposed in the current applications will be met, with each FDP, the applicant has proffered to: (1) update the tree canopy calculations to reflect any changes in site or building design; (2) submit a labeled utility plan overlaid on the planting plan; and (3) submit a drawing that demonstrates that the locations of all proposed trees are viable considering vehicular sight line distance requirements. Staff agrees with this approach and finds the landscaping and tree canopy in conformance with the Comprehensive Plan.

Staff does note that the parking deck at the top of the Wal-mart building will be exposed to the sky. While not necessarily a visual impact, the applicant was asked to provide a green roof or public park on this rooftop in order to provide better amenities or stormwater treatment for the site. However, the applicant has indicated that the building could not structurally support such improvements and has elected to leave the parking deck exposed.

### *Water Quality*

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The applicant has pursued a variety of measures to address stormwater management in a manner which attempts to satisfy both the requirements of the Public Facilities Manual (PFM) and the Comprehensive Plan's water quality goals for the Tysons Corner Urban Center. These measures may include, but are not limited to: retention of runoff from the proposed development; low impact development (LID) measures in the form of porous pavement and green roof areas; street tree planting areas designed as filter boxes; and detention (through the use of underground stormwater vaults where runoff may be released gradually to protect stream channels that receive the runoff).

Under the CDP and proffers, the applicant has committed to retain/reuse the first inch of rainfall to the extent practicable and has shown a possible scenario as to how that goal could be attained. At the time of each FDP, the applicant will refine the work done at CDP and will include a specific goal of rainfall to be retained. The applicant will then meet this goal at site plan although alternative measures may be still be used (for example, a bio-retention tree pit may be enlarged to compensate for a smaller green roof). Staff believes that this approach will allow for continued refinement of the stormwater management

commitment while removing the subjective measurement of a goal from the site plan process.

The CDP indicates that only 86% of the first inch of runoff will be retained on-site for the entire CDP area. The engineer has broken down the drainage areas in this case by each building and notes the lowest rate of retention occur with the existing buildings--the Wal-mart site (Building E) is shown to retain 69% of the first inch and the Sheraton site (Building D) will ultimately retain 86% of the first inch. It should be noted that the improvements which will be implemented to achieved this retention will not occur until the final phases of the development. The FDP shows that the current rate of retention on the Sheraton site is 65%. The new buildings, Buildings A, B, and C, have higher rates and bring the entire development retention rate up to the .86.

Building	Retention Rate
A & B	1.04
C	0.96

While the applicant has committed to achieve the stormwater management design credit for Leadership in Energy and Environmental Design (LEED), this onsite retention percentage is lower than staff expected and is lower than has been achieved for other applications in Tysons Corner. The applicant has noted that the lower number is largely due to the challenges related to retrofitting existing buildings and landscaping, (i.e. the Sheraton and the Wal-mart), to achieve the higher Comprehensive Plan standards.

With regard to the Wal-mart, the applicant does not believe that further measures can be done to improve the rate of retention (and there is no proposed reuse). The applicant has noted that landscaping around the Wal-mart was recently placed in conformance with an approved site plan and that the roof of the Wal-mart is unable to structurally support a green roof, leaving parking exposed on that deck. While staff understands the applicant's challenges with retrofitting the existing structures and landscaping, since the application's acceptance in November 2011, staff had requested that the applicant try to address the Plan goal for stormwater management. Staff notes that the landscaping, while approved by a site plan, was installed well into the processing of this application. The Comprehensive Plan goals should have been taken into account by the applicant during the site plan process since it was at least partially concurrent with the rezoning process. (Indeed, the applicant has filed several site plan revisions during the rezoning process.) In addition, unlike other rezoning applicants in Tysons Corner, the applicant does not appear to have committed to all possible offsite treatment measures to improve retention and overall stream health. The applicant has identified adjacent off-site areas (i.e., existing ROWs) that could be captured and treated, but has committed to treat only a portion of the area. The applicant states that they would provide the other additional controls to mitigate the shortfall resulting if the proposed innovative stormwater facilities are not approved at the time of site plan. Were all the identified offsite areas controlled, the application would retain 0.92 inches over the entire CDP site. As such, staff continues to recommend that the applicant consider proactive strategies to retain all off-site areas. The Comprehensive

Plan goals recommend that, if retention of the first inch is not fully achieved, then all available measures should be implemented to the extent possible.

In addition, the FDP also falls short of the Comprehensive Plan goal and the CDP commitments because the site area of Buildings A and B is not included in the calculations or design. Staff has noted above that the applicant intends to use this future building site for a temporary parking lot to replace parking that will be lost at the Sheraton during construction of Building C. Staff has requested that the applicant provide some sort of temporary stormwater management, above the minimum provided with the approved site plan, in the parking lot during its use. Unfortunately, it appears that such temporary measures have not been provided. Since the parking lot has a short life span per the proffers (it will not be used as a parking lot after three years) staff has also asked the applicant to explore stormwater improvements if the area is converted to a use such as a temporary park or pop-up retail. Staff continues to encourage the applicant to provide such innovative stormwater design in this area.

Finally, the application does not include computations to demonstrate that the development will be compliant with the minimum water quality control requirements specified in the current Public Facilities Manual (PFM). Although the Comprehensive Plan goals, in most situations, are more extensive than current minimum requirements, the development must also meet the applicable water quality control requirements in effect at the time of site plan approval. Staff reminds the applicant that, compliance must be demonstrated with the applicable requirements in effect at the time of site plan and, if design changes become necessary, these changes must be in substantial conformance with the CDP/FDP (if not, an amendment to the rezoning or FDP may be required). It would be beneficial to the applicant to have resolved these issues during the rezoning application.

While overall, staff finds that the applicant has met the general goals of the Comprehensive Plan, staff remains concerned that the applicant has elected not to use techniques that could have increased the applications' overall retention and has lost opportunities to improve the stormwater management in the area as recommended by the Comprehensive Plan.

### *"Green" Buildings*

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The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) certification or its equivalent. The applicant has committed to pursue at least LEED certification for residential buildings and to pursue at least LEED Silver certification for non-residential buildings. The applicant has provided a set of green building commitments which are largely in conformance with Plan guidance for compliance with these standards.

### *Energy/Resource Conservation*

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The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices that will reduce the use of energy and water resources. The proposed proffers for both applications include the following commitments:

- To construct new each parking garage for Buildings A, B, or C with at least two electric vehicle recharging station that will serve at least two parking spaces and the infrastructure (such as conduit) to facilitate additional future stations;
- To provide master electric, gas, and water usage data, to the extent that such exists, to the County for each building and the entire property.

Staff has requested that the applicant provide more information with regard to these facilities and provide electrical vehicle charging stations in the existing buildings and staff encourages the applicant to continue to investigate additional energy conservation ideas. Staff does find that the recommendations related to energy conservation have been met with this application.

### *Noise Impacts*

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In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas, 50 dBA for office environments, and 45 dBA for residences, schools, theaters, hotels, and other noise sensitive uses. The proposed development includes multi-family residential in close proximity to Leesburg Pike and the Silver Line rail right-of-way. As such, staff requested that the applicant provide a noise study that measured the current and future noise levels impacting the site.

The applicant has provided a noise study that was prepared for the entire site and noted that, for Building C, current and future traffic volumes projected to 2030 and Metro impacts generated noise levels will be as high as 69.4 decibels. The applicant has proffered that noise studies will be conducted prior to FDP approval for Buildings A, B, or C and that if a specific building will be affected by noise levels which require mitigation, a refined noise study will be provided at site plan addressing indoor noise levels and proposing noise attenuation to reduce noise levels to the levels described above. These studies and attenuation measures are subject to the review and approval of the Department of Planning and Zoning (DPZ) at the time of site or building plan submission. Staff finds this approach generally acceptable to mitigate the noise impacts on the proposed development.

### *Urban Parkland Needs*

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The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. The Plan recognizes that while on-site parkland is an integral part of urban design, additional open spaces and parkland might be provided off-site to address some of the needs of the future residents and employees, especially as related to active recreation facilities. To that end, in the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, the Plan states the following:

“The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied.”

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 1.88 acres of publicly accessible urban parkland onsite to serve the proposed development.

The tabulation of required urban park area reflected on Sheet L-1.1 indicates the provision of 1.62 acres of park space on site. Additionally, funds have been proffered towards the purchase of an additional 0.5 acres for the purpose of establishing an athletic field to serve Tysons. Therefore, combined, the application proposes 2.09 acres of publicly accessible park space, meeting the quantitative goal of the Comprehensive Plan.

More important than the total area of park space is the quality of the public park spaces. The applicant has been very responsive to staff concerns through the review process regarding the quality of the park spaces. Adjustments were made that greatly improved the quality of the spaces provided. The final design proposes a variety of spaces and a range of activation to serve the community which are visually connected.



**Figure 17 Overall park and landscaping plan**

*Athletic Field Needs*

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the need of new residents, workers, and visitors. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

“...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields... In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons.”

The Plan suggests that “creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards...[which] may include indoor and rooftop facilities.” The Plan also indicates a preference for recreational facilities to be provided onsite or in an area that serves the new development. The Plan text specifically lays out a hierarchy of approaches:

“Provision of park land and facilities on-site is preferred. If on-site dedication and facility provision are not possible, an equivalent off-site dedication and facility construction within the same district should be sought as a substitution. Where it is not possible to locate facilities within the district, locations that serve Tysons may be substituted. As a last alternative, as for smaller sites, an equivalent monetary contribution to fund local public parks within Tysons may be substituted.”

Based on Comprehensive Plan guidance, the proposed development generates a need for approximately one-quarter of an athletic field. The applicant has proffered to provide a cash contribution that can be used to purchase land and develop one quarter of an athletic field to serve Tysons. This contribution satisfies the athletic field requirement for this development.

#### *Other Recreational Facility Needs*

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Beyond athletic fields, in the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, the Plan states the following:

“The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors.”

Using adopted recreational facility standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, other publicly accessible recreational facilities needed for this project area include 1.35 sport courts such as tennis, basketball, or a playground.

The proposed development plan reflects a half basketball court, a playground, and a bocce court to satisfy the active recreation requirement. Park Authority staff, however, expressed concern about the potential loss of Park Space A due to future ramp construction, since this park provides the primary location for active recreation on site. To supplement the need for active recreation options, the applicant has committed to pursue obtaining three off-site trail easements across three private properties within the Old Courthouse Spring

Branch Stream Valley. This would not only benefit the future residents and workforce of the Tysons West development but the broader community as well. Staff thus finds that the proposed on-site active recreation features and off-site trail commitment satisfy the need for on-site recreational facilities.



**Figure 18 Recreational Amenities**

*Fairfax County Public Schools*

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The proposed development would be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. Longfellow Middle and McLean High Schools are projected to be over capacity in 2017. The total number of students generated by applications together is projected to be as follows:

	<b>Total</b>
Elementary	25-39
Middle	8-13
High	14-21
<b>Total</b>	<b>47-23</b>

For both applications, the applicant has proffered a contribution of \$9,378 per student, based on the number of students expected to be generated by utilizing the County’s current formula, using the current ratios of 0.087 students per high rise dwelling unit. If development at the maximum level occurs, this would equate to a contribution of between \$440,766 to \$684,594. The applicant has elected to escalate this contribution based on the standard Consumer Price Index (CPI) escalation.

### *Sanitary Sewer*

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As development in the Tysons Corner Urban Center is expected to increase dramatically based on the new Comprehensive Plan recommendations, the applicant should be aware that off-site trunk sewer upgrades might be necessary in the future, which would be handled by a pro-rata share contribution.

### *Fire and Rescue*

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The subject property is serviced by the Fairfax County Fire and Rescue Department Station #429, Tysons Corner. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

The CDP and FDPs have been reviewed by the Fire Marshal and design review continues. The applicant has proffered that at site plan, should changes be requested in response to subsequent issues raised by the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access), then these changes can occur provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ), in substantial conformance with the intent of the CDP, FDP and these proffers.

### *Fairfax Water*

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The subject property is served by Fairfax Water. Fairfax Water can adequately serve this site and would be expected to do so in the future and DPZ staff has confirmed with the Water Authority that no new transmission mains are required in this area at this time.

### *Telecommunications*

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While no specific telecommunications facilities are proposed with these applications, the applicant has proffered to retain the right to place telecommunications equipment on the roofs, so long as such installations meet the applicable Zoning Ordinance regulations and are screened or set back so as not to be visible from the surrounding streets. To address concerns about future “dead spaces” at ground level where wireless reception is impeded by a proliferation of tall buildings, the applicant has proffered that in addition to rooftop installations, equipment may be architecturally integrated onto the facades of the buildings to ensure on-street and/or open space wireless coverage.

## **ZONING ORDINANCE PROVISIONS (Appendix 18)**

The purpose and intent of the Planned Tysons Corner District is to implement the mix of uses, densities, and intensities under the redevelopment option set forth in the adopted Comprehensive Plan for the Tysons Corner Urban Center. These provisions require the

applicant to demonstrate that the development furthers the vision of the Tysons Corner Urban Center as outlined in eight objectives that reflect the standards of the Areawide Recommendations contained in the Plan text (which were discussed in detail above).

As noted, this case will contain a mix of residential, office, hotel and other non-residential uses (such as ground floor retail) identified as “retail/service”. The proffers retain the right to provide any non-residential use permitted in the PTC District in that square footage allocated to “retail/service” subject to: (1) the layout being in substantial conformance with the CDP; (2) the use meeting all of the use restrictions found in the Zoning Ordinance; and (3) the use being shown on an approved FDP.

The Zoning Ordinance provides requirements relating to parking, building height and bulk regulations, open space and intensity. All of these requirements reflect the recommendations of the Comprehensive Plan and have been discussed previously in the Plan analysis. It is staff’s opinion, as expressed in this analysis, that the applications meet these standards.

#### Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. These general and design standards include the same elements that are included in the Areawide Recommendations which are addressed above.

#### Overlay District Requirements

##### *Sign Control Overlay District (SC) (Sect. 7-500)*

The Sign Control Overlay District restricts freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms. For the Wal-mart/24-Hour Fitness, signage is governed by Special Exception 2012-HM-036 already approved and the applicant has agreed to file a CSP on the site. As such, this application meets the requirements of the sign control overlay district.

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

The Highway Corridor Overlay District puts additional restrictions on certain automobile oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts. All of these uses are permitted by the PTC District when shown on an approved FDP and are subject to the PTC District Use Limitations (as discussed above). The applicant has shown locations for possible pop-up retail at the corner of Westwood Center and Leesburg Pike and staff has found that these types of service/retail meet the requirements of the HC overlay district.

Waivers and Modifications Requested (for rezoning application unless otherwise noted)

- Waiver to allow the use of underground stormwater management and best management practices in a residential development.

As discussed in the stormwater analysis, staff is supportive of underground stormwater management in the higher density developments expected in Tysons Corner. Waiver request 6279-WSWD-001-1 (found in Appendix 10) has been reviewed by staff and recommended for approval, with the imposition of conditions found in the waiver report and including specifications for the design of the facilities, requirements for maintenance agreements and financial commitments to ensure funds are available for appropriate maintenance and any necessary reconstruction.

- Waiver/Modification of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as may be indicated on the FDP to screen mechanical equipment.

The applicant has requested this waiver to provide an opportunity to architecturally screen mechanical penthouse equipment and to provide for potential architectural elements above the main roof line. Additionally, active recreational uses on roofs may require fencing, screening and barriers exceeding three feet in height. The applicant has proffered that such elements would be shown on an FDP. With this proffer, staff can support this waiver.

- Waiver of maximum fence height from seven to fourteen feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas as identified on the FDP.

If active recreational uses are provided on roofs or adjacent to roads, they may require fencing, screening or barriers exceeding 7 feet. Staff can support this waiver if the requested fences are shown on the FDP.

- Modification of requirement of a minimum distance of forty feet for loading space in proximity to drive aisles, to that as demonstrated on a CDP or FDP.

The applicant has requested this waiver for existing and proposed loading entrances within the application area. The existing entrances may be modified as part of the overall roadway/streetscape improvement proposals. Within residential and/or commercial buildings, the proposed loading entrances are or can be combined with parking entrances in keeping with the Tysons Street Standards and Tysons Corner Urban Design Guidelines. Were the applicant to proffer that any such features would be shown on an approved FDP, staff could support this waiver request.

- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.

This waiver is requested for the private section of Cornerside Boulevard. Staff's desire is that all the streets needed to convey traffic district-wide (as identified in the Comprehensive Plan and subsequent analyses). The applicant has proposed to provide the connective streets as public; however, the private portion of Cornerside Boulevard will serve only Residential Building C and the Sheraton hotel and sits above an underground parking structure. Given the foregoing, staff supports this waiver.

- Modification of Sect. 7-800 of the PFM to allow the use of tandem parking spaces and valet services to be counted as required parking (as permitted by the PTC District regulations).

The Comprehensive Plan recommendations and PTC District regulations envision the use of tandem parking spaces and valet parking as an efficiency measure and as an encouragement for shared parking. The applicant requests the right to provide such spaces in conjunction with any non-residential uses when valet parking is provided. The applicant has proffered that "tandem parking spaces may be used for residential units with two spaces and in office and hotel buildings where spaces are assigned by building management." With this proffer, staff supports this modification.

- Modification of Zoning Ordinance requiring a final development plan as prerequisite to a site plan for public improvements plans associated with public roadway, infrastructure or park spaces.

In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities (such as roads and parks,) when sufficient details are shown on the CDP to allow a site plan or public improvement plan to be evaluated. Staff supports this requested waiver.

- Waiver of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the plans and as proffered.

The application provides for an interconnected grid of streets and demonstrates how the grid may be extended in the future as surrounding properties develop. The proffers commit to many of these streets being public and to the streets being dedicated at the time of site plan approval. The applicant has further proffered to provide public access easements along the private streets. With these commitments, adequate access is provided to connect this development to the surrounding properties as they redevelop. Therefore, staff believes that a waiver of additional interparcel connections is appropriate in this instance.

- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the plans.

On-street bike lanes are provided throughout this development and sidewalks are provided along all streets as part of the streetscape in keeping with the urban recommendations of the Comprehensive Plan. Therefore, staff can support the requested modification.

- Waiver of the service drive along Leesburg Pike

The Comprehensive Plan design of Leesburg Pike designates it as a Boulevard without a service drive. Therefore, staff can support this waiver request.

- Waiver to allow establishment of parking control, signs and parking meters along private streets within the development.

In Tysons Corner, on-street parking will be an important part of providing parking for uses and meeting street design standards. The owners of private streets may wish to regulate the use of these parking spaces to serve their needs. Staff can support this waiver.

- Waiver 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

The street grid and design has been extensively negotiated over the course of this application and staff notes that the applicant has provided the requested street grid and future ramp to the DAAR. As such, staff can support this waiver.

### **Landscaping/Tree Canopy Waivers**

The applicant has requested the following waivers:

- Modification of PFM minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the plans.
- Modification to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.
- Modification of the 10 year tree canopy requirements in favor of that shown on the plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

The minimum planting area opening requirements contained within the PFM are intended to enhance the survivability of street trees in the application. The applicant has utilized planting details in conformance with the Tysons Urban Design Guidelines, including the use of structural soils and adequate soil volumes. These guidelines account for smaller planter openings to allow for additional pedestrian accommodations.

The application provides details and specifications, with proffers, on how trees planted in percolation trenches and bioretention areas will be planted, maintained and replaced.

As noted earlier, off-site (such as trees in public rights-of-way) and trees in easements do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, the applicant has proffered to maintain these trees and replace them should they be damaged or removed. Were these street trees and trees in easements counted per the PFM, the 10-year canopy would be met. In addition, given the intensity of development envisioned by the Comprehensive Plan and this CDP, some sites within the entire development may not meet the 10-year tree canopy requirements; however, the tree canopy requirements could be met when viewing the application as a whole.

Given the proceeding proffer commitments and plan specifications, staff supports this group of landscaping waivers/modifications.

#### *Other Requested Waivers and Modifications*

The remaining requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The Tysons West development proposal has been extensively reviewed since adoption of the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject application has approached the design process in such a way that the building, site, landscape, streetscape, park design and environmental enhancements fit well with what was envisioned in the Comprehensive Plan and embodied in the applications. In general, this application includes a site layout which takes existing structures and brings them into an urban form. The proposed grid of streets accommodates both on-site needs and serves the greater Tysons area by providing additional links in the transportation network as well as creating a convenient pedestrian realm. The applicant's commitments to the construction of public streets will provide useful connections in this subdistrict. The project incorporates a streetscape design which, on the whole, conforms to the recommendations of the Comprehensive Plan. In addition, the application provides a cohesive strategy for public park amenities that will enhance the neighborhoods' character. Finally, the applicant has satisfied the athletic field and public facility recommendation of the Comprehensive Plan.

While, on the whole, these applications conform to the recommendations of the Comprehensive Plan and good design principles, there are a few areas that remain outstanding or present opportunities for improvement.

- LOS Waiver. This waiver has not yet been approved. The Virginia Department of Transportation (VDOT) and the applicant continue to negotiate how to best mitigate the impacts of the development on the LOS at Westwood Center Drive and Leesburg Pike.
- Stormwater Management. Staff continues to recommend that the applicant treat offsite areas, provide temporary facilities in the surface parking lot either at this time or when it is converted to temporary retail/festival/park use, and provide facilities sooner at the Sheraton site.
- Outdoor Dining. The applicant continues to request private outdoor dining in the landscape amenity panel along Cornerside Boulevard. Staff does not support this use in this area and recommends the implementation of a draft development condition prohibiting it.
- Surface Parking Lot. While staff would prefer that the applicant discontinue use of this surface parking lot upon completion of Building C, the applicant has agreed that the temporary surface parking lot shall have a limited lifespan of three years after the issuance of the 150<sup>th</sup> RUP for Building C.

Outstanding issues notwithstanding, staff believes that these applications describe a complete neighborhood and a workable example of transit oriented development. Staff therefore concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Draft Proffers and Proposed Development Conditions contained in Appendices 1 and 2 of this Staff Report.

### **Recommendations**

Staff recommends approval of RZ 2011-HM-032 subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-HM-032, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2011-HM-032.

Staff recommends approval of the following modifications and waivers for RZ 2011-HM-032:

- Waiver to allow the use of underground stormwater management and best management practices in a residential development (6279-WSWD-001-1) subject to the Conditions dated May 28, 2013, contained in Attachment A of Appendix 10 of the staff report.

- Waiver/Modification of the Zoning Ordinance to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.
- Waiver of maximum fence height from seven to fourteen feet around accessory uses/structures located within the rear yard for areas associated with sports courts and urban plazas as identified on the FDP.
- Modification of requirement of a minimum distance of forty feet for loading space in proximity to drive aisles, to that shown on a CDP or FDP.
- Waiver of Sect. 11-302 of the Zoning Ordinance to allow a private street to exceed 600 feet in length as shown on the CDP.
- Modification of Sect. 7-800 of the PFM to allow the use of tandem parking spaces and valet services to be counted as required parking (as permitted by the PTC District regulations).
- Modification of Zoning Ordinance requiring a final development plan as prerequisite to a site plan for public improvements plans associated with public roadway, infrastructure or park spaces.
- Waiver of the Zoning Ordinance to provide any additional interparcel connections to adjacent parcels beyond that shown on the Plans and as proffered.
- Modification of all trails and bike trails in favor of the streetscape and on-road bike lane system shown on the plans.
- Waiver of the service drive along Leesburg Pike.
- Waiver to allow establishment of parking control, signs and parking meters along private streets within the development.
- Waiver 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.
- Modification of PFM minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the CDP and FDP.
- Modification to allow trees located above any proposed percolation trench or bioretention areas to count towards county tree cover requirements as depicted on the CDP and FDP.

- Modification of the 10 year tree canopy requirements in favor of that shown on the Plans and as proffered.
- Modification of the Zoning Ordinance and PFM for required tree preservation target and ten percent canopy to be calculated as shown on the overall CDP area.

## **APPENDICES**

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3. Affidavits
4. Applicant's Statements of Justification
5. Plan Citations and Land Use Analysis and approved SE 2012-HM-006
6. Transportation Analyses
7. Office of Office of Community Revitalization Analysis
8. Environmental Analyses
9. DPWES Stormwater Management Analyses
10. Waiver # 6279-WSWD-001-1 (Underground SWM)
11. Park Authority Analyses
12. Urban Forest Management Branch Analyses
13. Schools Analyses
14. Sanitary Sewer Analyses
15. Fire and Rescue Analyses
16. Fairfax Water Analyses
17. Health Department Analyses
18. Selected Excerpts from the Zoning Ordinance
19. Glossary of Terms

**PROFFERS**  
**Tysons West Residential, L.L.C.**  
**JBG/Tysons Hotel, L.L.C.**

**RZ 2011-HM-032**  
**July 11, 2013**

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**DRAFT  
PROFFERS**

**Tysons West Residential, L.L.C.  
JBG/Tysons Hotel, L.L.C.**

**RZ 2011-HM-032**

July 11, 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 Applicants, for themselves and their successors and/or assigns (hereinafter collectively referred to as the “Applicants”), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as 29-1 ((1)) 10D and 29-3 ((20)) C2 and C3 (collectively, the “Property”) shall be in accordance with the following conditions if, and only if, Rezoning application 2011-HM-032 (this “Rezoning”) is granted.

GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the certain elements of Promenade at Tysons West Conceptual Development Plan (“CDP”) dated June 30, 2011 and revised through June 12, 2013, prepared by VIKA Incorporated, Hord Coplan Macht Incorporated, MV+A Architects and LandDesign, Inc.
2. Proffered CDP Elements. It shall be understood that 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, general mix of uses, minimum and maximum gross floor area (“GFA”), minimum and maximum building heights, build-to-lines, amount and general location and character of urban park land, and general quality and character of the streetscape. The Applicants have the option to request a Final Development Plan (FDP) for elements other than the CDP elements for all or a portion of the CDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
3. Minor Modifications. Minor modifications to the proffered elements of the CDP may be permitted when necessitated by sound engineering or that may become necessary as part of FDP approval or final site design or engineering, pursuant to Section 16-403(4) of the Ordinance. The Applicants shall have the flexibility to modify the layout shown on the CDP without requiring approval of an amended CDP provided such changes are in substantial conformance with the CDP as determined by the Zoning Administrator. Building envelopes and the number of units, rooms, floors and square footage within and among buildings may be adjusted as set forth on the CDP and in these proffers, as long as (i.) the building setbacks from the property lines as shown on the CDP are maintained; (ii.) the minimum and maximum number of residential units and the minimum and maximum building heights comply with those shown on the CDP; and (iii.) the redevelopment otherwise is in substantial conformance with the CDP and the proffers.

4. Declarations/Owners Associations. The Applicants shall cause the recordation of an umbrella owners association (“UOA”) 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, administration and funding 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 nearby properties.

#### PROPOSED DEVELOPMENT

5. Proposed Development. The maximum gross square footage permitted on the Property is 1,792,961, including approximately 182,141 gross square feet of retail and office uses in Existing Building D and approximately 430,820 gross square feet of hotel use in Existing Building E which are proposed to remain (the “Proposed Development”). The Proposed Development may include all permitted uses in the Planned Tysons Corner Urban (“PTC”) District, subject to limitations in the development tabulations on Sheet C-2A of the CDP and these Proffers.

The Retail Use category provided in the development tabulations may include any non-residential use permitted in the PTC District other than office and hotel uses, subject to the use limitations contained in Paragraph 14 of Section 6-505 of the Zoning Ordinance. First floor Retail Uses will be incorporated to activate the streetscape as generally shown on the CDP. It is anticipated that: i) 75% of Buildings A and B's frontages along Westwood Center Drive and Cornerside Boulevard, excluding all building lobbies and building egress, fire access and other building utility space necessary for code compliance will include first floor Retail Uses; ii) 75% of Buildings C's frontages along Cornerside Boulevard south of Ashgrove Lane, including the facades of Building C fronting on to Park Space E, and along Future Street, excluding all building lobbies and building egress, fire access and other building utility space necessary for code compliance will include first floor Retail Uses; and iii) 75% of Buildings D's frontage along Cornerside Boulevard, excluding all building lobbies and building egress, fire access and other building utility space necessary for code compliance will include first floor Retail Uses. Such Retail Uses may include, but not be limited to, ATMs, business service and supply service establishments, quick service food stores, fast food restaurants, community uses, health clubs and similar commercial recreation uses, personal service establishments, retail sales establishments, financial institutions, eating establishments, educational and tutoring facilities, professional services, legal services, medical and dental offices, public and civic uses and other similar uses. The general extent and location of all Retail Uses shall be provided with the submission of each FDP, and shall be subject to review and approval.

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 if layout is in substantial conformance with the CDP as determined by the Zoning Administrator.

6. Interim Structures and Uses. In order to provide activity on the Property and avoid portions of the Property being vacant for an extended period of time, new interim structures may be constructed and interim uses permitted in the area of future Buildings A, B and C. Such interim buildings shall require approval of an FDP or special permit as may be applicable but shall be deemed in conformance with the CDP subject to the following conditions:

- A. Any use permitted in the PTC District may also be permitted as an interim use, with the exception of residential, hotel uses and drive-through uses, subject to the use limitations of Section 6-505 as may be waived or modified.
- B. New interim structures shall not be located in the areas reserved for Cornerside Boulevard and Future Street.
- C. New interim structures shall provide improvements to pedestrian connectivity and interim streetscaping in accordance with Proffer 25.
- D. Commercial off-street parking may be provided on an interim basis in a surface lot on the block where Buildings A and B will ultimately be developed (the “A/B Block”), specifically as shown on approved site plan 6279-SP-004, prior to the development of Buildings A and /or B with approval of an FDP. This parking may include tandem and valet parking. Interim improvements, including interior and peripheral parking lot landscaping, streetscaping, Tysons standard light fixtures, and interim sidewalks as described in Proffer 25A shall be provided with the interim lot. This parking shall be in addition to the permitted parking for the proposed uses on the Property and shall be permitted to remain for a maximum period of three (3) years following issuance of the 150<sup>th</sup> RUP for Building C. The Applicants shall provide written notification to FCDOT and DPZ when the 150<sup>th</sup> RUP for Building C has been issued, so there is a clear indication when the three (3) year period begins.

Following cessation of the commercial off-street parking, or alternatively in place of the commercial off-street parking, and prior to the construction of Buildings A and B, the A/B Block may: 1) be developed with temporary retail use establishments, either in temporary buildings or pop-up venues such as storage/shipping containers, and associated parking; 2) be utilized for interim park space; 3) be utilized for interim place-making uses and associated parking, and/or 4) be utilized for festivals, fairs and similar uses as set forth in Proffer 7 and associated parking.

- E. It is demonstrated how the new interim structures and uses meet the requirements of Paragraph 8 of Section 6-505 of the Zoning Ordinance.

The development of new interim structures shall not require compliance with the other proffered commitments set forth in these Proffers unless otherwise determined at the time of FDP approval for the interim use.

7. Festivals, Fairs or Similar Activities. The Applicants, or their designee, shall be permitted to operate festivals, fairs or similar activities, including, but not limited to, farmers' markets and food vendors, on the Property, either in the interim surface parking lot identified in Proffer 6D or within publicly-accessible privately owned open space shown on the CDP, including portions of the private streets, such as Future Street. The Applicants shall coordinate with the Zoning Administrator regarding the issuance or approval of a temporary special permit as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. In addition, the Applicants reserve the right to periodically close portions of the private transportation network, including Future Street for said activities.
8. Final Development Plans. FDPs approved for individual building sites on the Property shall establish the range of GFA, range in the number of dwelling units and mix of uses for each building within the limits established by these Proffers and the CDP. The specific GFA and number of dwelling units for each building shall be established at final site plan. If the maximum GFA or maximum number of dwelling units approved with the FDP is less than the maximums shown on the CDP, the excess GFA or dwelling units may be utilized in another building or building(s) within the Property, provided the excess GFA or dwelling units can be accommodated within the maximum building height for the building utilizing the excess GFA or dwelling units as shown on the CDP, the minimum building height for the building providing the excess GFA or dwelling units as shown on the CDP is maintained, and subject to approval of the applicable FDP(s) or FDPA(s) for the building(s) providing and utilizing the excess GFA or dwelling units.

In addition, the following information shall be provided on each FDP.

- A. Tabulations. A tabulation indicating the development status of all property subject to RZ 2011-HM-032 shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP, FDP and site plan as may be applicable. The tabulation shall identify the reassignment of any excess GFA (as compared with what was originally shown on the CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.
- B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to RZ 2011-HM-032 shall be provided with each FDP and site plan submitted for the Property and shall be updated with each subsequent FDPA and site plan approved for the 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 and a comparison of the trip generation based on ITE's 8<sup>th</sup>

Edition, Trip Generation, associated with the FDP, FDPA or site plan uses for the building site compared to those uses reflected for that building site in the Transportation Impact Analysis prepared by Wells & Associates ("TIA").

- 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 22.
- 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 and demonstration of how such uses meet the applicable "Use Limitations" of Section 6-505 of the Ordinance.
- G. Architectural Elements. Specific information on architectural elements and building heights as provided in Proffers 11 and 15.
- 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 12.
- I. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 13 and refinement of, and adjustments to, streetscape elements as provided in Proffer 24.
- J. Garage Treatments. Proposed parking garage façade treatments as provided in Proffers 11 and 14.
- K. Loading /Trash/Service Area Treatment. Proposed loading/trash/service area treatments as provided in Proffer 13.
- L. Landscaping. Detailed landscape plans as provided in Proffer 23.
- M. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 24.
- N. Interim Conditions. Identification of specific proposed interim conditions within the FDP area and outside the FDP area as provided in Proffer 25.
- O. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 9 and those generally set forth on the phasing-related exhibits provided on Sheets A207 of the CDP (the "Phasing Sheet").
- P. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 41; 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 Property the maximum parking rates are not exceeded as provided in Proffer 42.

- Q. Parks and Recreation. Specific park details, site amenities and substitute recreation facilities as provided in Proffer 53.
  - R. Residential Amenities. Specific facilities and amenities to be provided for each residential building.
  - S. Stormwater Management. Identification of specific stormwater management facilities and access points to underground vaults as provided in Proffers 24 and 60.
9. Development Phasing. The Proposed Development includes five (5) buildings, which are identified on the CDP as Buildings A through E. Buildings D and E are existing. Development of Buildings A, B, and C, as well as interim uses proposed in the A/B block, may proceed in any order provided that each such building provides the phasing conditions depicted on the Phasing Sheet 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 building, reference to "Applicant" in such proffer shall mean the party undertaking the development of such building.

The Applicants shall construct the grid of streets and provide pedestrian and streetscape improvements, public parks, private amenities and public facilities on the Property in conjunction with the development of each new building in accordance with the Phasing Sheet and as further described in these Proffers. In addition, interim improvements as outlined in Proffer 25 and as may be determined at time of FDP approval shall be provided commensurate with the construction of each building. Minor 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: i) 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 ii) 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 Fairfax County or the Fairfax County Park Authority ("FCPA").

10. Fire Marshal Evaluation. Changes to the CDP and FDPs shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA, CDPA and/or FDPA, provided such modifications are made in consultation with the Department of Planning and Zoning ("DPZ") and are in substantial conformance with the CDP, FDPs and these Proffers.

## ARCHITECTURAL AND URBAN DESIGN

11. Architectural Design. The architectural treatment of all new 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 as illustrated in the CDP. New 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. Architectural details, including locations where access points to individual residential units address the streetscape, shall be provided with the submission of an FDP and finalized at site plan.
12. Build-to-Lines. Build-to-lines (“BTL”) have been depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP and/or site plan. Awnings and other architectural canopies attached to the buildings shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP or site plan, the Applicants shall identify possible locations along the street level, outside of the pedestrian sidewalk as described in Proffer 24, for areas for outdoor dining.
13. Activated Streetscapes and Ground Floor Elements. Activated streetscapes shall be provided through careful design of streetscapes and exterior facades of ground floor areas adjacent to streets. as illustrated in the CDP Buildings A, B, and the facades of Building C fronting Cornerside Boulevard, Ashgrove Lane and Future Street, but not the parking structures and entrances associated with said buildings, shall generally be designed and constructed with ground floors having a minimum floor to floor height of 16 feet to accommodate retail uses designed to activate the streetscape. In addition, the Applicants shall provide for a hierarchy of activated streetscapes as delineated on Sheet L-1.3 of the CDP and described below. The specific activation elements to be utilized for each building shall be graphically depicted on the FDP (and as generally depicted on the CDP) for each building site.
  - A. Primary Pedestrian Corridors. These areas are designed to accommodate major pedestrian activity, providing access to the Metro Station and accommodating access to, and encouraging interaction with, a variety of uses on the Property. Primary Pedestrian Corridors and the facades of Building C fronting on to Park Space E 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 75 feet or less, unless a greater separation is needed to accommodate larger tenant

spaces or as may be permitted by the Zoning Administrator. .A minimum 60% of the area of the street front ground floor facades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- (ii) 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 35% of the ground floor façade below the ceiling, constructed with windows and/or doors or other transparent materials or semi-transparent materials, and/or incorporate entries in to individual dwelling units from the street level.
- (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) Loading/trash/service areas along shall be minimized. Where such 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, accommodating access to a variety of uses on the 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 (not including the associated parking garages which are addressed in Proffer 14) incorporate non-residential uses, functioning entry doors into such applicable uses shall be provided with a maximum separation of 75 feet, or greater if shown on an approved FDP or as may be permitted by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.
- (ii) 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 35% of the ground floor façade below the ceiling, constructed with windows and/or doors or other transparent materials or semi-transparent materials, and/or incorporate entries in to 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 shall have screening composed of architectural systems designed to mitigate views into the parking structure from street level, or the general façade detailing of the building above may be continued to the ground plane.
- (iv) Loading/trash/service areas shall be screened from public view to the extent feasible through the use of roll down doors, architectural treatments, other such similar treatment or by locating these areas at a distance away from the streetscape area.

C. Tertiary Pedestrian Corridors. These areas are designed to accommodate modest pedestrian activity making connections to less intense areas. Tertiary Pedestrian Corridors, not located along private alleys, shall incorporate the following elements:

- (i) Where the ground floors of buildings (not including the associated parking garages which are addressed in Proffer 14) incorporate non-residential uses, a minimum of twenty percent (25%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials or semi-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.
- (iii) Parking structures along the ground floor facades shall have screening composed of architectural systems and/or landscaping treatments designed to mitigate views into the parking structures from street level, or the general façade detailing of the building above may be continued to the ground plane.
- (iv) Access to parking garages and loading/trash/service areas are encouraged to be located along Tertiary Circulation Corridors. Loading/trash/service areas shall be screened from public view to the extent possible, through the use of roll down doors, recessed entryways and/or similar treatment

14. Parking Structure Facades. New parking structures associated with Buildings A, B and C site shall be designed to provide a pleasant and attractive experience along the streetscape as illustrated in the CDP. The FDPs for these buildings shall include the specific design features for the parking facades, as generally outlined below:

- A. Above the street level, screening may include an active layer of occupied space, building façade treatments and detailing to resemble the tower above, or architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied. In some cases, retail signage and architectural expressions may be extended above the street level to

provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance. Architectural materials to treat parking structure facades may include, but not be limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation or other materials; precast concrete or masonry elements; glass stair towers and elevators or other systems.

- B. Parking garage and loading/trash/service areas along the ground floor facades shall incorporate continuation of the façade detailing of the building above to the ground plane, or screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street levels to the extent commercially practicable
  - C. Where loading/trash/service areas are provided, then loading/trash/services areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.
  - D. Parking garage and loading/trash/service entrances may be relocated and/or adjusted with FDP approval, provided such relocation or adjustment does not negatively impact the quality of the streetscape or significantly increase the width of the loading entrance.
15. Building Heights. The minimum and maximum building heights for the proposed buildings on the Property are identified on the CDP. The final height for each building and specific steps in building height shall be determined at the time of FDP approval. Particular consideration shall be given to including a stepback in the facades of Buildings A and B in order to reduce any potential for a tunnel effect along Westwood Center Drive. The final heights may be less than the maximum heights shown on the CDP but not less than the minimum, provided the building retains a similar urban form to that shown on the CDP.

Building heights shall be measured in accordance with the provisions of the Fairfax County Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance, including for example, penthouses and other rooftop structures. Such penthouses and other rooftop structures may be constructed as permitted under Section 2-506 of the Ordinance. All building penthouses/rooftop structures shall be screened and integrated into the architecture of the building. The height and extent of any rooftop penthouse shall be provided on the FDP for each building site, as well as any rooftop parapet, wall, or fencing in excess of that permitted by the Zoning Ordinance.

16. Telecommunications Equipment. Telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. 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.

## BUILDING PRACTICES

### 17. Residential Building Certifications.

- A. The Applicants shall include, as part of the building plan submission for any residential building to be constructed on the Property, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction (LEED®-NC) rating system at the time of the project's registration, 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 Applicants and Fairfax County), that the Applicants anticipate 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-NC certification of the building.

- B. The Applicants shall designate the Chief of the Environment and Development Review Branch ("EDRB") of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- C. Prior to the building plan approval for the building to be constructed, the Applicants shall 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-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 EDRB of documentation from the USGBC that each building has attained LEED-NC certification will be sufficient to satisfy this commitment.
- D. At the time LEED-NC certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicants.

If the Applicants provide to EDRB, 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 Applicants; 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 Applicants fail to provide, within three (3) years of issuance of the final RUP for the building, documentation to EDRB demonstrating attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC 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 Applicants provide documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicants, the Applicants' 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 Applicants or to the County during the extension.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicants may choose, at its sole discretion, to pursue a certification higher than LEED-NC, 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-NC Silver certification.

Prior to building plan approval for the building to be constructed, the Applicants shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicants are not required to provide a "green building escrow" unless the Applicants fail 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 Applicants shall submit documentation to EDRB, confirming the status of LEED certification.

- F. As an alternative to the actions outlined in the Paragraphs A, C, D and E above the Applicants may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected, the Applicants shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior

to the issuance of the final RUP for the Building Site. In the event certification is dependent on the post occupancy operation of the building, the Applicants shall demonstrate attainment of the selected certification prior to final bond release

18. Non-Residential Building Certifications.

- A. The Applicants shall include, as part of the building plan submission for any new non-residential building to be constructed on the Property, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design Core and Shell (LEED<sup>®</sup>-CS) rating system at the time of the project's registration, 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 Applicants and Fairfax County), that the Applicants anticipate 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-CS Silver certification of the building.

- B. The Applicants shall designate the Chief of EDRB 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 the building to be constructed, the Applicants shall 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-CS 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-CS Silver certification will be sufficient to satisfy this commitment.
- D. At the time LEED-CS Silver certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicants.

If the Applicants provide to EDRB, within three (3) years of issuance of the final Non-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-CS Silver certification, 50% of the green building escrow will be released to the Applicants; 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 Applicants fail to provide, within three (3) years of issuance of the final Non-RUP for the building, documentation to EDRB demonstrating attainment of LEED-Silver certification or demonstrating that the building has fallen short of LEED-CS 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 Applicants provide documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the LEED-Silver certification application has been delayed through no fault of the Applicants, the Applicants' 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 Applicants or to the County during the extension.

- E. As an alternative to the actions outlined in the Paragraphs A, C and D above, the Applicants 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 Applicants shall submit documentation, to EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-CS Gold certification. Under this alternative, the Applicants are not required to provide a "green building escrow" unless the Applicants fail to provide the above referenced documentation that the building is anticipated to attain LEED-CS Gold certification.

Prior to final bond release of each building, the Applicants shall submit documentation to EDRB confirming the status of LEED certification.

19. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicants shall provide the following information with each FDP submission:

- A. Electric Vehicle Charging Infrastructure. The Applicants shall accommodate a minimum of two "electric vehicle-ready" parking spaces in each new parking garage serving Buildings A, B or C. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future.
  - B. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, the Applicants shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building and the entire Property.
20. Noise Attenuation. The Applicants have submitted to Fairfax County a Traffic Noise Impact Analysis for Building C prepared by Polysonics Acoustics and Technology Consulting, dated January 17, 2013. The analysis indicates that projected traffic noise will be greater than a day-night averaged noise level ("Ldn") of 65 decibels ("dBA") for some dwelling units but that no dwelling units in Building C will be impacted by Ldn as high as 70 dBA. At building plan submission for Building C, the Applicants shall submit a refined acoustical study prepared by a qualified acoustical consultant (the "Refined Acoustical Analysis") addressing indoor noise levels and proposing noise attenuation measures to reduce interior Ldn to no more 45 dBA for the residential component of Building C. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval and to DPWES for information only. Failure by the Chief of EDRB to review and respond to the Applicants within 60 days of receipt of a Refined Acoustical Analysis shall be deemed approval of such analysis.
- A. Prior to FDP approval for Buildings A and B, the Applicants shall provide an indoor noise impact analysis to determine if those specific buildings will be affected by transportation generated noise. If the specific noise impact analysis concludes that office Building A or residential Building B will be affected by noise levels that require mitigation, then at building plan submission for the applicable building, the Applicants shall submit a Refined Acoustical Analysis addressing indoor noise levels and proposing noise attenuation measures to reduce interior Ldn to no more than 45 dBA for the residential component of Buildings B and to no more than 50 dBA for office Building A. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval, and to DPWES for information only. Failure by the Chief of EDRB to review and respond to the Applicants within 60 days of receipt of a Refined Acoustical Analysis shall be deemed approval of such study.
  - B. Based on the findings of the Refined Acoustical Analyses, the Applicants shall identify dwelling units on the building plan(s) that are impacted by noise at 65 dBA Ldn or greater and portions of Building A that are impacted by noise at 70 dBA Ldn or greater and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the Refined Acoustical Analyses.
    - (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise

having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:

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

- (ii) In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be between 70 and 75 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any residential façade exposed to noise levels of up to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed residential façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by ASTM to minimize sound transmission.

- (iii) In order to reduce interior noise to a level of approximately of 50 dBA Ldn for portions of Building A anticipated by the analyses to be impacted by traffic noise levels projected to fall between 70 – 75 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28. If windows function as walls they should have the same laboratory STC rating as walls or the STC of 39. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

- 21. Notification of Exterior Noise Levels. The Applicants shall notify potential tenants or purchasers of individual residential units with balconies, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA, which is the policy established by Fairfax County for outdoor recreation in residential areas impacted by high noise levels.

## SITE DESIGN AND AMENITIES

22. Conceptual Landscape Plan. The CDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of subsequent FDP approvals, more detailed landscape plans for each building phase shall be provided in general conformance with the concepts included on Sheets L-2.0 through L-2.7 with adjustments permitted provided the quality of the landscaping 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.
23. Detailed Landscape Plan. As part of the first and all subsequent site plan submission for each building phase, the Applicants 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, as well as tree canopy calculations of all property subject to RZ 2011-HM-032. 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 and along streets. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.
24. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L-2.0 through L-2.7. 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 and/or site plan approval, provided the quality and dimensions of the streetscape are consistent with that shown on the CDP.
  - A. Street Trees. Tree planting sites are depicted on the CDP but remain subject to revision as may be approved by the UFMD at the time of FDP or at site plan review. The Applicants 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 cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board of Supervisors on January 25, 2012) or as approved by the 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, with the tree located in the center of the open area;
- (ii) A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four feet of the base of the tree;
- (iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit;
- (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, but may be reduced to a minimum of 400 cubic feet where necessary, such as where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- (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) Tree zones shall be installed with a fully automatic, drip irrigation system; and,
- (viii) It is expected that some street trees proposed over existing underground garages may have to be planted in planter boxes that may not accommodate the soil volume specifications above, and thus will not be able to be counted toward required tree canopy, and that some street trees may have to be planted within existing utility easements and that the Applicants shall replace any street trees that are removed to facilitate repairs of utilities in these easements.

B. Non-Invasive Plant Materials. Invasive species, as defined by the Fairfax County PFM, shall not be used on the Property.

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 outlined in these proffers, 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.

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape when feasible. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements.

- D. Sight Distance Considerations. If determined at the time of site plan approval that street tree locations conflict with sight distance requirements, the Applicants 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 Applicants shall be permitted to relocate the affected street tree without the need for confirmation from DPZ, subject to approval by the UFMD. If a tree that is deleted due to VDOT requirements would result in a tree canopy below 10% on the Property, the tree(s) shall be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD so as to ensure the 10% tree canopy is met.
- 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 and recycling receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan shall be provided as part of all FDPs. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Materials, furnishings, and lighting shall be compatible with those already identified in the Tysons 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 the 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 Ordinance. 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, in consultation with OCR and DPWES. All parking lot and new building mounted security lighting shall utilize full cut-off fixtures.

Recessed lighting shall be directionally shielded to mitigate the impact on the adjacent properties.

- F. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance and approved Special Exception 2012-HM-006 until such time as a Comprehensive Sign Plan ("CSP") for the Property is approved. The Applicants shall submit an application for a CSP within 24 months of approval of this Rezoning and shall diligently pursue its approval.

The placement of traffic control signage on public streets shall be coordinated with VDOT. Wayfinding signage and elements may be provided as part of the CSP for the Property or as 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 throughout the district, but shall not be subject to approval by the Tysons Partnership. Wayfinding shall provide direction to locations of prominent attractions, parks, cultural arts destinations, bicycle trails, and other public amenities.

- G. Maintenance. The Applicants 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 Applicants 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 Applicants 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 Applicants 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 trash and recycling receptacles, benches, bike racks and non-standard structures;
- (v) All lighting fixtures, brackets and poles;
- (vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
- (vii) 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 9. As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicants shall provide interim streetscape improvements as described in Proffer 25A and B.

25. 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 Property. At the time of FDP approval, the Applicants shall identify the specific proposed interim conditions within the FDP area and outside the FDP area and shall ensure such conditions provide reasonable pedestrian connections, vehicular circulation, temporary streetscaping and landscaping, public park treatments, and screening/treatment of exposed/partially complete above grade parking structures.

Interim conditions shall generally comply with the following standards however, they may be modified and adjusted with FDP approval.

- A. Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian path to the Metro Station
- B. 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.
- C. 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.
- D. Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance and Tysons standard lighting for interim surface parking lots.
- E. 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. The specific screening system to be utilized for each building shall be determined at the time of FDP approval.
- F. Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 18 months.

TRANSPORTATION IMPROVEMENTS

26. Grid of Streets. The Applicants shall construct and place into operation a grid of streets throughout the Property as generally located and depicted on Sheets C-4 and C-7 of the CDP. The functional classification of the streets on and adjacent to the Property is provided below:

Street	Classification
Leesburg Pike	Boulevard
Westwood Center Drive	Collector
Sheraton Tysons Drive	Avenue
Cornerside Boulevard	Local (partially private)
Ashgrove Lane	Local (partially private)
Future Street	Local (private)

- A. Public Streets. Those streets constructed within the limits of the Property and identified on the CDP as Westwood Center Drive, Sheraton Tysons Drive, the portion of Cornerside Boulevard between Westwood Center Drive and Ashgrove Lane, and the portion of Ashgrove Lane between Cornerside Boulevard and Sheraton Tysons Drive shall be designed and constructed as public streets. Public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* (the “Design Standards”) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the “MOA”), subject to modifications/waivers as may be granted. The Applicants shall design and construct these streets to meet the Design Standards and shall work diligently with VDOT and the County during the FDP and site plan approval processes to ensure that the improvements proposed to existing and new public streets will be accepted into the VDOT system for maintenance. Right-of-way necessary for the existing and new public streets, as may be further qualified by these Proffers, shall be dedicated and conveyed to the Board of Supervisors in fee simple, as applicable, at the time of site plan approval.

The Applicants shall diligently pursue VDOT acceptance of improvements to existing streets and new public streets, for secondary street maintenance in accordance with the process outlined in VDOT’s Secondary Street Acceptance Requirements (the “SSAR”), as amended, including VDOT’s written certification that such streets and/or improvements have been constructed in a manner consistent with the VDOT approved plans and compliant with all applicable regulations (“VDOT’s Written Certification”). In the event the Board of Supervisors has not requested that VDOT accept the dedicated new public streets or improvements into the secondary street network for maintenance within five (5) years of VDOT’s Written Certification, such street(s) may be retained by the Applicants upon notification to, and the concurrence of FCDOT, as a private street subject to a public access and maintenance agreement in a form acceptable

to the County Attorney. In such event, a PCA, CDPA and/or FDPA will not be required.

- B. Rights-of-Way. The Applicants shall dedicate and convey in fee simple to the Board of Supervisors rights-of-way for each of the public streets listed in Paragraph A above. Further, the Applicants shall reserve for future right-of-way dedication the portion of Ashgrove Lane west of Sheraton Tysons Drive; with such dedication to be provided upon demand by Fairfax County.

Dedication shall include the area of the adjacent landscape amenity panel and sidewalk and shall occur at the time of site plan approval, with the following exceptions:

- (i) If at the time of site plan approval it is determined that stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicants 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 shall be recorded over the reserved landscape amenity panel/sidewalk areas until such time as they are dedicated. This reservation area shall include easements 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 Applicants 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 of Supervisors shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

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 Applicants 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, in keeping with Proffer 40, the Applicants shall provide easements for bus shelters as determined at the time of FDP or site plan.

- (ii) If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk will be

acceptable to VDOT and/or Fairfax County, the Applicants 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, in keeping with Proffer 40, the Applicants shall provide easements for bus shelters as determined at the time of FDP or site plan. Conveyance of the amenity panel/sidewalk areas to the Board of Supervisors shall occur following construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT subject to the stipulations in these Proffers.

- (iii) Should it be determined following final street acceptance inspection that the landscape amenity panel and sidewalk areas are not acceptable to VDOT and/or the 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 a public sidewalk and utility easement, in a form acceptable to the County Attorney, shall be granted in its place. 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 Applicants shall provide easements within any privately-owned amenity panel/sidewalk area for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.

- C. Naming. The Applicants reserve the right to provide different names for the streets than those shown on the CDP.

27. Westwood Center Drive.

- A. The Applicants shall design and construct improvements to Westwood Center Drive along the Property's frontage as generally depicted on Sheet C-4 of the CDP. A one-half section of Westwood Center Drive shall be constructed in general accordance with the typical section depicted on Sheet C-7A, as an undivided four-lane Collector, with two travel lanes in each direction, one bicycle lane in each direction, and variable pavement provided to accommodate optional curbside parking between Cornerside Boulevard and Sheraton Tysons Drive as shown on Sheet C-4 and pavement transitions as may be required by VDOT.
- B. Improvements to Westwood Center Drive along the Property's frontages shall include a pavement section designed to accommodate bicycle lanes on both sides of the street. Striping of a bicycle lane shall be subject to the approval of the County and VDOT.

- C. The final design of the improvements to Westwood Center Drive 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 Property fronting Westwood Center Drive. The construction of Westwood Center Drive shall be phased in accordance with the Phasing Sheet.
- D. Street improvements to Westwood Center Drive 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. Striping of bicycle lanes along both sides of Westwood Center Drive shall be provided commensurate with the development of Building A, or earlier at the Applicants' discretion.

28. Sheraton Tysons Drive.

- A. The Applicants shall design and construct improvements to Sheraton Tysons Drive along the Property's frontage as generally depicted on Sheet C-4 of the CDP. Sheraton Tysons Drive shall be restriped in general accordance with the typical interim section depicted on Sheet C-7A, as a three-lane Local Street with bicycle lanes in each direction, as may be approved by VDOT.
- B. The final design of the improvements to Sheraton Tysons Drive 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 Property fronting Sheraton Tysons Drive. The construction of Sheraton Tysons Drive shall be phased in accordance with the Phasing Sheet.

29. Cornerside Boulevard.

- A. The Applicants shall design and construct Cornerside Boulevard through the Property as generally depicted on Sheet C-4 of the CDP. It shall be constructed in general accordance with the typical section depicted on Sheet C-7A as a Local Street consisting of two (2) travel lanes (one in each direction) and two parking lanes. South of Ashgrove Lane, Cornerside Boulevard shall be provided as a public street and north of Ashgrove Lane, Cornerside Boulevard shall be provided as a private street. The Applicants shall grant a public access easement over the private street portion of Cornerside Boulevard, in a form acceptable to the Office of the County Attorney.
- B. The final design of the improvements to Cornerside Boulevard 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 Property fronting Cornerside Boulevard. The construction of Cornerside Boulevard shall be phased in accordance with the Phasing Sheet.

30. Future Street.

- A. The Applicants shall design and construct Future Street through the Property as generally depicted on Sheet C-4 of the CDP. It shall be constructed in general accordance with the typical section depicted on Sheet C-7A as a Local Street consisting of two (2) travel lanes (one in each direction) with a parking lane on the south side of the street. East of the parking garage entrance to Building C, Future Street shall become one-way eastbound, with right turn out only movements permitted at Future Street's intersection with Leesburg Pike. Future Street shall be a private street. The Applicants shall grant a public access easement over Future Street, in a form acceptable to the Office of the County Attorney.
- B. The final design of the improvements to Future 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 Property fronting Future Street. The construction of Future Street shall be phased in accordance with the Phasing Sheet.

31. Ashgrove Lane.

- A. The Applicants shall design and construct Ashgrove Lane through the Property as generally depicted on Sheet C-4 of the CDP. It shall be constructed in general accordance with the typical section depicted on Sheet C-7A as a Local Street consisting of two (2) travel lanes (one in each direction) and two curbside parking lanes. East of Sheraton Tysons Drive, Ashgrove Lane shall be provided as a public street and west of Sheraton Drive, Ashgrove Lane shall be provided as a private street. The Applicants shall grant a public access easement over the private street portion of Ashgrove Lane, in a form acceptable to the Office of the County Attorney.
- B. The final design of the improvements to Ashgrove Lane 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 Property fronting Ashgrove Lane and Cornerside Boulevard. The construction of Ashgrove Lane shall be phased in accordance with the Phasing Sheet.

32. Public Street Standards. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with standards included in Attachment D (*Transportation Design Standards for Tysons Corner Urban Center*) of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended, subject to any permitted modifications and/or waivers that may be granted.

33. Vacations and Abandonments. In the event any public street right-of-way that abuts the Property is vacated and/or abandoned subsequent to approval of this rezoning, such right-of-way area will become zoned to the PTC District pursuant to Sect. 2-203 of the Zoning

Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Urban Design Guidelines endorsed by the Board of Supervisors on January 24, 2012.

34. Traffic Signal.

- A. The Applicants shall conduct a warrant study within twelve (12) months after the issuance of the initial RUP or Non-RUP for each of Buildings A, B and C for the intersection of Westwood Center Drive and Cornerside Boulevard.
- B. If a traffic signal is deemed warranted by VDOT after having reviewed the warrant study and approving the same for installation, then the Applicants shall design, equip and install the signal along with installation of pedestrian enhancements as may be permitted and approved by VDOT no later than eighteen (18) months following approval of the warrant, utilizing any escrowed contributions for the signal received by the County.
- C. If the signal is warranted by VDOT, the Applicants 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 Property not already dedicated shall be reserved for dedication in fee simple to the Board of Supervisors in accordance with Proffer 26B.
- D. If the County, determines that deferral of the signal installation as proffered is appropriate, the Zoning Administrator may i) agree to a later date for completion of the traffic signal installation or ii) permit the Applicants to proceed without the signal installation.
- E. In the event a traffic signal is not deemed warranted at that time, then the Applicants shall complete a second warrant study within twenty-four (24) months after the issuance of the initial RUP or Non-RUP for the last new building to be constructed on the Property. In the event the signal is warranted then the Applicants shall design, equip and install said signal, including those pedestrian enhancements as may be required by VDOT no later than eighteen (18) months after approval of the warrant. If the signal is deemed not warranted by VDOT at that time, the Applicants' obligation to install the signal shall be deemed null and void and the Applicants shall instead escrow their pro-rata share of a future signal to be provided by others. The Applicants' pro-rata impact of new site traffic at the Westwood Center Drive and Cornerside Boulevard intersection is approximately 33% and thus the Applicants shall escrow the sum of \$84,000.00 with DPWES, which represents 33% of the cost of the new traffic signal installation.

35. Future Ramp Connection to Dulles Airport Access and Toll Road. To accommodate a future vehicular ramp connecting Sheraton Tysons Drive with the Dulles Airport Access and Toll Road, the Applicants shall:

- A. Dedicate in fee simple to Fairfax County an area located west of Building E and identified as the "Initial Ramp Dedication Area" on Sheet C-4A of the CDP. Such dedication shall occur within two (2) years after written demand by Fairfax County and evidence of approval of construction of such ramp by all requisite governing bodies and agencies including, but not limited to, the Board of Supervisors, VDOT, the Metropolitan Washington Airports Authority ("MWAA") and the Federal Highway Administration ("FHWA"), but no sooner than ten (10) years from the approval of this Rezoning. The Applicants shall be eligible for compensation for existing appurtenances to Existing Building E, including but not limited to parking, loading and vehicular circulation, whether such appurtenances are located in or required to be relocated or replaced by the Initial Ramp Dedication Area as provided for in the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, ("URA").

With the dedication of the Initial Ramp Dedication Area, Sheraton Tysons Drive is to be upgraded from an interim "Local" street to "Avenue". As a result, the Applicants shall relocate the vehicular access for Existing Building D located on Sheraton Tysons Drive to Ashgrove Lane as shown on Sheet C-4A of the CDP and re-construct the streetscape along the Building D frontage to its ultimate "Avenue" streetscape as generally depicted on Sheet L-5-3 of the CDP. Nothing shall prevent the Applicants from opting to relocate the vehicular access for Existing Building D from Sheraton Tysons Drive to Ashgrove Lane in advance of the Initial Ramp dedication. Loading access for Existing Building D may remain on Sheraton Tysons Drive.

- B. In the event, Existing Building E is demolished for redevelopment in accordance with a future RZ/PCA/CDP/FDP for the Property, or part thereof, the Applicants shall agree to dedicate an area identified as the "Future Ramp Dedication Area" on Sheet C-4A of the CDP for the ramp alignment. Should the Future Ramp Dedication Area be dedicated, any portion of the Initial Ramp Dedication Area not included in the Future Ramp Area shall be vacated to the benefit of the Applicants without the requirement for any payment by the Applicants and any further obligation to dedicate the Initial Ramp Dedication Area shall be null and void. If a ramp has been constructed in the Initial Ramp Dedication Area, it is understood that the vacation and return of the excess Initial Ramp Dedication Area may be delayed until the new ramp is constructed in the Future Ramp Dedication Area. The Applicants shall not be eligible to receive compensation under the URA, for appurtenances to Existing Building E located in the Initial Ramp Dedication Area, if Existing Building E is no longer in use or is demolished for redevelopment.
- C. The Applicants shall be entitled to a credit for the value of the Initial Ramp Dedication Area or Future Ramp Dedication Area against the Tysons-wide Transportation Fund as set forth in Proffer 37. Should the Initial Ramp Dedication Area be requested for dedication, any contributions previously made by the Applicants to the Tysons-wide Transportation Fund shall be returned to the

Applicants with accrued interest to help fund the relocation/replacement of existing facilities located in the Initial Ramp Dedication Area.

- D. The Applicants' obligation to provide the Initial Ramp Dedication Area or the Future Ramp Dedication Area shall cease if the future ramp is removed from the Comprehensive Plan or Fairfax County otherwise determines the future ramp will not be constructed in this location.
36. Tysons Grid of Streets Transportation Fund. The Applicants shall provide a contribution of \$1,000.00 for each market rate residential unit and \$6.44 for or each square foot of new non-residential space in Buildings A, B and C, to Fairfax County for the Tysons Grid of Streets Transportation Fund. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building. This contribution shall not apply to any public-use facilities constructed on the Property, including the public arts office or alternate public use described in Proffer 57. The Applicants shall be eligible to receive and deduct credits against the contributions that would otherwise be due County for the Tysons Grid of Streets Transportation Fund in keeping with the Guidelines for the Tysons Grid of Streets Transportation Fund endorsed by the Board of Supervisors on January 8, 2013.
37. Tysons-wide Transportation Fund. The Applicants shall contribute the sum of \$5.63 per square foot of new non-residential space in Buildings A, B, and C and \$1,000.00 for each market rate residential unit constructed on the Property to Fairfax County for the Tysons-wide Transportation Fund. The contribution associated with each building shall be paid on or before the issuance of each initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of market rate residential units in the building. This contribution shall not apply to any public-use facilities constructed on the Property, including the public arts office or alternate public use described in Proffer 57.

The Applicants shall receive and deduct such credits against the contributions that would otherwise be due County for the Tysons-wide Transportation Fund in keeping with the Guidelines for the Tysons-wide Transportation Fund endorsed by the Board of Supervisors on January 8 , 2013. Specifically, the Applicants shall receive credit for the value of the dedication of the Initial Ramp Dedication Area, or in the alternative, the value of the Future Ramp Dedication Area both as described in Proffer 35.

#### BICYCLE FACILITIES AND BUS SHELTERS

38. Bicycle Circulation. In combination with the street and streetscape improvements identified in these Proffers, the Applicants shall provide on-street bicycle lanes on both sides of the street on Westwood Center Drive between Leesburg Pike and Sheraton Tysons Drive, on Sheraton Tysons Drive, and on Ashgrove Lane west of Sheraton Tysons Drive as shown on the CDP and as may be adjusted with approval of FDPs. Such striping shall be subject to approval by VDOT.

39. Bicycle Parking. Bicycle racks, bike lockers, and/or bike storage areas shall be provided on the Building A/B block and the Building C block, with the specific amounts and locations determined at the time of FDP and finalized with site plan approval in consultation with the FCDOT Bicycle Coordinator. Bicycle racks located outside of buildings and parking garages shall be inverted U-style racks or other design consistent with the Tysons Urban Design Guidelines and approved by FCDOT. The total number of bike parking/storage spaces provided for all Blocks shall be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings, as determined at the time of FDP approval. Signage shall be posted on the exterior side of buildings closest to entrances to bike parking/storage space to indicate bike parking/storage.
40. Bus Shelters. Bus shelter locations shall be evaluated for feasibility at the time site plan approval in consultation with FCDOT. The Applicants shall provide up to two bus shelters on the Property. If at the time of site plan approval of a building, Fairfax County requests provision of a bus shelter, the Applicants shall construct the requested bus shelter prior to the issuance of the first RUP for the applicable building. Identified bus shelter locations shall be within the landscape amenity panel of the streetscape to the extent feasible. The design of bus shelters shall be coordinated with Fairfax County and may include provision for electrical conduit for the purpose of providing real-time bus arrival information. 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.

#### PARKING

41. Zoning Ordinance Requirements. Parking on the Property shall be provided in accordance with the parking requirements for the PTC District set forth in Section 6-509 and Article 11 of the Fairfax County Ordinance, and as shown on the CDP. Tandem and valet parking, shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of spaces to be provided shall be refined with approval of FDPs and determined at the time of site plan approval based on the specific uses, number of residential units and bedroom mix.
42. Phasing of Parking. Parking shall be provided in phases commensurate with development of the Property. Parking spaces in excess of the maximum parking rates set forth in the Ordinance may be provided in the early phases of development of the Property, provided that at the build-out of the 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 Property.
43. Parking Spaces along Streets.
  - A. Subject to VDOT approval, the Applicants shall provide surface parking spaces along the streets as generally as shown on the CDP and as may be adjusted with

the FDP for each building. The spaces may be part of or in addition to the total number of required parking spaces to be provided. If requested by the County and/or VDOT, signs shall be installed that restrict the use of on-street parking spaces on the Public Streets.

- B. The Applicants reserves the right to restrict the use of spaces along any private streets, through appropriate signage or such other means as the Applicants determines, that otherwise are not required to satisfy the parking requirements for use as temporary or short term parking, zip car parking and/or similar use.
- C. Parking on the private portion of Ashgrove Lane west of Sheraton Tysons Drive shall be reserved for the exclusive use of residents and guests of the Westwood Village residential community including both The Townhomes at Westwood Village Owners Association, Inc. ("Westwood Village HOA") and The Unit Owners Association for Westwood Village Condominiums ("Westwood Village UOA"), for as long as that portion of Sheraton Tysons Drive remains a private street. The Westwood Village HOA and Westwood Village UOA shall have the right to (i) stripe the parking spaces; (ii) post signage indicating that such parking spaces are reserved; and (iii) enforce the reserved parking by whatever legal means are available. The Applicants shall maintain the area of reserved parking in conformance with generally accepted private street maintenance standards. Should the portion of Ashgrove Lane west of Sheraton Tysons Drive become a public street, the reservation of the exclusive use of the on-street parking for the exclusive use of residents and guests of the Westwood Village residential community shall cease.

44. Parking Stipulations.

- A. The Applicants shall be permitted to install and maintain parking controls on their existing surface parking lots, without the requirement for a FDP, in order to control Metro-related parking by the general public.
- B. The Applicants shall provide controlled access to the new parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garage.
- C. 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 dwelling unit's purchase price or lease rate shall be exclusive of parking costs.

45. Future Parking Revisions.

- A. Ordinance Revisions. The Applicants reserve the right to provide parking at revised rates as may be permitted by a future amendment to the Fairfax County 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.

- B. Increases. The Applicants reserve the right to seek a special exception for an increase in parking for the Property; such special exception application shall not require a CDPA or PCA, provided there is no increase in the size or height of above-grade parking structures.

#### TRANSPORTATION DEMAND MANAGEMENT

46. Tysons Transportation Management Association. The Applicants shall contribute towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.
- A. The Applicants shall make a one-time contribution for the establishment of this future TMA based on a participation rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses to be constructed on the Property.
- B. The TMA shall be paid in installments equal to that of the required contribution per building upon prior to the issuance of the first RUP or Non-RUP for each of the three (3) new buildings, but in any event no later than ten (10) years from the date of rezoning approval.
- C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicants may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all marketing and/or monitoring functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.
- D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Property. Further, any funds contributed to the formation of a TMA would then be returned to the Applicants that paid such funds.
47. TDM Administrative Group. The Applicants shall establish a TDM Administrative Group (the "AG") to fund, implement and administer the transportation demand management program (the "TDM Program") for the Property as described more fully below. Prior to approval of the first site plan for new development on the Property, evidence shall be provided to FCDOT that the terms and conditions associated with the AG have been established
48. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Tysons West Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated March 20, 2013 (the "TDM

Plan"). It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the final new building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
  
- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Property (i.e., not including trips from existing/planned hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction."

For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each building on the 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 AG shall, in consultation with the County, provide a summary of the then existing

development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

C. TDM Program Components – Site-Wide. The TDM Program shall include, but not necessarily be limited to, the following site-wide components, each of which are more fully described in the TDM Plan:

- (i) TDM Program Management.
- (ii) TDM Program Branding.
- (iii) Program Web Site.
- (iv) Promotion of Real Time Transit Information.
- (v) Transportation Access Guide.
- (vi) Pedestrian/Bicycle Accommodations.
- (vii) Transportation Fair
- (viii) Live/work/play marketing
- (ix) Carsharing Placement and Services
- (x) Parking Management.

D. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.

- (i) Office Transportation Coordinators.
- (ii) Try Transit Campaign for Office Employees.
- (iii) Pretax Metrorail, Vanpool, and Bicycle Benefit Programs
- (iv) Guaranteed Ride Home Program
- (v) Carpool Matching Program
- (vi) Telework and Variable Work Hours

- E. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.
- (i) Residential Transportation Coordinators.
  - (ii) Business Center
  - (iii) Try Transit Campaign
- F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- (i) TDM Program Manager. If not previously appointed, the Applicants shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Tysons West. The TPM shall be appointed by the Applicants no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicants shall notify FCDOT and the District Supervisor in writing within 10 days of the initial appointment of the TPM. Thereafter the Applicants shall do the same within ten (10) days of any change in such appointment.
  - (ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. Every calendar year thereafter but no later than August 1<sup>st</sup>, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Property. The Annual Report shall include, at a minimum:
    - a. Details as to the components of the TDM program that will be put into action that year;
    - b. Any revisions to the budget needed to implement the program for the coming calendar year;
    - c. A summary of existing development levels in the Tysons Corner Urban Center, as well as those specific to the Tysons West South District;
    - d. A determination of the applicable Maximum Trips After Reduction for the Property;

- e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and
- f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property in conjunction with each year's Annual Report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM, in conjunction with each annual report summarizing the results of the TDM Program to be submitted no later than August 1<sup>st</sup> (the "Annual Report"), shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for such year. The expected annual amounts of the TDM Budget are further described in the TDM Plan.

- G. TDM Account. The Applicants through the AG, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the AG for TDM purposes. The TDM Account shall be funded by the Applicant, through the AG. The TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in the following year. In no event shall the TDM Budget exceed \$83,500.00 (this amount shall be adjusted annually in accordance with Proffer 65). The AG shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the AG.

- H. TDM Remedy Fund. At the same time the AG creates and funds the TDM Account, the AG 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 Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually in accordance with Proffer 65. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- I. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the AG, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Property. Such contributions shall be made one time on a building by building basis at the rate of \$0.02 per gross square foot of new office or residential uses to be constructed on the Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.
- J. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the AG shall deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with Tysons West, or for other TDM-related improvements or programs within Tysons Corner. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the TPM 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 Property, the AG shall:
- (i) Establish the TDM Penalty Fund, if not previously established by the AG, and/or
  - (ii) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the 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 for each square foot of new office GFA or \$0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually in accordance with Proffer 65. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount

thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the AG into the TDM Penalty Fund as provided below.

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

(i) Remedies and Penalties.

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

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

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

1) If the results of the Vehicular Traffic Counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in

accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table shall be released back to the building owner(s) through the AG. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts are conducted. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

<b>Up to 65,000,000 Square Feet of GSA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>0% - 4.9%</b>	<b>30%</b>
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
<b>&gt;20%</b>	<b>100%</b>

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

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

<b>90-96,000,000 Square Feet of GSA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
<b>0.0% - 4.9%</b>	<b>80%</b>

5% - 8%	90%
>8%	100%

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

<b>113,000,000+ Square Feet of GSA in Tysons</b>	
<b>Meet or Exceed Trip Goal for 3 Years By:</b>	<b>Cumulative % Remedy Fund Returned</b>
> 0.0%	100%

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

b. Stabilization. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

- 1) If the results of the traffic counts conducted upon and subsequent to Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the AG.
- 2) If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as

set forth in this Proffer, the AG shall be assessed a penalty according to the following:

<b>Exceeded Trip Goals</b>	<b>Penalty</b>
Less than 1%	No Penalty Due
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

- 3) The AG shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the AG fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).
  - 4) The maximum amount of penalties associated with the Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.
- L. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- M. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in this Proffer, the AG may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results

of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

- N. Continuing Implementation. The AG shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
  - O. Notice to Owners. All owners of the Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
  - P. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the AG shall be subject to a penalty of \$100.00 per day not to exceed \$36,500.00 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit, transportation, or congestion management improvements within the vicinity of the Property, or in consultation with the TPM, for other TDM-related improvements or programs within Tysons Corner.
49. Transportation Demand Management for Retail/Hotel/Existing Office Uses. As provided in this Proffer, certain components of the TDM Plan are applicable to and will benefit the retail and hotel uses on the Property as well as the existing office uses in Building D. The TPM shall make available information on those components to any retail and hotel uses on the Property and existing office uses in Building D. Such uses shall not be subject to monitoring nor will remedies and penalties be assessed against those uses.
50. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicants shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each new building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:
- A. Traffic conditions, road hazards, construction work zones, and road detours.
  - B. Arrival times and delays on Metrorail, the Tysons Circulator, and area bus routes.
  - C. Bus stops pre-wired for real-time arrival/departures information.

The Applicants shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicants shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

#### AFFORDABLE/WORKFORCE HOUSING

51. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.
52. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to this Proffer, the Applicants shall also provide for-sale and/or rental housing units on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twenty percent (20%) of the total residential units constructed as part of the Proposed Development. For those dwelling units constructed within ¼ mile of the Metro station, the 20% applies to the total number of dwelling units to be constructed in that portion of the proposed development. Beyond ¼ mile from the Metro station, any units created with bonus floor area shall be excluded from the 20% WDU calculation. In either case, 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 Property shall be provided within said building. A minimum of ten percent (10%) of the dwelling units designated as ADUs and WDUs shall be designed and constructed with Universal Design features, as determined by the Applicants. The WDUs shall have a bedroom mix similar to that provided in the market rate units. 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, the Applicants reserve 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 Applicants and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

53. Commercial Contribution for Workforce Housing. For new office and other non-residential uses in Buildings A, B, and C, the Applicants 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. 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 public uses and ground floor retail uses are excluded from the contribution. These contributions shall be made to the Board of Supervisors, 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 each of Buildings A, B and C.

## PARKS AND RECREATIONAL FACILITIES

54. Publicly Accessible Parks. The Applicants shall provide a variety of park space on the Property that will be open and accessible to the public as depicted on the CDP. While these park spaces are retained in private ownership, the Applicants shall record public access easement(s) ensuring that the park space(s) are open to the public for periods of time consistent with traditional Fairfax County parks and providing for perpetual private maintenance. The public access easements shall also reserve to the Applicants the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. The Applicants shall coordinate with FCPA to plan activities and events within the publicly accessible park areas. A wayfinding and signage system shall be developed in coordination with the County at the time of site plan approval and installed by the Applicants to ensure the public can easily identify and access all publicly accessible park spaces. The construction of the publicly accessible parks shall occur in phases commensurate with the phasing of development of the Property. Publicly accessible parks shall be provided as generally shown on Sheets L-2.0 through L-2.7 of the CDP, with adjustments to the designs and specific details with regard to recreational facilities, park furnishings and finishes to be provided at the time of FDP and/or final site plan approvals, provided such adjustments and details are in substantial conformance with the quality and character of that shown on the CDP.

A. Park Space A is a recreation focused park of approximately 22,303 square feet designed to promote social interaction and function for users of different ages and mobility. It includes active recreational facilities such as a playground, a multi-purpose half court and an open lawn panel but also includes landscaping, paths, benches and art in the landscape. A school bus stop area shall also be incorporated into this park space until such time as the future ramp described in Proffer 35 is constructed; the specific location of the school bus stop shall be determined at the time of site plan. Park Space A shall be substantially complete prior to issuance of the 300<sup>th</sup> RUP for Building C.

In the event that the interim ramp described in Proffer 35 is constructed prior to the development of Park Space A, the Applicants shall provide a cash contribution to the FCPA in an amount to be determined based on the estimated value of the land and proffered facilities in Park A. Such contribution shall be made prior to issuance of the 300th RUP for Building C. FCPA shall utilize these funds to obtain and construct park facilities elsewhere in Tysons. In the event that

the interim ramp is constructed after development of Park Space A, necessitating dedication of park area for construction purposes, the Applicants shall not be required to provide alternate compensation for the loss of on-site park space.

- B. Park Space B is a pocket park of approximately 8,132 square feet. It is designed as an off-leash dog park and will promote interaction between neighbors and pet owners. Park Space B will include fencing, varied topographic elements, synthetic turf, a dog oriented water feature as well benches and landscaping. Park Space B shall be substantially complete prior to issuance of first RUP for Building C.
- C. Park Space C is an urban plaza of approximately 8,603 square feet that will offer opportunities for reading, eating and reflecting. The space will include specialty landscaping, a variety of seating, and movable planters that provide an opportunity for a small performance space and/or potentially an ice rink. It shall be substantially complete prior to issuance of first RUP for Building C.
- D. Park Space D is a pocket park of approximately 8,141 square feet designed as intimate space for residents, visitors, hotel guests and retail patrons. It will include hardscaping, a tree grove and other landscaping, a bocce court, and a variety of seating including an oversized bench, seat walls and movable tables and chairs. Park Space D shall be substantially complete prior issuance for first RUP for Building C
- E. Park Space E is an urban plaza of approximately 7,431 square feet. It is designed as a central gathering space for the community and will be the most animated and lively. With hardscaping, landscaping, outdoor seating, vertical sculptural element(s) and an interactive water feature, it will be a potential location for special events such as outdoor performances, crafts fair and farmers' markets as well as people watching. Park Space E shall be substantially complete prior to first RUP for Building C.
- F. Park Space F is a pocket park of approximately 7,558 square feet designed for studying, reading and relaxing with a mixture of hardscaping, landscaping and outdoor seating. Park Space F shall be substantially complete prior to first RUP for Building C.
- G. Park Space G is a pocket park of approximately 2,200 square feet. It will relate to Urban Plaza C across Ashgrove Lane and provide additional seating and gathering space for performances in Urban Plaza C. Park Space G will include shade structures, benches, tables and chairs. It shall be substantially complete prior to first RUP for Building C
- H. Park Space H is a pocket park of approximately 1,238 square feet designed for social interaction and will relate to the activities taking place in Park Space E. It will feature hardscaping, landscaping, and outdoor seating with wireless fidelity

(Wi-Fi) capability as an activation element. Park Space H shall be substantially complete prior to first RUP for Building C.

- I. Park Space I is an urban plaza of approximately 3,853 square feet designed to animate the Cornerside Boulevard frontage and provide convenient space for seating and people watching. It will include public art, hardscaping, landscaping and seating for passive use. Park Space I shall be substantially complete prior to first Non-RUP for Building B.

55. Amenities and Facilities for Residents. The Applicants shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicants shall expend a minimum of \$1700.00 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Park Authority for the provision of recreation facilities serving Tysons Corner.

56. Off-Site Park Enhancements.

- A. The Applicants shall make a good faith effort to diligently pursue, acquire and record public access easements to the benefit of the FCPA across properties identified on the Fairfax County 2013 tax maps as 29-3 ((20)) 8, 9A and 9B (the "Off-Site Parcels") through a cooperative agreement with the owners of the Off-Site Parcels. The easement area shall be a minimum of 20 feet in width to accommodate an eight foot wide asphalt trail. The form of the easement shall be reviewed and approved by the County Attorney. If the Applicants are unable to obtain one or more of the easements from the owners at a commercially reasonable rate, the Applicants shall: 1) provide documentation to FCPA of its efforts to obtain the easements including an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the easement(s) to be acquired and a copy of written offers and counteroffers (if any) and evidence of owners refusal or failure to respond affirmatively within 90 days to such offers and counteroffers; and 2) make a one-time contribution of \$10,000.00 for each unobtainable easement to the FCPA and thereby be released of any further obligation to obtain said easements. The easements, if available, shall be recorded prior to the issuance of a RUP or Non-RUP for the first of Buildings A, B or C to be constructed, or earlier at the Applicants' sole discretion.

- B. The Applicants shall provide a one-time \$50,000.00 contribution to the FCPA for improvements to the Old Courthouse Spring Branch stream valley park which may include, but not be limited to, improvements to existing trails, construction of new trails, enhancements to the Ashgrove Plantation site/facilities, and park planning efforts. Said contribution shall be made prior to the issuance of a RUP or Non-RUP for the second of Buildings A, B or C to be constructed.

57. Athletic Field Contribution. The Applicants shall provide a contribution of \$2.38 for each square foot of new space constructed in Buildings A, B and C to the FCPA for the development of athletic fields on the Westgate Park or acquisition and development of athletic fields elsewhere serving the Tysons area. The contribution associated with each building shall be based on the actual GFA in each building. This contribution shall not apply to any public use facilities constructed on the Property including the public arts office for alternate public use described in Proffer 57. The contribution associated with the first of Buildings A, B, or C to be constructed on the Property shall be paid in three equal installments; the first installment due at the issuance of the first RUP or Non-RUP for the building; the second installment due upon the issuance of the 100<sup>th</sup> RUP or the issuance of a Non-RUP for more than 100,000 square feet of non-residential space; and the third and final installment due prior to the issuance of the 300<sup>th</sup> RUP or issuance of a Non-RUP for more than 200,000 square feet of non-residential space. The contribution for the second and third buildings shall be made prior to the issuance of a RUP or Non-RUP for the applicable building.

#### PUBLIC FACILITIES

58. Public Space. The Applicants shall design, permit, construct and make available for use by Fairfax County or its designee for a period of thirty (30) years, space consisting of approximately 3,500 square feet of GFA within Building A or B. Said space shall be provided, at no cost to the County other than for utilities and char services, for office space to serve a public art agency (the "Agency Space"). Parking for the Agency Space shall be based on market rates. Should it be determined at FDP that the Agency Space is no longer needed in this location, the space shall be provided for another public/community use. Public/community use of this space shall be limited to museums, art galleries/studios, theatres, educational facilities, cultural centers, indoor recreational activities, County or State offices or other uses mutually agreed upon by the Applicants and the County. Said space shall be made available to the County prior to the issuance of a RUP or Non-RUP for more than 50,000 square feet of other uses in Buildings A or B, as may be applicable, or as may otherwise be determined at FDP. Following conclusion of the initial 30 year lease, the Applicants shall offer the County four-5 year lease renewal options at then prevailing market rates.
59. Master Plan for the Arts. The Applicants shall contribute \$350,000.00 to Fairfax County to fund a Master Plan for the Arts, or should the Master Plan be already complete, for other arts related activities mutually agreed upon by the Applicants and the County. The contribution shall be provided prior to the issuance of the first RUP or Non-RUP for Buildings A, B or C, whichever shall occur first.
60. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicants shall contribute \$9,378.00 per expected student (based on a ratio of 0.087 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the

first RUP for each residential building and shall be based on the actual number of dwelling units built in each building.

## STORMWATER MANAGEMENT

### 61. Stormwater Management.

- A. Stormwater Management ("SWM") measures for the 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, subject to the determination of the Department of Public Works and Environmental Services (DPWES), 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 submitted subsequent to this rezoning shall identify the use of certain Low Impact Development ("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, bio-retention (traditional and urban) areas, soil amendments, dry swales, pervious hardscapes/streetscapes, and infiltration.

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 and reduce pollutant runoff as contemplated within the stormwater management-related credits of the project's registered version, or the most current version, of the U.S. Green Building Council's applicable Leadership in Environmental Education and Design (LEED<sup>®</sup>) rating system (e.g., for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]). The above noted SWM Facilities shall be designed, to the maximum extent practicable, to meet the requirements of the stormwater management-related credits of the project's registered version or the most current version of the U. S. Green Building Council's applicable LEED rating system 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 Applicants shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to meet the requirements of the aforementioned LEED credits will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable. Supporting information shall be included, as part of each FDP submission, that is of sufficient detail, subject to DPWES's determination in coordination with the Environment and Development Review

Branch of DPZ, to demonstrate the viability of the proposed stormwater management strategy for the area subject to the FDP. This information shall include the following:

- (i) For any BMP involving infiltration of water into the ground, soil testing information documenting that the soil will be able to support the proposed infiltration measure(s).
  - (ii) For any measure involving storage and reuse of stormwater runoff, documentation supporting assumed levels of water usage.
- C. The requirements of Paragraph B may be met on an individual building basis (to include consideration of any associated parking, roadway and/or courtyard areas) or be based upon the total area of the 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.

- D. With each subsequent site plan, the Applicants 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 and meeting the requirements of the aforementioned LEED credits will be confirmed at site plan by utilizing the proposed retention credits identified by the County as part of its stormwater spreadsheet, the Applicants reserve the right to utilize any combination of LID measures (existing and future) to meet this goal, subject to the review and approval of DPWES. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicants reserve the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

Where it is the Applicants' intent to use a rainwater harvesting system ("RWHS") for stormwater credit, variations in reuse water demand may create fluctuations in draw down of the RWHS tank(s). If storage time will exceed 10 days, due to seasonal variation in demand, the Applicants shall have the right to discharge excess volumes off site during non-rainfall periods in a manner and at release rates as allowed by the PFM or as approved by the Director of DPWES. To the extent practicable, such discharges shall mimic release rates from a good forested condition for a significant majority of rainfall events, and/or excess volume shall be directed to other facilities using a "treatment train" approach, if possible, as

approved by the Director of DPWES. If for any reason the designed dedicated end use(s) becomes unavailable because of some change, the Applicants shall provide an approved alternative end use or install a properly designed BMP treatment system to achieve runoff reduction and treatment of the runoff.

62. Tree Replacement. As shown on the CDP, the Applicants are requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of those facilities, the Applicants shall replace removed trees as determined by the UFMD to sustain the 10-year canopy.
63. Stream Valley Restoration Contribution. The Applicants shall contribute \$10,000.00 to Fairfax County for the preparation of a stream valley restoration plan, or alternatively improvements to the Old Courthouse Spring Branch stream valley. Said contribution shall be made prior to the issuance of a RUP or Non-RUP for the second new building to be constructed on the Property.

#### MISCELLANEOUS

64. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording any residential condominium documents that would change the use of all or any portion of the Property that either i) is zoned to permit multi-family residential use but is not yet used for that purpose or ii) from use as a multi-family residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business, in either case therefore taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District") to a use that is not subject to the Phase I District tax, the Applicants shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicants intends to record such condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicants shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.
65. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicants' control, proffered improvements such as, but not limited to, transportation, publicly-accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT approval for traffic signals, necessary easements and/or site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these transportation improvement(s).
66. Adjustment in Contribution Amounts. Except for contributions to the Tysons Grid of Streets Transportation Fund and the Tysons-wide Transportation Fund, all monetary contributions specified in these Proffers shall adjust on a yearly basis from the base year

of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) (“CPI-U”), both as permitted by Virginia State Code Section 15.2-2303.3.

67. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
68. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment (“PCA”), Special Exception (“SE”), Special Permit (“SP”), or Final Development Plan Amendment (“FDPA”) without joinder and/or consent of the owners of the other portions of the 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 Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
69. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicants and their successors and assigns. Each reference to “Applicants” in this proffer statement shall include within its meaning and shall be binding upon Applicants’ successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.
70. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

{A0569460.DOC / 7/11/13 Proffers clean 003205 000010}

Co-Applicant/Title Owner of Tax Map  
29-3 ((20)) C2, C3

TYSONS WEST RESIDENTIAL, L.L.C.  
By: Tysons West Holdings, L.L.C., its Sole Member

By: JBG/Company Manager III, L.L.C., its Managing  
Member

By: \_\_\_\_\_  
\_\_\_\_\_  
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

Co-Applicant/Title Owner of Tax Map  
29-1 ((1)) 10D

JBG/TYSONS HOTEL, L.L.C.

By: JBG/Company Manager III, L.L.C., its Managing  
Member

By: \_\_\_\_\_

Its: Managing Member

[SIGNATURES END]

## **DRAFT FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2011-HM-032**

**July 17, 2013**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-HM-032 on property located at Tax Map 29-3 ((1)) 10D and 29-3 ((20)) C2, C3, 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 FDP entitled "Tysons West ," prepared by VIKA, Inc.; MV+A Architects, and, Landdesign., and dated February 25, 2013 as revised through June 12, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Private outdoor dining is permitted only in the building zone depicted on the FDP. This condition shall not prohibit publicly accessible tables and chairs to be placed in the landscaped amenity panel area so long as a clear sidewalk of at least 6 feet wide in width is provided.
3. Architectural plans submitted pursuant to this final development plan shall be in substantial conformance with the style, type, character and form depicted in the approved FDP.



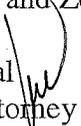
## County of Fairfax, Virginia

**MEMORANDUM**

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
www.fairfaxcounty.gov

**DATE:** June 10, 2013

**TO:** William Mayland, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bette R. Crane, Paralegal   
Office of the County Attorney

**SUBJECT:** Affidavit  
RZ 2011-HM-032  
Applicant: Tysons West Residential, LLC and JBG/Tysons Hotel, LLC  
PC Hearing Date: 7/31/13  
BOS Hearing Date: 9/24/13

**REF.:** 114277

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 6/5/13, which bears my initials and is numbered 114277, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)  
Zoning Evaluation Division  
Department of Planning and Zoning

# REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

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

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

114277

in Application No.(s): RZ 2011-HM-032  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tyson West Residential, L.L.C.	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Co-Applicant/Title Owner of Tax Map 29-3 ((20)) C2, C3
Agents: Jay W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. Robin S. Mosle Andrew K. Brown Michael B. Majestic Dave G. Wagner		

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: June 5, 2013  
 (enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
JBG/Tyson's Hotel, L.L.C. Agents: Jay W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. Robin S. Mosle Andrew K. Brown Michael B. Majestic Dave G. Wagner	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Co-Applicant/Title Owner of Tax Map 29-1 ((1)) 10D
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Jeffrey A. Kreps P. Christopher Champagne Robert R. Cochran Michael D. Benton J. Thomas Harding Franklin E. Jenkins Nelson P. Kirchner Anthony C. Morse Joseph D. Amatetti Bryan D. Cichocki	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci John F. Cavan Michael J. Workosky Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

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

**Rezoning Attachment to Par. 1(a)**

DATE: June 5, 2013  
 (enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
LandDesign, Inc.  Agents: Peter R. Crowley Gabriella (nmi) Canamar Katie L. Pavlechko Matthew V. Clark	200 S. Peyton Street Alexandria, Virginia 22314-2813	Landscape Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a/ Elizabeth A. McKeeby	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  Agents: Jack W. Hollon James F. Voelzke	7910 Woodmont Avenue, Suite 1250 Bethesda, MD 20814	Consultant/Agent

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

REZONING AFFIDAVIT

DATE: June 5, 2013
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tysons West Residential, L.L.C.
4445 Willard Avenue, Suite 400
Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Tysons West Holdings, L.L.C., Sole Member

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

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

JBG/Tysons Hotel, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JBG/Company Manager III, L.L.C., Managing Member  
JBG Investment Fund VII, LLC, Member

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

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

JBG/Company Manager III, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Benjamin R. Jacobos, Michael J. Glosserman, Robert A. Stewart, Brian P. Coulter, Porter G. Dawson, Kenneth F. Finkelstein, Dean M. Cinkala, James L. Iker, W. Matt Kelly

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

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

JBG Investment Fund VII, LLC  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

---

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

---

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

Tyson's West Holdings, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JBG/Company Manager IV, L.L.C., Managing Member (owns less than 10% of Tyson's West Residential, L.L.C.)  
JBG/Tyson's West Member, L.L.C., Member  
The Calais Corporation, Member

---

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

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

JBG/Tyson's West Member, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JBG/Company Manager III, L.L.C., Managing Member (owns less than 10% of Tyson's West Residential, L.L.C.)  
JBG Investment Fund VI, L.L.C., Member  
Tyson's Gateway Investors 2007, L.L.C., Member (owns less than 10% of Tyson's West Residential, L.L.C.)  
1111 Property Associates (2007-3), LLC, Member (owns less than 10% of Tyson's West Residential, L.L.C.)

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

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

The Calais Corporation  
25450 Pleasant Valley Road  
Chantilly, VA 20152

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Moore Family Trust, Estate of Jacques J. Moore, Sr. f/b/o Blanche H. Moore, Jacques J. Moore III, Charles H. Moore, Blanche H. Moore, Blanche A. Milligan, Nathaniel (nmi) Risteen, Nicholas (nmi) Risteen

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

Jacques J. Moore, III, President  
Directors: Blanche A. Milligan, Blanche H. Moore, Nathaniel (nmi) Risteen

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Peter R. Crowley  
Dale C. Stewart

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
VIKA Virginia, LLC  
8180 Greensboro Drive, #200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

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

JBG Investment Fund VI, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  
7910 Woodmont Avenue, Suite 1250  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Allen H. Muschinsky  
James F. Voelzke

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

114271

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)  
None

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

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

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

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

REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

114277

for Application No. (s): RZ 2011-HM-032  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Grant M. Ehat of Tysons West Residential, L.L.C. and JBG/Tysons Hotel, L.L.C., the applicants listed in Section 1(a) of this affidavit, donated in excess of \$100 to Supervisor John W. Foust.

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

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

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

WITNESS the following signature: Elizabeth D. Baker

(check one)

[ ] Applicant

[ ] Applicant's Authorized Agent

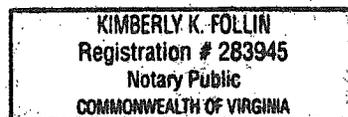
Elizabeth D. Baker, agent

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

Subscribed and sworn to before me this 5 day of June 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015





# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
www.fairfaxcounty.gov

**DATE:** June 10, 2013

**TO:** William Mayland, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bette R. Crane, Paralegal *WR*  
Office of the County Attorney

**SUBJECT:** Affidavit  
FDP 2011-HM-032  
Applicant: Tysons West Residential, L.L.C.  
PC Hearing Date: 7/31/13  
BOS Hearing Date: Not yet scheduled

**REF.:** 121140

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 6/5/13, which bears my initials and is numbered 121140, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Amy Moxley, Planning Technician I (sent via email)  
Zoning Evaluation Division  
Department of Planning and Zoning

**REZONING AFFIDAVIT**

DATE: June 5, 2013  
(enter date affidavit is notarized)

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

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below            121140

in Application No.(s): FDP 2011-HM-032  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Tyson's West Residential, L.L.C.	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Co-Applicant/Title Owner of Tax Map 29-3 ((20)) C2, C3
Agents: Jay W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. Robin S. Mosle Andrew K. Brown Michael B. Majestic Dave G. Wagner		

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
JBG/Tyson's Hotel, L.L.C. Agents: Jay W. Klug Grant M. Ehat Robert J.T. Rosenfeld James J. Garibaldi, Jr. Robin S. Mosle Andrew K. Brown Michael B. Majestic Dave G. Wagner	4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	Co-Applicant/Title Owner of Tax Map 29-1 ((1)) 10D
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Jeffrey A. Kreps P. Christopher Champagne Robert R. Cochran Michael D. Benton J. Thomas Harding Franklin E. Jenkins Nelson P. Kirchner Anthony C. Morse Joseph D. Amatetti Bryan D. Cichocki	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agent
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci John F. Cavan Michael J. Workosky Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent

(check if applicable)

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

**Rezoning Attachment to Par. 1(a)**DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
LandDesign, Inc.  Agents: Peter R. Crowley Gabriella (nmi) Canamar Katie L. Pavlechko Matthew V. Clark	200 S. Peyton Street Alexandria, Virginia 22314-2813	Landscape Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  Agents: Jack W. Hollon James F. Voelzke	7910 Woodmont Avenue, Suite 1250 Bethesda, MD 20814	Consultant/Agent

(check if applicable)

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

## REZONING AFFIDAVIT

DATE: June 5, 2013  
 (enter date affidavit is notarized)

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for Application No. (s): FDP 2011-HM-032  
 (enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
 Tysons West Residential, L.L.C.  
 4445 Willard Avenue, Suite 400  
 Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)  
 Tysons West Holdings, L.L.C., Sole Member

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

12140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

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

JBG/Tyson's Hotel, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JBG/Company Manager III, L.L.C., Managing Member  
JBG Investment Fund VII, LLC, Member

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

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

JBG/Company Manager III, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Benjamin R. Jacobs, Michael J. Glosserman, Robert A. Stewart, Brian P. Coulter, Porter G. Dawson, Kenneth F. Finkelstein, Dean M. Cinkala, James L. Iker, W. Matt Kelly

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

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

JBG Investment Fund VII, LLC  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

Tysons West Holdings, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

JBG/Company Manager IV, L.L.C., Managing Member (owns less than 10% of Tysons West Residential, L.L.C.)  
JBG/Tysons West Member, L.L.C., Member  
The Calais Corporation, Member

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG/Tyson's West Member, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
JBG/Company Manager III, L.L.C., Managing Member (owns less than 10% of Tyson's West Residential, L.L.C.)  
JBG Investment Fund VI, L.L.C., Member  
Tyson's Gateway Investors 2007, L.L.C., Member (owns less than 10% of Tyson's West Residential, L.L.C.)  
1111 Property Associates (2007-3), LLC, Member (owns less than 10% of Tyson's West Residential, L.L.C.)

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

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
The Calais Corporation  
25450 Pleasant Valley Road  
Chantilly, VA 20152

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Moore Family Trust, Estate of Jacques J. Moore, Sr. f/b/o Blanche H. Moore, Jacques J. Moore III, Charles H. Moore, Blanche H. Moore, Blanche A. Milligan, Nathaniel (nmi) Risteen, Nicholas (nmi) Risteen

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Jacques J. Moore, III, President  
Directors: Blanche A. Milligan, Blanche H. Moore, Nathaniel (nmi) Risteen

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Peter R. Crowley  
Dale C. Stewart

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
VIKA Virginia, LLC  
8180 Greensboro Drive, #200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
JBG Investment Fund VI, L.L.C.  
4445 Willard Avenue, Suite 400  
Chevy Chase, MD 20815

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Mushinsky Voelzke & Associates, CHTD. t/a MUSHINSKY VOELZKE ASSOCIATES/MV+A  
7910 Woodmont Avenue, Suite 1250  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Allen H. Muschinsky  
James F. Voelzke

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)  
None

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

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

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

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

REZONING AFFIDAVIT

DATE: June 5, 2013  
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: June 5, 2013
(enter date affidavit is notarized)

121140

for Application No. (s): FDP 2011-HM-032
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Grant M. Ehat of Tysons West Residential, L.L.C. and JBG/Tysons Hotel, L.L.C., the applicants listed in Section 1(a) of this affidavit, donated in excess of \$100 to Supervisor John W. Foust.

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

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

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

WITNESS the following signature:

(check one)

Elizabeth D. Baker

[ ] Applicant [ ] Applicant's Authorized Agent

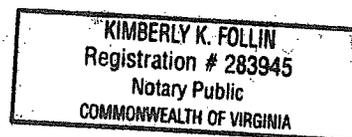
Elizabeth D. Baker, agent

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

Subscribed and sworn to before me this 5 day of June 20 13, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

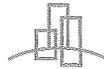
My commission expires: 11/30/2015



JUL 02 2013

Zoning Evaluation Division

APPENDIX 4



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

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

July 1, 2013

Barbara C. Berlin, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Application for Final Development Plan associated with RZ 2011-HM-032  
Tysons West Residential, L.L.C. and JBG/Tysons Hotel, L.L.C. (the "Applicants")  
Tax Map 29-1 ((1)) 10D and 29-3 ((20)) C2 and 29-3 ((20)) C3 (the "Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for an application for a final development plan ("FDP") associated with pending rezoning application RZ 2011-HM-032. The FDP encompasses a consolidation of approximately 16.02 acres of land in the Tysons West area of Fairfax County. The associated rezoning application proposes to rezone the Property from the General Industrial (I-5), Regional Retail (C-7), Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to the Planned Tysons Corner Urban Center (PTC), HC and SC Districts. The Applicants, Tysons West Residential, L.L.C. and JBG/Tysons Hotel, L.L.C., are the owners of the Property. The Property is currently developed with the Sheraton Premier Hotel and a new retail and office building on the site of the former Moore Cadillac/Hummer dealership. The Applicants seek to transform the Property, referred to as "Tysons West," into a walkable, transit-oriented neighborhood with a mix of residential, retail, office and hotel uses.

**I. Application Area**

The Property is located approximately 1/8 mile west of the proposed Tysons West Metro Station (the "Metro Station") which is currently under construction along Leesburg Pike. For the purposes of description in this statement, Leesburg Pike is assumed to run east-west and Westwood Center Drive to run north-south. Located immediately west of Westwood Center Drive, the Property has extensive frontage along Leesburg Pike. To the east, the Property is bounded by the Dulles Airport Toll Road (the "Toll Road") and the south by an office building zoned PDC and Westwood Village, a condominium townhome community zoned PDH-12.

Consisting of three individual tax parcels, the Property has a total land area of 16.02 acres. The existing conditions are outlined in the following chart:

<b>Tax Map ID</b>	<b>Zoning</b>	<b>Land Area (acres)</b>	<b>Existing Use</b>
29-3 ((20)) C2	C-7, HC, SC	3.17980	Mixed uses – retail and office
29-3 ((20)) C3	C-7, HC, SC	3.87672	Mixed uses – retail and office
29-1 ((1)) 10D	I-5, HC, SC	8.96410	Hotel/conference center
<b>Total</b>		16.02062	

The majority of the Property (approximately 8.32 acres) is located between  $\frac{1}{8}$  and  $\frac{1}{4}$  mile of the Metro Station's entrance; 5.68 acres fall between the  $\frac{1}{4}$  and  $\frac{1}{3}$  mile radii and the remaining 1.01 acres fall between  $\frac{1}{3}$  and  $\frac{1}{2}$  mile radii from the Metro Station.

## **II. Overall Vision**

The planning objective for Tysons West is to create a new mixed-use community within easy walk of Metro. But the vision goes beyond that to create a unique neighborhood setting with plenty of retail and dining opportunities, so that when you work or live at Tysons West, there is no need to leave for your day-to day needs. The framework for the vision is Cornerside Boulevard, a new street proposed through the center of the site. While Leesburg Pike and Westwood Center Drive will be important streets with well-designed buildings and streetscapes, the life of the neighborhood will be Cornerside Boulevard, where all the variety of uses come together to create a lively street scene. The massings of the buildings along Cornerside Boulevard are designed to be inviting to residents, customers and visitors. Here is where workers, residents, shoppers, and hotel patrons will stroll, browse and linger. They will be able to shop for groceries, work out at the health club, dine in outdoor cafes, take in the outdoor artworks or enjoy a number of on-site parks.

## **III. Program of Development**

The Applicants' CDP proposes a partial redevelopment of the Property which will include retaining and renovating the existing hotel building, retaining a newly constructed, mixed use building that is reutilizing an existing parking garage, and constructing three additional buildings. The five buildings include: an office building (A); two residential structures (B and C); a retail/office building (Ex-D); and the hotel (Ex-E). While the FDP encompasses the entire area of the rezoning application, the FDP seeks approval for three of the five building shown on the CDP: Buildings C, Ex-D and Ex-E. The FDP includes a previously approved surface parking lot as an interim use of the future Buildings A and B block.

Specific details are provided on the FDP, but the general program for each building seeking FDP approval is described below.

**Building C** enjoys significant frontage along Leesburg Pike and is also bounded by Cornerside Boulevard and Future Street. Building C will be a maximum of 95 feet in height (5 to 6 stories). It will include a maximum of 450,000 square feet, of which up to 400,000 square feet will be dedicated to multi-family residential use and up to 50,000 square feet will be ground floor retail and service uses. With a striking, contemporary design, Building C will add vibrancy to the neighborhood through architecture and mixed use. Pedestrian entrances to the residential and retail uses are planned along Cornerside Boulevard, Future Street, and the corner of Leesburg Pike and Future Street. Access to underground and podium parking levels will be provided from Cornerside Boulevard and Future Street. Loading for Building C will be internal to the building and will be accessed from Cornerside Boulevard.

Two internal courtyards will provide private exterior amenity areas for the residents of Building C. In addition, two public park areas are planned in the Building C block. Pocket Park D faces Cornerside Boulevard along the northern section of the building and is approximately 8,141 square feet in area. Located at the corner of Cornerside Boulevard and Future Street, Urban Plaza E will be approximately 7,431 square feet in size.

**Building Ex-D** is located in the southwest corner of the Property and is bounded by Westwood Center Drive on the south, Sheraton Tysons Drive on the west, Ashgrove Lane on the north and Cornerside Boulevard on the east. This block has site plan approval for an 182,141 square foot structure that is currently under construction and close to completion. The new building utilized the ground level of an existing six story above grade parking structure to accommodate construction of a new retail and office building. Approved retail uses total 153,373 square feet and include a small format, grocery oriented Wal-Mart, 24 Hour Fitness Club and other small retail shops. An office component of 28,768 square feet is located along Cornerside Boulevard and is integrated with the retail uses and parking structure through a large common lobby. Building Ex-D is 6 stories and 95 feet in height. Parking access is provided from both Cornerside Boulevard and Tysons Sheraton Drive. Loading for Building Ex-D will be provided from Tysons Sheraton Drive and Cornerside Boulevard. A series of public park spaces, identified as Pocket Parks B, G and H are proposed between Building Ex-D and Ashgrove Lane. These public spaces total of 11,570 square feet and will include an activated dog park as well as outdoor seating areas to serve the needs of future residents at Tysons West and residents in nearby neighborhoods.

**Building Ex-E** is the existing Sheraton Premier Hotel which is located between Ashgrove Lane and the Dulles Toll Road off-ramp. The Sheraton Premier was constructed in 1985 and has since served as the western gateway feature for Tysons. The 225 foot tall hotel consists of a 22-story tower and three story conference and amenity space. The hotel is approximately 430,820 square feet in size and includes 450 rooms and associated conference and service space. Major interior renovations and minor additions have recently been completed. The hotel structure currently sits back considerably from Leesburg Pike; an existing parking structure is located in the area between the main building and Leesburg Pike. This parking structure will be partially removed with the construction of Building C and an expanded underground parking facility will serve the needs of hotel patrons. Access to the underground parking levels will occur from Cornerside

Boulevard, as Cornerside Boulevard will become the new point of arrival to the hotel. The existing surface parking to the rear of the hotel will be reduced to provide for a neighborhood park (Recreation Focused Park A) approximately 31,046 square feet in size. In addition, a significant public urban plaza (Urban Plaza C) of 8,603 square feet in size is planned at the central and visible corner of Ashgrove Lane and Cornerside Boulevard and a quieter pocket park (Pocket Park F) of 7,558 square feet is planned along Cornerside Boulevard north of the hotel entrance.

**The A/B Block**, bounded by Leesburg Pike, Westwood Center Drive, Cornerside Boulevard and Future Street, is the future site of Buildings A and B, which are not proposed with this FDP. As an interim use, a surface parking lot will occupy the A/B Block. The parking will aid in the construction of Building C, as parking serving the hotel (Building Ex-E) will have to be removed to allow construction of Building C and the new portions of the underground garage. The parking lot may also be made available to provide off-street commercial parking to serve metro users or temporary pop-up retail or other interim placemaking uses once Building C construction is complete.

The CDP and proffers for Tysons West anticipate a future vehicular ramp connecting Sheraton Tysons Drive with the Dulles Toll Road. It is thought that the initial ramp will be located in the area behind Building Ex-E. A conceptual drawing of how the initial ramp could be accommodated and its effect on nearby park spaces is shown on Sheet L-1.1A of the FDP. What is considered to be the likely location of the ultimate ramp and its effect on nearby park spaces is shown on Sheet L-1.1B of the FDP. This ultimate alignment will be determined with a future zoning action on the Property that involves redevelopment of Building Ex-E.

#### **IV. Comprehensive Plan Guidance**

The Property is located in the Tysons West District of Tysons Corner Urban Center and recommendations for its use and development are guided by the newly approved Plan Amendment for *Transforming Tysons* (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons West - South Subdistrict recommendations. In general, the Plan recommends that the Tysons West District redevelop into a new arts and entertainment area for Tysons. The Property is recommended for two land use categories. The Plan recommends that the area between Westwood Center Drive and Ashgrove Lane be redeveloped in keeping with the Transit Station Mixed Use land use category, which contemplates an office use component of no more than 65% and a residential component on the order of 20% or more. The portion of the Property north of Ashgrove Lane is planned for Residential Mixed Use which is described as primarily residential (on the order of 75%) with a mix of other uses such as office, hotel, arts/civic, and supporting retail and services.

Planned intensity recommendations are based on a tiered approach. Approximately 55% (362,274/653,507) of the Property is located within ¼ mile of the future Metro Station entrance; sites within ¼ mile of the Station are not subject to a maximum FAR. Land located between ¼

and 1/3 mile from the Station entrance accounts for 38% (247,213/653,507) of the Property. The remaining 7% (44,020/653,507) of the Property is located between 1/3 and 1/2 mile of the station entrance. The Plan recommends that the area between 1/4 and 1/2 mile from the station entrance be developed with a maximum FAR of 2.0 (excluding bonuses), except that residential uses within 1/4 and 1/3 mile may develop up to 2.5 FAR (excluding bonuses). The FAR proposed for Tysons West conforms to the Plan's intensity recommendations.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. These topics are discussed in detail in the statement of justification for the rezoning and CDP. The proposed FDP is in keeping with the CDP submission, however, certain elements of the Plan conformance are reiterated below.

- Affordable and workforce housing

*The proposed development will provide the full complement of workforce housing as recommended in the Plan. Twenty percent of all units will be provided as workforce dwelling units ("WDUs"). This will result in up to 80 WDUs with this FDP.*

- Green building expectations

*Building C will meet a minimum of LEED certification.*

- Stormwater management

*Stormwater management (SWM) measures for the Property are being designed to protect receiving waters downstream of Tysons Corner by reducing runoff from impervious surfaces using a progressive approach. This progressive approach will, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall. Proposed SWM and Best Management Practice (BMP) facilities will follow a tiered approach and include (where applicable) rainwater harvesting/detention vaults, runoff reducing BMPs, Innovative BMPs, and Offsite or Shared SWM Facilities.*

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

- Transportation - grid of streets

*The Applicant has worked to develop a grid of streets to provide accessibility and connectivity for the area. In doing so, it has attempted to create a grid that is both*

*effective and achievable. It has also worked with Fairfax County Department of Transportation (FCDOT) to refine the grid and have included the grid in the CDP. With this application, the Applicant will be completing Cornerside Boulevard from Westwood Center Drive to the northern extent of the Property, constructing Future Street from Leesburg Pike to Cornerside Boulevard, and constructing Ashgrove Lane from Cornerside Boulevard to Sheraton Tysons Drive. This inter-connected grid of streets will provide significant improvements in connectivity and help establish a series of new urban blocks.*

*In addition, the Applicant is providing a reservation for future dedication of right-of-way to facilitate construction of a new ramp connecting Sheraton Tysons Drive with the Dulles Toll Road. This new ramp is identified as a needed Tysons-wide road improvement in the Comprehensive Plan.*

- Urban design

Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons

*MV+A Architects and Hord Coplan Macht Inc., the project's architects, have studied the physical characteristics of the Property and have identified design opportunities and challenges. They have reviewed the vision and design guidelines for Tysons as set forth in the Plan and have fashioned their buildings and site designs to meet the vision of the Plan. Newly constructed Building Ex-D is a handsome, adaptive reuse of a parking garage. Proposed Building C has a contemporary design intended to bring an edgy architectural excitement to the neighborhood. Together, the landscape architect and architects have designed building forms with massing, streetscapes, pedestrian connections, open park areas, and private amenity spaces -- all designed with the Urban Design section of the Plan in mind.*

A variety of buildings heights with the tallest buildings in the ranges specified by the building height map

*The three buildings proposed with this FDP application range in height from 50 to 225 feet. The Sheraton Premier hotel has long been a recognized landmark in Tysons with a height approaching 225 feet. The Plan calls for its gateway appearance to remain. As such, Buildings C and Ex-D immediately adjacent to the hotel are proposed at up to 85 to 95 feet in height, thereby allowing the hotel to be the dominant form.*

- Active recreation facilities

*With this FDP application, the Applicant will include active recreational facilities within Building C, both in the interior and in the private courtyards. These will include an interior fitness center and community/gathering room as well as outdoor*

dining and lounging areas, play areas, swimming pool and sunning terrace. In addition, the FDP provides eight public open space areas as described below.

- *Public Open Space A is a recreation focused park of 31,046 square feet located north of Ashgrove Lane and west of Sheraton Tysons Drive. It will include a multi-purpose half court, a tot lot/playground, an open lawn panel, benches, and sidewalk.*
- *Public Open Space B is a pocket park of 8,132 square feet located south of Ashgrove Lane and east of Sheraton Tysons Drive. Pocket Park B will be an active dog park with varied topographic elements, synthetic turf, a dog oriented water feature as well benches and landscaping.*
- *Public Open Space C is an urban plaza of 8,603 square feet located in the northwest corner of the intersection of Ashgrove Lane and Cornerside Boulevard. Urban Plaza C will include specialty landscaping, a variety of seating, and movable planters that provide an opportunity for a small performance space.*
- *Public Open Space D is a pocket park of 8,141 square feet located on the east side of Cornerside Boulevard near the main residential entrance for Building C. It will include hardscaping, a tree grove and other landscaping, a bocce court, and a variety of seating including an oversized bench, seat walls and movable tables and chairs.*
- *Public Open Space E is an urban plaza of 7,431 square feet located at the heart of the development in the northeast corner of the intersection of Cornerside Boulevard and Future Street. Urban Plaza E will be a lively gathering space for shoppers, residents and workers in the area and will provide a lawn area, landscaped beds, vertical sculptural element(s), a variety of seating as well as space for small exhibits and specialized activities. A pop-up water feature will be the central focus of this plaza area.*
- *Public Open Space F is a pocket park of 7,558 square feet located on the west side of Cornerside Boulevard north of the hotel entrance. Located across the street from Public Open Space D, Pocket Park F will "play off" of Pocket Park D to create an interconnected park space at the north side of the development. Pocket Park F will provide a quiet respite space for residents, hotel patrons, and visitors and will include hardscaping, extensive landscaping and tables and chairs.*
- *Public Open Spaces G and H are pocket parks of 2,200 and 1,238 square feet respectively. These areas are located on the west side of Cornerside Boulevard near its intersection with Ashgrove Lane. Pocket Park G will*

*relate to Urban Plaza C across Ashgrove Lane and provide additional seating and gathering space for performances in Urban Plaza C. It will include shade structures, benches and tables and chairs. Pocket Park H will provide hardscaping and seating and will relate to activities taking place in Urban Plaza E.*

- *Public Open Space I is a pocket park of 3,853 square feet. This park is located on the east side of Cornerside Boulevard at its intersection with Future Street. Pocket Park G will immediately welcome residents, workers and visitors entering Tysons West from Westwood Center Drive. Designed to animate the Cornerside Boulevard frontage and provide convenient space for seating and people watching, it will include public art, hardscaping, landscaping and seating for passive use.*

#### **IV. Requested Waivers and Modifications**

To the best of our knowledge, there are no known hazardous or toxic materials on the Property, or are there any planned with the proposed use. A number of Zoning Ordinance modifications and waivers as well as Public Facilities modifications are requested to accommodate the proposed development. These modifications and waivers are detailed on exhibits provided by VIKA.

The requested FDP for the Property will help create the new Tysons envisioned in the Comprehensive Plan. It offers the opportunity to turn this suburban style site into a dynamic mixed-use neighborhood rich with shopping, dining and recreational venues. It will create the perfect area for employers, employees and residents looking to take full advantage of a close Metro location while enjoying the character of a more intimate neighborhood. The pedestrian-friendly design will help people leave their cars behind and opt for an easy walk to Metro and the enjoyment of many uses and services right next door. The retention of existing structures promotes sustainability and the provision of WDUs helps make this lifestyle available to many. Provision of a multitude of public park spaces of varying forms and functions will add to the sense of community. Commitment to fund its share of athletic field helps meet the active recreation needs of the community. The reservation of land for a future ramp to the Dulles Toll Road helps achieve better connectivity for all in the western part of Tysons and surrounding communities.

Thank you for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

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

A handwritten signature in cursive script that reads "Elizabeth D. Baker". The signature is written in black ink and is positioned above the printed name.

Elizabeth D. Baker  
Senior Land Use Planner



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 6, 2013

**TO:** Barbara C. Berlin, AICP, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis:  
RZ/CDP 2011-HM-032, Tysons West Residential, LLC and JBG/Tysons Hotel, LLC  
FDP 2011-HM-032, Tysons West Residential, LLC and JBG/Tysons Hotel, LLC

This memorandum, prepared by Scott Brown and Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ), Conceptual Development Plan (CDP), and Final Development Plan (FDP) applications dated June 30, 2011, as revised through May 10, 2013, and the latest proffers dated May 13, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

### DESCRIPTION OF THE APPLICATION

The subject rezoning application proposes a mixed-use, transit-oriented development located along Leesburg Pike (Route 7) between the Dulles Airport Toll Road and Westwood Center Drive in the Tysons Corner Urban Center and located near the future Spring Hill Metro station. The applicant proposes to rezone three parcels [Tax Map 29-1 ((1)) 10D, 29-3 ((1)) 1B and 29-3 ((20)) C1] totaling 16.02 acres zoned C-7, I-5, Highway Corridor Overlay District (HC), and Sign Control Overlay District (SC) to the Planned Tysons Corner (PTC) Urban District, HC and SC. With the addition of density credit (1,333 square feet) and deletion of 45,684 square feet of right-of-way (ROW) dedication for the future Dulles Airport Toll Road ramp, a total of 653,507 square feet or 15 acres is counted for density calculations.

A total of five existing and proposed buildings ("Buildings A – E") are included with the subject application. A maximum of 1,792,961 square feet of gross square footage or a floor area ratio (FAR) of 2.75 of office, hotel, residential and retail uses is proposed. Specifically, the application includes a

maximum of 408,768 square feet of office use, 253,373 square feet of retail use, 700,000 square feet of residential use, and 430,820 square feet of hotel use. The existing hotel, office and retail uses in Buildings D and E will remain, and two new residential buildings (“Buildings B and C”) and one new office building (“Building A”) are proposed with retail uses.

A concurrent FDP application (FDP 2011-HM-032) is filed with the rezoning request for Building C near the corner of Route 7 and the Dulles Airport Toll Road. Building C, a residential building with retail uses, will measure between 50 to 95 feet in height or between 5 to 6 stories.

## **LOCATION AND CHARACTER OF THE AREA**

The application property is located in the South Subdistrict of the Tysons West District between the Dulles Airport Toll Road to the north, Leesburg Pike to the east, and Westwood Center Drive to the south. Westwood Village, a residential neighborhood with condominium and single-family attached dwellings, and an existing mid-rise office building are located to the west of the application site. Across Westwood Center Drive and Leesburg Pike, there are existing office and vehicle sale, rental and ancillary service establishments. The property is currently developed with a hotel use, and retail and office uses, adjacent to an existing parking garage, are under construction at the time of publication. A surface parking area is located along the site’s frontage along Leesburg Pike in front of the new retail development.

## **COMPREHENSIVE PLAN CITATIONS:**

### **Land Use**

The Comprehensive Plan Areawide Recommendations for Tysons may be accessed at:

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

The Comprehensive Plan District Recommendations for Tysons may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons2.pdf>

In the Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, District Recommendations, as amended through June 22, 2010, on Pages 120-124, the Plan, as applied to the application area, states the following:

### **“Tysons West**

Tysons West is a gateway to Tysons from Leesburg Pike (Route 7) and the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267). This area of industrial uses, car dealerships and

offices is envisioned to transform into a new transit-oriented, mixed use destination with special emphasis as an arts and entertainment center.

To become this vibrant urban destination, Tysons West will need a diversity in land use, including office, residential, hotel and retail uses, as well as a concentration of arts and entertainment uses of the type often found in more established downtown areas. Taking advantage of the Metro station, the majority of land uses closest to the station are designated for employment uses.

Retail uses should include restaurants and cafes, art galleries, small theaters, specialty and general retail that form the basis of an arts and entertainment center and stay open after the workday ends. Streets immediately adjacent to the Tysons West transit station are envisioned as retail streets, drawing people off Metrorail and into new residential neighborhoods. Residential buildings should front on tree-lined streets and be designed with inviting street level facades. A series of urban park spaces linked by the area's urban street grid will provide attractive places for walking and places for informal neighborhood gatherings. Live/work and loft housing should integrate with or be in close proximity to arts and entertainment uses.

Along Leesburg Pike, a transformed streetscape will create a wide tree-lined boulevard with inviting street level facades below high-rise buildings. This redesign should result in a calming of traffic through the area while maintaining the roadway capacity of Leesburg Pike.

Moving out from the station, planned intensities will provide transitions in scale, mass and height to the surrounding areas, such as on the west to the Old Courthouse Spring Branch Stream Valley Park and on the east to planned and existing residential areas in the North Central District.

On the southeast end of the district, office buildings along Leesburg Pike create a strong business environment. People should be able to move easily back and forth between the Tysons Central 7 and Tysons West TOD Districts to take advantage of both transit stations and the supporting services planned for the ground floor of the office buildings and future residential buildings in this area.

Adjacent to the DAAR, office uses are planned to take advantage of the visibility from the Toll Road and to continue the planned and existing office focus found in the North Central District located to the east.

The land use concept for the Tysons West district is shown in the map below. The district is composed of two subdistricts separated by Leesburg Pike: South and North Subdistricts.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

## **Tysons West South Subdistrict**

The South Subdistrict is comprised of about 104 acres and is bounded by the DAAR and Toll Road/Leesburg Pike interchange on the north, Leesburg Pike on the east, the North Central 7 Subdistrict on the south and the West Side District on the west.

### Base Plan

Auto sales use is the predominant land use along Leesburg Pike; the frontage properties also include two high-rise hotels and several office buildings. This area is planned for and developed with auto sales and office use with support retail and service uses at existing intensities ranging between 0.7 FAR and 1.0 FAR.

Office use is the predominant land use on Westwood Center Drive and Spring Hill Road; this area away from Leesburg Pike also includes several auto sales uses as well as two low-rise hotels. This area is planned for and developed with these existing uses. The hotels and office uses have existing intensities between 0.5 FAR and 0.7 FAR.

### Redevelopment Option

This subdistrict is envisioned for substantial redevelopment to create a mixed use TOD with significant office, residential and retail components, as well as arts and entertainment uses. Retail should include such uses as restaurants and cafes, art galleries, small theaters, specialty and general retail that can help form the foundation for an arts and entertainment center. Residential development is an important component of this subdistrict; live/work and loft housing, if provided, should be integrated with or be in close proximity to arts and entertainment uses. A series of urban parks should be provided and be linked by the street grid; this green network will provide places for people of all ages to walk and enjoy parks and open space.

To achieve this vision, development proposals should address the Areawide Recommendations, and provide for the following.

- The vision for this subdistrict is to redevelop with significantly higher intensity near the Metro station as well as to become more diverse in land uses and incorporate an arts and entertainment focus. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.
- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, should include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an

alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- o In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.
- o When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.
- Redevelopment should occur in a manner that fosters vehicular and pedestrian access and circulation. Development proposals should show how the proposed development will be integrated within the subdistrict as well as the abutting districts/subdistricts through the provision of the grid of streets. The major vehicular circulation and access improvements in this subdistrict are the extension of Boone Boulevard and planned new ramps from the DAAR connecting to Boone Boulevard.
- Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development. Other streets should create urban blocks, and pedestrian and bike circulation improvements should be provided, including multi-use trails along the adjacent stream valley park land. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with guidance in the Areawide Urban Design and Transportation Recommendations.
- Urban design amenities, such as streetscapes, plazas, courtyards, landscaping, public art, lighting and seating should be provided consistent with the Areawide Urban Design Recommendations.
- The green network planned for this subdistrict illustrates how the existing Dominion Power easement could be used as a pedestrian and open space amenity that links the Old Courthouse Spring Branch Stream Valley Park to the Tysons West Metro station, as well as to several urban parks; alternatives that provide open spaces linking this subdistrict to the area's Metro station in a similar manner should be considered.
- This area should also include one planned civic plaza (urban park), at least one acre in size and located within 1/4 mile of the Metro station. This plaza should be large enough for open-air activities such as farmers' markets and musical performances by small groups for residents and workers in this area. A common green urban park of at least one acre should also be located in the subdistrict to provide active and passive recreation and leisure opportunities for residents and workers.

- For active recreation, about four to six acres of new park land to support two athletic fields should be established in the area between existing park land and the Boone Boulevard extension. The land for these athletic fields may also be located in part in the abutting Tysons Central 7 District. Publicly accessible open space and recreational facilities should be provided consistent with the guidance in the Areawide Environmental Stewardship Recommendations.
- When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated under the Areawide Land Use Recommendations
- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify needed improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.
- In addition, a second electrical power substation will need to be constructed near the Dominion Power easement which contains a high voltage line. This improvement will need to be located either in the Tysons West District or in the abutting Tysons Central 7 District. From the second substation to the existing substation on Tyco Road, the high voltage line should be placed underground, in order to ensure a pedestrian friendly environment. However, if undergrounding proves infeasible, redevelopment should relocate the line or accommodate it in place.
- Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Leesburg Pike to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.
- Exposed parking structures adjacent to the DAAR should not be visible to the residential neighborhoods north of the DAAR.”

**TYSONS COMPREHENSIVE PLAN LAND USE CATEGORIES (Page 22):**  
Transit Station Mixed Use

**TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIERS (Page 116):**  
Tier 1 (225' – 400')

**LAND USE ANALYSIS**

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

**Land Use**

The subject application is split between two land use categories, Transit Station Mixed Use and Residential Mixed Use, on the Comprehensive Plan's Conceptual Land Use Map for Tysons (see Page 22). The Plan defines these categories as follows (see Pages 21-23):

**“Transit Station Mixed Use:** These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.

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

Land Use	Gross Floor Area (square footage)	Percentage of Land Use	Land Use FAR (based on total site area including density credits)
Office <sup>1</sup>	408,768	23%	.63
Residential	700,000	39%	1.07
Hotel	430,820	24%	.66
Retail	253,373	14%	.39
<b>Totals</b> <sup>2</sup>	<b>1,792,961</b>	<b>100%</b>	<b>2.75</b>

<sup>1</sup> This amount includes the existing office square footage of 28,768 square feet.

<sup>2</sup> 3,500 square feet of proposed public facility space in Buildings A or B is included in the tabulations.

The area north of Ashgrove Lane is planned Residential Mixed Use (RMU), and the remaining area on the application site is planned Transit Station Mixed Use (TSMU). Applying the two land use categories for the existing application site results in a combined recommendation of approximately 33% for residential and 39% for office uses. The proposed percentage of office use at 23% is a little lower than the recommended amount of 39% for the site, but TSMU guidance recommends an overall percentage of 65% for office uses within the TSMU areas, which cover a large portion of the immediate area near the Spring Hill Metrorail station. Also, a large portion of the application site planned for Residential Mixed Use is developed with an existing hotel, which will remain with this redevelopment proposal. However, the proposed percentage of 39% of residential use for the site is compatible with the site specific residential recommendation of 33%. The existing hotel use will slightly increase from 352,842 square feet to 430,820 square feet, but the overall balance of mixed uses is preserved.

In Proffer 7 (Final Development Plans, May 13, 2013), the applicant proposes to establish the specific GFA and number of dwelling units at final site plan, which staff prefers to be finalized at FDP. However, the applicant also proposes to limit the uses to the development tabulations (Proffer 5, Proposed Development, May 13, 2013), which sets minimum and maximum GFA by use and commits the applicant to these limitations. The applicant also proposes interim uses on the site (Proffer 6, Interim Structures and Uses, May 13, 2013), including temporary retail options in the surface parking lot, as shown on Sheet C-6A (Alternate Final Development Plan) of FDP 2011-HM-032. Approximately 22,800 square feet of retail use is proposed for this portion of the site on the FDP. However, further details, such as design, should ideally be addressed in a separate proffer or elaborated specifically in the interim uses proffer to ensure that the development of the temporary structures and uses are complementary to the rest of the proposed development and surrounding uses. Staff also recommends suitable peripheral and interior parking lot landscaping for the interim parking lot due to the highly visible location of the lot at the corner of Leesburg Pike and Westwood Center Drive. The applicant proposes to provide improvements, such as lighting and pedestrian walkways, to interim structures and uses (Proffer 6, Interim Structures and Uses, May 13, 2013), and staff encourages the applicant to further detail these improvements on the FDP.

The land use proposed for the subject applications is in general conformance with the Comprehensive Plan.

### **Intensity**

In Transit Oriented Development (TOD) Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station. For sites within 1/4 mile of a station, the Plan does not specify a maximum floor area ratio (FAR) (Pages 23-24, 26-27).

“The highest intensities in Tysons should be built in areas closest to the Metro station entrance. Intensities should decrease as the walking distance from the stations increases. This reflects evidence from other urban areas that transit ridership is correlated with walking distance to rail stations. Following this pattern, the intensity of redevelopment projects within 1/4 mile of the Metro stations should be determined through the rezoning process; in other words, no individual site within these areas should be subject to a maximum FAR.”

A majority of the subject property is located within 1/3 mile of the Spring Hill Metro station and is not subject to a maximum intensity. The Comprehensive Plan recommends that TOD District areas located more than 1/4 mile from the Metro station be developed at an FAR of 2.0 with higher intensities permissible with affordable and workforce housing bonuses and public facility contributions (Page 27). Areas between 1/4 and 1/3 mile that do not include office space or other high trip generating uses should be allowed up to 2.5 FAR. Approximately 247,213 square feet or 38% of the application property is located between the 1/4 and 1/3 mile limits, and an FAR of 2.16 is proposed in this intensity tier. A small portion of the proposed residential Building C and most of the existing hotel is located within this tier, and the proposed FAR of 2.16 is in conformance with the Plan's guidance. No new development is proposed for the application site beyond 1/3 mile.

The Comprehensive Plan recommends that floor area associated with public facilities not be included when calculating the intensity for applications in Tysons (Page 24). The current public facility proposal (space for a public or community use) associated with the subject application will be located on-site in Building A or B. The floor area, which totals approximately 3,500 square feet, is currently calculated towards the intensity. Removing the proposed square footage for the public facility from the total gross floor area will have a nominal impact on the overall FAR proposed for the development. However, staff recommends that the applicant remove the public facility square footage from the overall GFA and FAR calculations to satisfy the Comprehensive Plan recommendation.

The applicant is proffering to the CDP development tabulations, which include minimum and maximum GFA ranges, and to the minimum and maximum building heights (Proffer 14, Building Heights, May 13, 2013). These commitments will help ensure that the ultimate build out of the site is generally consistent with the Comprehensive Plan recommendation to locate the areas of highest intensity closest to Metro station.

The intensity proposed for the subject applications is in general conformance with the Comprehensive Plan.

### Initial Development Level (IDL)

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

Category	CDP/GDP Office GFA (sq. ft.)	FDP/GDP Office GFA (sq. ft.)
Existing Development <sup>1</sup>	26,789,000	26,789,000
Approved, Unbuilt Development <sup>2</sup>	14,013,601	5,892,717
RZ 2011-HM-032 <sup>3</sup>	380,000	0
<b>Total Office GFA</b>	<b>41,182,601</b>	<b>32,681,717</b>

<sup>1</sup> Report to Board of Supervisors on Tysons Corner, October 2012

<sup>2</sup> Includes applications approved prior to creation of PTC district and approved PTC applications

<sup>3</sup> Does not include existing office GFA in Building D

On October 16, 2012, the Board of Supervisors directed staff to “incorporate with the next Tysons-wide plan amendment consideration of a change to the current Interim Development Level (IDL) of 45 million square feet of office use and the criteria for evaluating any such change to the IDL.”

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the IDL for office uses in the Comprehensive Plan.

### Phasing Development to Transportation and Public Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (Pages 29-31). Regarding transportation, the Plan states the following:

“Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:

- A Tysons-wide CDA or a similar mechanism that provides the private sector’s share of the Tysons-wide transportation improvements needed by 2030;

- A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or
- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (Page 71):

"Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was \$3.87 per square foot for non-residential development and \$859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed."

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant currently commits proffers (Proffers 35 and 36, Tysons Grid of Streets Transportation Fund and Tysons-wide Transportation Fund, May 13, 2013) that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions.

### **Affordable and Workforce Housing**

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

[http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons\\_wdu\\_policy\\_guidelines\\_final\\_signed.pdf](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf)

The applicant is committing to provide 20% affordable and workforce units (WDUs) within the generating building based on the total number of residential units constructed on the application property (Proffer 50, Workforce Dwelling Units, May 13, 2013).

The Plan also recommends that applicants contribute \$3.00 (or \$0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (Page 35):

“Non-residential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons.”

The applicant is proffering to two options for non-residential contributions toward affordable housing in Tysons for new office and other non-residential uses in Buildings A, B and C (Proffer 51, Commercial Contribution for Workforce Housing, May 13, 2013). The first option is a one-time contribution of \$3.00 per new office or non-residential square footage. The second option is to contribute \$0.25 per new office or non-residential square foot annually for 16 years, and only public facility or ground floor retail GFA will be excluded from the contribution. However, the applicant proposes to exclude this contribution from escalation (Proffer 64, Adjustment in Contribution Amounts, May 13, 2013), which staff does not support. The applicant’s affordable and workforce housing commitments are in general conformance with the Comprehensive Plan guidance on affordable and workforce housing, if the final housing-related proffers are acceptable to staff.

### **Coordinated Development and Parcel Consolidation**

The Comprehensive Plan’s consolidation guidance for the subject application is as follows (Tysons West South Subdistrict Recommendations, Page 123):

“Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation

cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

- In this subdistrict, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres. A consolidation of less than 20 acres should be considered if the performance objectives for consolidation in the Land Use section of the Areawide Recommendations are met.
- When a consolidation includes land located in the first intensity tier (within 1/8 mile of a Metro station), it should also include land in the second intensity tier (between 1/8 and 1/4 mile of a station), in order to ensure connectivity to the Metro station.”

The proposed application includes land from the first intensity tier up to the third intensity tier (1/3 to 1/2 mile), but the application proposes only a consolidation of 15 acres, which falls short of the 20-acre consolidation recommendation. The Comprehensive Plan sets five specific objectives for consolidations (Page 36):

“In all cases, consolidations or coordinated development plans should meet the following objectives:

- Commitment to a functioning grid of streets both on-site and off-site;
  - Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.
  - If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.
- Provision of parks and open space as set forth in the Environmental Stewardship section of the Areawide Recommendations, either on-site or within the subdistrict through a partnership;
- Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;
- Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and
- Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.”

The proposed grid of streets is in line with the Comprehensive Plan's recommended grid of streets and street classifications for this area. Plans to accommodate an anticipated off-ramp from the Dulles Airport Toll Road through the northwest side of the property are included in the application, including the initial dedication of 45,684 square feet of ROW for the ramp connection through the site (Proffer 34, Future Ramp Connection to Dulles Airport Access and Toll Road, May 13, 2013). The applicant also shows a plan for additional future ramp dedication area where the existing hotel is built. The subject application meets the first objective by providing a functioning street grid.

The subject application meets the second objective by providing urban park space and private open space on site. Based on the amount of proposed non-residential floor area and residential dwelling units, the recommended public park area is 1.88 acres. The applicant proposes to meet this goal by providing 2.12 acres on site and through an off-site contribution. The quality of these parks and other park-related Plan objectives will be further evaluated by Fairfax County Park Authority (FCPA) and Office of Community Revitalization (OCR) staff. In addition to the park spaces, the applicant also commits easements and monetary contributions for an athletic field and other park-related improvements (Proffer 53, Off-Site Park Enhancements, May 13, 2013 and Proffer 54, Athletic Field Contribution, May 13, 2013).

Regarding the third objective, the applicant proposes to provide approximately 3,500 square feet of GFA for a public arts agency or similar use in Building A or B for 30 years with four 5-year subsequent leases. This proposal is discussed further in the Public Facilities section of this memo.

The subject application meets the fourth objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this memo.

Staff advised the applicant to provide a massing exhibit for the adjacent properties to help demonstrate that the subject application would not preclude the future redevelopment of these sites. The applicant has not submitted an exhibit at the time of this memo's publication. However, on Sheets S-1 (Sub-Section Context Street Grid Plan) and S-2 (Sub-Section and Adjacent Sub-Section Context Street Grid Plan) of the CDP, the applicant provides sub-section and adjacent sub-section context street grid plans for approved or pending rezoning cases around the subject property, which provides a general understanding of how the site's proposed redevelopment will align with other redevelopment plans in the area.

## **Public Facilities**

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (Page 91).

“Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.

While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth.”

The Plan does not specify a particular use for a recommended public facility in the Tysons West South Subdistrict. However, the applicant proposes to address the public facility objective with a commitment to provide approximately 3,500 square feet of GFA in Building A or B for 30 years and with four 5-year subsequent leases (Proffer 56, Public Space, May 13, 2013). The space will be provided at no cost, except utilities, to serve a public art agency or another public/community use, and it will be made available prior to the issuance of a Residential Use Permit (RUP) or Non-RUP for more than 50,000 square feet of other uses in Building A or B. The applicant also proposes to contribute \$350,000 to fund a Master Plan for the Arts, payable before the issuance of the first RUP or non-RUP for Buildings A, B, or C (Proffer 57, Master Plan for the Arts, May 13, 2013).

The public facility commitment is in general conformance with the Comprehensive Plan.

### **Parking**

The Comprehensive Plan provides recommendations on maximizing the efficiency of parking to encourage transit use, walking, and bicycling; to limit the urban design impacts of parking; and to ensure that parking is priced such that spaces are available for those who choose to drive. The Plan recommends specific strategies for managing parking on Pages 64-65:

“As the Tysons Corner area is developed, and the land use and transportation infrastructure matures, parking requirements should be examined to determine if they are adequate for the changing conditions. Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses. Implementing this practice will reap many advantages in creating a more walkable environment. Providing transit service, an effective mix of uses, and an appropriate network of sidewalks will reduce automobile use and, consequently, the need to provide parking.

Additional methods listed below should be pursued to ensure the appropriate amount of parking is provided.

- Encouraging shared parking arrangements across parcel lines.
- Creating a parking management entity to coordinate shared parking efforts, enforce parking regulations, apply parking pricing strategies where beneficial, and monitor parking demand and supply regularly.
- Securing parking management agreements such as parking pricing.
- Unbundling parking from commercial and residential leases and sales.
- Allowing on-street parking, and where appropriate, counting those spaces towards parking requirements.

- Implementing “Smart Parking” technology to maximize parking utilization.
- Providing preferential parking for carpools, vanpools, and car-sharing vehicles.
- Reductions for shared parking on mixed use sites.”

As part of a parking efficiency strategy for the application site, the applicant proposes to count surface parking spaces as part of or in addition to parking requirements (Proffer 42, Parking Spaces along Streets, May 13, 2013), but overall, the maximum parking rates will not be exceeded at build-out of the property (Proffer 41, Phasing of Parking, May 13, 2013). Staff also recommends that the applicant unbundle parking from the lease or sale of any residential units in accordance with the Comprehensive Plan.

## **URBAN DESIGN ANALYSIS**

### **Street Grid and Design**

The Comprehensive Plan provides recommendations for both street grids (Pages 46-47 and 96) and street cross sections (Pages 48-56).

Generally, the proposed grid of existing and new streets is in conformance with the Comprehensive Plan. The proposed development includes two new streets, Cornerside Boulevard and Future Street. Cornerside Boulevard is proposed as a local street, running north to south through the site, with primary and secondary pedestrian corridors along the street due to the numerous retail entrances and park spaces along this street. Future Street is proposed as a truncated private street between the Buildings A and B site and Building C site which will be an east to west connection between Cornerside Boulevard and Leesburg Pike (Route 7). Future Street will be a two-way street with limited circulation including just a right turn only lane to Leesburg Pike. Incoming traffic from Leesburg Pike will not be accommodated. However, the Comprehensive Plan’s proposed grid shows Ashgrove Lane extending to Route 7, and Future Street functions as an off-set extension of this street.

The resulting blocks are generally in conformance with the Plan’s recommended block pattern (Page 96). The Plan recommends block lengths up to 600 feet long and perimeters of less than 2,000 feet. All blocks in the subject application are within these guidelines, except the block with the existing hotel, which slightly exceeds the recommended dimensions.

### **Streetscape Design**

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (Pages 96-108). The Plan defines three streetscape zones, including the landscape amenity panel, sidewalk, and building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

Boulevard: Leesburg Pike

The applicant proposes to provide a 7' wide landscape bed, 10' wide sidewalk, and 8' wide landscape amenity panel along the site's frontage along Leesburg Pike. South of Future Street, the sidewalk will be flanked by two 8' wide landscape amenity panels.

Collector: Westwood Center Drive

Westwood Center Drive will be improved with two 6' wide bike lanes on both sides of the four-lane collector street with on-street parking. Along the site's frontage on this street, the applicant proposes an 8' wide landscape amenity panel, 8' wide sidewalk and a 4' wide minimum building zone.

Avenue: Sheraton Tysons Drive (ultimate)

In its ultimate phase, Sheraton Tysons Drive will be developed as an avenue with four travel lanes, two 5' wide bike lanes and on-street parking on both sides of the street. Along Building D, an 8' wide landscape amenity panel, 8' wide sidewalk and approximately 9.5' wide landscape bed is proposed in its ultimate phase. In the interim phase, the local street will be developed with three travel lanes and a 6' wide bike lane along each side of the street. The existing 5' wide sidewalk, approximately 8.5' wide landscape amenity panel and 12' wide landscape bed will remain in the interim phase.

Local: Cornerside Boulevard, Ashgrove Lane, and Future Street

The Comprehensive Plan recommends a travel lane in each direction and 8' wide on-street parking lanes per direction for local streets. Cornerside Boulevard, Ashgrove Lane and Future Street are generally proposed in accordance with this guidance, except for some minor deviations. Ashgrove Lane is an existing private road, and the applicant proposes to provide at least two travel lanes and one on-street parking lane along the street, though the width and use of the street will vary at different points of the road. To the west of the application site, Ashgrove Lane will be a private street with two travel lanes, two 5' wide bike lanes, and two on-street parking lanes. The street will then taper to a public local street with two travel lanes and one on-street parking lane towards the street's intersection with Cornerside Boulevard. Cornerside Boulevard will have two travel lanes with on-street parking lanes on both sides of the street, and Future Street will be developed with two travel lanes and one on-street parking lane.

Overall, the proposed streetscapes are in conformance with the Comprehensive Plan's recommendations.

**Building Height**

The subject property is within the Tier Two (175' – 225') and Three (130' – 175') areas. Specifically, the application area north of Ashgrove Lane is within Tier Three, and the remaining site area south of Ashgrove Lane is within Tier Two. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to the proposed range of heights for each proposed building.

Building	Proposed Use	Comprehensive Plan Maximum Building Height Range	Proposed Building Height Range*
Building A	Office/Retail	Tier 2: 175' – 225'	160' – 225'
Building B	Residential/Retail	Tier 2: 175' – 225'	160' – 250'
Building C	Residential/Retail	Tier 2: 175' – 225' and Tier 3: 130' – 175'	50' – 95'

\*Penthouses are not included in the maximum height of the buildings.

In addition to the height guidance in the Areawide Recommendations, the District Recommendations for the subject property address building height (Page 124).

“Under this option, building heights may range from 105 feet to 400 feet, depending upon location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station where building height is planned up to 400 feet. Building heights (generally between one-eighth and one-quarter mile from the Metro station) should be between 150 and 225 feet. Beyond one-quarter mile, buildings should have lower heights, with areas along Leesburg Pike to the south at 175 feet and areas at the western edge of the subdistrict having heights up to 105 feet. The exception is the Tysons Sheraton Hotel, which is a gateway landmark at 215 feet in height; property abutting to the east and south should not have buildings exceeding 150 feet in order to maintain this building as an existing gateway to Tysons Corner. Building heights should be consistent with the guidelines in the Areawide Urban Design Recommendations.”

Building C, a residential building with retail use, is split between Tier Two and Three for building height recommendations. The building is also proposed for development to the east of the existing hotel (Sheraton) along Leesburg Pike, and the height of this building will not exceed 95 feet, which is under the Comprehensive Plan’s site specific guidance of a maximum height of 150 feet for this area. Buildings A and B are located between the 1/8 to 1/4 mile radius from the Spring Hill Metro station and are proposed at maximum heights of 225’ and 250’ respectively. Building B’s proposed maximum height of 250’ slightly exceeds the recommended maximum of 225’ for the Tier Two height range. However, the Comprehensive Plan notes that “height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center” (Page 115). Building B is a residential building, and the applicant proposes to accommodate affordable and workforce housing on-site, as well as a public facility use in either Building A or B.

The building heights proposed in the subject applications are in general conformance with the Comprehensive Plan.



# County of Fairfax, Virginia

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

November 21, 2012

Jonathan D. Puvak  
Walsh, Colucci, Lubeley, Emrich &  
Walsh, P.C.  
2200 Clarendon Boulevard  
13<sup>th</sup> Floor  
Arlington, VA 22201

Re: Special Exception Application SE 2012-HM-006

Dear Mr. Puvak:

At a regular meeting of the Board of Supervisors held on November 20, 2012, the Board approved Special Exception Application SE 2012-HM-006 in the name of Tysons West Residential, LLC. The subject property is located in the N.W. quadrant of the intersection of Leesburg Pike and Westwood Center Drive on approximately 7.06 acres of land, zoned C-7, HC and SC in the Hunter Mill District [Tax Map 29-3 ((1)) 1B and 29-3 ((20)) C1]. The Board's action permits waiver of certain sign regulations pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Special Exception Plat titled "Tysons West Promenade" prepared by MV+A Architects consisting of eight pages as revised through July 23, 2012 and the supplement to the special exception application dated July 19, 2012, consisting of 29 sheets. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the Special Exception plat, supplement and conditions shall be made available to all departments of the County of Fairfax during normal business hours.
5. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes tenant name, address, sign type, sign height, sign area and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
6. This approval shall not preclude the installation of additional signs on future buildings A, B or C that comply with the provisions of Article 12 of the Zoning Ordinance.
7. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
8. All free standing signs shall be located to avoid obstructing the sight distance for drivers entering or exiting travel intersections, aisles or driveways.
9. The overall dimensions and design of the signage, including the number, size and orientation of the signs and materials shall be generally consistent with the monument sign elevation detail shown on the SE Plat and supplemental. (Specific logos, lettering styles and/or colors of the tenant panels and project banners may be modified without a Special Exception Amendment, provided the proposed changes remain consistent with the character of the sign depicted on the SE plat and supplemental.)
10. The monument sign (Type H-3) shall not include a LED screen, changeable type or screen.
11. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No signs permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: June 11, 2013

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT *MAK*  
*AKR*

FILE: 3-4 (RZ 2011-HM-032)

SUBJECT: RZ 2011-HM-032 – Tysons West Residential, LLC, JBG/Tysons Hotel, LLC  
Tysons West  
Land Identification Maps: 29-1 ((1)) 10D & 29-3 ((1)) 1B & 29-3 ((20)) C1

This department has reviewed the subject rezoning submittal including proffers and development plans (CDP/FDP) dated May 10, 2013, and a TDM Implementation Plan dated April 8, 2013. The applicant is proposing to construct 1 residential building and 2 office buildings, with ground floor retail on the portion of the property area that is currently surface parking. This new development will be adjacent to the Sheraton Hotel and the Wal-Mart slated to open sometime in 2013. The combined ground floor area for residential and non-residential will total no greater than 1.792 million square feet of space.

The applicant has addressed all of the critical transportation issues identified in the Comprehensive Plan in this application. These are outlined below.

- o Boone Boulevard Grid Street – The applicant has committed to restripe Sheraton Tysons Drive (future Boone Blvd) from Westwood Center Drive to Ashgrove Lane to accommodate three travel lanes (two through and one left turn lane) and bike lanes on both sides of the street. On-street parking, which is called for in an avenue cross section in the Comprehensive Plan was not deemed a necessity along this property frontage at this time. The Wal-Mart site, which is a by-right development, defined the available frontage which cannot accommodate full-time on-street parking. Staff felt it was more important to improve the pedestrian and bicycle realm with the space available than provide space for parking. It is expected that the final through lane and possibly on-street parking could be accommodated on the opposing frontage when that property redevelops.
- o Boone Boulevard Ramp to the Dulles Toll Road – Right-of-way (ROW) is to be dedicated upon demand after a period of no more than 10 years to accommodate a ramp connecting Boone Blvd (currently Sheraton Tysons Drive) to the Dulles Toll Road as called for in the Comprehensive Plan. The ramp would be an interim design that skirts around the back of the Sheraton Hotel where a parking lot currently exists. The

need for this ramp would be driven by the level of development over time, and the associated traffic needs. If the Sheraton Hotel were to redevelop prior to the construction of an interim ramp, the proffers could be renegotiated to include a final alignment of the ramp that would utilize the land where the c-shaped low-rise portion of the Sheraton currently exists.

- Westwood Center Drive – A slight modification of the existing road will accommodate a public collector street as specified in the Transportation Design Standards for Tysons Corner Urban Center. The applicant has agreed to provide this additional space needed, as well as restripe the road to include bike lanes on both sides of the road from Route 7 to Sheraton Tysons Drive (future Boone Blvd).
- Cornerside Blvd and Ashgrove Lane – These two local streets will be constructed by the applicant with portions of each road being dedicated to the public roadway system as called for in the Comprehensive Plan.
- TDM – The applicant has agreed to design a TDM program to meet the goals outlined in Table 5 of the Comprehensive Plan. Table 5 has achievement goals that are based on the square footage of total development in Tysons as well as the property's distance from a Metro station. The applicant's proffers satisfactorily meet all expectations and provide a detailed implementation plan for the TDM program that will provide the flexibility to modify the program to address changes necessary during the life of the project.
- Tysons-wide and Grid Fund Contributions – Contributions toward both the Grid Fund and the Tysons-wide Fund have been made by the applicant in accordance with the Board of Supervisor's adopted rates.
- General Transportation Commitments – In addition to the above the applicant has made the following commitments:
  - a. Bicycle and pedestrian amenities such as bike parking and wayfinding signage.
  - b. Construction/modification of traffic signals where warranted.
  - c. A maximum of 2 bus shelters as specified by the County.

Only two outstanding issues remain. Descriptions of these issues are outlined below:

- The most significant outstanding transportation issue the applicant faces is related to the intersection of Westwood Center Drive and Route 7. This intersection requires a Level Of Service (LOS) waiver from VDOT because Route 7 is a part of the National Highway System. The applicant has submitted a second submission to VDOT for review at the end of May. FCDOT staff feels strongly that a VDOT approval of this LOS waiver is necessary for approval of the rezoning.
- The other remaining issue is related to the proffer on phasing of parking. Staff has asked the applicant to show staff how their phasing of parking will meet the parking

ratios established in the zoning ordinance. Staff's concern is that the interim parking ratios will be too high for an extended period of time. The success of the TDM in reducing vehicle trips correlates to a reduced availability of parking. It is important to demonstrate continuous reductions throughout the building program of the site development.

AKR/JCH



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

January 24, 2013

GREGORY A. WHIRLEY  
COMMISSIONER

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

Re: Tysons West RZ-2011-PR-0208  
Tax Map # 29-3((01))0001B  
Fairfax County

Dear Ms. Berlin:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed rezoning was submitted to the Virginia Department of Transportation (VDOT) for review on October 19, 2012, and received on October 19, 2012.

We have evaluated the rezoning and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this rezoning. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

A handwritten signature in black ink that reads 'Kevin Nelson'.

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodeheaver  
527Info2011-PR-208rz2TysonsWest1-24-13BB



# County of Fairfax, Virginia

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

June 24, 2013

Kevin Fellin., Senior Associate  
Wells & Associates  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102

REFERENCE: RZ 2011-HM-023 - Tysons West

Dear Kevin:

This department has completed its review of proposed waivers to urban street design standards utilized in the Tysons Corner Urban Center. These standards were adopted by the Board of Supervisors on September 13, 2011. Waivers to VDOT urban design street standards were filed and reviewed separately. The following waivers applicable to the County were proposed. Comments are discussed with each proposal.

- FC\_P01: Curb parking on Sheraton Tysons Drive between Westwood Center Drive and the Wal-Mart garage exit

There is no objection to this waiver.

- FC\_P02: Curb parking on Westwood Center Drive between Route 7 and Cornerside Boulevard

Deferred decision on waiver to time of FDP for the adjacent office buildings. Applicant will resubmit at that time.

- FC\_P03: Curb parking along the north side of proposed Future Street

There is no objection to this waiver.

- FC\_P04: Curb parking along the north side of Ashgrove Lane from Cornerside Boulevard to a point approximately halfway to Sheraton Tysons Drive.

There is no objection to this waiver.

- FC\_S01: Building zone width on the north side of Westwood Center Drive from the Cornerside Boulevard to Sheraton Tysons Drive.

There is no objection to this waiver.

- FC\_S02: Streetscape width on the north side of Ashgrove Lane from Sheraton Tysons Drive to a point halfway along the street in the direction of Cornerside Boulevard.

There is no objection to this waiver.

- FC\_S03: Streetscape width on the west side of Cornerside Boulevard south of and adjacent to the drop-off area of the Sheraton hotel.

There is no objection to this waiver.

- FC\_S04: Building zone width on the Route 7, north of Future Street.

There is no objection to this waiver.

- FC\_S05: Building zone width on the west side of Cornerside Boulevard from Future Street towards Ashgrove Lane.

There is no objection to this waiver.

- FC\_S06: Landscape panel width on the west side of Cornerside Boulevard from Ashgrove Lane, north towards the hotel drop-off area, adjacent to the plaza.

There is no objection to this waiver.

- FC\_S07: Landscape panel width on the east side of Cornerside Boulevard from north garage entrance to a point just north of the garage entrance at Ashgrove Lane.

There is no objection to this waiver.

- FC\_S08: Streetscape width on the west side of Cornerside Boulevard in front of the Sheraton hotel drop-off area.

There is no objection to this waiver.

Please contact me at 703 877-5600 if there are any questions about this response.

Sincerely,

Michael Davis  
Senior Transportation Planner

MAD



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

January 24, 2013

GREGORY A. WHIRLEY  
COMMISSIONER

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

Re: Tysons West RZ-2011-PR-0208  
Chapter 527 Comments  
Tax Map # 29-3((01))0001B  
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on October 19, 2012, and received on October 19, 2012.

The site currently consists of the Sheraton Premiere Hotel and the former Moore Cadillac/Hummer car dealership. The Sheraton Premiere Hotel will remain and the vacant Moore Cadillac/Hummer car dealership will be demolished. The associated parking structure will remain for use with Phase I of Tysons West containing 135,117 square feet of retail uses and 28,768 square feet of office with an 18,256 square foot lobby as part of the development plan. The Sheraton Premiere Hotel is also planning a by-right expansion of up to 3,792 gross square feet, 379,600 GSF of office, 669,000 GSF of residential (699 dwelling units), and 82,200 GSF of retail.

The site is generally located in the southwest quadrant of the Leesburg Pike/Westwood Center Drive/Tyco Road intersection. Vehicular access to Tysons West would be oriented along Westwood Center Drive (Route 3888), Sheraton Tysons Drive, Ashgrove Lane and a proposed new partial access connection to Leesburg Pike (Route 7). The proposed Tysons West development would generate the following new peak hour trips over the project's existing and the currently approved by-right site plan uses:

- 505 AM peak hour trips
- 764 PM peak hour trips
- 7,661 Daily Trips

**Accuracy of the Traffic Impact Analysis:**

We do not have any comments on the traffic study.

**Comments on the Recommended Improvements:**

1. The study includes recommendations for changing the signal timing and phasing at most of the signalized intersections. This is not acceptable to VDOT. The recommendations for retiming of individual signals can be an option; however, the impact of such an action should be analyzed for the entire corridor or network. The study should also analyze other options for improving the problems at those intersections. The argument stating geometric limitations would not allow other improvements is not enough justification. Such options should be fully investigated before drawing any conclusions as to their viability.
2. Please note the optimization of signals can be utilized; however, in order to compare the background to the total future analyses, keep the timings the same. We want to be able to see the geometric deficiencies caused by the development. Optimized signals can be shown as an alternative in the future. Also, most of the signals are part of bigger corridors, so if one is optimized, then others may need to be adjusted. On other projects in the past, our signals staff has told us they will not allow the optimization, so it would strictly be a planning exercise; therefore, optimization should not be the only mitigation proposed.

**Additional VDOT Recommendations/Comments:**

1. If signal modifications and retimings are recommended to accommodate the additional traffic or a change in geometry, then the details (including the impact on other intersections in the network) should be properly documented and submitted separately to VDOT for review.
2. All locations where overlaps or other signal operation changes have been proposed will require signal modification plans.
3. Provide a 250' left turn storage lane for eastbound Sheraton Tysons Drive at Westwood Center Drive.

In general, the TIA is acceptable. Please contact me if you have any further questions regarding these comments.

Sincerely,



Kevin Nelson  
Transportation Engineer



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030  
June 19, 2013

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

**Subject:** RZ 2011-HM-032, FDP 2011-HM-032 Tysons West (Promenade)  
Tax Map # 29-1((01))0010D, 29-3((01))0001B & 29-3((20))C1

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

I have reviewed the above plans submitted on May 15, 2013, and May 22, 2013, and received on May 15, 2013, and June 2, 2013. The following comments are offered:

1. Stationing needs to be provided on the plans in order to identify the location of specific comments.
2. The proposed retaining wall along the Rt. 7 ramp, which appears to tie to the existing VDOT wall, can not encroach into the right of way. Private walls are not permitted within the right of way. The engineer needs to see if both this wall and the one along the roadway can be eliminated altogether. VDOT would permit removal of the wall within the right of way if the engineer could grade the site to eliminate both of the walls.
3. A few typical sections for the Rt. 7 area of improvements should be provided. All improvements within the Rt. 7 right of way will have to meet the required standards at the time the site plans are submitted.
4. The 55' and 44' dimensions along Rt. 7 appear to encroach into the median. The widths along Rt. 7 must include the required lane widths plus a 1' shy line to the median and a 2' gutter to the outside. These dimensions do not appear to include the required widths.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2011-HM-032rz4TysonsWestResidentialLLC6-19-13BB

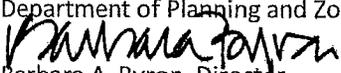


## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** June 7, 2013

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

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

**SUBJECT:** OCR Comments – Tysons West CDP and FDP  
RZ/CDP 2011-HM-032; FDP 2011-HM-032 (Building C)

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning, including the CDP and FDP marked as “Received” by the Department of Planning and Zoning on May 10, 2013, and draft proffers dated May 13, 2013. The following analysis and recommendations are offered for consideration regarding this application.

**General Comments:**

The proposed design for Tysons West meets the Urban Design intent of the Comprehensive Plan for a pedestrian-oriented, mixed use development. While the site area is largely a retrofit of the existing Sheraton Tysons hotel and contains the nearly completed Wal-Mart building (Building C, developed by-right), the applicant has made an effort to integrate these existing structures into an overall CDP that meets the type of development envisioned for Tysons. The site is located at the western boundary of the Tysons Corner Urban Center and is bordered by the Dulles Toll Road to the north, Route 7 to the east, Westwood Center Drive to the south, and Sheraton Tysons Drive and the Westwood Village development to the west, making consolidation difficult. In addition to several street grid improvements, the applicant has provided for a possible future ramp from the Dulles Toll Road to be located on the western portion of the site. Active first level uses, as well as a series of parks and plazas, will help activate the streets of this development and integrate it into the urban fabric of Tysons.



Office of Community Revitalization  
12055 Government Center Parkway, Suite 1048  
Fairfax, VA 22035  
703-324-9300, TTY 711  
[www.fcrevit.org](http://www.fcrevit.org)

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**RZ/CDP 2011-HM-032 Detailed Comments:**

1. **Street Grid and Block Length:** The application area is comprised of three parcels bounded by existing streets. Ashgrove Lane is an existing east-west street that will remain on the western portion of the property. The southern portion of Cornerside Boulevard is a new north-south local street that was approved as part of the by-right Wal-Mart development. This street is proposed to be extended to the north as part of the development plan. Future Street is proposed as a new connection to Route 7. The existing and planned street network will break up the site into four blocks and complete the conceptual grid for the area. The largest block is Block C, which has approximately 560 feet of frontage along Cornerside Boulevard. Therefore, all block lengths are generally consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDGs), which establish a maximum block size of 600 feet.
  
2. **Arts and Entertainment District:** This area is envisioned to be part of a larger Arts and Entertainment District for the Tysons West District.
  - a. As part of their public facility contribution, the applicant has committed to provide \$350,000 to Fairfax County to fund a Master Plan for the Arts.
  - b. There are several art features proposed as part of this development; the applicant should also commit to working with the Arts Council of Fairfax County to identify artists and possible installation locations on the site.
  
3. **Pedestrian Hierarchy:** The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDGs to describe the corridor types. The primary corridors identified are the Block A and B portion of Westwood Center Drive and the southern portion of Cornerside Boulevard, which will be the main thoroughfare for pedestrians entering the site from the metro station. Cornerside Boulevard is envisioned as an active street and includes a series of park spaces and first floor retail frontages that promote pedestrian interaction.
  - a. The applicant has committed in Proffer 12 to the general characteristics of the pedestrian hierarchy. This will help protect the quality of the streetscape experience. The proffer indicates glazing and door separation distances which are modified from those recommended in the TUDGs; however, based on a review of the proposed plans, these deviations are acceptable.
  - b. The proffers indicate that the general extent and location of all retail uses will be provided with each FDP submission; staff will continue to review this to ensure that

active street level uses are provided. Specific suggestions on the location of retail spaces are provided in this memo.

4. Streetscape Design: A number of streetscape design waivers have been submitted and reviewed as part of this rezoning request. These waivers are largely based on current site conditions, including the existing topography, buildings, and underground parking structures. With the exception of the waiver requests as noted below, the application is consistent with recommendations of the Comprehensive Plan and TUDGs regarding streetscape dimensions.

a. Waiver Requests:

- i. FC\_S01: Westwood Center Drive at Wal-Mart Building: A waiver of the required 4' minimum building zone has been requested to allow a 3' wide building zone. There are no doors located along this building face, and no outdoor dining or landscaping will be located within the building zone. As on-street parking has been provided along Westwood Center Drive and the appropriately sized landscape amenity panel and clear sidewalk zone have been provided, and this is a tertiary pedestrian circulation zone, OCR does not object to the approval of this waiver request.
- ii. FC\_S02: Ashgrove Lane at Existing Hotel: The applicant has requested a waiver for the building zone and the landscape amenity panel for this segment of Ashgrove Lane, adjacent to the existing hotel. Due to the existing hotel and mechanical equipment, the site is very constrained in this area. The applicant is providing an 8' wide clear sidewalk, and there are no doors fronting along this street segment. OCR does not object to this waiver.
- iii. FC\_S03: Cornerside Boulevard at Existing Hotel: The applicant has requested a waiver of the 6' min. width landscape amenity panel in this location due to existing site constraints. The existing hotel sits back only 10' from the future Cornerside Boulevard, and there is an existing underground garage in this location, making street trees unviable. The applicant has provided a 6' wide sidewalk and a 4' wide building zone in this location. Due to the site constraints, OCR does not object to the waiver of the landscape amenity panel for this short segment of streetscape.
- iv. FC\_S04: Route 7 at Building C: The applicant has requested a reduction in the building zone from 15' wide to a min of 11' wide. Sheet L5.1 shows a 7' building zone; please clarify the waiver request.
- v. FC\_S05: The applicant has requested a waiver of the building zone for Cornerside at Existing Building C; design standards require a building zone 4-12' wide. Staff recommends that, rather than waiving the building zone to 0'

- wide, the applicant adjust the dimensions of the streetscape in this location and provide a 2' building zone, a 6.5' wide clear sidewalk, and a 6.5' wide landscape amenity panel. Without a building zone, there is no area to account for door swing, as the doors would open into the clear sidewalk zone, further reducing its width for pedestrians. This waiver should be resubmitted with modifications for further review.
- vi. FC\_S06: Cornerside Boulevard at Plaza C: Due to the existing parking garage located under Plaza C, tree pits are not able to be provided. The applicant has requested a waiver of the landscape amenity panel in this location. OCR does not object to this waiver request.
  - vii. FC\_P01, FC\_P03, and FC\_P04: Due to site constraints, on-street parking cannot be provided in these locations. OCR does not object to these waivers.
  - viii. FC\_P02: Waiver of on-street parking for Westwood Center Drive at Building A/B: As this portion of Westwood Center Drive is a primary pedestrian corridor, and on-street parking is an important component to the overall vitality of retail, OCR staff does not support this waiver at this time. We recommend that this waiver request be deferred and reviewed again with the FDP for Buildings A/B.
- b. It is unclear what is proposed for the Route 7 streetscape north of Future Street with Building C, shown on the CDP Sheet C-4. This sheet does not appear to show the ultimate proposed condition and does not match the landscape sheets.
  - c. Areas of potential outdoor dining have been added to Sheet L1.1. The areas identified along Building B encroach into the clear sidewalk zone and the landscape amenity panel; there does not appear to be enough space to provide outdoor dining in these areas. For Building C, outdoor dining would be appropriate provided that pedestrians have a clear path to move through the space; no pinch points should be created. The applicant should provide a blow-up of the potential outdoor dining areas to demonstrate that pedestrian circulation, especially the clear sidewalk zone, is not impacted.
  - d. The streetscape plans/sections should be updated to reflect the nomenclature used in the Comprehensive Plan, the Urban Design Guidelines, the Tysons Transportation Design Standards and the proffers.
  - e. Based on the depth of the parking garage tunnel (Sheet C-4), street trees along Future Street may need to be adjusted at the time of Site Plan.
  - f. The raised tree planters shown on Sheet L5.0 are a creative solution to address the issue of the existing underground parking garage in this location, as they allow a tree canopy and streetscape to be provided. Due to the location of on-street parking, a 2' wide pedestrian refuge as measured from the face of curb has been provided. The

- applicant has included a note to indicate that the trees will be located to avoid conflicts with on-street parking, such as where a car door would open.
- g. The applicant should commit to provide retail fronts for the upper level path along Building C at Future Street. OCR has concerns that this may become the back end of a retail operation, which would eliminate the activation element of this façade.
5. Building Design: Generally, the building design and massing is consistent with the recommendations of the TUDGs. Build-to lines are generally in agreement with the Comprehensive Plan except as noted above.
- a. The exposed upper parking decks on the existing Wal-Mart building should be eliminated by using green roofs or other design elements. Modifications to the building would allow the additional stormwater management and/or outdoor recreational benefits to be provided.
  - b. Buildings A and B along Westwood Drive should be further evaluated at FDP for street edge/street width relationship. If another high-rise develops on the south side of Westwood Center Drive, and no building step-back is designed, a wind-tunnel effect would likely be created along this streetscape. The applicant has included a proffer (Proffer 14) to allow additional design review of this step-back at FDP.
  - c. Plan notes indicate that parking structure and loading entrances are subject to change and that parking levels above grade can vary at FDP. As the parking entrances and loading spaces have a large impact on the pedestrian experience, these locations and widths should be subject only to minor modifications at FDP, provided there are no adverse impacts on the streetscape. Parking and loading widths should not be increased from that shown on the CDP, and the height of above-grade parking structures should not be increased from that shown on the CDP. Notes 5 and 6 on Sheet A201 should be modified.
6. Parking Garage Design: Parking is provided in parking structures which are integrated into the building design.
- a. Parking garage facades are potentially visible in a few locations on the site. The applicant has committed in the proffers and indicated on the drawings that these will be sufficiently treated to provide an attractive and enjoyable pedestrian experience.
  - b. The applicant has provided a proffer that states that all parking lot and new building mounted security lighting shall utilize full cut-off fixtures, and recessed lighting shall be directionally shielded to mitigate the impact on adjacent properties and views from the street.
7. Building Heights: The CDP sets minimum and maximum building heights for the three new proposed buildings. Building C is the shortest with a range from 50-85' tall. From an urban

design perspective, staff suggests that a taller building in this location would add variety to the building massing and skyline views, in addition to fitting the more urban form envisioned for Tysons.

8. Urban Parks: The applicant is proposing a series of parks and open spaces throughout the development. Although the park spaces are small, they create a park network on the site and are visually connected along Cornerside Boulevard, which creates the illusion of one larger space. Due to site constraints, the park spaces are focused internally, but the placement is appropriate based on the surrounding uses.
  - a. The private bocce court at Building C's residential entrance (Sheet L2.2) is an interesting concept, but the functionality of having a bocce court that close to the sidewalk is a concern. Staff has concerns about how the bocce court balls, decomposed granite surfacing, and users may spill out into the clear sidewalk zone. Design suggestions include separating the bocce court from the sidewalk by the use of an 18" high wall to create separation and definition between the spaces. This could also serve as a seat wall. This issue could be addressed through an FDP condition.
  - b. Staff suggests that the applicant commit to providing an activation element for Pocket Park H (Sheet L2.3), such as a commitment to providing a Wi-Fi hot spot in this location or working with the Tysons Partnership on a larger plan to bring Wi-Fi to all public spaces.
  - c. Park space E at the intersection of Cornerside and the Future Street will be the signature civic space for this development. The proffers detail the elements that will be included in this park to make it a lively space that people will be drawn to (seating, pop-up fountains, vertical sculptural elements). To ensure that the park is a success, the applicant should commit to activate the first floor of Building C surrounding the plaza.
  - d. A contribution for the provision of athletic fields is provided in the proffers.

**FDP 2011-HM-032 (Building C) Detailed Comments:**

1. Interim Conditions:
  - a. Sheets L-2.6 and L-2.7, and L-2.7A show the improvements proposed for the interim parking lot at Westwood/Route 7. A temporary retail layout is also shown. Interim retaining wall heights shown on Sheet C-22 are very tall (+/- 9') and create a visual and physical barrier between Route 7 and the site. Consider alternative design solutions to avoid the interim walls or reduce the height to the extent possible. The applicant should provide an elevation and material detail for these walls, and consider additional supplemental landscaping along the wall.

- 
- e. The phasing between the interim surface lot to be used during Building C construction, the proposed commercial off-street parking, and the possible temporary retail layout is unclear. In addition, staff continues to suggest that an interim or pop-up park be proposed for this prominent corner close to metro.
  - f. It is unclear what is proposed for the Route 7 streetscape north of Future Street with Building C (Sheet C-7). The full improved streetscape should be provided with Building C, and the plans should reflect this.
2. Building/Site Design:
- a. Throughout the year, at least a portion of the Building C courtyard will be in shadow (Sheet A-6). Recommend that shade tolerant plants be used in these locations, to be determined at site plan.
3. Streetscape:
- a. The streetscape plans and sections should be updated to reflect the nomenclature used in the Comprehensive Plan, the UDGs, the Tysons Transportation Design Standards, and the proffers.

CC: Suzanne Lin, Staff Coordinator, DPZ/ZED  
Suzianne Zottl, Revitalization Program Manager, OCR  
OCR File



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: June 3, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ/CDP 2011-HM-032  
Tysons West FDP 2011-HM-032

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application and Conceptual Development Plan (CDP) application and the Final Development Plan for Building C which has been revised through May 10, 2013; and the proffers revised through May 13, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

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

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 74 states:

“Stormwater Management

Tysons Corner is located in the headwaters area of several of the county’s watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.

Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.

Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 82-84 states:

Stormwater Design

“Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.
- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.
- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.
- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.
- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.
- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

“Natural Resources Management

Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons’ streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons’ green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design.”

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations under Environmental Stewardship, page 76 states:

“Green Buildings

Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants’ health and productivity, and reduce waste and pollution... Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices....

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased

stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions.”

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9 states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
  - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
  - Where feasible, convey drainage from impervious areas into pervious areas. . . .
  - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .

The applicant has provided a commitment to contribute \$10,000 for the preparation of a stream restoration plan for Old Courthouse Spring Branch (Proffer #61) to advance natural resource enhancement in Tysons Corner.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The applicant should, therefore, be encouraged strongly to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

#### **Traffic Noise**

The subject property will be affected by transportation generated noise. The applicant has provided a noise study for Building C performed by Polysonics, Report #5473, dated January 17, 2013. This analysis essentially reviews impacts on the entire subject property even though Building C is the only new construction occurring at this time. According to that noise study, noise level contours do not exceed 70 decibels in the area where Building C will be constructed and outdoor recreation areas (courtyards) will not be affected by noise levels exceeding 65 decibels. The highest noise level measurement will be 69.4 decibels. The consultant concludes that this level of noise can be mitigated with windows, doors, wall and construction materials capable of achieving the 45 decibel level mitigation recommended by the Comprehensive Plan in interior areas of new residential units. Furthermore, the study concludes that ground level noise in outdoor recreation areas defined predominately as courtyards will not be affected by transportation generated noise levels in excess of 65 decibels because of the shielding provided by the building.

In Table 10, the acoustical analysis provides a recommendation for STC ratings for walls and windows for interior areas of residential units that are not as stringent as what would be recommended by the County to mitigate noise levels within the 65-70 decibel range in order to achieve an interior noise level which does not exceed 45 decibels.

The applicant has provided a proffered commitment (#19 revised proffer statement) to ensure conformance with the Plan guidance recommendation that noise in interior areas of new residential development and other noise sensitive uses not exceed 45 dBA  $L_{dn}$  and that noise in

commercial areas not exceed 50 dBA L<sub>dn</sub>. While the proffer ensures that the individual refined acoustical analyses will be provided for each building which has been determined to be affected by transportation generated noise, the proffer does not commit to mitigating noise in outdoor recreational areas. Specifically the proffer emphasizes that future refined noise studies will be performed only for the "interior" areas of buildings. The noise study concludes that noise in interior courtyard areas will not exceed 65 decibels because of shielding provided by Building C. Staff recommends that the refined noise study address both outdoor recreation areas and interior areas of buildings.

While the proffer does not commit to a noise analysis for the entire application property, the Noise Study submitted for Building C does provide noise level information regarding the entire site which is sufficient for this review.

The proffer does not identify recommendations for the appropriate building material specifications within certain noise ranges for walls, windows and doors which may be necessary to mitigate noise in affected residential units within certain noise levels. The omission of STC ratings in the proffer raises a question because the noise study recommendation does not capture the standard STC rating typically recommended by the County within the 65-70 noise decibel level range.

The applicant is encouraged to strengthen the proffer as recommended by staff to incorporate building material recommendations for the development which falls within the 65-70 and 70-75 noise decibel level ranges.

#### Final Development Plan: Building C

The noise study for Building C situated adjacent to Leesburg Pike and south of the Dulles Access Toll Road was performed by Polysonics during the 24 hour period of December 6 - 7, 2012. A single noise measurement was taken. The study accounted for current and future traffic volumes projected to 2030 as well as the future Metrorail based on information from other locations. The study determined that Building C façades on Leesburg Pike will be affected by transportation generated noise levels as high as 69.4 decibels. The study concludes that noise in residential units facing Leesburg Pike can be mitigated to meet Plan guidance with appropriate building materials.

Table 10 of the acoustical analysis provides a preliminary recommendation for STC ratings for walls and windows for interior areas of residential units that are not as stringent as what would be recommended by the County to mitigate noise levels within the 65-70 decibel range. However, the reviewing consultant qualifies this aspect of the study and strongly supports a building shell analysis and review of topographical information when such information is available to determine exact STC recommendations. The proffer should specifically address that a refined acoustical analysis will be submitted at the time of building plan/site plan submission to DPZ and DPWES and that analysis should include building material specifications for walls and windows which will be sufficient to mitigate transportation generated noise in interior areas of Building C, as recommended by staff. The proffer should also be revised to eliminate the word "interior" when referencing a revised acoustical analysis for Building C.

### **Green Buildings**

The vision for Tysons Corner as expressed in the Comprehensive Plan recommends at a minimum achievement of the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development.

The applicant has provided a proffer which commits to achieve the Plan goal of LEED certification with an escrow of \$2.00 per square foot to be posted prior to building plan approval for each residential building. In addition, the proffer includes the option for the applicant to seek the next higher level – LEED Silver with no escrow. The applicant identifies alternative residential rating programs to LEED certification. The proffer (#15F, May 13, 2013) should be modified to reflect the new name of the National Association of Home Builders Program (NAHB) program which is the “2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance.”

The applicant has provided a proffer which commits to achieve the Plan goal of LEED Silver certification with an escrow of \$2.00 per square foot to be posted prior to building plan approval for the office building. In addition, the proffer includes the option for the applicant to seek the next higher level. In referencing commercial buildings and the potential for attainment of LEED-CS Gold certification, staff recommends that Proffer #16 E, May 13, 2013 proffer statement be modified to state, “Prior to final bond release for the subject building, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ, demonstrating the status of attainment of LEED-CS Gold certification from the USGBC for the subject commercial building.”

### **Sustainable Energy Practices**

This application includes a proffered commitment to sustainable energy practices for this development. The proffer commits to two electric vehicle ready parking spaces for in each new garage for Buildings A, B and C. In support of sustainable energy practices the proffer also commits to providing non-proprietary energy and water consumption data for each building.

Staff recommends the following proffer modifications:

- That information will be provided at FDP submission about how extensive the shared energy conduit system will be for the buildings within that submission;
- That information will be provided regarding the extent to which the proposed EV ready conduit system will be available within the specified parking garage which is the subject of the FDP.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 19, 2013

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Jerry Stonefield, Acting Stormwater Reviewer  
Site Development and Inspection Division  
Department of Public Works and Environmental Services

**SUBJECT:** Tysons West; Rezoning Application RZ 2011-HM-032; Conceptual Development Plan (CDP) Dated May 10, 2013, and Final Development Plan (FDP), Dated May 10, 2013; Tax Map Numbers 029-1-01-0010-D, 029-3-01-0001-B, and 029-3-20-0000-C1; Hunter Mill District

We have reviewed the subject CDP and FDP, both dated revised May 10, 2013, and draft Proffers dated June 12, 2013, and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) designated on the site.

### Floodplain

There are no regulated floodplains on the site.

### Stormwater Quality Control

Although substantial information is provided related to the Tysons comprehensive plan stormwater goals, the application does not include computations to demonstrate that the development will be compliant with the minimum water quality control requirements specified in the current Public Facilities Manual (PFM). The development, in addition to addressing the comprehensive plan goals, must also meet the applicable water quality control requirements in effect at the time of Site Plan approval.

### Stormwater Quantity Control

The applicant indicates that the proposed facilities will be designed to reduce the post-developed peak flow for the 2-year and 10-year storm events, such that the proposed release rates will be equal to or less than the existing condition peak rates, using a combination of techniques, including green roofs, urban bio-retention areas, and possible underground detention vaults. The final design on the Site Plan must include appropriate details of the capacity and function of the facilities, and calculations of the release rates, and demonstrate compliance with the detention requirements in effect at the time of Site Plan approval.



The applicant has submitted a separate waiver request, 6279-WSWD-001-1, to allow the underground stormwater detention facilities be located within the proposed residential development. In accordance with PFM § 6-0303.8, underground detention facilities may not be used in residential developments unless specifically waived by the Board of Supervisors in conjunction with the approval of the rezoning. DPWES analysis and recommendation were provided in a separate memorandum dated May 28, 2013.

### **Downstream Drainage Complaints**

There are no specific drainage complaints on file regarding the downstream drainage system.

### **Adequate outfall**

The outfall map and description (sheet C-13 on the CDP, sheet C-21 on the FDP) indicates the location and direction of the downstream drainage system, but does not describe the condition or calculate the capacity. The narrative includes the statement "The adequacy of the outfalls for this CDP is based upon the premise that an adequate outfall is in place or will be in place at the time of final Site Plan." The FDP must include, per Section 16-502.2.A(14) of the Zoning Ordinance, a preliminary stormwater management plan that includes information about the condition and adequacy of the downstream drainage system, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed, to the point that is 100 times the site area. In addition, a description of how the adequate outfall requirements of the PFM will be satisfied, not just the extent of review, should be included. If the downstream system is not adequate, additional measures will be necessary to satisfy the outfall requirements.

The applicant has listed on sheet C-10A of the CDP, a request for a "deferral of PFM Section 6-0203 requiring an analysis of the outfall until such time that the entire portion of the drainage shed of the sites outfall that is within the PTC district has been full redeveloped in the PTC zoning. This is necessary to fully account for the effects of the PTC required runoff reduction on the receiving channel." The PFM requirement that each development plan demonstrates that the adequate outfall provisions are satisfied at the time of Site Plan approval is mandatory, and cannot be waived, modified, or deferred. All statements regarding the request for a deferral of the adequate outfall analysis must be removed from the CDP, as such request is not approvable.

### **Tysons Corner Urban Center, Areawide Recommendations:**

The Environmental Stewardship Guidelines in the Comprehensive Plan call for a progressive approach to stormwater management that promotes low impact development techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. Applications with a significant increase in density/intensity (e.g. redevelopment option is being pursued) should incorporate innovative measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume, and control peak flows for the remaining stormwater that cannot be completely captured on-site. The first inch of rainfall runoff should be retained on-site through infiltration, evapotranspiration and/or reuse. Achieving a goal of retaining the first inch of rainfall will ensure the runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events. In addition, the stormwater

measures should be sufficient to attain the stormwater quality and quantity control credits of LEED (or equivalent). If, on a given site, it is demonstrated that the goals are not fully achievable, then all available measures should be implemented to the extent possible.

The applicant provides preliminary stormwater plans and computations on the CDP (sheet C-9 through C-12A) and the FDP (sheets C-15 through C-19) for four drainage areas, indicating the amounts of stormwater runoff reduction that will be achieved with the development:

Drainage Area	Building/Block	Existing/Proposed Use		Area Captured by BMPs (ac.)		Rainfall Depth Retained (in.)	
		CDP	FDP	CDP	FDP	CDP	FDP
A	Building C	Residential & retail		3.42	3.42	0.96	0.96
B	Buildings A&B	office & residential	parking lot	2.34 <sup>1</sup>	0 <sup>2</sup>	1.06	0.06 <sup>3</sup>
C	Building E	Sheraton		5.22	3.94 <sup>4</sup>	0.86	0.65 <sup>4</sup>
D	Building D	Walmart		2.66 <sup>5</sup>	2.66 <sup>5</sup>	0.69	0.69
Total				13.64 (85%) <sup>6</sup>	10.02 (63%) <sup>6</sup>	0.86	0.65

<sup>1</sup> Area Captured includes “potential offsite treatment area” of 0.24 ac. of Westwood Drive, but not 0.56 ac. of Leesburg Pike.

<sup>2</sup> There are no BMP facilities proposed for the interim parking lot shown on the FDP.

<sup>3</sup> The minimal amount of rainfall retained, even without structural BMP facilities, is the rain that is not converted to runoff, based on the land cover and hydrologic soil group.

<sup>4</sup> The FDP shows fewer retrofits and less area to be controlled by stormwater facilities, resulting in a smaller amount of rainfall depth retained.

<sup>5</sup> Does not include “potential offsite treatment area” of Westwood Center Drive or Sheraton Tysons Drive.

<sup>6</sup> Drainage areas captured by proposed BMPs divided by total site area (16.0 acres).

The applicant has identified adjacent “potential offsite treatment areas” (i.e., existing ROWs) on the overall stormwater management map, as described in the Stormwater Management Narrative (CDP sheet C-10A, FDP sheet C-16), that could be captured and treated, but specifically commits to treating only a 0.24 ac. portion of Westwood Drive adjacent to Buildings A and B. The applicant states that the other facilities are not proposed at this time, but that “this additional retention of off-site water could help mitigate any short comings or infeasibility of tier 3 applications with subsequent FDP applications and final engineered site plans.” However, the applicant indicates that if all identified off site areas are captured, an additional 0.07 inches of rainfall would be retained, and that the total retention for the application would be 0.92 inches. The Guidelines recommend that if retention of the first inch of rainfall is not fully achieved, the applicant should implement all available measures to the extent possible in order to support the stormwater goals and achieve partial retention of the first inch of rainfall. Since the application has not met the full 1” goal, the applicant should commit to treat all possible on-site and off-site areas and retain as much runoff as possible.

With respect to the preliminary stormwater management information shown on the CDP and FDP, DPWES offers the following comments:

- 1) The applicant states on sheet C-10A of the CDP and sheet C-16 of the FDP, that "...waivers of certain requirements will be needed in order to meet the overall concept of the PTC comprehensive plan." As described below, the PFM has recently been amended to add Section 2-1200, which specifies the Director of DPWES may consider alternatives in circumstances where strict application of the PFM standards cannot be met for a particular site and where new or creative urban designs are proposed, subject to certain criteria. If alternatives are proposed, the applicant must include on the Site Plan the detailed design, calculations, supporting data and descriptions, as specified in PFM Section 2-1200.1, for consideration by DPWES at the time of Site Plan review. On CDP sheets C-2 and C-10A, and FDP sheets C-2 and C-16, the applicant lists certain PFM requirements and provisions. Based on the preliminary information presented on the CDP/FDP, DPWES staff offers the following observations and remarks regarding the listed waivers and deviations related to the stormwater management facilities:
- a) Waiver of PFM Section 6-0303.8 for the location of an underground SWM vault located in a residential area.

As described above, a separate request has been submitted, and staff analysis and recommendation was provided in a separate memorandum. As specified in the PFM, the Board of Supervisors must take action on the request concurrently with the subject rezoning application.
  - b) All requested deviations of PFM Section 6-1304.2C to allow for installation of permeable pavement facility that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.

Sufficient details have not been provided to evaluate and comment upon the deviation. The applicant states that infiltration tests have been performed and show "very positive results", but do not include the soil boring logs to indicate the depth of fill, if any, at the proposed locations. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including final design details, such as the field tests and the soil boring logs to indicate the location, depth, and consistency of the fill, if any, and the distance that the bottom of the proposed facility is below the existing fill, and justification why the applicable PFM standard cannot be met.
  - c) All requested deviations of PFM Section 6-1304.2F to set the minimum horizontal setbacks from building foundations be reduced to zero (0) feet in order to facilitate installation of the permeable pavement system.

Sufficient details have not been provided to comment upon the design. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including, but not limited to, the actual proposed setback based on the final design, a description of the applicable requirement, and justification why it cannot be met.
  - d) All required deviations of PFM Section 6-1304.4I to allow utilization of infiltration rates less than 0.52 inch/hour for infiltration systems.

A note on CDP Sheet C-10A (and FDP sheet C-16) states that testing was performed and show "very positive results". If the field tests indicate the rates are acceptable for the proposed locations, a deviation of the minimum rate is not warranted. Please provide the test locations, boring logs, and certified results regarding the suitability of

the soil and revise the CDP and FDP to eliminate the reference to a deviation, as it appears it is not warranted. Please note, in accordance with PFM amendment 111-13-PFM, effective March 20, 2013, the design of the facility shall be in accordance with the soil testing, reporting and meeting procedures of § 4-0700 *et seq.*

- e) All required deviations of PFM Section 6-1306.3F to allow for any detention facility located within a building or garage structure to be governed by building code requirements for access and maintenance.

Sufficient details have not been provided to evaluate the design. The general location of potential vault is shown on the Overall Stormwater Management Plans, but the location, configuration, or maintenance access are not included in the building/garage floor plans. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including adequate justification substantiating why the applicable PFM standard cannot be met. Please note that any alternative submitted for consideration by the Director must comply with other applicable provisions, such as the building code, per PFM 2-1200.1G.

- f) All required deviations of PFM Section 6-1307.2C to allow for installation of Bio-retention and infiltration facilities that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material.

Sufficient details have not been provided to evaluate and comment upon the deviation. The applicant states that the infiltration tests show "very positive results", but do not include the soil boring logs to indicate the depth of fill, if any, at the proposed locations. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including final design details, such as the field tests and the soil boring logs to indicate the location, depth, and consistency of the fill, if any, and the distance that the bottom of the proposed facility is below the existing fill, and justification why the applicable PFM standard cannot be met.

- g) All required deviations of PFM Section 6-1307.2E to set the minimum horizontal setbacks from building foundations be reduced in order to facilitate installation of bio-retention systems.

The narrative on sheet C-2 states the required deviation the horizontal setback to zero (0) feet, but the narrative on CDP sheet C-10A (FDP Sheet C-16) indicates the requested deviation is for the setback be reduced to four (4) feet. Sufficient details have not been provided to comment upon the design. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including, but not limited to, the actual specific proposed setback based on the final design, a description of the applicable requirement, and justification why it cannot be met.

- h) All required deviations of PFM Section 6-1307.2F to allow installation of bio-retention facilities in the vicinity of loading docks, vehicle maintenance or outdoor storage areas.

The CDP and FDP do not show any proposed bio-retention filters area in the vicinity of the loading dock, and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore the reference to the deviation should be removed from the CDP and FDP, as it is not applicable to the development as shown.

- i) All required deviations of PFM Section 6-1307.2G to allow for the maximum drainage areas to bio-retention filters utilized for the retention of the first 1" on runoff be eliminated in order to accommodate rooftop runoff piped to proposed structures.

Sufficient details have not been provided to assess and comment upon the design. If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including, but not limited to, the specific drainage areas to each individual bio-retention filter and corresponding larger footprint and additional pre-treatment; proposed enhancements to the design of the specific facilities to mitigate the potential adverse effects related to evapotranspiration rates, porosity, hydraulic overloading, short-circuiting, bypass and larger storm overflow; sufficient flow controls and other mechanisms to ensure proper function, safety and community acceptance; and justification why the applicable standard cannot be met.

- j) All requested deviations of PFM Section 6-1309.2C to allow installation of tree box filters in the vicinity of loading docks, vehicle maintenance or outdoor storage areas.

Sufficient details have not been provided to evaluate and comment upon the deviation. The loading spaces appear to be either not near the filters or within the buildings. The application does not specify if the facilities would even capture surface drainage from the loading dock(s). If an alternative is warranted, the applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including, but not limited to, the drainage divides, and pre-treatment devices to reduce the concentrations of potential hydrocarbons, toxics or heavy metals before the flow is captured by the tree box filters, and justification why the applicable PFM standard cannot be met.

- k) A deferral of PFM Section 6-0203, regarding the requirement for an analysis of the outfall, until the entire shed is fully redeveloped under the PTC district (listed only on sheet C-10A of the CDP)

As stated above, the requirement that the site discharge into an adequate outfall is mandatory and cannot be deferred. At the time of Site Plan approval, the adequate outfall requirements in effect at the time must be satisfied. All statements requesting a deferral of the adequate outfall analysis must be removed from the CDP.

- l) The applicant states (on sheet C-10A) that the SWM vaults shall extend beyond the building face where it shall not adversely impact landscaping or the sidewalk zone to provide access.

The approximate vault locations are shown on the Overall Stormwater Management Plans, but the locations of the maintenance access doors were not included.

- m) The applicant states (on sheet C-10A) that a 4'x4' access door shall be provided for stormwater vault maintenance.

As mentioned above, the sizes, locations, and configurations of the maintenance access points are not shown. PFM Section 6-1306.3H requires two or more access points for each major storage chamber or run of pipe. Although PFM Section 2-1200 allows the Director to consider alternative designs, such alternatives would not be approved in circumstances where the existing standards can be met.

- 2) Although the applicant includes sizing charts for various proposed stormwater facilities. The final design, construction, and maintenance of the stormwater facilities will be reviewed for

conformance with all applicable standards and specifications in effect at the time of final Site Plan. For the runoff reduction practices included in the "Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet," the designs, sizes, details, specifications and limitations of should be based on the PFM, or for practices not in the PFM, the Virginia DCR Stormwater Design Specifications found on the BMP Clearinghouse website:

<http://vwrrc.vt.edu/swc/NonProprietaryBMPs.html> (where different, the more restrictive specification applies). Please note that although the Director of DPWES may consider alternative standards, in accordance with PFM Section 2-1200, such alternatives would only be approved in circumstances where it is demonstrated that the existing standards cannot be met. Any alternative that does not meet all achievable standards and specifications at the time of Site Plan would not be approved and other facilities would be required to control the stormwater runoff, such that the total runoff volume reduction, as specified on the CDP and FDP, is achieved.

- a) Vegetated green roofs are proposed. The narrative states that each building's roof area shall be controlled by a vegetated roof that has been designed to treat both vegetated and non-vegetated areas. However, the PFM and VA DCR Design Specifications are based on green roofs capturing and treating only the rain that falls on the vegetated roof surface, but not additional areas. In order for DPWES to evaluate the alternative at the time of Site Plan, the proposed design, function, operation, and maintenance of the facilities, the final design details and documentation must be shown on the Site Plan including, but not limited to: the design standards (e.g., the locations and sizes of the vegetated and non-vegetated roof areas, drainage areas, sizing criteria, rainwater collection, conveyance, distribution and overflow systems); soil media specifications (e.g., depth, void ratio, hydraulic conductivity and retention capacities); vegetation information (e.g., plant species, including seasonal ranges of water absorption and consumption rates); maintenance considerations (e.g., responsibility, frequency of inspections, procedures and costs); and monitoring of the long term function, viability and efficiency of the alternative designs. If the alternatives are not approved, other facilities and measures may be required at the time of Site Plan to achieve the volume reduction credit commitment, as specified on the FDP.
- b) The general locations of proposed stormwater planters, tree box filters, raingardens and urban-bioretenion are shown on the CDP and FDP.
  - i) The inconsistent names and descriptions of the proposed stormwater facilities may lead to difficulty at the time of final Site Plan, because the applicable design standards, specifications, and limitations are different for each type of facility. Where one type may be acceptable, another may not be appropriate for the same location. For example, the maximum drainage areas listed in DCR Specification 9-A for Urban bio-retention facilities are significantly different than DCR Specification 9 for Bioretention Filters. The final design on the Site Plan must clarify the specific type of facility and demonstrate compliance with all the applicable standards. The Site Plan must show the final design complies with all applicable standards or other approved alternative. Otherwise, other facilities would be required to control the stormwater runoff, such that the total runoff volume reduction, as specified on the CDP and FDP, is achieved.
  - ii) The types, size and density of the vegetation of the bio-retention tree pits proposed near street intersections must be designed to not impact sight distances.

- 3) Proffer 23.C, last paragraph, states: "Maintenance access points to the SWM Facilities and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape when feasible. If the access points must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to ADA requirements), be flush with the walkway, and meet ADA accessibility requirements."

The final design on the Site Plan must show the access points to stormwater facilities are be capable of being opened by one person without the need of additional lifting equipment (e.g., a crane), so that the weight of the access covers does not impede the frequent inspections and routine maintenance of the facilities

- 4) Proffer 23.D. Site Distance Considerations. The types, size and density of the vegetation within bio-retention tree pits is critical to the function and efficiency of the facility. If the vegetation necessary for the stormwater facilities proposed near street intersections such that the tree canopy is provided elsewhere, the stormwater runoff reduction provided by the facilities must also be provided in other locations and/or facilities.
- 5) Proffer 53.A. It appears a portion of the potential trail may be on the dam embankment of the existing stormwater management pond located on parcel 029-3-20-0009A. If so, the proposed public access easements must also be compatible with applicable dam standards.
- 6) Proffer 59. Stormwater Management.
- A. Stormwater Management Measures.
- i) The proffer should commit to provide the specific amount of stormwater control that will be met for the site, as specified on the CDP and FDP, subject to the determination of DPZ and DPWES.
- ii) The applicant makes a commitment that "Plans submitted subsequently to this rezoning shall identify the use of certain Low Impact Development (LID) techniques that will aid in runoff volume reduction and promote reuse throughout the site..."
- Portions of the subject rezoning are currently under construction pursuant to approved Site Plan(s) and associated Revisions. The applicant could also commit to investigate the feasibility and, if viable, propose, as part of any Site Plan Revision submitted subsequent to the application for rezoning, the construction of the proposed LID and other stormwater facilities associated with future phases of the development.
- iii) The applicant commit to "the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes and reduce pollutant runoff..." The proffer should specify a specific, measurable amount that the design of stormwater facilities is substantially more extensive than minimum requirements, to ensure the expectations for the design of subsequent plans are acknowledged and established.
- B. "At the time of each FDP, the applicants shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the stormwater management measures that would be sufficient to

meet the requirements of the aforementioned LEED will be provided and that the first inch of rainfall will be retained or reused to the maximum extent practicable...”

Although the FDP area covers the entire property subject to the CDP, the FDP shows certain phases of the development. The FDP shows an interim parking lot for the Building A&B site, and does not include any of the structural BMP facilities. In addition, the FDP shows less volume reduction for Building E than indicated on the CDP. The FDP must include an explanation of why the construction of the facilities shown on the CDP is not the possible, and the volume reductions shown on the FDP are the maximum practicable.

- i) The FDP includes the statement that infiltration tests have been performed and show “very positive results”, but do not include the soil boring logs to indicate the depth of fill, if any, at the proposed locations. Please note, in accordance with PFM amendment 111-13-PFM, effective March 20, 2013, the design of any facility involving infiltration shall be in accordance with the soil testing, reporting and meeting procedures of § 4-0700 et seq.
  - ii) The FDP does not include any proposed reuse of the stormwater runoff.
- C. The applicant states that “...this requirement may be met on an individual building basis or based upon the total area of the Property.”
- i) The FDP area includes the entire rezoning application area, and therefore the stormwater computations are based on the total area of the Property. The Proffer should specify that the individual site plans will demonstrate that the stormwater goals shown on the FDP for the respective drainage area will be met.
  - ii) The applicant states that the access points shall be detailed at the time of FDP, however, the access points to the stormwater vaults are not shown on the FDP.
- D. “With Each Subsequent Site Plan...”
- i) The applicant commits to the amount of volume control shown on the FDP, but states that the specific SWM facilities will be determined at the time of Site Plan. Although the Comprehensive plan recognizes evolving technology and promotes innovative stormwater facilities, the flexibility to use any combination of LID techniques (existing and future) must be in substantial conformance with the CDP and FDP, as determined by DPZ, in addition to being subject to the review and approval of DPWES. Per Section 16-502.2.A(14) of the Zoning Ordinance, the applicant must show the type, approximate location, estimated size (footprint area and storage volume) and maintenance access of each stormwater facility, and demonstrate the stormwater requirements will be met. Any changes to the site must be in substantial conformance with the CDP and FDP, as determined by DPZ.
  - ii) The proffer indicates “Where it is the Applicant’s intent to use a rainwater harvesting system (“RWHS”) for stormwater credit, variations in reuse water demand may create fluctuations in the draw down of the RWHS tanks(s)”. However, the applicant has stated on the CDP that there is no rainwater harvesting proposed with the application. Without specific stormwater reuse(s) designated, the magnitude and duration of the seasonal fluctuations, or the corresponding storage volume requirement, cannot be quantified. The demand for certain uses, such as the irrigation, may be insignificant during non-growing seasons (e.g., winter), such that the entire stormwater volume might be discharged off-site after the 10 day limit. Any excess volume should first be directed to other facilities using a “treatment train” approach, if possible, such that the

stormwater is still retained on-site. Only if other treatment is not possible, should the excess volume be released off site at rates that mimic the runoff characteristics associated with the site in a good forest condition for the corresponding rainfall event.

- E. The applicant no longer includes a proffer commitment to the time of construction for the water quality facilities that will capture and treat existing Buildings D and E.
- 7) Proffer 60: Tree Replacement. Any tree that is an integral part of the stormwater facility that is removed for maintenance or repair of the facility must be replaced to ensure proper function of the facility (e.g., bio-retention filters), regardless of the requested modification of the 10-year canopy requirement.
- 8) Proffer 61: Stream Valley Restoration Contribution. The Applicant will make a contribution for plan preparation or improvements to an unspecified stream valley prior to the issuance of RUP or non-RUP for the second new building on the property.
- Does "second new building" include the 1-2 story "pop-up retail" buildings on Blocks A & B as shown on the Alternate Final Development Plan, Sheet C-6A of the FDP, and described in Proffer 6.D? Could the last paragraph of proffer 6 (after 6.E) exclude the interim structures from this proffer contribution, or has it been determined otherwise at the time of this FDP?

**Recent, Pending and Future County Code and regulation changes:**

Implementing the Environmental Stewardship Guidelines for the Tysons Corner Urban Center will require a progressive approach to stormwater management that recognizes evolving technology and incorporates innovative stormwater management measures and techniques. Achieving the goals and objectives may require the use of alternative standards which might not be entirely consistent with, or even addressed in, the current PFM based on the unique characteristics of the urban environment. Recognizing that such alternatives standards may differ from the current requirements, the PFM was amended to add § 2-1200 (Tysons Corner Urban Center), effective May 1, 2013, to allow alternatives to be approved by the Director of DPWES in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed, subject to certain criteria. If such alternatives are proposed, the Site Plan shall include the final design, construction, operation and maintenance details, computations, supporting data, descriptions and rationale. The Director will also consider the possible impacts on public safety, the environment, aesthetics and maintenance burden, and may impose conditions. Any alternatives must be in substantial conformance with the development plans and proffers, consistent with any applicable urban design guidelines and standards, and comply with federal, state or local codes and regulations, etc., from which variances may not be granted at the local level.

The County is in the process of drafting new and revised County codes and requirements to comply with the Virginia Stormwater Management Law and Regulations adopted by the Virginia Soil and Water Conservation Board on May 24, 2011 (Regulations). Please note that the Regulations include provisions (4VAC50-60-48.A) which limit which land-disturbing activities could be considered "grandfathered" by the County, and therefore would not be subject to certain new criteria, based on several factors, including but not limited to, the dates of rezoning and site plan approvals, the information included in the approved plan, the initial VSMP permit issuance

and renewal(s), as well as the date(s) of construction. In addition, the County is participating in the ongoing code changes of the national and state building codes to, among other things, enhance and expand the provisions regarding rainwater harvesting and reuse within buildings.

Notwithstanding any notes, analysis, computations, narrative, facilities, details and/or design presented on the CPD/FDP, or statements in the Proffers, the final design, construction, operation and maintenance of the site, including, but not limited to, the stormwater facilities, shall be subject to review and approval by DPWES, in accordance with all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

Please contact me at 703-324-1720 if you require additional information.

cc: Bijan Sistani, Acting Director, Site Development and Inspections Division, DPWES  
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES  
Bin Zhang, Tysons Review Engineer, SDID, DPWES  
Aileen Santiago, Stormwater Review Engineer, North Branch, SDID, DPWES  
DPWES Zoning Application Review File (6279-ZONA-001-1)



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 28, 2013

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:**  Jerry Stonefield, Acting Stormwater Review Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Tysons West, RZ 2011-HM-032; Tax Map Numbers; 029-1-01-0010D, 029-3-01-0001B, and 029-3-20-0000C1; Hunter Mill District

**REFERENCE:** 6279-WSWD-001-1, Waiver to Allow Underground Detention Facilities in a Residential Development

In the referenced waiver request, dated January 24, 2013, the applicant seeks a waiver, approved by the Board of Supervisors (Board) in conjunction with the approval of the subject rezoning, to allow underground stormwater management facilities in a residential development, in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM). The Board may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective homeowners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board shall:

- be privately maintained;
- be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- not be located in a County storm drainage easement; and,
- have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

With the waiver request, the applicant included an exhibit of a portion of the proposed development showing the locations of potential stormwater vaults, and cost estimates for the construction and annual maintenance of the vaults.

### ANALYSIS:

An analysis of the possible impacts on public safety, the environment, and the burden placed on prospective home owners for maintenance is as follows:



Impacts on Public Safety – The design, location and access points of the stormwater vaults are critical attributes that affect the potential impact on public safety. For example, a proposed facility within a paved parking lot or next to a street or travel lane is viewed differently than a facility located in a grassy open space area. Parking lots and vehicular travel ways are places where children are less likely to play and gain unauthorized access to the facilities. In any location, locking manhole covers and doors must be provided at each access point.

Note 7 on sheet C-2 of the CDP states “The applicant therefore reserves the right to provide temporary storm water management and BMP facilities... including... underground vaults.” If it is the intent of the Board to approve the waiver request, staff recommends a condition that requires the design of any facilities, including, but not limited to, the location, number, size, shape, access points and function of the vaults, be subject to approval by DPWES, in accordance with all applicable requirements, policies and procedures in effect at the time of final Site Plan.

If it is the intent of the Board to approve the waiver request, staff recommends the applicant be required to provide liability insurance in an amount acceptable to Fairfax County as a condition of the waiver. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facilities will outfall into an existing piped storm drainage system. Therefore, staff does not believe there will be any adverse impact on the environment from the proposed underground facilities.

Burden Placed on Prospective Homeowners for Maintenance and Future Replacement – The financial burden of the prospective homeowners is dependent upon the anticipated annual maintenance costs, the projected cost of future replacement of the vaults, the form of ownership (e.g. rental apartments vs. condominium owner’s association), and the number of dwelling units. The annual maintenance costs are dependent upon factors such as size, location, access, and number of vaults, function, and frequency and methods of required maintenance activities. The future replacement costs are dictated by the final design, such as the number, size, and location of vaults, as well as the expected life span of the construction materials.

The CDP, dated revised May 10, 2013, shows the mixed use development consisting of the proposed construction of residential, office, and retail uses, with the existing hotel to remain, and retail (under construction) in building D. The applicant proposes ranges of residential units in two of the buildings. Building B is planned with a range of between 150 and 269 residential dwelling units, and Building C is planned for 275 to 400 residential dwelling units. The applicant has provided estimates of the total construction costs for the underground detention facilities, as well as annual maintenance. The applicant estimates the total construction costs for the two underground detention facilities at \$17,000 and \$34,000 for Buildings B and C, respectively. The amount of the annual contribution toward the replacement reserve fund, assuming an estimated 50-year lifespan (for concrete products) and interest compensates for inflation, would be approximately \$340 and \$680 for Buildings B and C, respectively. The annual contribution to the replacement reserve fund for the residents of Building B would be approximately \$1.26 to \$2.27 per dwelling unit per year (depending on

the total number of units actually constructed). The annual contribution to the replacement reserve fund for the residents of Building C would be approximately \$1.70 to \$2.47 per dwelling unit per year. The applicant estimates the annual maintenance cost, in current dollars, is \$1500.00 for each stormwater detention vault. The anticipated annual maintenance cost is estimated at \$5.58 to \$10.00 per unit in Building B, and between \$3.75 and \$5.45 per unit in Building C. The total estimated future replacement contribution and routine maintenance cost, for Building B is between \$6.84 and \$12.27 per unit per year, and for Building C is \$5.45 and \$7.93 for each residential unit owner, per year. The replacement reserve funds (i.e., accounts) must be separate from the annual maintenance funds (i.e., accounts) to ensure the monies are available at the time replacement is required and were not previously misspent on routine maintenance.

Although these calculations are based on the entire maintenance burden split among only the residential units (as a conservative estimate of the maximum financial burden per unit), staff recommends that the maintenance responsibility be shared among all owners within the development, not just the residential owners. The Proffers should commit to a minimum number of dwelling units for each particular building or Part, such that the costs associated with each vault are shared among at least the anticipated minimum number of owners, to ensure that the per unit share of the costs paid by any individual residential owner would not be a financial burden.

Staff recommends that, if it is the intent of the Board to grant the waiver, the applicant be required to establish a financial plan for the operation, inspection, maintenance and future replacement of the underground facilities. The applicant should be required to establish, as part of the owners documents, a fund for the annual maintenance and a separate reserve fund to cover future replacement of the facilities, based on the initial construction costs, an estimated 50-year lifespan (for concrete products). Staff recommends that the applicant prior to Site Plan approval, deposit in an escrow account an amount equal to the estimated costs for the residential units' responsibility of the first 20 years of maintenance of the facilities (based on the current estimate provided, a minimum of \$30,000 for each vault). The funds must not be made available to the owners association until after final bond release.

A maintenance agreement must be executed prior to site plan approval. Regular and frequent inspections of the stormwater management facilities are critical to ensure proper operation and maintenance. The access points must be located, designed and constructed in a manner in that does not hinder the frequent inspections and routine maintenance of the facilities. The total weight of the access covers and/or opening mechanisms (e.g. spring-loaded hinges) must be designed so that the covers can be opened by one person without the need of additional mechanical lifting equipment (e.g., a crane).

The applicant should also be required, as a waiver condition, to address future replacement of the underground facilities as part of a private maintenance agreement with the County. In order to maximize the useful life of underground facilities and minimize maintenance issues, staff recommends that, if it is the intent of the Board to grant the waiver, then the applicant must be required to construct the underground facilities with only reinforced concrete products.

The applicant must also provide that disclosure will be made in the chain of title of the owners' responsibility for maintenance and the associated waiver conditions.

RECOMMENDATION:

DPWES recommends that the Board approve the waiver to allow the underground stormwater detention facilities to be located in the residential portions of the Tysons West mixed-used development, subject to conditions consistent with the Proposed Waiver Conditions, 6279-WSWD-001-1, dated May 28, 2013, contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

ATTACHED DOCUMENTS:

Attachment A – Proposed Waiver Conditions, #6279-WSWD-001-1, May 28, 2013  
Attachment B – PFM Section 6-0303.8

cc: Michelle Brickner, Director, Land Development Services, DPWES  
Bill Schell, Acting Director, Maintenance and Stormwater Management Division, DPWES  
Bijan Sistani, Acting Director, Site Development and Inspections Division, DPWES  
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES  
Shahab Baig, Branch Chief, North Branch, SDID, LDS, DPWES  
Bin Zhang, Tysons Corner Urban Center Plan Reviewer, SDID, LDS, DPWES  
Aileen Santiago, Stormwater Review Engineer, North Branch, SDID, LDS, DPWES  
DPWES Zoning Application File (6279-ZONA-001-1)  
DPWES Waiver File (6279-WSWD-001-1)

## Proposed Waiver Conditions

6279-WSWD-001-1

May 28, 2013

(Concurrent with RZ 2011-HM-032, Tysons West)

If it is the intent of the Board of Supervisors to approve Waiver #6279-WSWD-001-1 in conjunction with RZ 2011-HM-032 for Tysons West, to allow underground stormwater management facilities in a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM), staff recommends the Board condition the approval by requiring conformance with the following conditions:

1. This approval is limited to Buildings B and C of the Tysons West mixed use development, as proposed with RZ 2011-HM-032. Notwithstanding any notes, and/or narratives included on the CDP, any substantial changes to the development plan, such as adding a residential component with underground stormwater vaults in another part of the development, will require Board approval of a revised waiver and conditions.
2. Notwithstanding any notes, analysis, narrative, and/or preliminary design presented on the CDP, the final design, construction, operation and maintenance of the underground stormwater detention vaults, including, but not limited to, the function, number, size, shape, location, access and discharge, shall be subject to review and approval by the Director of the Department of Public Works and Environmental Services (DPWES), in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.
3. To provide greater accessibility for inspection and maintenance purposes, the underground facilities shall have a minimum interior height of 72" and the access points must be located, designed and constructed in a manner in that does not hinder the frequent inspections and routine maintenance of the facilities. The total weight of the access covers and/or opening mechanisms must be designed so that the covers can be opened by one person without the need of additional mechanical lifting equipment, and be located, to the extent possible, within the private streets or travel lanes and not within the open space areas of the proposed development, as determined by DPWES.
4. The underground facilities shall be constructed of reinforced concrete products only, and incorporate safety features, including locking manhole covers and doors, as determined by DPWES at the time of construction plan submission.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to Site Plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners in good working condition acceptable to the County so as to control stormwater generated from the development of the site.
  - A condition that the applicant, property owners, their successors or assigns shall not petition the County to assume future maintenance responsibility or replace the underground stormwater facilities.
  - Establishment of a reserve fund for future replacement of the underground stormwater facilities.
  - Establishment of procedures to follow to facilitate inspection by the County, i.e., advance notice procedure, whom to contact, who has the access keys, etc.
  - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least \$1,000,000, against claims associated with underground facilities.
  - A statement that Fairfax County shall be held harmless from any liability associated with the underground stormwater facilities.
7. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan and private maintenance agreement, which insure safe operation, inspection and maintenance of the facilities.
8. A financial plan for the owner to finance regular maintenance and full life cycle replacement costs shall be established prior to final subdivision plat approval. The plan shall include a line item in the annual budget for routine operation, inspection and maintenance; a separate line item for the annual deposits toward future replacement (based on the initial construction costs and an estimated 50-year lifespan for concrete products); and a separate reserve fund (i.e., account) for the future replacement of the underground facilities.
9. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the owner which will cover 20-years of maintenance of the underground facilities. These monies shall not be made available to the owners' association, or equivalent, until after final bond release.
10. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, that the owner is responsible for the operation, inspection, maintenance and replacement of the underground facilities.
11. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the owner's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:
- “The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the maintenance agreement entered into with the County.”

**Public Facilities Manual (PFM) Section 6-0303.8**

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager  
Park Planning Branch, PDD

**DATE:** May 28, 2013

**SUBJECT:** RZ 2011-HM-032, Promenade at Tysons West  
Tax Map Number(s): 29-1 ((1)) 10D, 29-3 ((1)) 1B, 29-3 ((20)) C1

### **BACKGROUND**

The Park Authority staff has reviewed the proposed Development Plan dated October 21, 2011, as revised through March 10, 2013, for the above referenced application. The Development Plan requests the rezoning of 16.02 acres to the PTC zoning district. The plan proposes the development of a mixed-use, transit-oriented community with a combination of office, retail, residential, and hotel uses. The site is currently developed with a 22-story hotel, retail and fitness center, and a six-story parking structure. Full build out of the proposed plan would provide 408,768 square feet of office space; 700,000 square feet of residential; 430,820 square feet of hotel; and 253,373 square feet of retail space. The overall FAR would be 2.75 with a total gross floor area of 1,792,961 square feet. Based on an average multi-family household size of 1.75 established for the Tysons area, the development could add 1,171 new residents to the Hunter Mill Supervisory District.

### **COMPREHENSIVE PLAN GUIDANCE**

Per the Fairfax County Zoning Ordinance, the provision of open space and recreational facilities within the Planned Tysons Corner Zoning District must be in accordance with the adopted Comprehensive Plan recommendations for streetscape and urban parkland. The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities and offers a variety of ways to offset those impacts, (Parks and Recreation, Objective 6, p.8). Additional guidance for urban development is found both in the Policy Plan (Parks and Recreation, Park Classification System, p.10-11) and the Park Authority's Urban Parks Framework. Level of service standards for recreation facilities are identified in Appendix 2 (Parks and Recreation, Appendix 2, p. 17). Further guidance is provided in the Environmental Stewardship and Tysons West District sections of the Tysons Corner Comprehensive Plan.

### **ANALYSIS AND RECOMMENDATIONS**

#### **Urban Parkland Needs**

The Plan for Tysons calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket

parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

“The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied.”

Applying the urban parkland standard to the proposed development and assuming an average household size of 1.75, there is a need for about 1.88 acres of publicly accessible urban parkland onsite to serve the proposed development.

The tabulation of required urban park area reflected on Sheet L-1.1 indicates the provision of 1.62 acres of park space on site. Additionally, funds have been proffered towards the purchase of an additional 0.5 acres for the purpose of establishing an athletic field to serve Tysons. Therefore, combined, the application proposes 2.12 acres of publicly accessible park space, meeting the quantitative goal of the Comprehensive Plan.

More important than the total area of park space is the quality of the public park spaces. The applicant has been very responsive to staff concerns through the review process regarding the quality of the park spaces. Adjustments were made that greatly improved the quality of the spaces provided. The final design proposes a variety of spaces and a range of activation to serve the community that are visually connected.

*Evaluation:* Through quality of design, adjustments to site design, and commitment to fund offsite athletic field development, the proposed development plan provides ample and variable public park spaces to serve the new community.

#### **Private Recreation and Amenity Areas**

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. The plan reflects a total of 669 residential units. Current proffers leave it unclear as to if or how many ADUs might be provided with this application. If no ADUs are provided, the Ordinance-required amount to be spent on-site would be \$1,137,300. This amount would be reduced by \$1,700 for each ADU that may ultimately be provided. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

#### **Athletic Field Needs**

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities to meet the need of new residents, workers, and visitors to Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

“...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields...In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons.”

Based on Comprehensive Plan guidance, the proposed development generates a need for approximately one-quarter of an athletic field. The applicant has proffered to provide a cash contribution that can be used to purchase land and develop one quarter of an athletic field to serve Tysons.

*Evaluation:* The Applicant’s proffered cash contribution satisfies the athletic field requirement for this development.

#### **Other Recreational Facility Needs**

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

“The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors.”

Using adopted recreational facility standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, other publicly accessible recreational facilities needed for this project area include 1.35 sport courts such as tennis, basketball, or a playground.

The proposed development plan reflects a half basketball court, playground, and bocce court to satisfy the active recreation requirement. Park Authority staff, however, remains concerned about the potential loss of Park Space A due to ramp construction, which provides the primary location for active recreation on site. To supplement the need for active recreation options, the applicant has committed to pursue obtaining three off-site trail easements across three private properties within the Old Courthouse Spring Branch Stream Valley. This would not only benefit the future residents and workforce of the Tysons West development but the broader community as well.

*Evaluation:* The proposed on-site active recreation features and off-site trail commitment satisfy the need for on-site recreational facilities.

#### **Natural Resources**

The Park Authority owns Old Courthouse Spring Branch Stream Valley Park which is downstream of the subject property and lies within the Difficult Run Watershed. In February 2007, the Difficult Run Watershed Management Plan was adopted which addresses the existing and future conditions of this watershed along with planned projects to improve the condition and quality of this stream valley.

The subject property is located within 1,000 feet of Old Courthouse Spring Branch which will not only be the receiving body for outfall from the development, but will serve as a recreational and open space amenity for future residents and work force. All plant materials to be installed onsite should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity of the Park Authority property. The applicant has proffered that no invasive species will be used on the subject property.

*Evaluation:* The Applicant has satisfactorily addressed all significant natural resource issues.

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- The applicant has satisfied the requirement for the provision of onsite publicly accessible park space through quality of design and a commitment to fund off-site athletic field development.
- The applicant is required to apply the P-District expenditure for open space and recreational features at the rate of \$1,700 per non-ADU.
- The Applicant's proffered cash contribution satisfies the athletic field requirement for this development.
- The proposed on-site active recreation features and off-site trail commitment satisfy the need for on-site recreational facilities.
- The Applicant has satisfactorily addressed all significant natural resource issues.

Comments regarding specific proffered commitments are provided separately. Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division  
Andrea L. Dorlester, Planner IV, Park Planning Branch  
Chron Binder  
File Copy

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# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager  
Park Planning Branch, PDD

**DATE:** May 28, 2013

**SUBJECT:** FDP 2011-HM-032, Promenade at Tysons West  
Tax Map Number(s): 29-1 ((1)) 10D, 29-3 ((1)) 1B, 29-3 ((20)) C1

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 25, 2013, as revised through March 10, 2013, for the above referenced application. The Development Plan is being reviewed concurrently with RZ 2011-HM-032. The plan proposes the development of a mixed-use, transit-oriented community with a combination of office, retail, residential, and hotel uses. This Final Development Plan reflects the initial phase of development with the construction of Building C consisting of 290,000-400,000 square feet of residential and retail uses as well as a series of publicly accessible park spaces.

### ANALYSIS AND RECOMMENDATIONS

#### *Urban Parkland Needs*

Per proffer commitment, Publicly Accessible Park Spaces A through H are to be developed in concert with the construction of Building C, consistent with the quality and character reflected on the Conceptual Development Plan (CDP).

*Evaluation:* The Final Development Plan (FDP) does reflect the provision of publicly accessible park space consistent with that shown on the CDP.

#### *Plan Specifics and Details*

Sheet L-2.2 – In Park Space D, the barrier added along the edge of the bocce court should be taller ( $\pm 18''$ ) to contain bocce balls from easily escaping into the sidewalk and street.

Sheet L-2.3 – In Park Space B, the detail of the bisected dog park should be illustrated for that purpose. Establish where access to the small dog park will be. Allow for a landscaped edge along the new garage exit and arrange site features so they will accommodate both conditions.

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- Increase the barrier between the bocce court and the sidewalk in Park Space D to 18”.
- Enhance the detail of Park Space B to truly reflect the bisected condition.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division  
Andrea L. Dorlester, Planner IV, Park Planning Branch  
Chron Binder  
File Copy

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2011-HM-032\FCPA REVIEW\FDP 2011-HM-032 (2) - FCPA COMMENT.doc



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 29, 2013

**TO:** Ms. Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Promenade at Tysons West, RZ 2011-HM-032

I have reviewed the Conceptual Development Plan for the above referenced rezoning case, stamped as received by the Zoning Evaluation Division (ZED) on May 10, 2013. The following comments and recommendations are based on this review and a site visit conducted during review of a previous submission of this plan.

- 1. Comment:** PFM Waivers and Modifications Requested #4.A requests a modification to permit the reduction of the minimum planting area width from eight feet to six feet for trees planted to satisfy the tree canopy requirement. The Applicant proposes alternative designs and planting details for such situations encountered on this site. Various planting area details provided show planting area widths of 5.5 feet (1/L-3.2 & 1/L-3.3), 5 feet (2/L-3.2) and 4 feet (3/L-3.2) measured from the inside edge of the planting area.

**Recommendation:** Planting space details should be revised to be consistent with the request for modification of the minimum planting area width, specifying bed width of six feet.

- 2. Comment:** Planting space details specify geo-grid separating soil in the linear space at the proposed tree and the soil inside the silva cells. It would seem that this separation is not necessary and may act to restrict root growth into the soil area of the silva cells.

**Recommendation:** The geo-grid separating soil in the silva cells from the adjacent linear space at the proposed tree should be deleted unless there is a specific purpose for its inclusion in the planting space design, and it is clear that this material will not restrict root growth.

- 3. Comment:** Most recently reviewed draft proffers for this CDP are dated January 4, 2012.

**Recommendation:** Distribute more recent draft proffers to Forest Conservation Branch staff for review as they become available.



Promenade at Tysons West

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RZ 2011-HM-032

May 29, 2013

Page 2 of 2

If there are any questions, please contact me at (703)324-1770.

HCW/

UFMDID #: 166741

cc: DPZ File

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**Department of Public Works and Environmental Services**  
**Land Development Services, Environmental and Site Review Division**  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503

Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359

[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 5, 2013

**TO:** Ms. Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES *HW*

**SUBJECT:** Promenade at Tysons West, RZ 2011-HM-032

**RE:** Request received June 4, 2013 to review draft proffers dated May 13, 2013

I have reviewed the draft proffers, dated May 13, 2013, for the above referenced rezoning case. All Forest Conservation Branch issues and comments have been adequately addressed. Forest Conservation Branch staff has no additional comments at this time.

If there are any questions, or further assistance is desired, please contact me at (703)324-1770.

HCW/  
UFMDID #: 166741

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 26, 2013

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES

*HW*

**SUBJECT:** Tysons West-Final Development Plan, FDP 2011-HM-032

I have reviewed the above referenced Final Development Plan, stamped as received by the Zoning Evaluation Division, DPZ (ZED) on May 10, 2013. All landscape and tree preservation requirements have been adequately addressed.

Based on Forest Conservation Branch staff review, this FDP is in conformance with the Conceptual Development Plan received by ZED on March 11, 2013.

If there are any questions or further assistance is required, please contact me at (703)324-1770.

HCW/  
UFMDID #: 182146

cc: DPZ File





FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3300  
Falls Church, Virginia 22042

June 13, 2013

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

**FROM:** Lee Ann Pender, Director *lap*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2011-HM-032, Tysons West

**ACREAGE:** 16 acres

**TAX MAP:** 29-1 ((1)) 10D; 29-3 ((1)) 1B; 29-3 ((20)) C1

**PROPOSAL:**

The application is located in Tysons Corner and requests to rezone the site from I-5, C-7, H-C, SC Districts to the PTC District to permit a mix of residential, retail, office, and hotel uses. The project proposes between 425 to 669 multifamily residential units.

**ANALYSIS:**

School Capacities

The schools serving this area are Westbriar Elementary, Kilmer Middle and Marshall High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	Projected Enrollment 2013-14	Capacity Balance 2013-14	Projected Enrollment 2017-18	Capacity Balance 2017-18
Westbriar ES	447 / 447	547	553	-106	619	-172
Kilmer MS	1,116 / 1,116	1,195	1,259	-143	1,505	-389
Marshall HS	1,511 / 2,000	1,651	1,752	-241	2,068	-68

Capacities based on 2014-2018 Capital Improvement Program (November 2012)  
Project Enrollments based on 2012-13 to 2017-18 6-Year Projections (April 2012)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next six years, Westbriar, Kilmer, and Marshall are projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) includes continued funding for the renovation at Marshall High School. The renovation, which will increase capacity, is scheduled to be completed in FY 2015.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Estimated Student yield
Elementary	.059	425 to 669	25 to 39
Middle	.019	425 to 669	8 to 13
High	.032	425 to 669	14 to 21

47 to 73 total

2011 Countywide student yield ratios (August 2012)

## RECOMMENDATIONS:

### Proffer Contribution

The rezoning application is anticipated to yield between 47 to 73 new students (25 to 39 Elementary, 8 to 13 Middle and 14 to 21 High School). Based on the approved Residential Development Criteria, a proffer contribution between \$440,766 (47 x \$9,378) to \$684,594 (73 x \$9,378) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster II or to schools in the Marshall High School Pyramid at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

*Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

### Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

## ADDITIONAL INFORMATION:

Overcrowding at Kilmer could potentially be addressed with a Boundary Adjustment with Thoreau (receiving school) which is anticipated to be at 85% Capacity Utilization in 2017-18 after completion of renovation and capacity enhancements.

### Future Development Impacts

In addition, Westbriar, Kilmer, and Marshall also are receiving schools for several other significant developments that are approved or pending approval in Tysons Corner. Student yields from these developments are likely to impact receiving schools. These developments include:



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Design and Construction Services  
Gatehouse Administration Center, Suite 3500  
8115 Gatehouse Road  
Falls Church, Virginia 22042

May 31, 2013

Barbara C. Berlin, AICP  
Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

**FDP 2011-HM-032 (Tysons West Residential, LLC & JBG/Tysons Hotel, LLC)**

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

A handwritten signature in black ink that reads "Eric Brunner".

Eric C. Brunner, PE  
Civil Engineer, Capital Projects

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)  
File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 16, 2011

**TO:** Bill Mayland  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran, P.E.  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. RZ2011-HM-032

**APPENDIX 14**

Tax Map No. 029-1((01)) lot 10D, 029-3((01)) lot 1B, 029-3((20)) lot C1

This rezoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center were inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the attributed discharge from the Tysons Corner Urban Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.



# Tysons Corner Urban Center





## County of Fairfax, Virginia

**MEMORANDUM**

DATE: December 16, 2011

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Analyst III  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application  
RZ 2011-HM-032

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #429, Tysons Corner
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_(n/a)\_\_\_





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

June 26, 2013

Ms. Barbara Berlin, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5505

Re: RZ 2011-HM-032  
Promenade at Tysons West  
(Update)  
Tax Map: 29-1

Dear Ms. Berlin:

This letter is submitted in response to a recent inquiry by your office regarding Promenade at Tysons West. In particular, information contained in Paragraph No. 2 of Fairfax Water's prior correspondence regarding the referenced rezoning application dated January 6<sup>th</sup>, 2012 (copy enclosed), has been superseded. It was stated that a new transmission main (the Southeast Connector), possibly routed along Westwood Center Drive, was to be constructed in conjunction with the associated site development. However, Fairfax Water's plans within the Tysons Corner area have been modified and a new transmission main in Westwood Center Drive as described in the January 6, 2012 letter is no longer required with this plan.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

cc: Suzanne Lin, Staff Coordinator, Fairfax County Dept. of Planning & Zoning  
Chris Champagne, VIKA



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

January 6, 2012

Ms. Barbara Berlin, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: RZ 2011-HM-032  
Promenade at Tysons West  
Tax Map: 29-1

Dear Ms. Berlin:

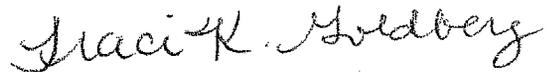
The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water. See the enclosed water system map.
2. In accordance with the Comprehensive Plan, additional water system infrastructure is required to support the proposed high density development associated with Tysons Corner. Fairfax Water will require the installation of a large diameter transmission main in conjunction with this site development. This main is a component of Fairfax Water's system master plan and was previously identified as the "Southeast Connector" through our formal comments to DPZ during the development of the Tysons Corner Urban Center Comprehensive Plan amendments (see enclosed letter of December 5, 2008). This transmission main is necessary to meet projected growth in the Tysons Corner area and provide the highest level of service to customers in Fairfax County. One possible alignment for this main is along Westwood Center Drive from Leesburg Pike to Sheraton Tysons Drive. Refer to the attached Conceptual Development Plan (Sheet C-4) for the conceptual alignment. Other alignments may be considered during the site plan review process.

3. Fairfax Water reviewed and approved site plan 6279-SP-004-02, Promenade at Tysons West on May 18, 2009. Any changes to this site plan will require a revision to the site plan to be submitted to Fairfax Water for review and approval.
4. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may also be necessary to satisfy fire flow requirements and accommodate water quality concerns.
5. Relocation of distribution/transmission water facilities necessary to accommodate this development plan will be at the owners' expense, and must be approved in advance by Fairfax Water.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,



Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

cc: Phil Champagne, VIKA

Martin Walsh, Walsh Colucci Lubeley Emrich & Walsh



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

December 5, 2008

PLANNING & ENGINEERING  
DIVISION  
Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

Mr. Sterling Wheeler, Chief  
Policy & Plan Development  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507

Re: Tysons Land Use Task Force Analysis of  
Preferred Development Alternative

Dear Mr. Wheeler:

As requested, Fairfax Water has completed its analysis of the preferred development alternative for Tysons Corner defined by the Tysons Land Use Task Force. Using projections of maximum growth from "Forecasts for Tysons Corner to 2050", prepared by the George Mason University Center for Regional Analysis, Fairfax Water has:

- Identified the scope of necessary water system improvements
- Determined an improvements implementation schedule
- Assessed the fiscal impact of providing additional capacity

Fairfax Water is well situated to provide top quality water service in support of proposed urban development in Tysons Corner. Presently, water service within Tysons is provided by both Fairfax Water and the City of Falls Church Department of Public Utilities (City); however, all the proposed development activity under consideration by the Tysons Land Use Task Force is located in Fairfax County. The City previously claimed that it had an exclusive legal right to provide water service to much of Tysons Corner and other portions of Fairfax County. But those claims have been squarely rejected. The United States District Court for the Eastern District of Virginia ruled last year that "Within the limits of Fairfax County . . . Fairfax Water is free to provide water service anywhere it can. This includes areas that, like Tysons Corner, Merrifield, and the area surrounding the Vienna Metro Station, are located at interface areas where either Fairfax Water or the City is capable of providing water service." *City of Falls Church v. Fairfax County Water Authority*, 2007 U.S. Dist. LEXIS 36004 \*10 (E.D. Va. May 15, 2007). That decision was affirmed by the United States Court of Appeals in April, and is now final [272 Fed. Appx. 252, 2008 U.S. App. LEXIS 7285 (4th Cir. Apr. 4, 2008)].

We believe that future water service for the proposed urban development in Tysons Corner should be provided by Fairfax Water for the following reasons:

1. As shown on the attached sketch, Fairfax Water has a significant existing presence in Tysons including major transmission mains, a pumping station capable of expanding to a capacity of 120 Million Gallons per Day (MGD), and a storage volume of 4.5 Million Gallons (MG).
2. Fairfax Water has planned its water supply infrastructure in Tysons Corner in a manner that is fully compatible with increased density. Transmission facilities leading to, coming from, and located within Tysons Corner affect customers served by Fairfax Water throughout northern Virginia. Because expansion of these facilities was already incorporated in Fairfax Water's system development plan, significant increases in Tysons Corner land use density can be accommodated with relatively minor adjustments to previously defined projects.
3. The City is dependent upon a single water treatment facility located in the District of Columbia and operated by the US Army Corps of Engineers. The City also relies on a single river crossing for transmission of the water from the District to Virginia. Fairfax Water, by contrast, has a fully integrated transmission network allowing flow to be routed to Tysons Corner from multiple independent sources. Fairfax Water's investment in transmission system development provides access to service from water storage and pumping facilities located either within Tysons Corner itself or directly from the water treatment plant in Dranesville. An emergency supply is also available to Tysons from water storage and pumping facilities in Annandale. This emergency supply is provided from a second water treatment plant accessing the Occoquan Reservoir in Lorton. Having a variety of supply options increases service reliability, ensures sufficient capacity, and maintains adequate delivery pressure.
4. Customers served by Fairfax Water enjoy the lowest commodity rate for water in the Washington Metropolitan area. Currently Fairfax Water customers pay \$1.70 per 1,000 gallons while the City's customers pay \$3.03 per 1,000 gallons.
5. Although the City currently charges the same water rates to customers in Fairfax County as in the City, it has, in the past, charged higher rates to Fairfax County customers, and nothing prevents the City from imposing disparate charges in the future.
6. Fairfax Water operates as a true enterprise fund. All water system revenues are returned to the water system to support infrastructure reinvestment and system improvements. Water service charges paid to the City are not obligated to be reinvested in the water system. The City has transferred significant revenues

away from the water system to the City's general fund, where it has been used for various City services.

7. The City purchases its water on a wholesale basis from the Washington Aqueduct operated by the Army Corps of Engineers. The City does not control when or how needed improvements to that system are made. For example, the Aqueduct is now being forced by EPA to invest significant capital in its water treatment plant residuals handling facilities. Such expenditures may introduce uncertainty into water rate adjustments by the City.
8. Citizens of Fairfax County whose water service is provided by the City have no representation in the decisions made regarding the water system that serves them. Fairfax Water, by contrast, is governed by a Board appointed by the Fairfax County Board of Supervisors. Fairfax Water continues to carry out the original mission bestowed on it by the County Board: to provide citizens of Fairfax County the best public drinking water possible at the lowest price.
9. Fairfax Water owns and operates two state-of-the-art treatment facilities, sourced by two separate watersheds, the Occoquan Reservoir and the Potomac River. These plants produce superb quality water that not only meets but surpasses all current and anticipated regulations.
10. Fairfax Water is one of only a handful of municipal water utilities nationwide that enjoys a AAA bond rating from the major rating services.

Redevelopment in Tysons Corner will also present an essential vehicle to improve the efficiency of local utility infrastructure, including water system mains. The County's land use decisions will have a substantial impact on the local water distribution network serving customers in Tysons Corner. Many future building projects will have subsurface features such as underground parking garages and buried storm water management facilities that occupy an entire site, including traditional water main routes. Urban redevelopment typically eliminates many existing on-site utility corridors. Providing service to a densely developed urban core requires replacement of the existing loosely defined distribution network of smaller diameter water mains with a more formal network of larger diameter pipes configured in a grid pattern conforming to available transportation corridors.

Coordinating the overall transmission system development needs of Fairfax Water with the specific distribution system modifications required to accommodate urban development within Tysons Corner is crucial to meeting both the local and regional demand for water. Adopting a comprehensive land use plan to guide redevelopment

within Tysons Corner will increase opportunities for Fairfax Water to consolidate multiple system functions within development-initiated distribution replacement projects, reducing the potential for constructing unneeded capacity.

The project scope and construction schedule for required Tysons Corner transmission system improvements are listed in Attachment No. 1. Similar information is provided for required Tysons Corner distribution facilities in Attachment No. 2.

The Schedule of Rates, Fees, and Charges adopted by the Fairfax Water Board of Directors includes provisions to fund the necessary capital facilities to accommodate growth in Tysons Corner without unduly burdening existing customers. Revenues from new connections fund supply, treatment, and transmission system capacity increases. Land development projects must include the necessary minimum required water distribution infrastructure to serve their needs. Financial obligations associated with providing public water to a more densely developed Tysons Corner can be generally summarized as follows:

- Transmission system improvements (water mains with appurtenances, pumping capacity increases) - - Funded from Fairfax Water Availability Charges, a component of the total funds collected for each new connection
- Distribution system improvements (water mains with appurtenances, system storage capacity increases) - - Funded from a combination of Fairfax Water revenue and developer provided infrastructure.

Among the fundamental operating objectives of Fairfax Water is the provision of service to meet the needs of Fairfax County as defined by the Fairfax Water Board of Directors and the Fairfax County Board of Supervisors. Policies adopted by Fairfax Water provide equitable opportunities for developers to satisfy their water service requirements without compromising service or placing undue financial responsibility on our existing customers. If you have any questions or require additional information please call me at (703) 289-6302.

Sincerely,

*H. R. Kulkarni Jr.*

Fol Traci Kammer Goldberg, P.E.  
Manager, Planning

Tysons Land Use Task Force  
Analysis of Preferred Development Alternative  
December 5, 2008

Page 5

Enclosures: Attachment No. 1 – Assessment of Required Transmission System  
Improvements  
Attachment No. 2 – Assessment of Required Distribution System  
Improvements  
Sketch - Future Water Service to Tysons Corner

cc: S. Edgemon, Deputy General Manager  
J. Hedges, Director Planning & Engineering

**Fairfax Water**  
 Tysons Corner Land Use Task Force  
 Preferred Development Alternative

Assessment of Required Transmission System Improvements  
 December 5, 2008

Year	Tysons Area Demands (MGD)			Pumping Facilities		Transmission Mains
	Average Day	Maximum Day	Peak Hour	Available Firm Pumping Capacity (MGD)	Requisite Capital Improvement	Requisite Capital Improvement
2010	8	12	19	25	Add two additional distribution system pumps within existing Tysons Corner Pumping Station	Extend 24-in diameter Spring Hill Road water main to existing Tysons Corner Pumping Station
2020	10	16	26	35	Add one additional distribution system pump within existing Tysons Corner Pumping Station	Extend 24-in diameter Rt 7 water main from Rt. 123 to existing 24-in diameter Gallows Road water main
2030	13	20	33	50	Add one additional transmission system pump within existing Tysons Corner Pumping Station	Extend 24-in diameter water main from Tysons Corner Pumping Station across the Capital Beltway to connect with the existing 30-in transmission main in Magarity Road
2040	16	25	41	50		Extend 30-in diameter Rt 7 water main from Dranesville to existing 24-in diameter water main in Tysons Corner
2050	19	31	49	50		

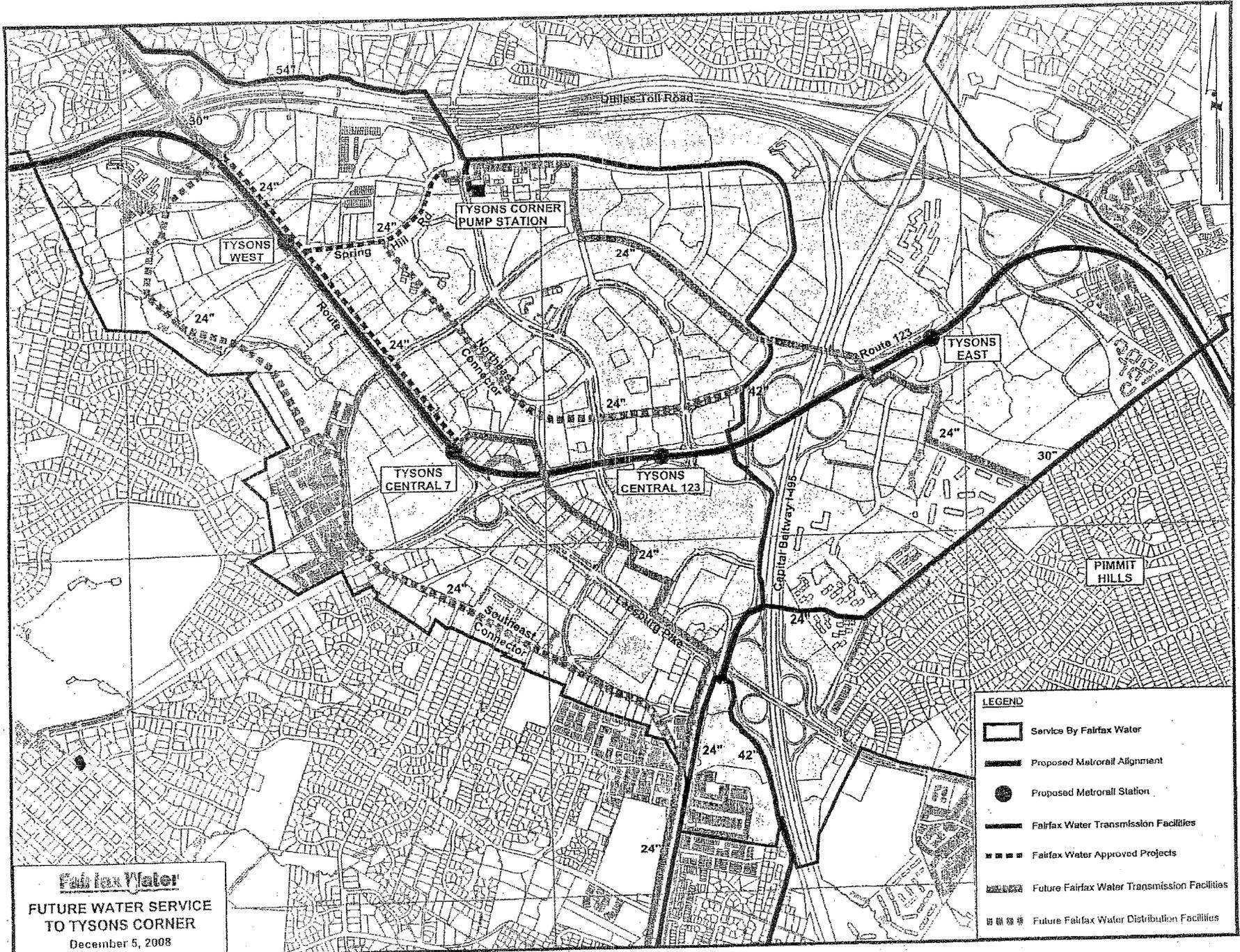
- Notes:
1. Million Gallons per Day (MGD) – Rate
  2. Increasing standby generating capacity at the Tysons Corner Pumping Station should be considered whenever the adjacent properties redevelop. Incorporating additional power generators and required fuel storage into a redevelopment project is necessary to maintain reliable water service to the Tysons area. Additional standby generating capacity is essential prior to the year 2030 (year transmission spillover capacity exceeded).
  3. Existing firm distribution pumping capacity at Tysons Corner is approximately 10 MGD (3 pumps at 5 MGD each, one of which must function as a standby unit).
  4. Development of transmission mains as shown reflects relative priority and timing based exclusively on meeting demands in Tysons Corner. Actual development priority and schedule will be influenced by Fairfax Water system development needs and access to utility corridors, independent of growth in Tysons Corner.
  5. Supply & Treatment Facilities -- Increased land use density in Tysons Corner could potentially accelerate development of additional capacity. However, the preferred development option only represents an additional 15 MGD (Maximum Day) above the previously defined base development option, distributed over 40 years. While contributing to the cumulative demand that will ultimately determine the timing for increasing supply and treatment capacity, the exclusive impact of Tysons Corner is not sufficient to define the schedule.

**Fairfax Water**  
 Tysons Corner Land Use Task Force  
 Preferred Development Alternative

Assessment of Required Distribution System Improvements  
 December 5, 2008

Year	Tysons Area Demands (MGD)			Storage Facilities		Requisite Capital Improvement	Distribution Mains  Requisite Development Initiated Minimum Required Facilities
	Average Day	Maximum Day	Peak Hour	Required Storage Volume (MG)	Available Storage Volume (MG)		
2010	8	12	19	3	4.5		Northeast Connector* Extend 24-in diameter water main from Spring Hill Road to Jones Branch Drive.
2020	10	16	26	4	4.5		Southeast Connector* Extend 24-in diameter water main southeast from Rt. 7 to connect with the existing 24-in transmission main in Gallows Road
2030	13	20	33	5	6.25	Add one additional distribution storage tank (One tank at 1.75 MG)	*Note: These mains could be constructed as 36/24-in. oversize mains at Fairfax Water's discretion.
2040	16	25	41	6.25	6.25	Add one additional distribution storage tank (One tank at 1.75 MG)	
2050	19	31	49	7.75	8		

- Notes:
1. Million Gallons per Day (MGD) – Rate
  2. Million Gallons (MG) – Volume
  3. Required storage represents a volume equivalent to 25% of the projected maximum day demand.
  4. Although initially proposed as 24-inch diameter, these mains are intended for distribution service. Their additional capacity compensates for various existing smaller diameter mains that are expected to be consolidated through land development activity into a single pipe.
  5. These mains are also expected to be constructed in increments concurrent with development activity and road realignment projects. Unlike the 24-inch diameter transmission mains, the construction schedule for these distribution mains is completely dependent upon development in Tysons Corner.



**Fairfax Water**  
**FUTURE WATER SERVICE**  
**TO TYSONS CORNER**  
 December 5, 2008

**LEGEND**

-  Service By Fairfax Water
-  Proposed Metrorail Alignment
-  Proposed Metrorail Station
-  Fairfax Water Transmission Facilities
-  Fairfax Water Approved Projects
-  Future Fairfax Water Transmission Facilities
-  Future Fairfax Water Distribution Facilities



# County of Fairfax, Virginia

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**DATE:** June 3, 2013

**TO:** Suzanne Lin, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Kevin R. Wastler, EH Supervisor *KRW*  
Technical Review and Information Resources Section  
Fairfax County Health Department

**SUBJECT:** Development Plan Analysis

**REFERENCE:** Application No. FDP 2011-HM-032 (Tysons West Residential, LLC)

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding hotels, public pools and restaurants which are a part of this proposed application.





# County of Fairfax, Virginia

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**DATE:** December 19, 2011

**TO:** Bill Mayland, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Kevin R. Wastler, EH Supervisor *KRW*  
Technical Review and Information Resources Section  
Fairfax County Health Department

**SUBJECT:** Development Plan Analysis

**REFERENCE:** Application No. RZ 2011-HM-032

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations regarding hotels and other associated required reviews such as pools and restaurants that maybe part of this application.



6-501

**Purpose and Intent**

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.
2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.
3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.
4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.
5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.
7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.
8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

**16-101****General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

**16-102****Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		