APPLICATION ACCEPTED (RZ 2011-PR-005) March 17, 2011
APPLICATION AMENDED (RZ 2011-PR-005) April 12, 2012:
APPLICATION ACCEPTED (FDP 2011-PR-005): February 20, 2013
APPLICATION ACCEPTED (SEA): June 11, 2013
APPLICATION AMENDED (SEA): September 9, 2013
PLANNING COMMISSION: October 16, 2013
BOARD OF SUPERVISORS: October 29, 2013
@ 3:30 pm

# County of Fairfax, Virginia

October 2, 2013

## STAFF REPORT

## RZ/FDP 2011-PR-005 and SEA 2008-MD-036

## PROVIDENCE DISTRICT

| | | |
|---|---|---|
| **APPLICANT**: | NVCommercial Incorporated & Clyde's Real Estate Group, Inc. | |
| **EXISTING ZONING**: | C-8, HC, SC | |
| **PROPOSED ZONING**: | *PTC and HC, SC* | |
| **PARCEL(S)**: | RZ 2011-PR-005<br>*29-3 ((1)) 65, 71, 71A (pt.), 72, 73, 75, 76 and 78A*<br>FDP 2011-PR-005:<br>*29-3 ((1)) 73 (pt.), 75 (pt.) and 76 (pt.)*<br>*SEA 2008-MD-036*<br>*29-3 ((1)) 71A pt. and portions of Route 7 ROW* | |
| **ACREAGE**: | *RZ 2011-PR-005:* | 5.79 acres |
| | *FDP 2011-PR-005*: | 42,213 SF (.97 acres) |
| | *SEA 2008*-MD-036: | 2.54 acres |
| **FAR/DENSITY**: | *RZ 2011-PR-005:* | 7.17-8.05 FAR (max. 1,509 dwelling units) |
| | *FDP 2011-PR-005:* | 9.74 FAR (max. 414 dwelling units) |
| | *SEA 2008-MD-036:* | 0.72 FAR |
| **PLAN MAP**: | *RZ/FDP 2011-PR-005:* | Transit Station Mixed Use |

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

**PROPOSAL**:

*RZ 2011-PR-005:* To rezone eight parcels from the C-8, HC and SC to the Planned Tysons Corner Urban District (PTC District), HC and SC to permit a mixed-use development of six buildings, including multi-family residential, office and hotel buildings ranging up to 400 feet in height, with retail, service or related uses on the ground floor.

*FDP 2011-PR-005*: Final Development Plan (FDP) for one residential building with a height between 325 feet and 400 feet on a 0.97 acre portion of RZ 2011-PR-005.

*SEA 2008-MD-036*: To adjust land area in order to remove land area from the approved Special Exception for the Greensboro Metro Station.

**STAFF RECOMMENDATIONS**:

Staff recommends approval of RZ/FDP 2011-PR-005, subject to the execution of proffers consistent with those contained in Appendix 1 and development conditions in Appendix 2.

Staff recommends approval of SEA 2008-MD-036, subject to development conditions consistent with those contained in Appendix 3.

Staff recommends approval of the following modifications and waivers for RZ 2011-PR-005:

- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the construction of the sidewalks and on-road bike lane system shown on the CDP.
- Waiver of Sect. 2-505 to permit structures and vegetation on a corner lot as shown on the CDP and FDP.
- Waiver of Par. 1 of Sect. 6-506 to permit of minimum district size of less than ten (10) acres for a PTC zoned parcel.
- Waiver to allow the use of underground stormwater management and best management practices in a residential development (1682-WSWD-001-1), subject to the conditions dated August 13, 2013, contained in Attachment A of Appendix 11 of the staff report.
- Waiver/Modification of Par. 2 of Sect. 2-506 to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.

- Waiver of Pars. of 3(E) and (G) of Sect. 10-104 to increase the maximum fence height from seven (7) to 14 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 Par. 4 of Sect. 11-202 to permit the loading spaces as shown on the CDP.

- 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 Public Facilities Manual (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).

- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure or final or interim park spaces as shown on the CDP to be filed without an approved FDP.

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

- Waiver of Par. 3(A) of Sect. 17-201 which requires a service drive along Leesburg Pike and Chain Bridge Road.

- Waiver of Par. 7 of Sect. 17-201 to allow establishment of parking control, signs and parking meters along private streets within the development.

- Waiver of Par. 4 of Sect. 17-201 to allow only for the dedication and construction of roads as 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.

- Modification of Sect. 12-202 and 12-203 for interior and peripheral parking lot landscaping for new interim surface parking lots to what is shown on an approved FDP.

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.

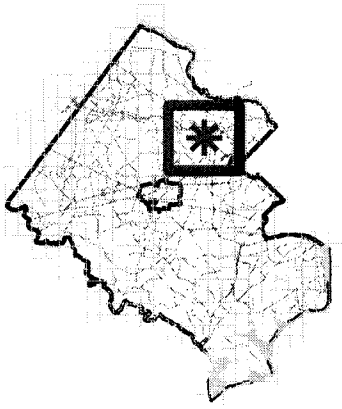
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

***Suzanne Lin*** *X:\DPZ\Tysons-Core\CASES\WV Commercial RZ 2011-PR-005\Staff Report\Final Staff Report.docx*

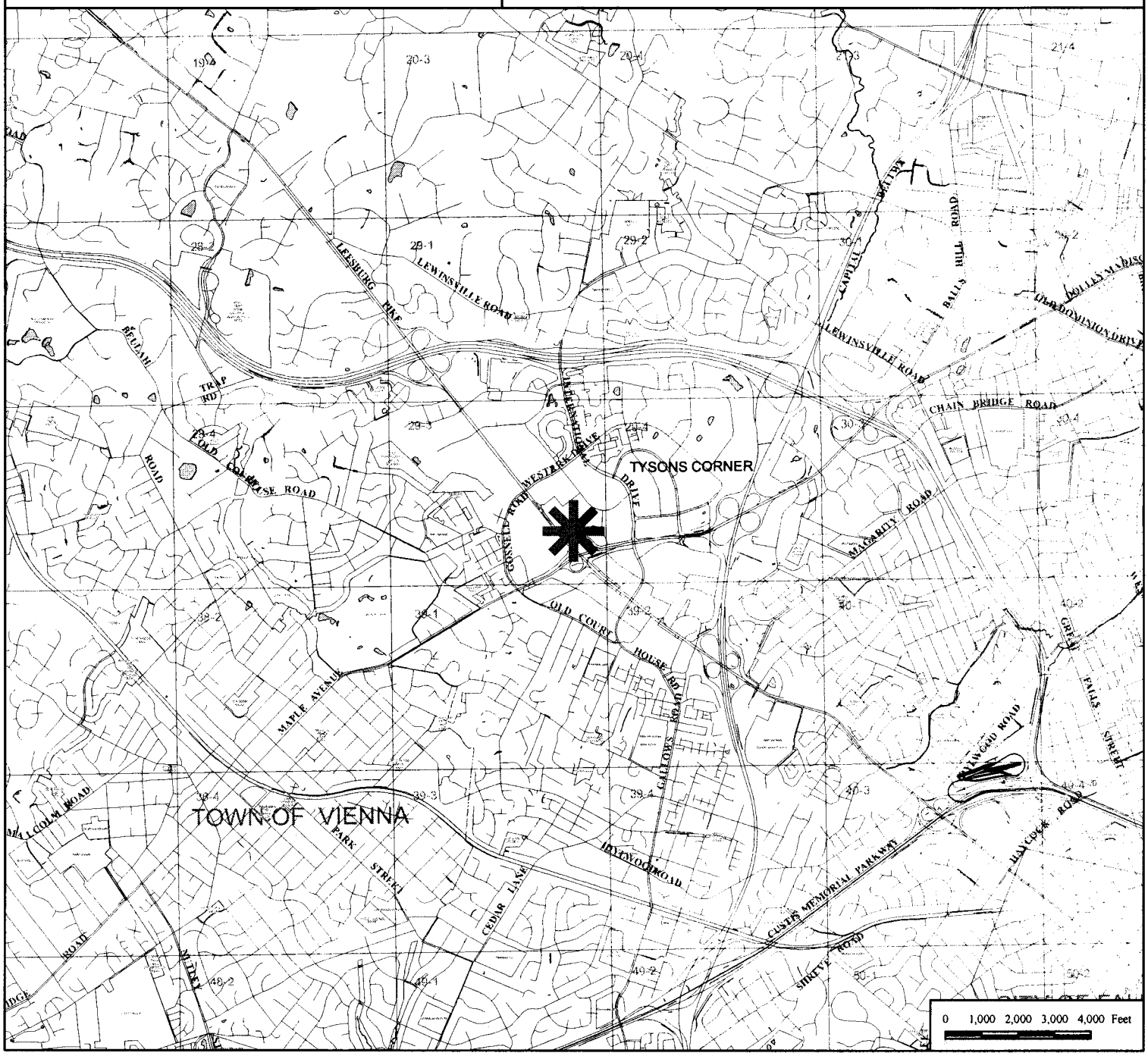
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Rezoning Application

## RZ 2011-PR-005

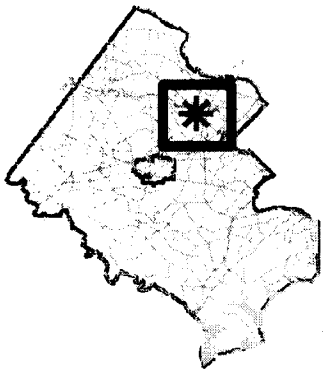


| | |
|---|---|
| Applicant: | N V COMMERCIAL INCORPORATED AND CLYDE'S REAL ESTATE GROUP, INC. |
| Accepted: | 03/17/2011- AMENDED 04/12/2012 |
| Proposed: | MIXED USE |
| Area: | 5.79 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102 |
| Located: | NORTHEAST QUADRANT OF THE INTERSECTION OF LEESBURG PIKE AND CHAIN BRIDGE ROAD |
| Zoning: | FROM C- 8 TO PTC |
| Overlay Dist: | HC, SC, TYS |
| Map Ref Num: | 029-3- /01/ /0065 /01/ /0071 /01/ /0071A pt. /01/ /0072 /01/ /0073 /01/ /0075 /01/ /0076 /01/ /0078A |



# Rezoning Application

## RZ 2011-PR-005



| | |
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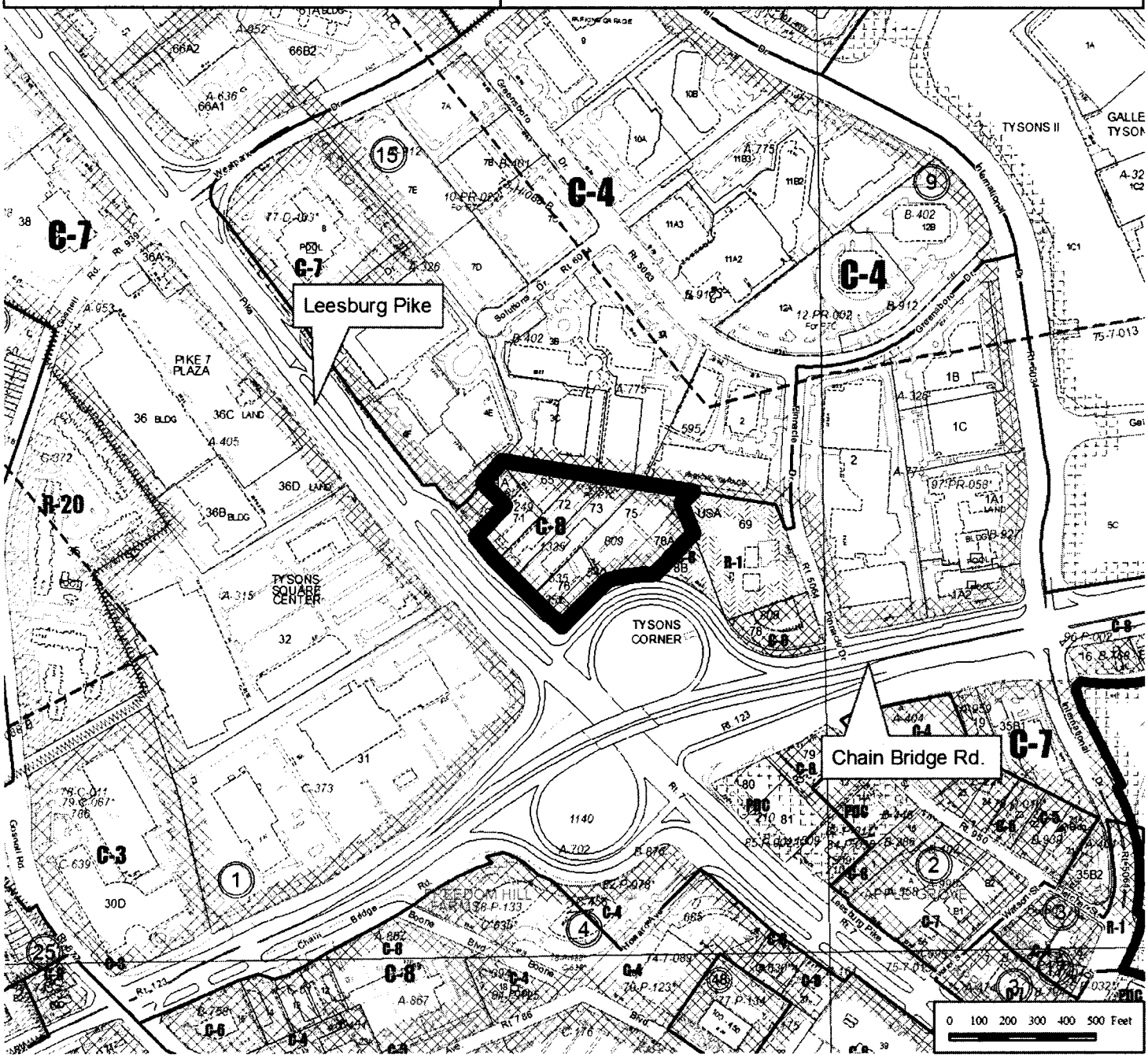
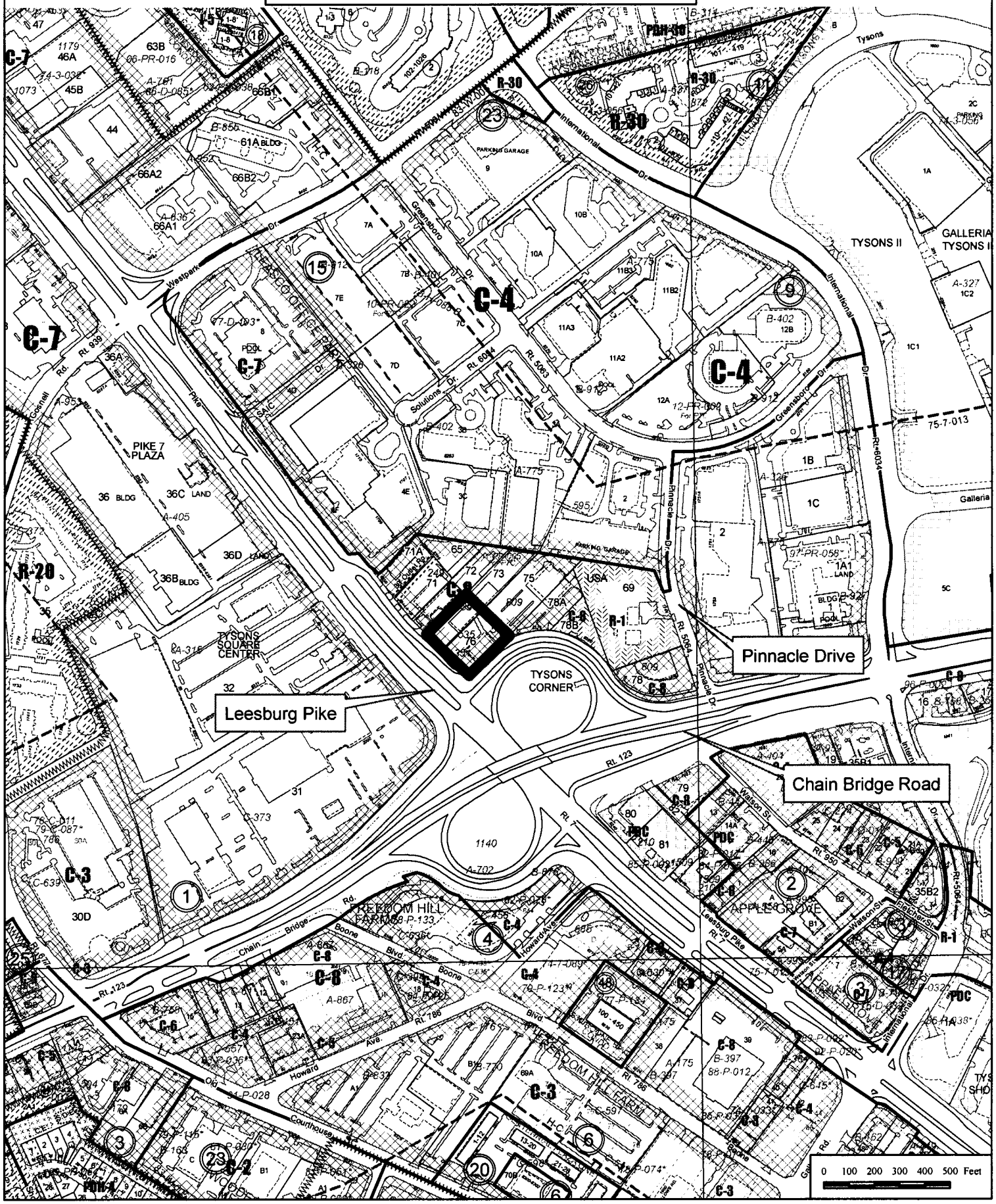
| Zoning: | FROM C- 8 TO PTC |
| Overlay Dist: | HC, SC, TYS |
| Map Ref Num: | 029-3- /01/ /0065 /01/ /0071 /01/ /0071A pt. /01/ /0072 /01/ /0073 /01/ /0075 /01/ /0076 /01/ /0078A |



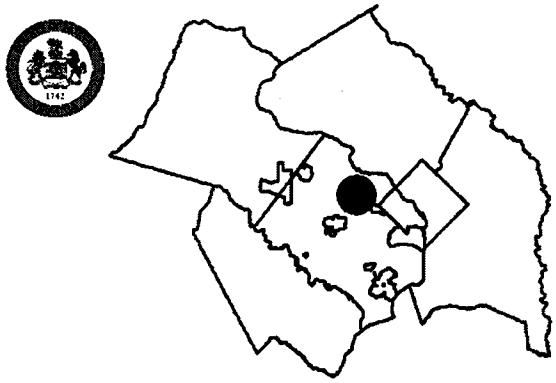
# Final Development Plan

## FDP 2011-PR-005
NVCOMMERCIAL INCORPORATED



# Special Exception

## SE 2008-MD-036



Applicant: METROPOLITAN WASHINGTON AIRPORTS AUTHORITY AND THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Accepted: 10/28/2008

Proposed: TO PERMIT AN ELECTRICALLY-POWERED REGIONAL RAIL TRANSIT FACILITY AND ASSOCIATED COMPONENTS

Area: 2.51 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 04-0704 9-401

Art 9 Group and Use: 4-B

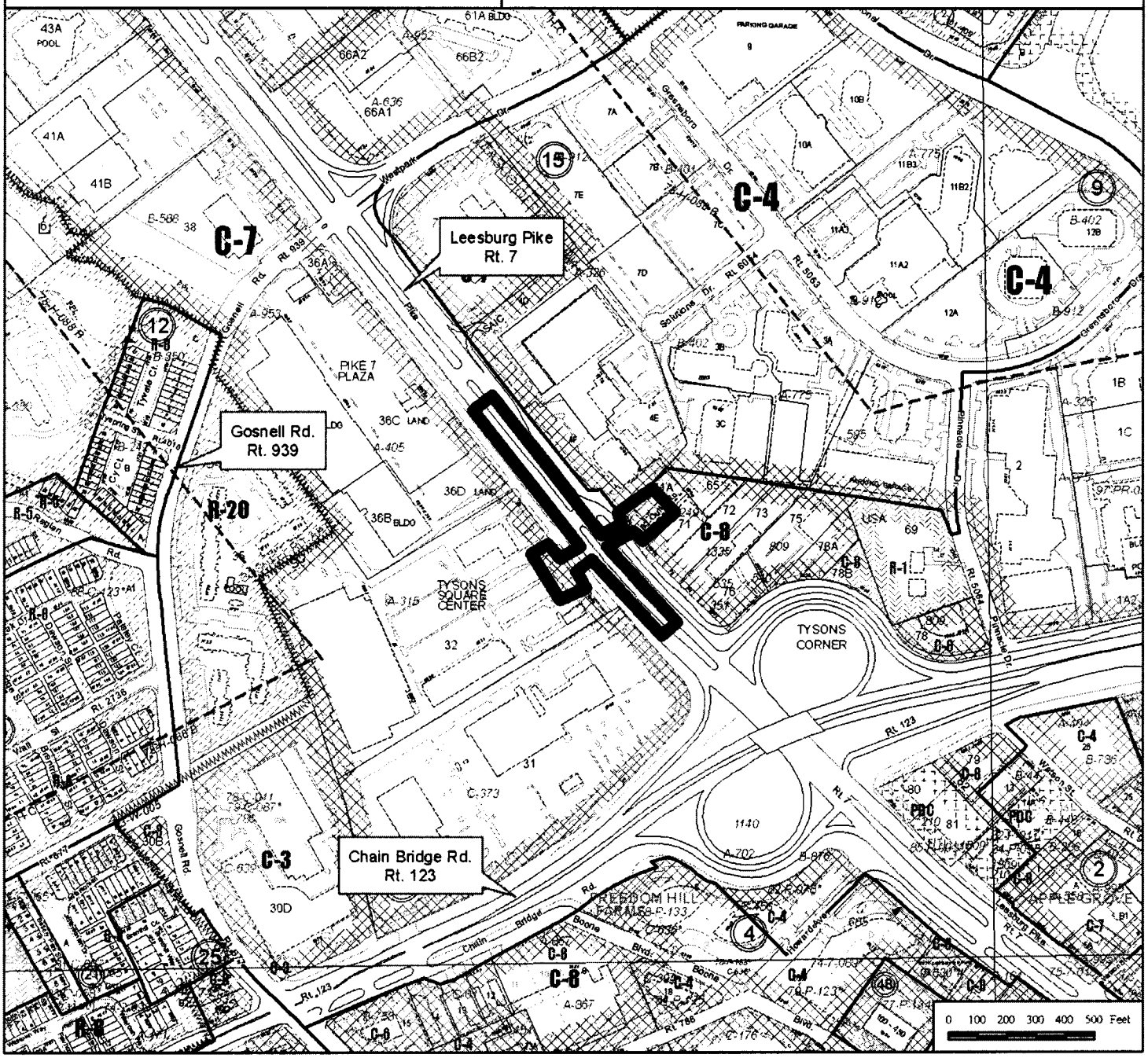
Located: 8359 & 8348 LEESBURG PIKE

Zoning: C- 8

Plan Area: 2

Overlay Dist: SC HC

Map Ref Num: 029-3- /01/ /0032 pt. /01/ /0071A pt.



# TYSONS CENTRAL
## RZ 2011-PR-005
## RE: SEA 2008-MD-036
# CONCEPTUAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FEBRUARY 22, 2011
JANUARY 25, 2012
MARCH 30, 2012
JUNE 20, 2012
NOVEMBER 19, 2012
MARCH 11, 2013
APRIL 18, 2013
MAY 13, 2013
JULY 10, 2013
AUGUST 15, 2013

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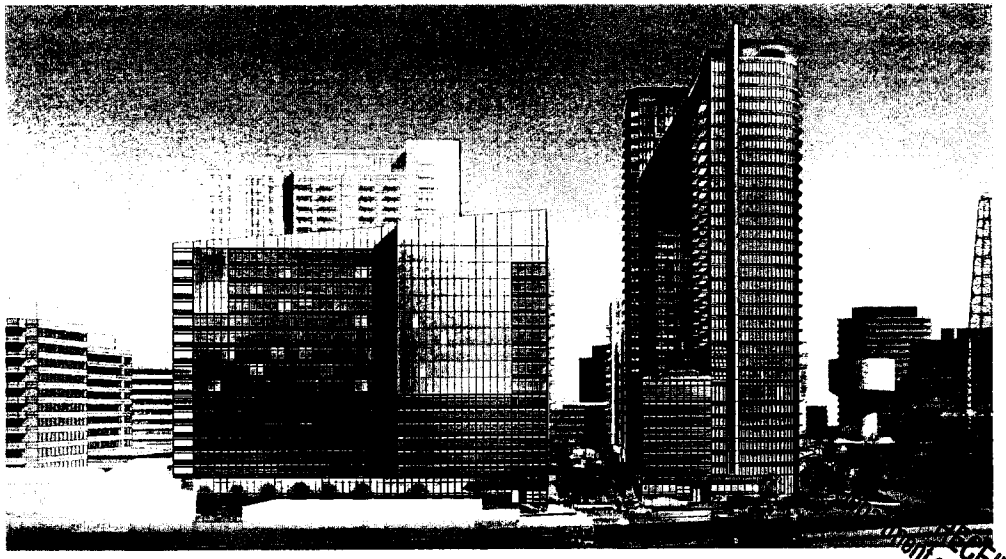
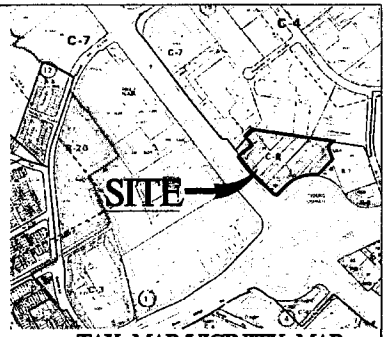


## CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 ((1)) 65, 71, PART OF 71A, 72, 73, 75, 76 & 78A




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

## APPLICANTS

NVCOMMERCIAL INCORPORATED
8230 LEESBURG PIKE
SUITE 620
VIENNA, VIRGINIA 22182
STEPHEN CUMBIE
(703) 448-4300

CLYDE'S REAL ESTATE GROUP, INC.
3236 M STREET NW
WASHINGTON, D.C. 20007
JEFF OWENS
(202) 333-9180

## APPLICANTS' REPRESENTATIVE

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

## ARCHITECT

DAVIS, CARTER, SCOTT LTD.
1676 INTERNATIONAL DRIVE
SUITE 500
MCLEAN, VIRGINIA 22102
DOUGLAS CARTER, AIA & ANDREW MAKIN, AIA
(703) 556-9275

## ENGINEER

VIKA INC. & VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ROBERT COCHRAN L.S.
JOHN F. AMATETTI P.E.
(703) 442-7800

## LANDSCAPE ARCHITECT

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
ROBERT K. ESSELBURN ASLA AND STEVE CHOI, ASLA
(703) 821-2045

## TRANSPORTATION

WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ROBIN ANTONUCCI
MICHAEL PINKOSKE
(703) 365-9262

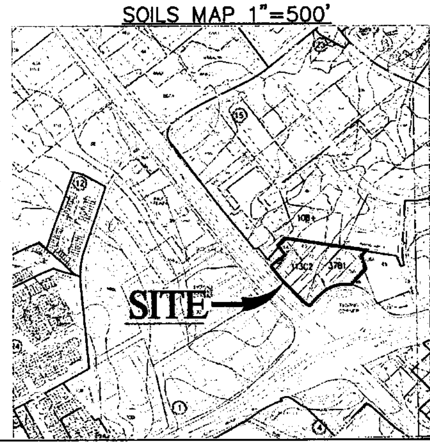
RECEIVED
Department of Planning & Zoning
AUG 16 2013
Zoning Evaluation Division

VIKA NUMBER V7H8C
SHEET C-1

## CDP NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((1)) PARCELS 85, 71, PART OF 71A, 72, 73, 75, 76 & 78A. THE PROPERTY IS CURRENTLY ZONED C-8, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-8 TO PTC, SC AND HC AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THIS CONCEPTUAL DEVELOPMENT PLAN (CDP).
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS NOT FIELD VERIFIED BY VIKA, INC. THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE NORTH SUB DISTRICT OF THE TYSONS CENTRAL 7 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 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 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 TEMPORARY ABOVE GROUND DRY PONDS 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 APPROVAL FOR THE SPECIFIED FACILITY.
   SEE SHEETS C-13 THRU C-20. 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 THIS PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THIS PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PROPERTY. DATES OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
11. THE ENTIRE PROPERTY IS LOCATED WITHIN AN RMA ZONE. THERE IS NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY AS SHOWN ON SHEET C-4.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET, SHEETS S-3 & S-4 AND IN THE APPLICATION.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AND FURTHER DEFINED AT THE TIME OF FDP SO LONG AS IN SUBSTANTIAL CONFORMANCE WITH THE CDP.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. 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 CDP AS OUTLINED IN THE PROFFERS.
   SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINES AS SHOWN ON THE CDP ARE MAINTAINED; THE MAXIMUM NUMBER OF RESIDENTIAL UNITS AND THE MAXIMUM AND MINIMUM GROSS SQUARE FOOTAGE FOR NON-RESIDENTIAL USES, AND THE MAXIMUM AND MINIMUM BUILDING HEIGHTS FOR EACH BUILDING COMPLY WITH THOSE SHOWN ON DEVELOPMENT TABULATION CHART, SEE SHEET C-3.
16. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS, AND ALL OTHER ACCESSORY USES PERMITTED IN THE PTC ZONE NOT REPRESENTED ON THE CDP MAY BE PROVIDED ON THE FDP WITHOUT THE NEED FOR A CDPA.
17. THIS APPLICATION HAS VARIOUS STREET DEDICATIONS AS SHOWN ON SHEETS C-5 AND C-6. NO ADDITIONAL DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON LEESBURG PIKE OR TYSONS CENTRAL STREET ADJACENT TO THE PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
18. THE PROPOSED DEVELOPMENT ON THE PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLE 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE EXACT NUMBER OF SPACES TO BE PROVIDED SHALL BE REFINED WITH APPROVAL OF THE FDP AND DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL BASED ON THE SPECIFIC USES. BUILDING HEIGHT OR NUMBER OF STORIES SHALL NOT BE INCREASED TO PROVIDE ADDITIONAL ABOVE GRADE PARKING.
20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
21. TRANSITIONAL SCREENING IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 6-510.C.
22. AS PROVIDED FOR IN THE PROFFERS THE APPLICANT RESERVES THE RIGHT TO USE EXISTING OR PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR EXISTING AND FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES. SPACES MAY BE USED FOR COMMERCIAL COMMUTER PARKING AND/OR CONSTRUCTION STAGING. SEE ARCHITECTURAL PHASING PLANS. IF INTERIM OR SURFACE PARKING AREAS ARE NOT BEING USED, EXCEPT FOR PARKING, FOR MORE THAN EIGHTEEN MONTHS, THEN TEMPORARY STREET TREES MAY BE PLANTED ALONG THE PERIMETER OF SUCH AREAS, BUT SHALL NOT BE REQUIRED TO MEET THE MINIMUM PLANTING WIDTH/AREA STANDARDS FOR PERMANENT STREET TREES. INTERIOR PARKING LOT LANDSCAPING SHALL BE REQUIRED OR PROVIDED FOR THESE AREAS, AS SPECIFIED IN THE PROFFERS.
23. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE PROPERTY. THERE ARE NO OTHER MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
24. APPLICANT RESERVES THE RIGHT TO DETERMINE THE GFA AND UNIT COUNT OF EACH BUILDING WITH THE FDP (WITHIN THE RANGES SHOWN ON SHEET C-3) OF THIS CDP.
   ALLOCATION OF GFA AND UNITS BETWEEN LAND BAYS SHALL BE DETERMINED AT FDP AND SITE PLAN IN ACCORDANCE WITH THE RANGES SPECIFIED IN THE CDP TABULATIONS.
25. MINOR MODIFICATIONS MAY BE MADE TO THE FINAL SITE PLANS FOR THE PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
26. 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 DPWES WITHOUT REQUIRING A CDPA OR MODIFICATION OF THE PRELIMINARY PLAN.
27. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET TYSONS URBAN STREET STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FDP.
28. CONSTRUCTION PHASING AS SHOWN WITHIN THE CDP MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER OR AS A STAND ALONE OPTION.
29. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE FDP
30. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT FDP. LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY, IF SEPARATE P I PLANS HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHTS LIMITS SHALL BE DETERMINED AT FDP.
31. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF FINAL DEVELOPMENT PLAN (FDP) AND SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
32. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP.
33. SOME OF THE PROPOSED ROADWAY IMPROVEMENTS, INCLUDING INTERIM IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER. SUCH EXCEPTIONS/DEVIATIONS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN (FDP)/FINAL SITE PLAN. THE GRANTING AND COMPLIANCE WITH SUCH APPROVED EXCEPTION/CHANGES SHALL NOT REQUIRE AMENDMENT TO THE CDP. SEE SHEETS S-3 AND S-4.
34. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE, IN ADDITION TO RESIDENTIAL, OFFICE, HOTEL, RETAIL AND OTHER USES IDENTIFIED ON TABULATIONS. THE FOLLOWING USES MAY BE PERMITTED WITHIN THE DEVELOPMENT WITHOUT REQUIRING AN AMENDMENT TO THE CDP AND LISTED ON INDIVIDUAL FDPs, INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, QUICK SERVICE FOOD STORES, FAST FOOD RESTAURANTS, HEALTH CLUBS AND SIMILAR COMMERCIAL RECREATIONAL USES, COMMUNITY USES, EATING ESTABLISHMENTS, FINANCIAL INSTITUTIONS, GARMENT CLEANING ESTABLISHMENTS, OFFICES, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC AND QUASI PUBLIC USES, RETAIL SALES ESTABLISHMENTS AND SIMILAR USES. DRIVE-IN FINANCIAL INSTITUTIONS AND CHILD CARE CENTER SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN ON A FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE.
35. SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENTS SHALL BE CALCULATED ON THE ENTIRETY OF THE PROPERTY AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BUILDING SITE.
36. PRIVATE ACCESS ROADS SHOWN ON THE CDP SHALL NOT BE CONSIDERED 'STREETS' AND MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN AS SHOWN ON THE CDP AND APPROVED BY THE PLANNING COMMISSION AND FCDOT WITH AN FDP.
37. CROSSWALK LOCATIONS INDICATED ON THE CDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN, SUBJECT TO VDOT APPROVAL.
38. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FDP AND SITE PLAN.
39. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
40. ROOT BARRIERS SHALL BE PROVIDED IN THOSE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
41. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
42. ALL GRADING INDICATED ON THIS CDP IS CONCEPTUAL AND SUBJECT TO CHANGE WITH THE FDP AND SITE PLAN.
43. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPERTY IS NOT REQUIRED AS THIS DEVELOPMENT IS NOT LOCATED NEAR THE PERIPHERY OF THE TYSONS URBAN CENTER AS DESCRIBED IN SECTION 16-102 OF THE ZONING ORDINANCE.
44. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
45. ALL LANE USE DESIGNATIONS, INCLUDING BIKE DESIGNATION, SUCH AS SHARROWS (EX., INTERIM, OR PLANNED PARKING SPACES, ETC.) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AND FCDOT AT THE TIME OF FDP OR SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
46. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERNAL LOADING SPACES (WITHIN BUILDINGS), IN ADDITION TO THOSE SHOWN ON THE CDP, PROVIDED THEY DO NOT SUBSTANTIALLY MODIFY IMPACT THE STREETSCAPE SHOWN HEREON OR SUBSTANTIALLY INCREASE THE WIDTH OF THE LOADING ENTRANCE.
47. RETAIL ENTRANCES SHALL BE ESTABLISHED AT FDP AND SITE PLAN.
48. PERMANENT AND TEMPORARY RETAINING WALLS SHALL BE INDICATED ON THE FDP FOR EACH BUILDING.
49. ALL IMPROVEMENTS IN VDOT SERVICE ROAD RIGHT OF WAY AREA ARE SUBJECT TO VDOT APPROVAL AND PERMIT CONDITIONS.

SOILS MAP 1"=500'




### PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE DEVELOPMENT. (SEPARATE WAIVER FILED 001692-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, WITH SUCH SPACES COUNTING TOWARD REQUIRED PARKING.
4. MODIFICATION OF SECTION 12-0510 TO PERMIT:
   - A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO SIX (6) 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 TO ALLOW FOR TREE PRESERVATION TARGET AND 10 PERCENT 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 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

9. WAIVER OF PFM SECTION 7 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN DENTER.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    - A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    - B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F 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 AS 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.

SEE SHEET S-3 AND S-4 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-15 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

### ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUEST S A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.
2. 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 AN FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE AND THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
   - A. STREET LINE ON NORTH SIDE OF RTE. 7 AND ADJACENT TO PARK, INCLUDING THE REQUIREMENT FOR THE BUILDING ZONE
   - B. EAST SIDE TYSONS CENTRAL STREET ADJACENT TO THE ROUTE 123 RAMP.
   - C. EAST SIDE STATION PLACE ALONG METRO PLAZA.
   - D NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERIM ROAD SECTION AND AT THE BUILDING B ENTRANCE.
   - E SOUTH SIDE CENTER STREET ALONG THE USA PROPERTY FRONTAGE.
   - F. EAST AND WEST SIDE OF PRIVATE SERVICE ALLEY AT BUILDING "D."
   - G. CENTRAL PIAZZA
4. APPLICANT REQUESTS A WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

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

5. 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

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE APPROVED FDP.
7. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-B) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE.
9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP OR AS MAY BE SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 - SITE PLAN - 2-505

11. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 AS APPROPRIATE FOR ALL REQUIRED TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED.
13. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROADS ALONG ROUTE 7 AND ROUTE 123.
14. 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
15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROLS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS

SEE PFM WAIVERS/MODIFICATIONS 1-8 AS REQUESTED FROM THE BOARD OF SUPERVISORS.

# TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# NOTES

8/15/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| INSERT AUGUST 21, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| | |
|---|---|
| DES. ENG | DWN. RMC |
| SCALE: N/A | |
| PROJECT/FILE NO. V7148C | |
| SHEET NO. C-2 | |

# DEVELOPMENT TABULATIONS

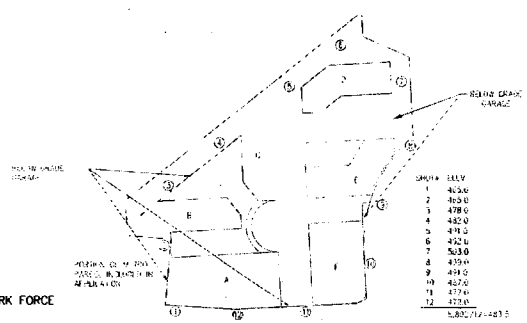
| Building | Option | Building Height [1] Min. | Max. | Shown | Range of Stories [2] | Use [3] | GFA by Use [4] | Building GFA [4] | Number of Dwelling Units/Hotel Rooms [5] | Number of WDUs | Parking Permitted < 1/8 Mile to Metro Station Entrance [6] Min. | Max. | Loading Spaces [7] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | Options 1 & 2 | 210' | 300' | 210' | 15 - 25 | Office | 200,000 - 320,000 | 240,000 - 382,000 | | | 0 | 320 - 512 | 2 |
| | | | | | | Retail | 40,000 - 62,000 | | | | 0 | 210 - 342 | |
| B | Options 1 & 2 | 250' | 330' | 300' | 22 - 29 | Hotel | 100,000 - 155,000 | 220,000 - 358,000 | 150 - 200 | | 0 | 160 - 200 | 2 |
| | | | | | | Residential | 100,000 - 170,000 | | 100 - 175 | 20 - 35 | 100 - 175 | 142 - 249 | |
| | | | | | | Retail | 20,000 - 33,000 | | | | 0 | 90 - 168 | |
| C | Options 1 & 2 | 290' | 380' | 330' | 28-38 | Residential | 230,000 - 335,000 | 233,000 - 343,000 | 250 - 350 | 50 - 70 | 250 - 350 | 355 - 497 | 2 |
| | | | | | | Retail | 3,000 - 8,000 | | | | 0 | 0 - 18 | |
| D | Options 1 & 2 | 190' | 290' | 215' 270' | 20 - 26 | Residential | 245,000 - 343,000 | 245,000 - 343,000 | 260 - 360 | 52 - 72 | 260 - 360 | 370 - 512 | 2 |
| | | | | | | Retail | 0 - 20,000 | | | | 0 | 0 - 90 | |
| E | Option 1 Office | 125' | 185' | 170' | 10 - 13 | Office | 190,000 - 212,000 | 200,000 - 245,000 | 150 - 300 | | 0 | 304 - 339 | 2 |
| | | | | | | Retail | 10,000 - 33,000 | | | | 0 | 30 - 168 | |
| | Option 1 Hotel | 75' | 160' | Not Shown | 8-16 | Hotel | 90,000 - 192,000 | 106,000 - 225,000 | | | 0 | 160 - 300 | 2 |
| | | | | | | Retail | 10,000 - 33,000 | | | | 0 | 30 - 168 | |
| | Option 2 | 140' | 210' | 175' | 14 - 18 | Residential | 165,000 - 195,000 | 175,000 - 228,000 | 170 - 210 | 34 - 42 | 170 - 210 | 241 - 298 | 2 |
| | | | | | | Retail | 10,000 - 33,000 | | | | 0 | 30 - 168 | |
| F | Option 1 | 185' | 265' | 185' | 15 - 19 | Office | 140,000 - 240,000 | 150,000 - 257,000 | | | 0 | 224 - 384 | 2 |
| | | | | | | Retail | 10,000 - 17,000 | | | | 0 | 30 - 72 | |
| | Option 2 | 300' | 400' | 340' | 27 - 34 | Residential | 300,000 - 398,000 | 310,000 - 415,000 | 262 - 414 | 52 - 83 | 262 - 414 | 372 - 588 | 2 |
| | | | | | | Retail | 10,000 - 17,000 | | | | 0 | 30 - 72 | |
| Option 1 Totals [8] | | | | | | Office | 530,000 - 631,000 | 1,288,000 - 1,807,000 | 610 - 885 | 122 -177 | 610 - 885 | 2,225 - 3,551 | 12 |
| | | | | | | Residential | 575,000 - 848,000 | | 150 - 200 | | | | |
| | | | | | | Hotel | 100,000 - 155,000 | | | | | | |
| | | | | | | Retail | 83,000 - 173,000 | | | | | | |
| Option 2 Totals [9] | | | | | | Office | 200,000 - 320,000 | 1,423,000 - 2,029,000 | 1,042 - 1,509 | 208 - 302 | 1,042 - 1,509 | 2,310 - 3,714 | 12 |
| | | | | | | Residential | 1,040,000 - 1,441,000 | | 150 - 200 | | | | |
| | | | | | | Hotel | 100,000 - 155,000 | | | | | | |
| | | | | | | Retail | 83,000 - 173,000 | | | | | | |

## PARKING RATES

| Primary Use | Parking Permitted < 1/8 Mile to Metro Station Entrance Minimum | Maximum |
|---|---|---|
| Office | 0 | 1.6/1000 GFA |
| Retail | 0 | 6/1000 GFA, excluding the first 5,000 GFA |
| Multi-family Residential | | |
| 0-1 BR | 1 | 1.3/Unit |
| 2 BR | 1 | 1.6/Unit |
| Hotel | 0 | 1/hotel room |

## WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SEE PROFFERS.



AVERAGE GRADE EXHIBIT

# TABULATION NOTES

[1] Building heights are measured from average grade; the average grade is estimated at 483.50 feet for Buildings A through F on a common garage. Minimum and maximum building heights do not include mechanical penthouses and architectural embellishments a outlining in section 2-505 of Zoning Ordinance. Minimum and maximum building heights do include above grade parking levels. See proffers for details on architectural treatment of above grade parking levels. The building heights "shown" identify the various building heights illustrated in the CDP.

[2] The numbers of stories shown are conceptual and may be adjusted provided the adjusted height remains within the minimum and maximum building heights shown hereon.

[3] Retail use as indicated in this tabulation may include a variety of other commercial uses such as, but not limited to, eating establishments and fast food restaurants (see proffers). Office use as indicated in this tabulation may include other accessory uses.

[4] The square footage for individual buildings shown is conceptual. The Applicants reserve the right to transfer square footage between and within buildings provided the maximum overall site FAR is not exceeded and the minimum and maximum building heights shown for individual buildings are maintained (see Proffers).

[5] The number of hotel rooms is conceptual and may be adjusted at FDP and/or site plan.

[6] The minimum required and maximum permitted parking spaces were calculated for the primary uses proposed in accordance with Section 6-509 of the Ordinance, which is re-stated hereon. For the purposes of this tabulation, the residential parking was calculated by assuming an average mix of 60% 0-1 bedroom units and 40% 2 bedroom units. At the time of site plan, the mix of uses, number of hotel rooms, dwelling units, mix of bedroom types and specific parking provided will be determined. The Applicants reserve the right to provide more or less parking for each building at the time of FDP approval and/or site plan approval than required by Section 6-509 provided the minimum parking rates are met and the maximum parking rates are not exceeded at the build-out of the overall development.

[7] Additional loading spaces inside the buildings may be provided with FDPs and/or site plans.

[8] Option 1 includes two alternative uses of Building E; one includes office/retail uses and the other includes hotel/retail uses. The Option 1 "GFA by Use" column provide the GFA range or both the office/retail and hotel/retail alternatives, thus the Option 1 "GFA by Use" for individual buildings do not mathematically add up to the Option1 "GFA by Use" Totals and the individual Option 1 "Building GFAs" do not mathematically edd up the Option 1 "Building GFA" Totals. In addition, GFA for office uses has been set at the maximum 2.50 FAR permitted (631,000 SF) which is less then the sum of the office uses shown in Buildings A, E and F for Option 1. (See Proffers for limitations on overall GFA and office GFA).The Total Building GFA and minimum and maximum parking numbers reported for Option 1 in the tabulation reflect the Building E office/retail option, not the hotel/retail option.

[9] Option 2 Total GFA is less than the sum of the Option 2 office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However, Total Option 2 GFA is 2,029,000 (See Proffers for limitations on overall GFA).

# LAND USE MIX AND FAR

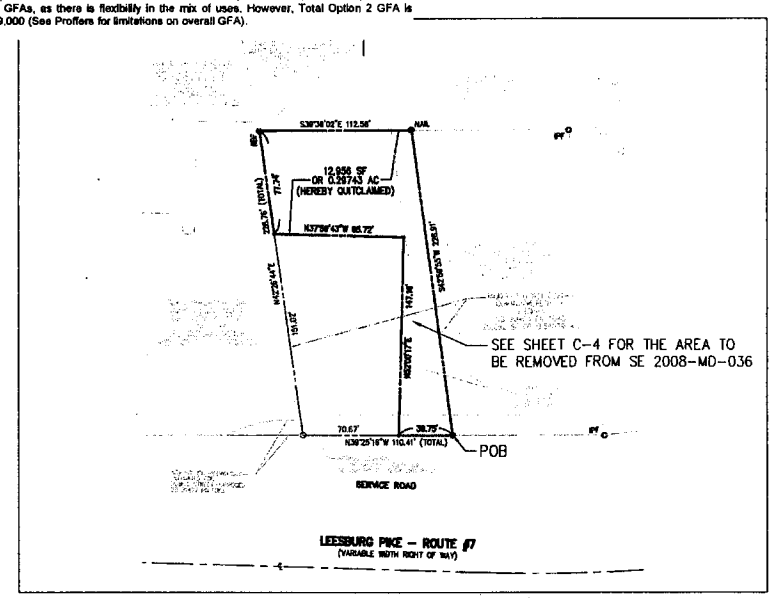
| Use | GFA [1] | Percentage of Total | FAR [2] |
|---|---|---|---|
| OPTION 1 [3] | | | |
| --Office | 631,000 | 35% | 2.50 [2] |
| --Residential | 848,000 | 47% | |
| --Hotel | 155,000 | 9% | |
| --Retail | 173,000 | 9% | |
| TOTAL | 1,807,000 | 100% | 7.17 |
| OPTION 2 [4] | | | |
| --Office | 320,000 | 15% | 1.27 |
| --Residential | 1,441,000 | 69% | |
| --Hotel | 155,000 | 8% | |
| --Retail | 173,000 | 8% | |
| TOTAL | 2,029,000 | 100% | 8.05 |

[1] The Development Tabulations provide for a minimum and maximum GFA. The maximum GFAs were utilized in this chart

[2] Based on a land area of 252,291 SF

[3] Option 1 includes two alternative uses of Building E, one includes office/retail uses and the other includes hotel/retail uses. For the purposes of the comparisons in this chart the Building E – office/ retail use was utilized.

[4] Option 2 Total GFA is less than the sum of the office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. However Total GFA is 2,029,000 (See Proffers)




METRO PURCHASE EXHIBIT

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

8/12/13

VIKA REVISIONS

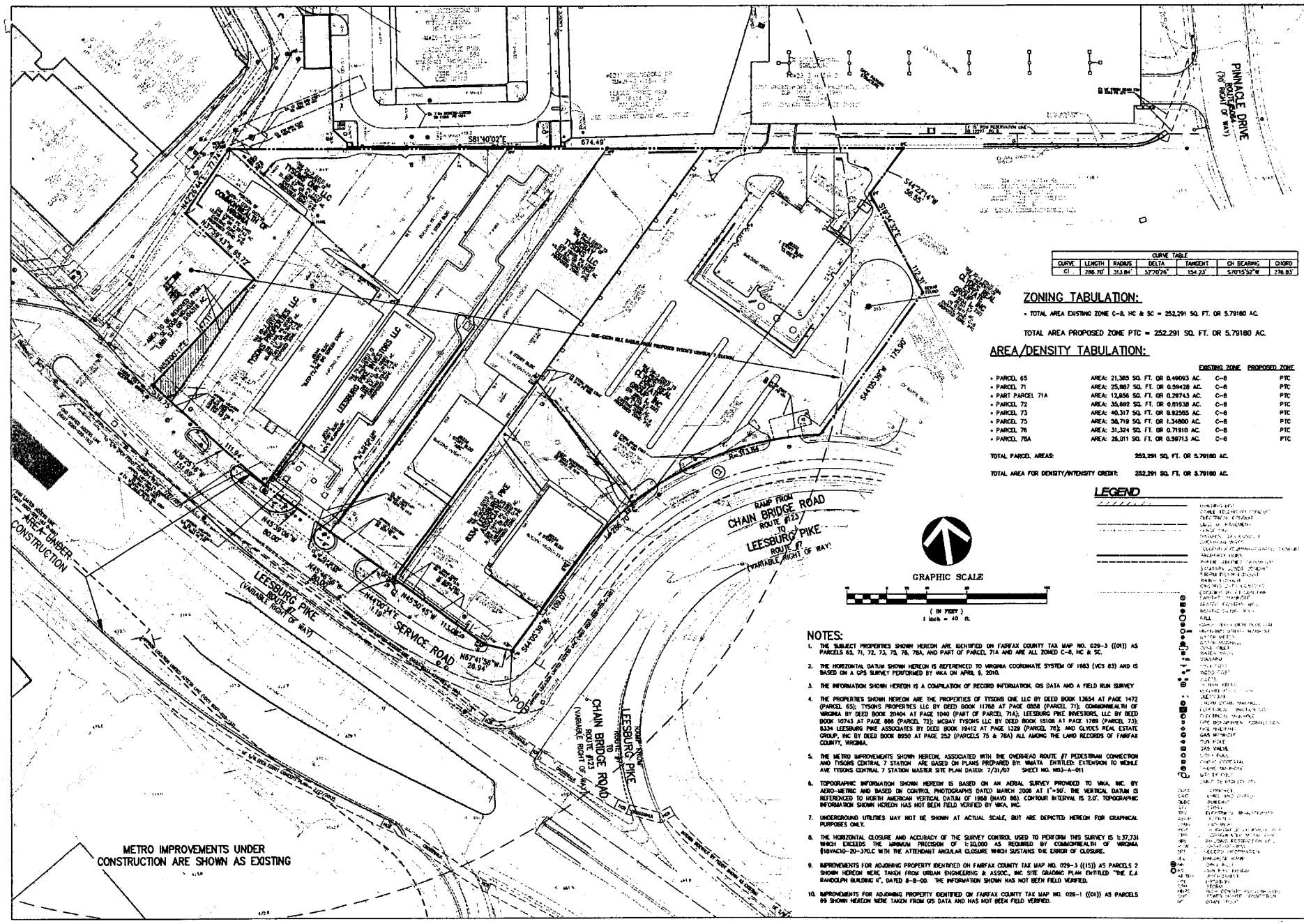
REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
INSERT AUGUST 21, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. ENG | DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-3




| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH BEARING | CHORD |
| C1 | 286.70' | 313.84' | 52°20'26" | 154.23' | S70°15'52"W | 276.83 |

## ZONING TABULATION:

- TOTAL AREA EXISTING ZONE C-8, HC & SC = 252,291 SQ. FT. OR 5.79180 AC.

TOTAL AREA PROPOSED ZONE PTC = 252,291 SQ. FT. OR 5.79180 AC.

## AREA/DENSITY TABULATION:

| | | EXISTING ZONE | PROPOSED ZONE |
|---|---|---|---|
| • PARCEL 65 | AREA: 21,385 SQ. FT. OR 0.49093 AC. | C-8 | PTC |
| • PARCEL 71 | AREA: 25,887 SQ. FT. OR 0.59428 AC. | C-8 | PTC |
| • PART PARCEL 71A | AREA: 12,656 SQ. FT. OR 0.29743 AC. | C-8 | PTC |
| • PARCEL 72 | AREA: 35,892 SQ. FT. OR 0.81938 AC. | C-8 | PTC |
| • PARCEL 73 | AREA: 40,317 SQ. FT. OR 0.92555 AC. | C-8 | PTC |
| • PARCEL 75 | AREA: 58,719 SQ. FT. OR 1.34800 AC. | C-8 | PTC |
| • PARCEL 76 | AREA: 31,324 SQ. FT. OR 0.71910 AC. | C-8 | PTC |
| • PARCEL 78A | AREA: 26,011 SQ. FT. OR 0.59713 AC. | C-8 | PTC |

TOTAL PARCEL AREAS: 252,291 SQ. FT. OR 5.79180 AC.

TOTAL AREA FOR DENSITY/INTENSITY CREDIT: 252,291 SQ. FT. OR 5.79180 AC.

## LEGEND

## NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((01)) AS PARCELS 65, 71, 72, 73, 75, 76, 76A, AND PART OF PARCEL 71A AND ARE ALL ZONED C-8, HC & SC.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON APRIL 9, 2010.
3. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY
4. THE PROPERTIES SHOWN HEREON ARE THE PROPERTIES OF TYSONS ONE LLC BY DEED BOOK 13654 AT PAGE 1472 (PARCEL 65); TYSONS PROPERTIES LLC BY DEED BOOK 11768 AT PAGE 0858 (PARCEL 71); COMMONWEALTH OF VIRGINIA BY DEED BOOK 20404 AT PAGE 1040 (PART OF PARCEL 71A); LEESBURG PIKE INVESTORS, LLC BY DEED BOOK 10743 AT PAGE 886 (PARCEL 72); MCBAY TYSONS LLC BY DEED BOOK 18108 AT PAGE 1788 (PARCEL 73); 8334 LEESBURG PIKE ASSOCIATES BY DEED BOOK 19412 AT PAGE 1329 (PARCEL 75); AND GLYDES REAL ESTATE GROUP, INC BY DEED BOOK 8950 AT PAGE 252 (PARCELS 76 & 78A) ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
5. THE METRO IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. M03-A-011
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2008 AT 1"=50'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS NOT BEEN FIELD VERIFIED BY VIKA, INC.
7. UNDERGROUND UTILITIES MAY NOT BE SHOWN AT ACTUAL SCALE, BUT ARE DEPICTED HEREON FOR GRAPHICAL PURPOSES ONLY.
8. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:37,731 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 AS REQUIRED BY COMMONWEALTH OF VIRGINIA §18VAC10-20-370.C WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
9. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((15)) AS PARCELS 2 SHOWN HEREON WERE TAKEN FROM URBAN ENGINEERING & ASSOC., INC SITE GRADING PLAN ENTITLED "THE E.J RANDOLPH BUILDING II", DATED 8-8-00. THE INFORMATION SHOWN HAS NOT BEEN FIELD VERIFIED.
10. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-1 ((01)) AS PARCELS 89 SHOWN HEREON WERE TAKEN FROM GIS DATA AND HAS NOT BEEN FIELD VERIFIED.

VIKA

# TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# EXISTING CONDITIONS PLAN

8/15/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012

DATE: FEBRUARY 22, 2011
DES. JFA DWN. JAB
SCALE: 1"=40'
PROJECT/FILE NO. V7148C
SHEET NO. C-4

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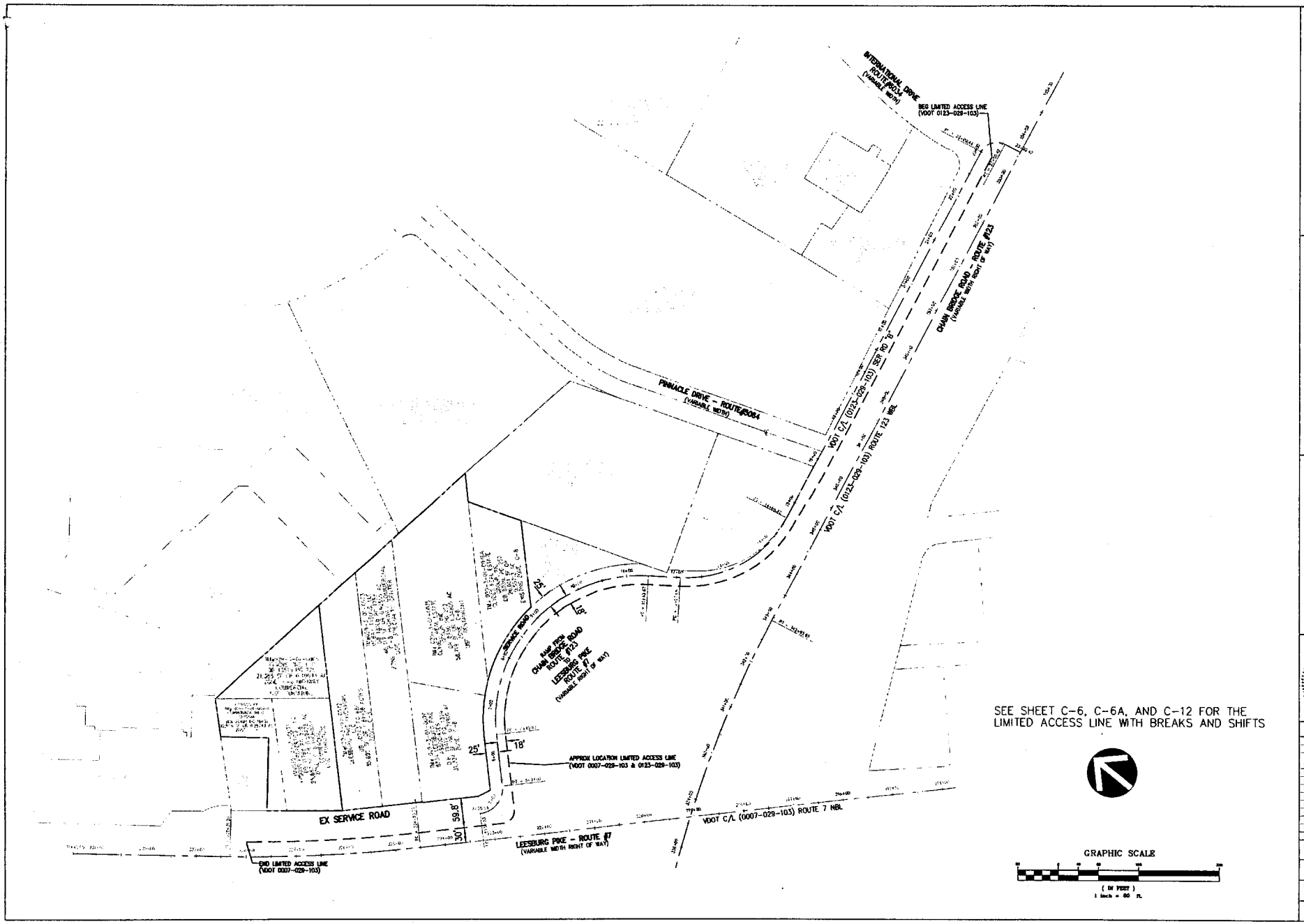


VIKA

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LIMITED ACCESS EXHIBIT

8/15/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 16, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

| DES | DWN |
|---|---|
| SURVEYS | LMG |

SCALE: 1"=60'

PROJECT/FILE NO. V7148C

SHEET NO. C-5

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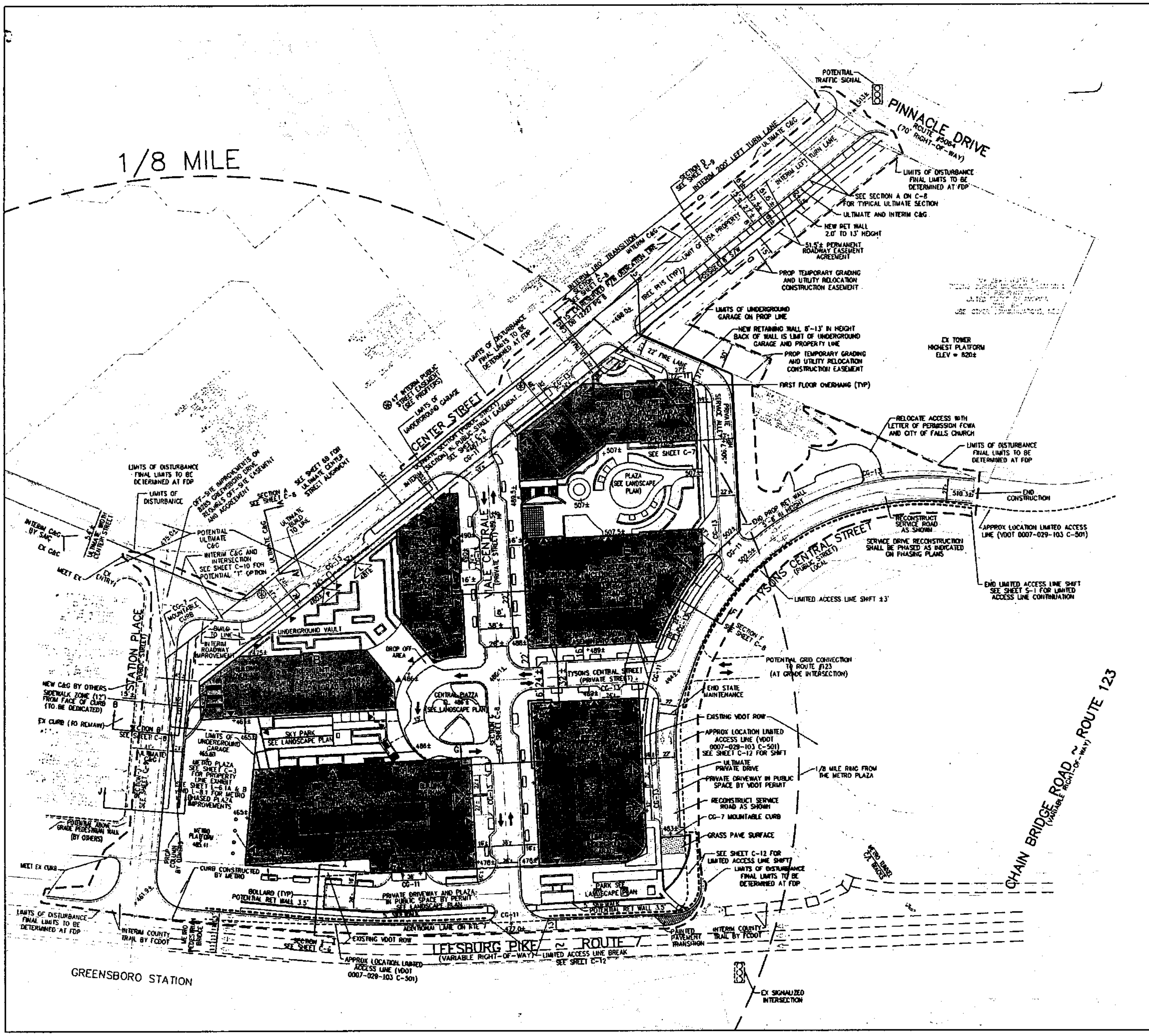



## LEGEND:

ENTRANCE (TYP)

DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

ENTRANCE (TYP)

DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

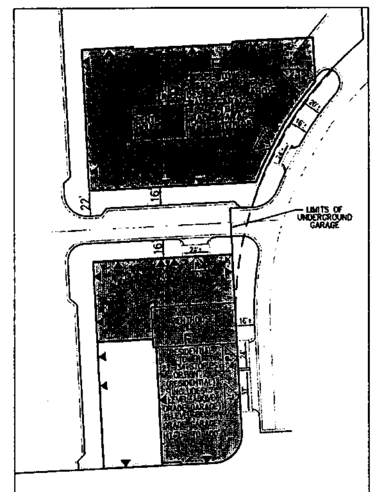
DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153

LOADING ENTRANCE

PARKING ENTRANCE

TREE PITS

DENOTES BUILDING ENTRANCE




ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

**CDP SHEET NOTES:**

1. SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
2. SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CDP LAYOUT.
3. SEE SHEET C-6A FOR ALTERNATE VIALE CENTRALE AND TYSONS CENTRAL STREET.
4. SEE SHEET C-6B FOR ULTIMATE CENTER STREET PLAN.
5. SEE SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS.
6. SEE SHEET C-8 FOR ULTIMATE TYPICAL STREET SECTIONS
7. SEE SHEET C-9 FOR INTERIM ROAD CROSS-SECTIONS C,D, & J.
8. SEE SHEET C-13 THRU C-20 FOR SWM PLANS.
9. SEE SHEET L-3.1 AND L-3.2 FOR OPEN SPACE PLAN.
10. SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN.
11. SEE SHEET L-3.1 FOR TYPICAL STREET SECTIONS.

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# CONCEPTUAL DEVELOPMENT PLAN

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

| DES | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-6

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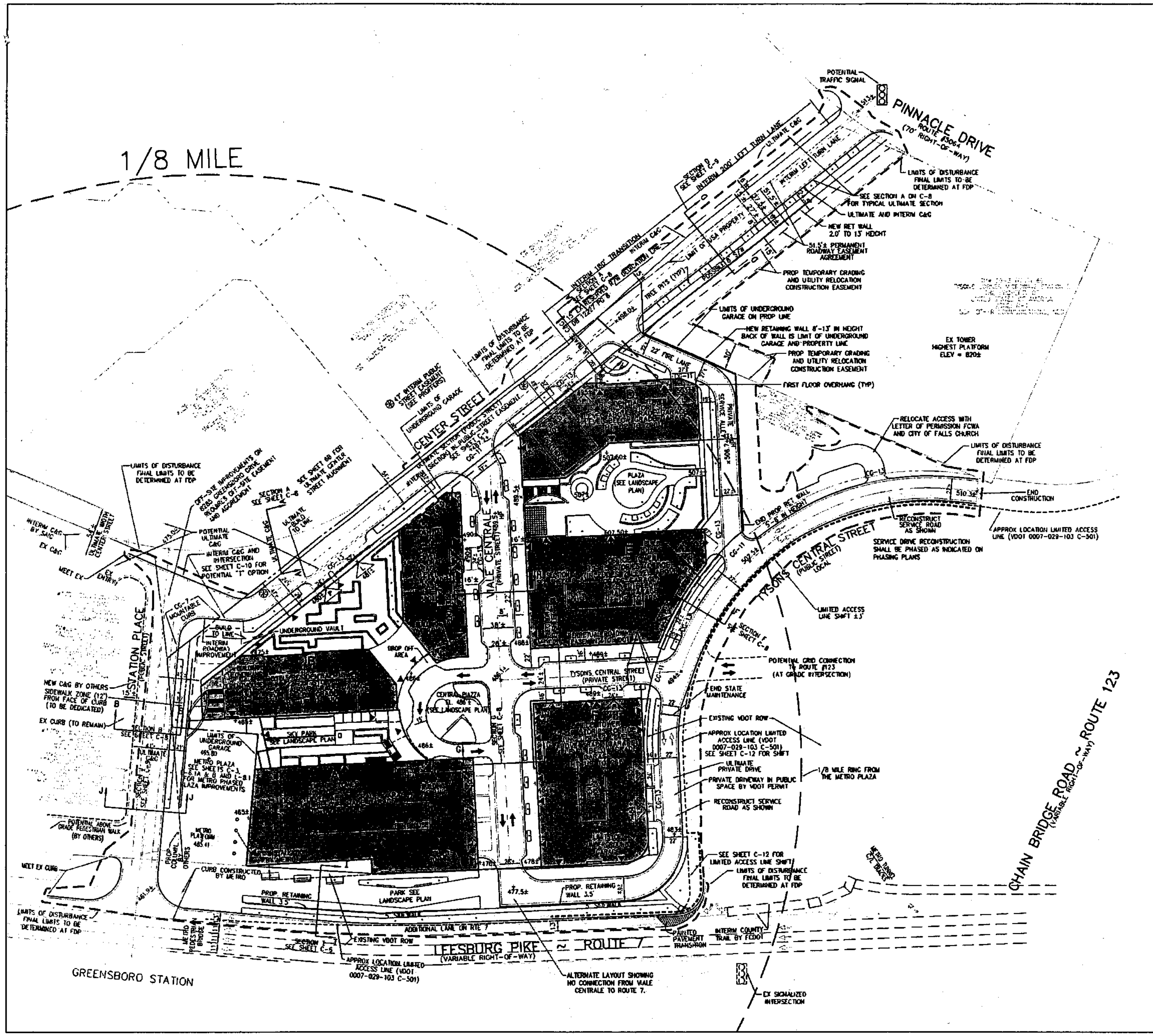
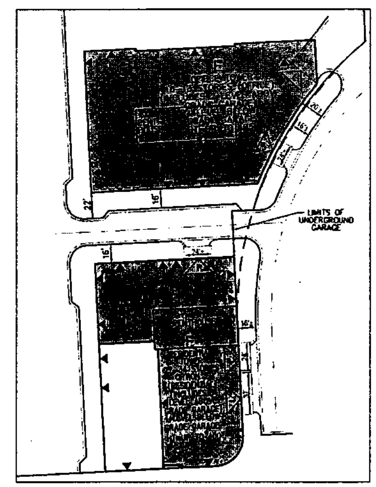



## LEGEND:

| Symbol | Description |
|---|---|
| ENTRANCE (TYP) | DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES |
| ENTRANCE (TYP) | DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES |
| | DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153 |
| L | LOADING ENTRANCE |
| P | PARKING ENTRANCE |
| | TREE PITS |
| ▲ | DENOTES BUILDING ENTRANCE |




ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

**CDP SHEET NOTES:**

1. SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
2. SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CDP LAYOUT.
3. SEE SHEET C-6A FOR ALTERNATE VALE CENTRALE AND TYSONS CENTRAL STREET WITHOUT LIMITED ACCESS BREAK.
4. SEE SHEET C-6B FOR ULTIMATE CENTER STREET PLAN.
5. SEE SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS.
6. SEE SHEET C-8 FOR ULTIMATE TYPICAL STREET SECTIONS
7. SEE SHEET C-9 FOR INTERIM ROAD CROSS-SECTIONS C,D, & J.
8. SEE SHEET C-13 THRU C-20 FOR SWM PLANS.
9. SEE SHEET L-3.1 AND L-3.2 FOR OPEN SPACE PLAN.
10. SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN.
11. SEE SHEET L-5.1 FOR TYPICAL STREET SECTIONS.

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

# TYSONS CENTRAL

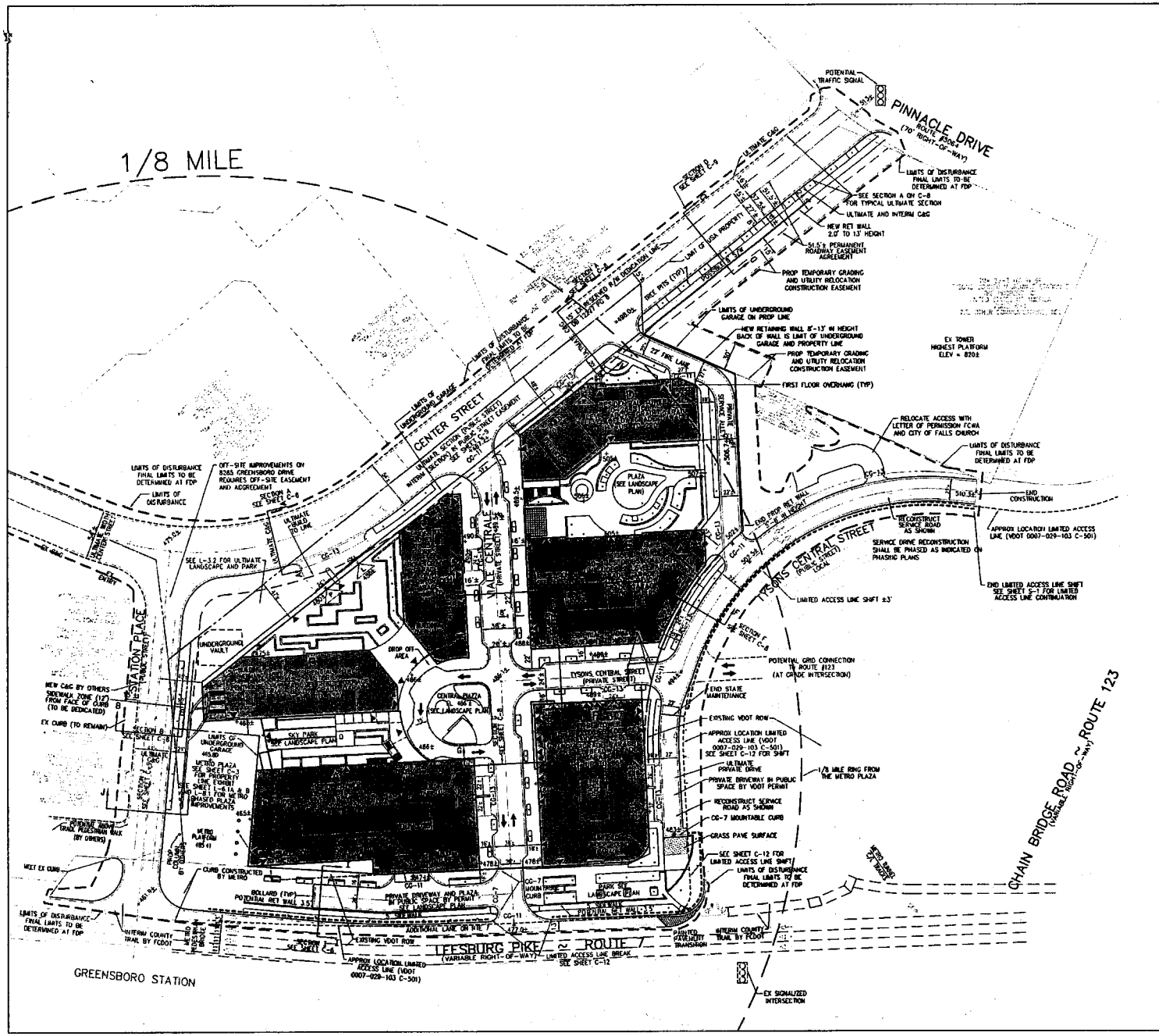
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

## CONCEPTUAL DEVELOPMENT PLAN WITHOUT LIMITED ACCESS LINE BREAK

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| | |
|---|---|
| DES. JFA | DWN. RMC |
| SCALE: 1"=50' | |
| PROJECT/FILE NO. V7148C | |
| SHEET NO. C-6A | |




## LEGEND:

ENTRANCE (TYP)

DENOTES ABOVE GRADE LOWER ROOF. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

ENTRANCE (TYP)

DENOTES ABOVE GRADE TOWER, NOT INCLUDING PENTHOUSE. SEE SHEET C-3 FOR HEIGHT TABULATIONS AND RANGES

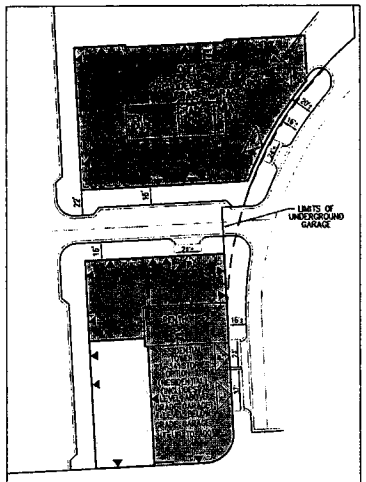
DENOTES UNDERGROUND PARKING STRUCTURE FOR ABOVE AND BELOW GRADE PARKING SEE A-153

LOADING ENTRANCE

PARKING ENTRANCE

TREE PITS

DENOTES BUILDING ENTRANCE




ALTERNATE MAXIMUM RESIDENTIAL OR HOTEL BUILDINGS "E" AND "F"

SEE SHEET C-3 FOR HEIGHTS OF BUILDINGS A, B, C, & D

**CDP SHEET NOTES:**

1. SEE SHEET C-3 FOR ALL SITE TABULATIONS AND PARKING TABULATIONS
2. SEE SHEET C-4 FOR BOUNDARY INFORMATION AND EXISTING TOPOGRAPHY AS IT RELATES TO THE CDP LAYOUT.
3. SEE SHEET C-6A FOR ALTERNATE VIALE CENTRALE AND TYSONS CENTRAL STREET.
4. SEE SHEET C-6B FOR ULTIMATE CENTER STREET PLAN.
5. SEE SEE SHEET C-10 FOR ALTERNATE CENTER STREET AND STATION PLACE INTERSECTION OPTIONS.
6. SEE SHEET C-8 FOR ULTIMATE TYPICAL STREET SECTIONS
7. SEE SHEET C-9 FOR INTERIM ROAD CROSS-SECTIONS C,D, & J.
8. SEE SHEET C-13 THRU C-20 FOR SWM PLANS.
9. SEE SHEET L-3.1 AND L-3.2 FOR OPEN SPACE PLAN.
10. SEE SHEET L-1 FOR PEDESTRIAN CIRCULATION PLAN.
11. SEE SHEET L-5.1 FOR TYPICAL STREET SECTIONS.

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

## CONCEPTUAL DEVELOPMENT PLAN WITH ULTIMATE CENTER STREET ALIGNMENT

8/14/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 16, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-6B

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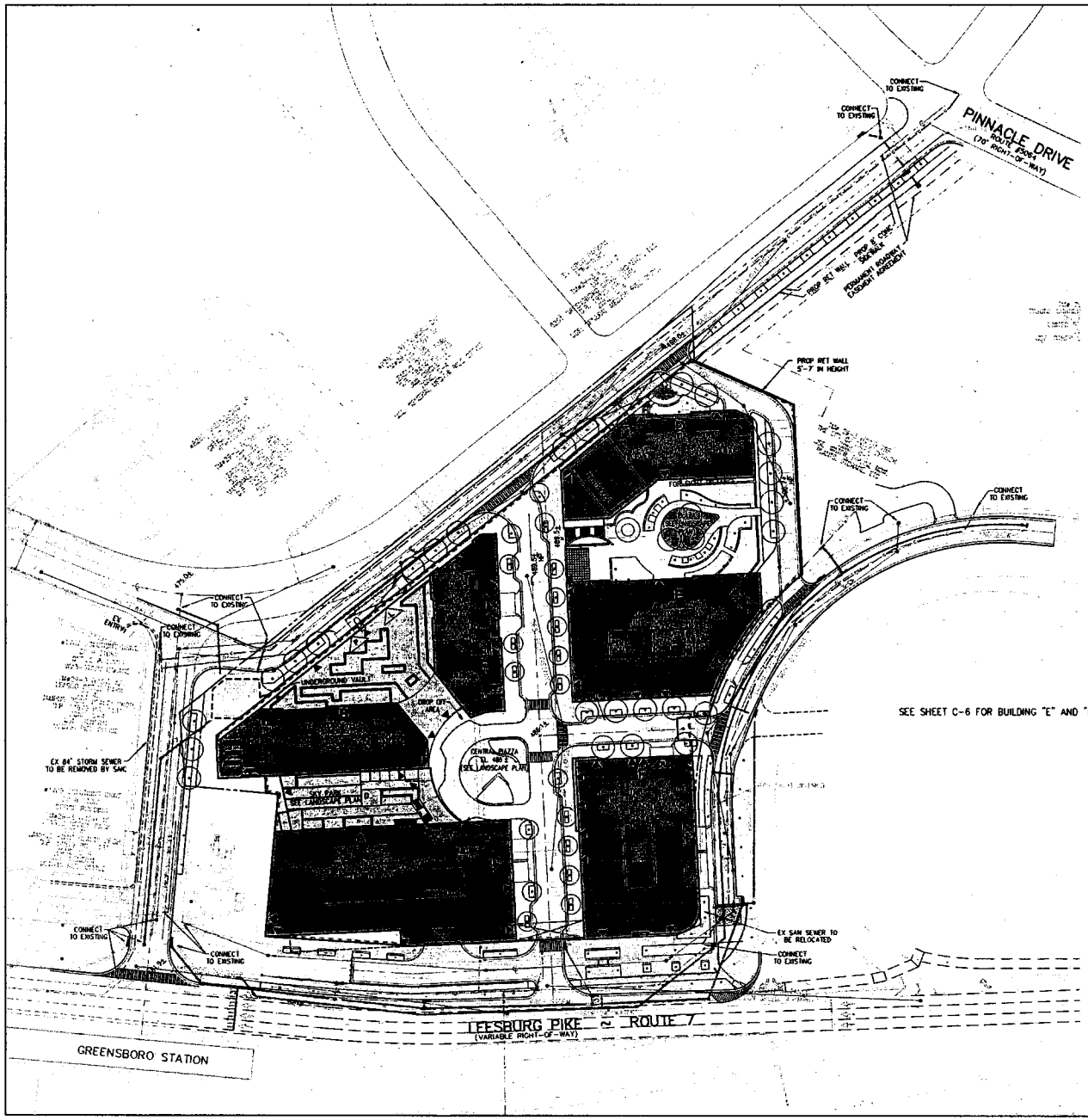


## LEGEND

| | | |
|---|---|---|
| WATER | - | BLUE |
| STORM SEWER | - | GREEN |
| SANITARY SEWER | - | BROWN |
| ELECTRIC | - | ORANGE |
| GAS | - | RED |
| SIGHT DISTANCE | - | PINK |
| STREET TREES | - | ◯ |

SEE SHEET C-6 FOR BUILDING "E" AND "F" ALTERNATIVE LAYOUTS

NOTE:
POWER VAULTS ARE SHOWN IN PROPOSED LOCATIONS. DUCT BANK ALIGNMENT HAS NOT BEEN DETERMINED AT THIS POINT. ALL OTHER DRY UTILITIES WILL RUN PARALLEL TO POWER DUCT BANK IN SAME TRENCH

- DENOTES TYPICAL UNDERGROUND DOMINION VIRGINIA POWER VAULT

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 60 ft.

# TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# FUNCTIONAL DRAWING AND UTILITY PLAN

8/15/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. JFA | DWN. RWC

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-7

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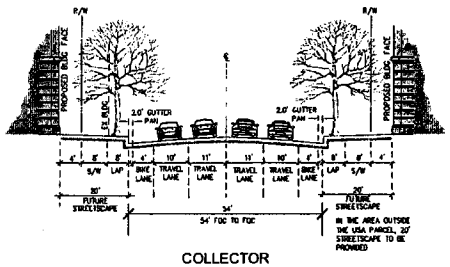
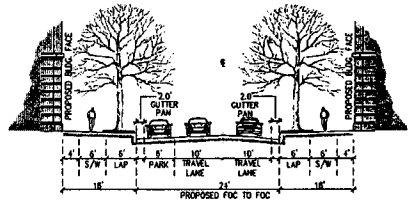
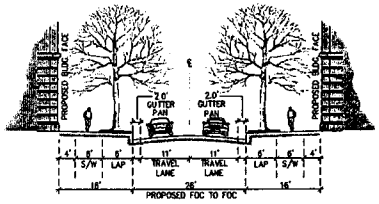



COLLECTOR
ULTIMATE SECTION CENTER STREET
(PUBLIC STREET)
SECTION A

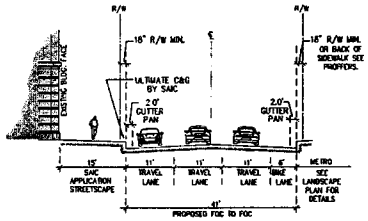
SEE SECTIONS "C" AND "D" SHEET C-7 FOR INTERIM SECTION




LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PRIVATE STREET)
SECTION E

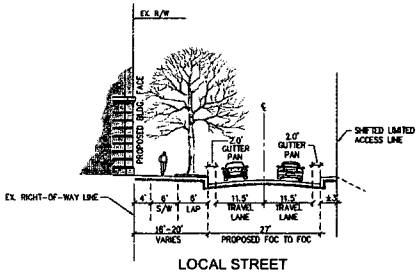



LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION G

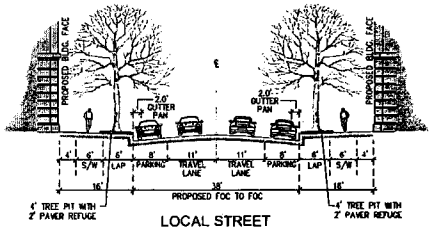



COLLECTOR
ULTIMATE SECTION STATION PLACE
(PUBLIC STREET)
SECTION B

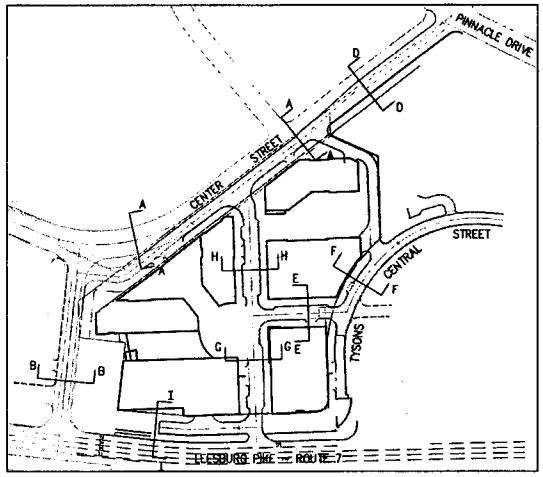
SEE SECTION "J" SHEET C-7 FOR INTERIM SECTION.




LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PUBLIC STREET)
SECTION F

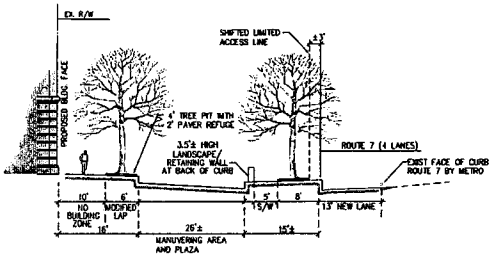



LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION H




## SECTION NOTES:

1. RIGHT-OF-WAY MAY BE MINIMUM 18' FROM FACE OF CURB SEE PROFFERS
2. LAP - LANDSCAPE AMENITY PANEL INCLUDING 2 FOOT REFUGE IN STREET PARKING AREAS.
3. SEE SHEET C-9 FOR INTERIM SECTIONS C, D & J.
4. SEE SHEET C-12 FOR LIMITED ACCESS LIMITS.




BOULEVARD
ULTIMATE SECTION LEESBURG PIKE~ROUTE 7
(PUBLIC STREET)
SECTION I

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ULTIMATE TYPICAL STREET SECTIONS

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

DES. JFA | DWN. RMC

SCALE: NTS

PROJECT/FILE NO. V7148C

SHEET NO. C-8

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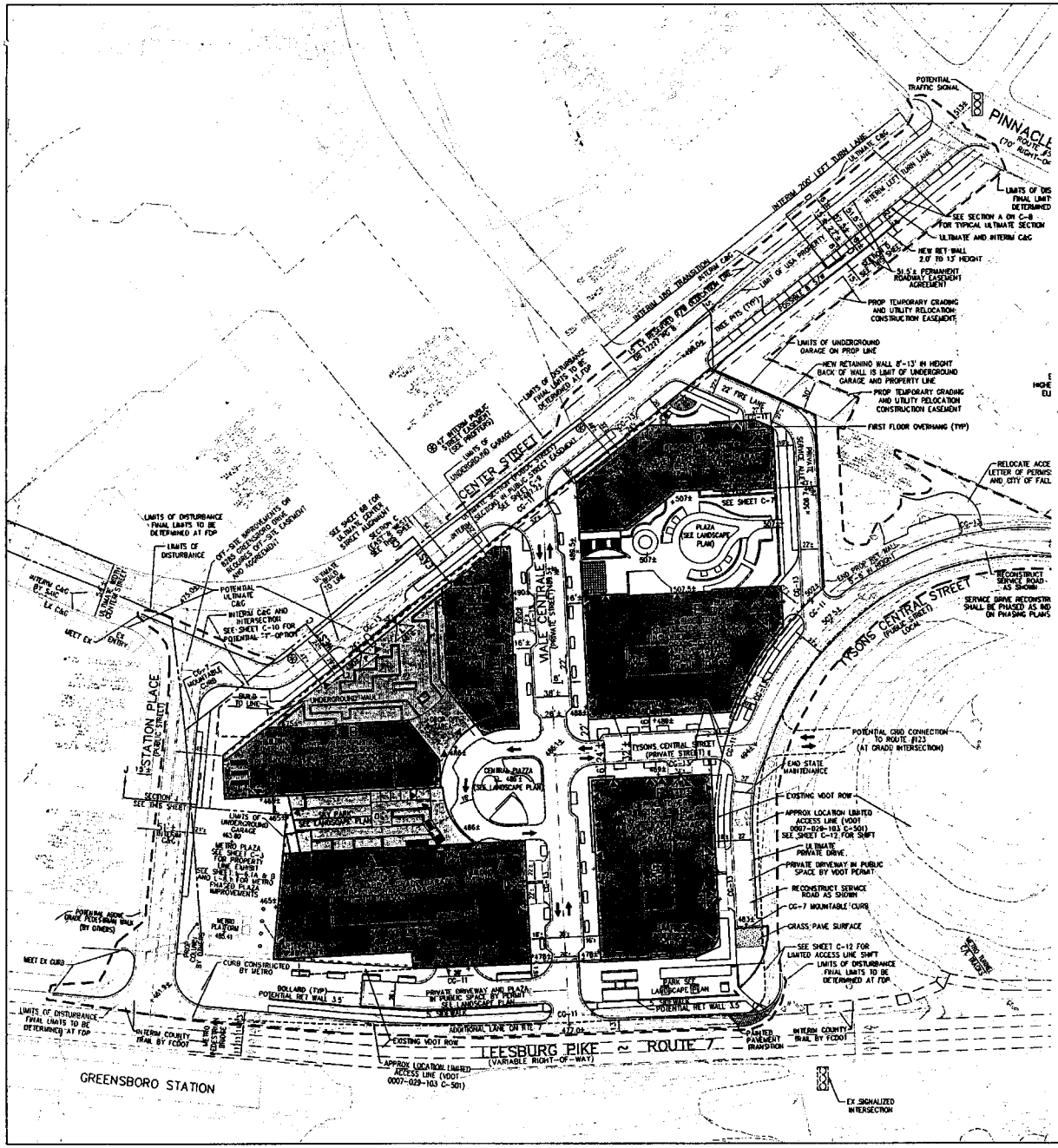


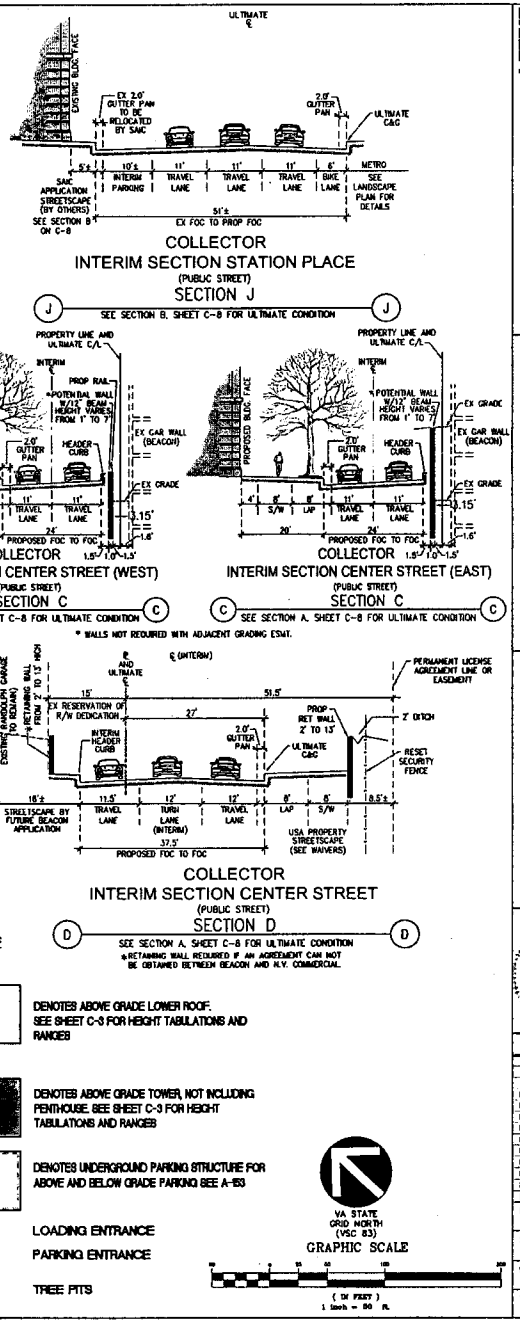


TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN WITH INTERIM ROAD SECTIONS

8/15/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 16, 2012 |
| REV JUNE 26, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V71-48C

SHEET NO. C-9

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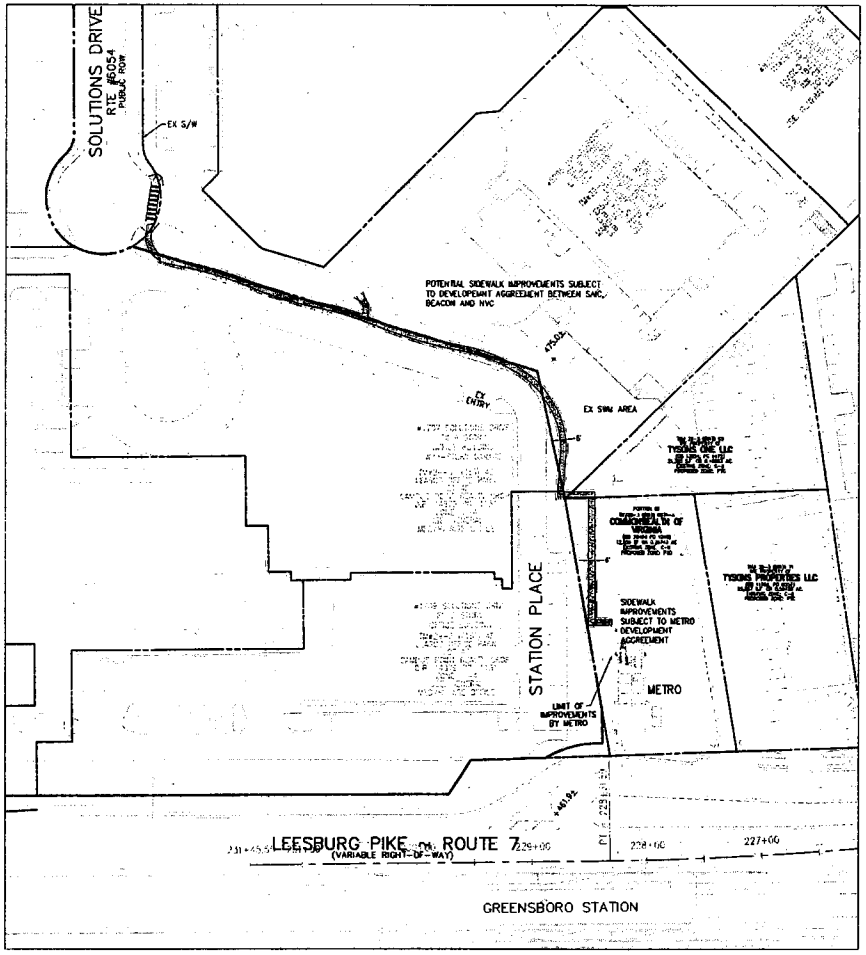
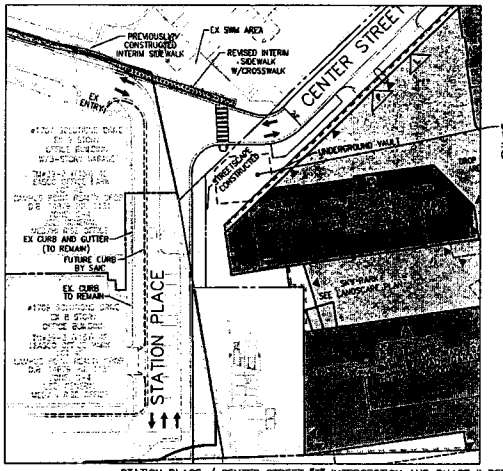
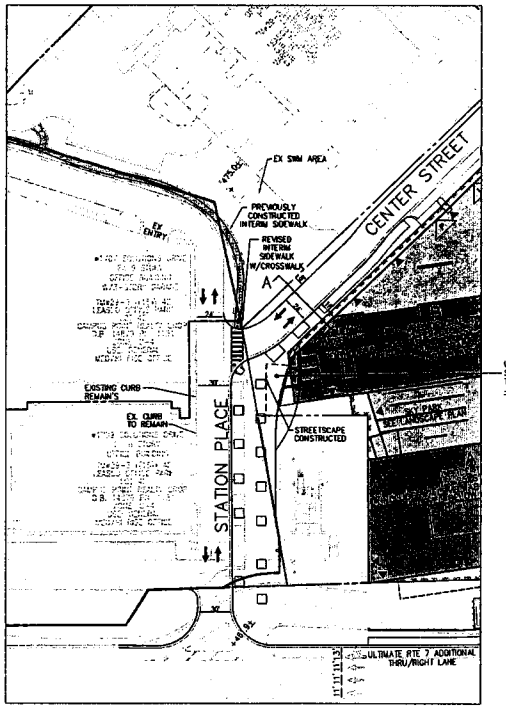


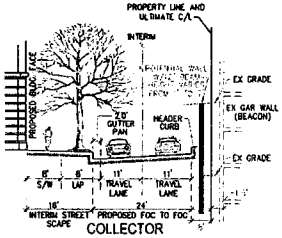

INTERIM PEDESTRIAN PLAN PHASE I
SCALE: 1"=50'




STATION PLACE / CENTER STREET "T" INTERSECTION AND PHASE II PEDESTRIAN PLAN INTERIM OPTION #1 BEACON AGREEMENT FOR TEMPORARY INTERSECTION IS APPROVED
SCALE: 1"=50'




MODIFIED "T" INTERSECTION
STATION PLACE / CENTER STREET AND PHASE II PEDESTRIAN PLAN INTERIM OPTION #2 BEACON AGREEMENT FOR TEMPORARY INTERSECTION IS NOT APPROVED
SCALE: 1"=50'




INTERIM SECTION CENTER STREET (EAST)
(PUBLIC STREET)
SECTION A

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM SIDEWALK AND STATION PLACE / CENTER STREET INTERSECTION OPTIONS

8/15/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-10

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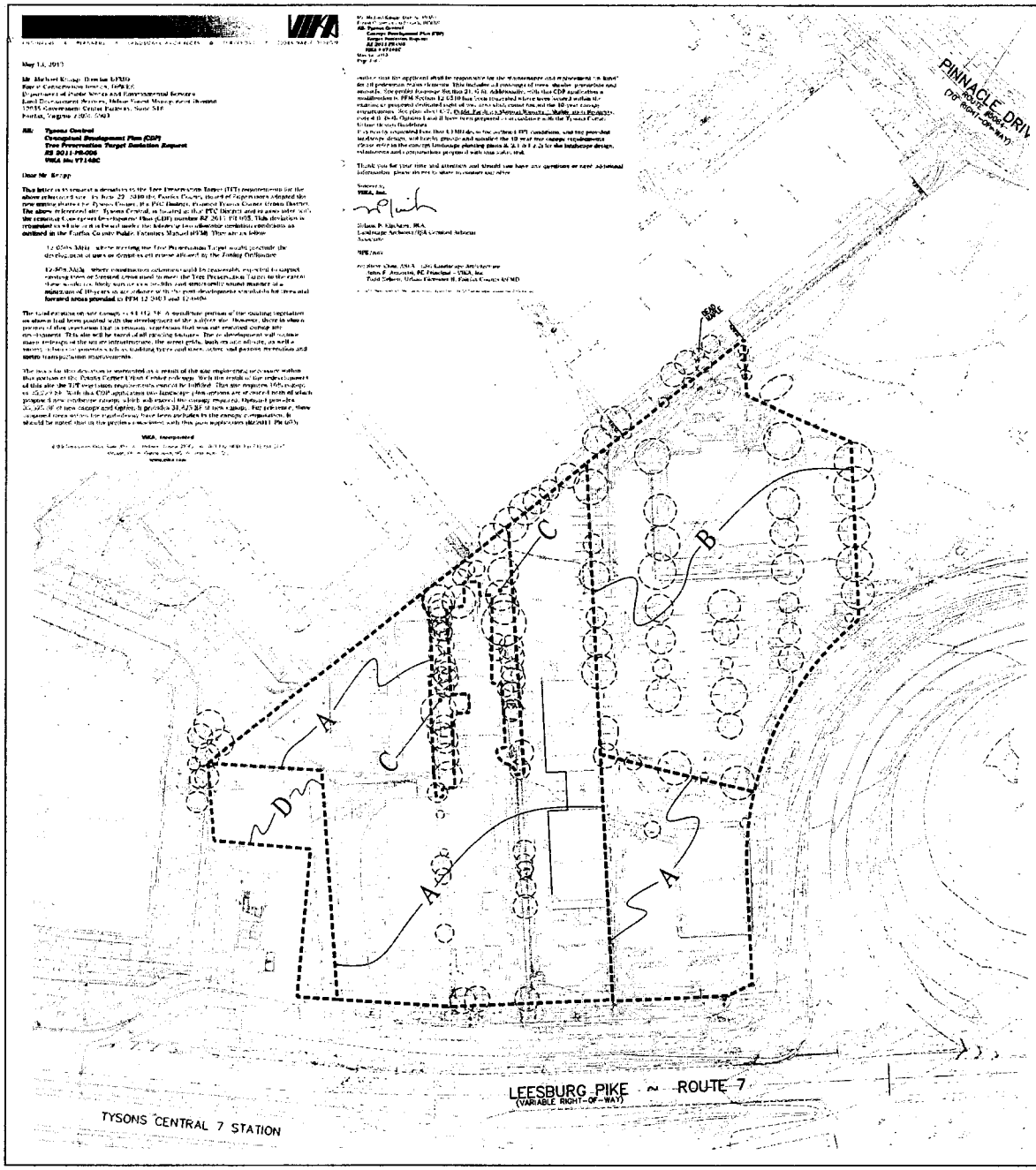
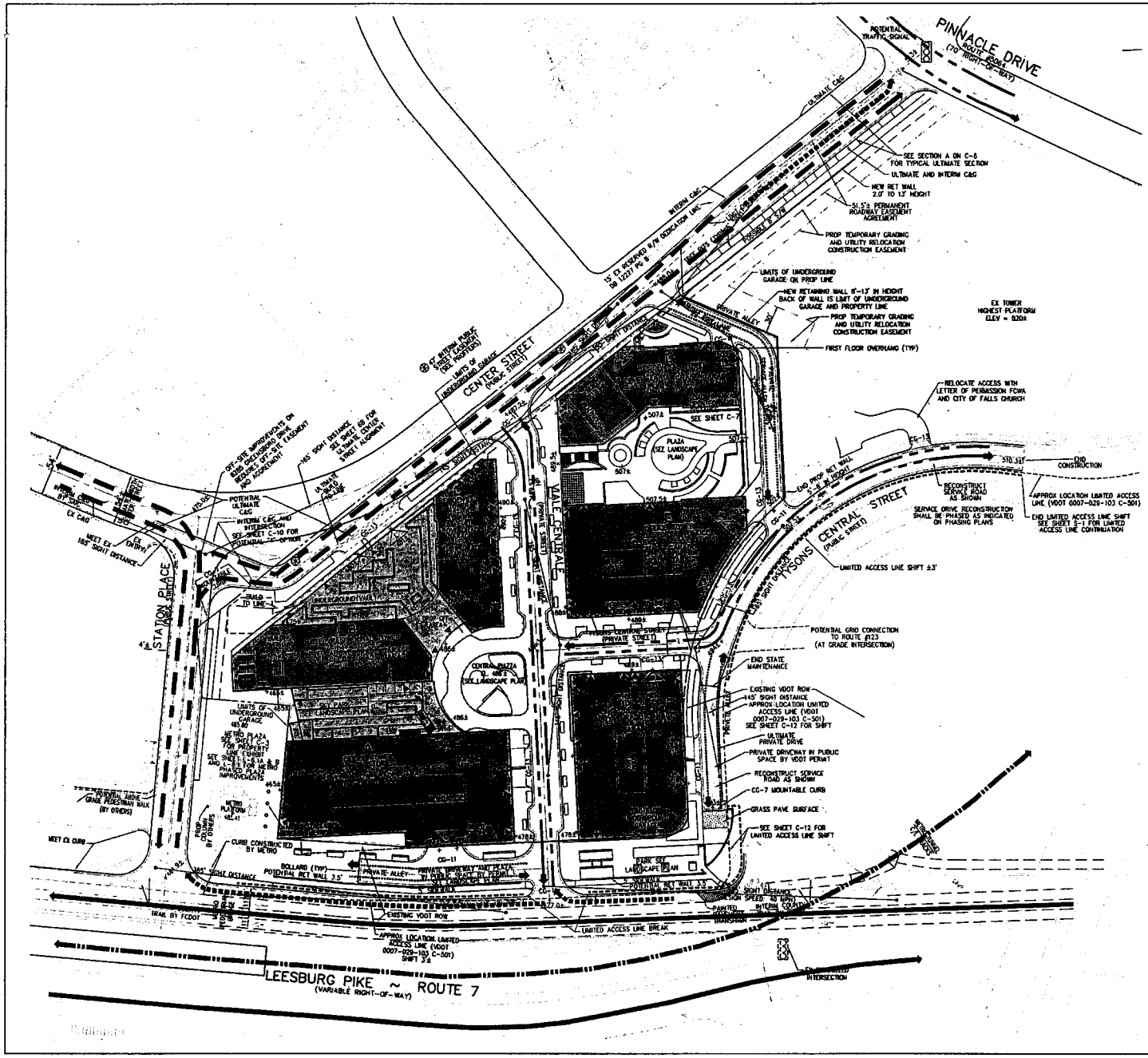



## TYSONS CENTRAL
## EXISTING VEGETATION COVER TYPES

**"A" PRIMARY COVER**

Quercus alba-Quercus-Carya Forest
Liriodendron tulipifera-Fraxinus Forest
Fraxinus pennsylvanica-Ulmus Forest
Pinus strobus-Quercus Forest
Pinus strobus-Liriodendron tulipifera Forest
Pinus strobus-Fraxin




# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

## TRAFFIC CIRCULATION, LIMITED ACCESS AND SIGHT DISTANCE PLAN

8/16/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. C-12

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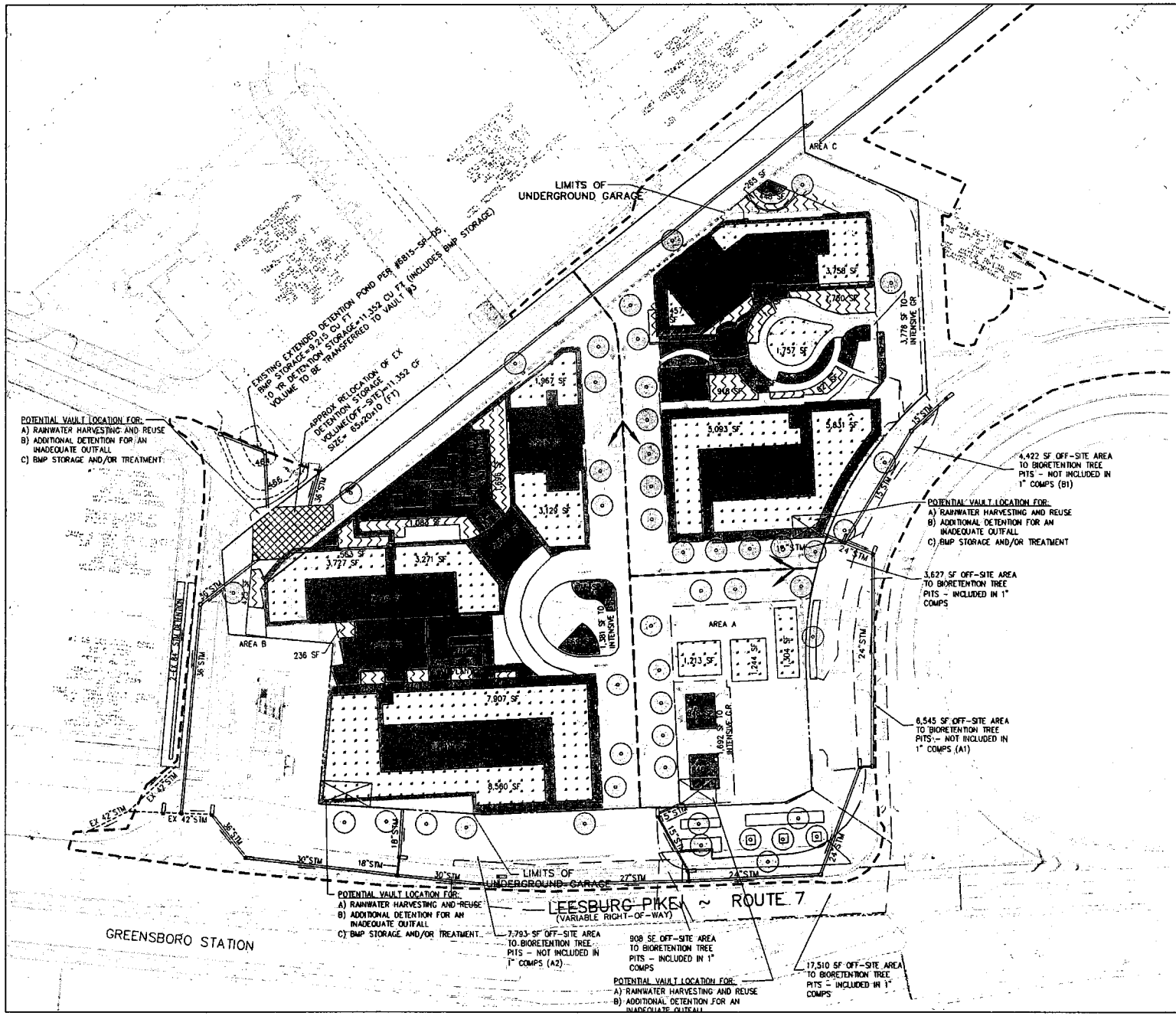


NOTE:
GREEN ROOF AREAS REPRESENTED HERE REFLECT THE OPTION WITH THE LEAST AMOUNT OF GREEN ROOF AREA TO BE CONSERVATIVE.

LEGEND

- SITE OVERALL DRAINAGE DIVIDE
- AREA CAPTURED BY GREEN ROOF
- POTENTIAL OFF-SITE DRAINAGE AREA TO BIORETENTION - NOT IN COMPS
- BIO-RETENTION DRAINAGE AREA (OFF-SITE AREA INCLUDED IN COMPS)
- APPROXIMATE LOCATION OF BIO-RETENTION TREE PIT
- AREA OF EXTENSIVE GREEN ROOF (SOIL DEPTH=4 INCHES)
- AREA OF INTENSIVE GREEN ROOF (SOIL DEPTH=12 INCHES)
- ROOF TOP DISCONNECT TO STORMWATER PLANTERS
- STORM WATER PLANTERS
- INTENSIVE GREEN ROOF NON-VEGETATED DRAINAGE AREA

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# OVERALL STORMWATER MANAGEMENT PLAN

8/15/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=40'

PROJECT/FILE NO. V7148C

SHEET NO. C-13

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## APPLICATION OVERALL SWM COMPUTATIONS – ADDITIONAL RETENTION (OFF-SITE AND LARGER STORMS)

| | | |
|---|---|---|
| TOTAL RUNOFF REDUCTION REQUIRED | 21,054 CFT | SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE) |
| TOTAL RUNOFF REDUCTION PROVIDED | 21,001 CFT | |
| RAINFALL DEPTH RETAINED ONSITE | 1.00 IN | |
| SITE AREA | 5.80 | |

**OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE**

| RUNOFF REDUCTION PRACTICE | CONTRIBUTING DA | DA RV | 1" VOL REQUIRED (CF) | VOL PROVIDED (CF) | ACTUAL RUNOFF RETAINED (INCHES) | VOLUME | EQUIVALENT DEPTH RETAINED |
|---|---|---|---|---|---|---|---|
| BIORETENTION (TREES) - Tysons Central Street (A) | 0.08 | 0.95 | 267 | 832 | 1.00 | 267 | 0.01 |
| BIORETENTION (TREES) - Tysons Central Street (C) | 0.07 | 0.95 | 245 | 752 | 1.00 | 245 | 0.01 |
| BIORETENTION (TREES) - Route 7 (F) | 0.22 | 0.95 | 772 | 3097 | 1.00 | 772 | 0.04 |
| | | | | | TOTAL VOLUME | 1304 | 0.06 |

**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 (INCHES) | EXCESS VOLUME | EQUIVALENT DEPTH RETAINED |
|---|---|---|---|---|---|---|---|
| EXTENSIVE GREEN ROOF | 1.09 | 0.95 | 3757 | 5530 | 1.47 | 1772 | 0.08 |
| INTENSIVE GREEN ROOF | 0.28 | 0.95 | 982 | 2066 | 2.18 | 1136 | 0.05 |
| PERMEABLE PAVEMENT | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| BIORETENTION (TREES) | 2.40 | 0.95 | 8477 | 13840 | 1.63 | 5363 | 0.25 |
| DISCONNECTION TO SWM PLANTER | 1.05 | 0.95 | 3634 | 9232 | 2.54 | 5599 | 0.27 |
| RAINWATER HARVESTING | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| | | | | | TOTAL EXCESS VOL | 13870 | 0.66 |

*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 1.2"

**OVERALL APPLICATION BREAKDOWN BY PRACTICE**

| PRACTICE | INCHES CONTRIBUTED TO OVERALL | | |
|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.18 | IN | TIER I CONTROLS 0.73" |
| INTENSIVE GREEN ROOF (Vegetative areas) | 0.03 | IN | |
| PERMEABLE PAVEMENT | 0.00 | IN | |
| BIORETENTION (TREES) | 0.41 | IN | |
| DISCONNECTION TO SWM PLANTER (Veg. Areas) | 0.04 | IN | |
| RAINWATER HARVESTING | 0.00 | IN | |
| RAINFALL NOT CONVERTED TO RUNOFF | 0.05 | IN | |
| DISCONNECTION TO SWM PLANTER (Non Veg. Areas) | 0.28 | IN | Tier III Controls 0.28" |
| INTENSIVE GREEN ROOF (Non-Vegetative areas) | 0.02 | IN | |
| TOTAL | 1.00 | IN | |

**OVERALL APPLICATION BREAKDOWN BY BLOCK**

| BLOCK | INCHES RETAINED |
|---|---|
| A | 1.00 |
| B | 1.00 |
| C | 1.00 |

## APPLICATION OVERALL SWM COMPUTATIONS – TYSONS CORNER CONFORMANCE SPREADSHEET

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

Site Name: NVC - CDP

Description: Mixed Use

**Post-Development Land Cover**

data input cells highlighted in yellow

**Drainage Area A**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | 0.77 | 0.77 |
| | | | | Total | 0.77 |

**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 | | | | | 0.00 |
| Managed Turf (acres) | | | | 0.04 | 0.04 |
| Impervious Cover (acres) | | | | 2.84 | 2.84 |
| | | | | Total | 2.88 |

**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 | | | | | 0.00 |
| Managed Turf (acres) | | | | 0.02 | 0.02 |
| Impervious Cover (acres) | | | | 2.13 | 2.13 |
| | | | | Total | 2.15 |

**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 | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Drainage Area E**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Rv Coefficients**

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

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

**Land Cover Summary**

| | |
|---|---|
| Forest / Preserved Open Space (ac) | 0.00 |
| Weighted Rv (forest) | 0.00 |
| % Forest | 0% |
| Managed Turf (acres) | 0.06 |
| Weighted Rv (turf) | 0.25 |
| % Managed Turf | 1% |
| Impervious Cover (acres) | 5.74 |
| Rv (impervious) | 0.95 |
| % Impervious | 99% |
| Total Site Area (acres) | 5.80 |
| Site Rv | 0.94 |

**Rainfall / Runoff Summary**

| | |
|---|---|
| Target Rainfall to Retain Onsite (inches) | 1.0 |
| 1-inch Rainfall Volume for entire site (cf) | 21,054 |
| Volume Not Converted to Runoff (cf) | 1,205 |
| 1-inch Runoff Volume for entire site (cf) | 19,849 |

**Runoff Reduction Summary**

| | |
|---|---|
| Target Runoff Reduction Volume (cf) | 19,849 |
| Runoff Reduction Volume Achieved (cf) | 19,796 |
| Total Runoff Volume Retained (cf) | 21,001 |
| Total Area of Site Captured in a BMP (acres) | 5.78 |

**Conformance with Comprehensive Plan Goal**

Total Site Area Captured by a BMP (%): 100%

Rainfall Depth Retained Onsite (inch): 1.00 WITH OFF-SITE CREDITS

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE OVERALL COMPUTATIONS AND SUPPORTING DATA

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
REV. NOVEMBER 19, 2012
REV. JUNE 20, 2012
REV. MARCH 30, 2012
REV. JANUARY 25, 2012
DATE. FEBRUARY 22, 2011

DES. BC | DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-14

# TYSONS CORNER COMPREHENSIVE PLAN STORMWATER CONFORMANCE CHECKLIST NARRATIVE

THE PURPOSE OF THIS NARRATIVE IS TO DETAIL THE PROCESS BY WHICH THE SUBJECT SITE MEETS, EXCEEDS, OR PROVIDES TO THE MAXIMUM EXTENT 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 (E.G. VEGETATIVE ROOF AND URBAN BIO-RETENTION (TREE PITS) 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 SHALL NOT BE USED ON THE PROJECT DUE TO ITS IMPRACTICALITY. AREAS ON SITE AVAILABLE FOR INFILTRATION ARE VERY LIMITED DUE TO A LARGE PROPOSED UNDERGROUND GARAGE, UTILITY VAULTS AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. THE APPLICATION AREA TOTALS 5.80 ACRES BEFORE FUTURE ROW DEDICATIONS TOTALING APPROXIMATELY 0.43 ACRES. THIS LEAVES 5.37 ACRES OF SITE AREA, 5.09 ACRES OF WHICH ARE COVERED BY THE EXTENTS OF THE UNDERGROUND GARAGE. THE 0.28 ACRES REMAINING ON SITE POTENTIALLY AVAILABLE FOR INFILTRATION IS A 12.5 FOOT LINEAR BAND ALONG CENTER STREET BETWEEN THE ROW DEDICATION AND THE UNDERGROUND GARAGE AND THE SMALL STREETSCAPE AREA AT THE WESTERN END OF CENTER STREET. THESE AREAS ARE FURTHER CONSTRAINED BY BUILDING SETBACKS AND PROPOSED SITE INFRASTRUCTURE (UTILITIES, VAULTS, TREES, ETC.). INFILTRATION FACILITIES ARE NOT FEASIBLE ON APPROXIMATELY 95% OF THE APPLICATION AREA. IN THE REMAINING 5% OF THE APPLICATION AREA INFILTRATION IS IMPRACTICABLE DUE TO THE VARIOUS SITE CONSTRAINTS DESCRIBED. |
| *AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."* | THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT THREE MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS, URBAN BIO-RETENTION (TREE PITS) AND STORMWATER PLANTERS.<br>• THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS.<br>• THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE.<br>• THE STORMWATER PLANTERS ARE USED TO TREAT IMPERVIOUS BUILDING ROOF AREAS WHERE GREEN ROOF IS IMPRACTICABLE.<br><br>SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE ON THIS SHEET). EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM.<br><br>DURING THE SCHEMATIC DESIGN THE TEAM EVALUATED THE POTENTIAL FOR RAINWATER CAPTURE WITHIN THE BUILDING, WITH REUSE BEING TARGETED FOR COOLING TOWER MAKEUP. DURING THIS EVALUATION, SEVERAL STATE OF THE ART HVAC SYSTEMS WERE EVALUATED INCLUDING VARIABLE REFRIGERANT MANAGEMENT, ALL OF WHICH SIGNIFICANTLY DECREASE AND/OR ELIMINATE THE NEED FOR MAKEUP WATER.<br><br>THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 1.00 INCHES (WITH OFFSITE CREDIT). ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY THE STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. AT THE LOWER END OF CENTER STREEET AND VALE CENTRALE, ON SITE AREAS ARE TREATED BY OFFSITE FACILITIES PROPOSED WITH THE APPLICATION DUE TO GRADING AND INFRASTRUCTURE CONSTRAINTS. A TOTAL CONTROLLED AREA OF 5.76 ACRES OR 100% OF THE SITE (INCLUDING OFFSITE AREAS) HAS BEEN CAPTURED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. |
| *REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."* | THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF, URBAN BIO-RETENTION TREE PITS, AND STORMWATER PLANTERS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION. |
| *"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."* | LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF AND THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. A WAIVER SHALL BE SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT AS THIS APPLICATION HAS RESIDENTIAL OPTIONS<br><br>SIMILARILY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ON SHEETS C-13 THRU C-16 ARE BASED ON THE TOTAL SITE AREA. THE LEED BOUNDARIES WILL BE IDENTIFIED AT THE FDP LEVEL WITH REVISED COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE. |
| *"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 PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION. |
| *"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 ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS."* | THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER. |

## COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF INTERCEPTION. THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN DISCONNECTED WHERE POSSIBLE TO STORMWATER PLANTERS. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET C-14 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP AREA REGARDLESS OF ROW DEDICATION.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION.
- 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. ACCESS TO THE STORMWATER PLANTERS SHALL BE PROVIDED VIA ROOFTOP (PODIUM) ACCESS.
- THE TREE PITS, VEGETATIVE ROOFS, AND STORMWATER PLANTERS 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. INTENSIVE GREEN ROOFS AND STORMWATER PLANTERS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT FDP AND SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP TREATMENT PROVIDED.
- 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. SHEET C-2 INCLUDES ADDITIONAL WAIVERS THAT MAY BE USED FOR FUTURE FLEXIBILITY:
  1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
  2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM. A WAIVER SHALL BE SUBMITTED UNDER A SEPARATE COVER.
  3. 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.
  4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.3E 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.
  5. 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.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

## DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

THERE ARE NO INFILTRATION BMP'S PROPOSED WITH THIS APPLICATION. THIS IS DUE TO THE FACT THAT INFILTRATION IS NOT FEASIBLE ON 95% OF THE DEVELOPED SITE DUE TO UNDERGROUND GARAGES AND ROW DEDICATION. INFILTRATION IS IMPRACTICABLE BECAUSE OF LIMITED CONTIGIOUS AREAS ON

THE REMAINING 5% OF THE SITE AREA FOR PRACTICES DUE TO PROPOSED UTILITIES, VAULTS, AND STREETSCAPES. ALL RUNOFF REDUCTION SHALL BE CONTROLLED BY URBAN BIO-RETENTION AND VEGETATIVE ROOF SYSTEMS.

- RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERS IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTUNG IF VIABLE AT SITE PLAN SUBMISSION.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- THE BIO-RETENTION TREE PITS AND STORMWATER PLANTERS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED ONSITE FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 1.00" (WITH OFFSITE CREDIT SEE SHEET C-14).

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

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

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

1. IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #9A FOR USE WITH A STORMWATER PLANTER LOCATED ON A ROOF SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOW THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #9A WITH SPECIAL DETAILS PROVIDED ON C-19 FOR THE DISCONNECTION OF HIGHRISE ROOF WATER TO THE LOWER PODIUM ROOF AREAS. IN ADDTION, IT SHOULD BE NOTED THIS TECHNIQUE OF DISCONNECTING A TOWER ROOF TO A LOWER PODIUM INTO A SWM PLANTER WAS ACCEPTED AND IMPLEMENTED AS A STANDARD PRACTICE IN CONSTRA COSTA COUNTY, CALIFORNIA IN 2006.
2. FURTHER, IT IS UNDERSTOOD THAT THE INNOVATIVE IMPLEMENTATION/MODIFICATION OF THE DCR SPEC #5 FOR INTENSIVE GREEN ROOF TO ALLOW ADJACENT HARDSCAPE AREAS TO SHEET FLOW INTO THE PERVIOUS AREAS SHALL BE CONSIDERED A TIER 3 BMP. THE DESIGN OF THE TREATMENT PROVIDED BY THESE FACILITIES FOLLOWS THE DESIGN GUIDELINES PROVIDED IN DCR SPEC #5 WITH SPECIAL DETAILS PROVIDED ON C-14 FOR THE SHEETFLOW OF IMPERVIOUS WATER TO THE FACILITY FOR TREATMENT. IN ADDTION, IT SHOULD BE NOTED THIS 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 CONSTRA COSTA COUNTY, CALIFORNIA IN 2006.

   http://www.co.contra-costa.ca.us/

   http://www.cccleanwater.org/stormwater-c-3-guidebook/

3. AS CAN BE SEEN ON SHEETS C-14, 0.28 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THESE TIER 3 TECHNIQUES. IN THE EVENT A TIER III APPROACH IS NOT FEASIBLE AT SITE PLAN, THE APPLICANT SHALL WORK WITH DPWES TO RETAIN THE FIRST INCH OF RAINFALL TO THE EXTENT PRACTICABLE.

- OFFSITE OR SHARED FACILITIES

CURRENTLY THE SUBJECT APPLICATION DOES PROPOSE THE USE OF OFFSITE OR SHARED SWM FACILITIES. THE TREE PITS ALONG TYSONS CENTRAL STREET AND ROUTE 7 SERVICE DRIVE CAN ACCOMMODATE ADDITIONAL STREET RUNOFF FROM THE VDOT ROW (APPROXIMATLY 0.37 AC). AS CAN BE SEEN ON SHEET C-14 THIS WILL YIELD AN ADDITIONAL 0.06 INCH TOWARDS THE 1.00 INCH RAINFALL DEPTH CONTROLLED.

- CONFORMANCE WITH COMPREHENSIVE PLAN STORMWATER GOALS

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

- AS MENTIONED PREVIOUSLY THE PROPOSED DESIGN SHALL NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL ON SITE. THIS SUBJECT APPLICATION PROPOSES TO CONTROL, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 1.00" (WITH OFFSITE CREDIT).
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). 100% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 1.00" OF RAINFALL INCLUDING OFFSITE AREAS (THE ACTUAL AMOUNT CONTROLLED IS 1.66" WHEN CONSIDERING A LEED RAINFALL EVENT - 3.2INCHES).
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS. THE LEED STORMS WILL RESULT IN A GREATER VOLUME REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
- 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 HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF. SEE SHEETS C-13 THRU C-20 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT CAN BE MET ONCE ALL PHASES ARE COMPLETE BY CAPTURING OFF-SITE AREAS. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

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

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

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT NARRATIVE

6/17/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. BC | DWN. BC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-15

P:\LDD3\Projects\V7148C\dwg\V7148C300.dwg 8/15/2013 10:11:59 AM EDT

## PFM DETENTION COMPUTATIONS

**Pond Estimated Storage Detailed Report: NVC DETENTION**

Element Details

| | | | |
|---|---|---|---|
| ID | 15 | Notes | |
| Label | NVC DETENTION | | |

**Detention Storage Estimates -- Target Peak Outflow Rate**

| Return Event | Peak In (ft³/s) | Target (ft³/s) | Lower (ac-ft) | Linear (ac-ft) | Curvilinear (ac-ft) | Upper (ac-ft) | Total (ac-ft) |
|---|---|---|---|---|---|---|---|
| 2 | 7.57 | 2.45 | 0.005 | 0.015 | 0.011 | 0.091 | 0.123 |
| 10 | 4.76 | 4.37 | 0.000 | 0.005 | 0.000 | 0.024 | 0.160 |

2YR DETENTION VOLUME REQUIRED = 1,045 CF

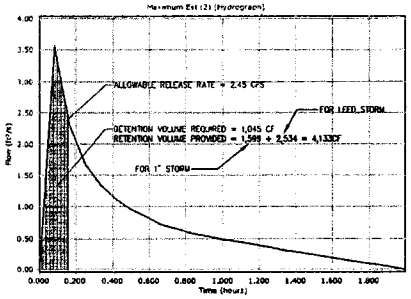
10YR DETENTION VOLUME REQUIRED = 1,350 CF

**Calculation Time Ranges**

| Return Event | Lower (From) (hours) | Lower (To) (hours) | Linear (From) (hours) | Linear (To) (hours) | Curvilinear (From) (hours) | Curvilinear (To) (hours) | Upper (From) (hours) | Upper (To) (hours) | Total (From) (hours) | Total (To) (hours) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0.057 | 0.157 | 0.000 | 0.157 | 0.000 | 0.157 | 0.000 | 3.157 | 0.000 | 2.000 |
| 10 | 0.077 | 0.102 | 0.000 | 0.102 | 0.077 | 0.102 | 0.000 | 3.102 | 0.000 | 2.000 |

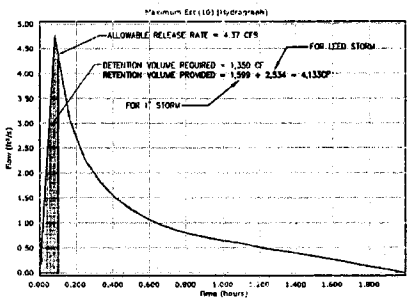
## PFM 2YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




## PFM 10YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




**ALLOWABLE RELEASE RATE**
PER LEED CREDIT 6.1 – FOR SITE 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 YEAR RELEASE RATE =3.27 CFS

75% OF EXISTING RELEASE RATE = 3.27 X 75% = 2.45 CFS 2YR ALLOWABLE RELEASE RATE
4.37 CFS 10YR ALLOWABLE RELEASE RATE

## LEED CREDIT 6.1 COMPLIANCE

**TOTAL VOLUME ALLOWABLE RELEASE**
PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 4,133 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 5,508 CF – 4,133 CF = 1,373 CF < 75% OF EX VOLUME
2YR STORM: 6,848 CF – 4,133 CF = 2,715 CF < 75% OF EX VOLUME

### EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC REDEVELOPMENT — User: PC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: DRAINAGE AREA A

Data: Drainage Area : .77 Acres
Runoff Curve Number : 98
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-Hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.08 | 0.07 | 0.04 |
| Used | 0.10 | 0.10 | 0.10 |
| Runoff (in) | 1.71 | 2.17 | 4.07 |
| Unit Peak Discharge (cfs/acre/in) | 1.578 | 1.578 | 1.578 |
| Pond and Swamp Factor 0.0% Ponds Used | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 2 | 3 | 5 |

**RUNOFF VOLUME EXISTING CONDITIONS**

1YR STORM: 0.77 AC X 1.71 (IN) X 1FT/12IN X 43,560 SF = 4,780 CF
2YR STORM: 0.77 AC X 2.17 (IN) X 1FT/12IN X 43,560 SF = 6,065 CF

**LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS**
WITH AN EXISTING IMPERVIOUSNESS OF GREATER THAN 50%, A 25% REDUCTION OF THE EXISTING RUNOFF VOLUME MUST BE MET.

1YR STORM: 4,780 CF X 75% = 3,585 CF
2YR STORM: 6,065 CF X 75% = 4,549 CF

### PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC REZONING — User: PC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: DRAINAGE AREA A

Data: Drainage Area : .77 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-Hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.06 | 0.05 | 0.03 |
| Used | 0.10 | 0.10 | 0.10 |
| Runoff (in) | 1.97 | 2.45 | 4.39 |
| Unit Peak Discharge (cfs/acre/in) | 1.578 | 1.578 | 1.578 |
| Pond and Swamp Factor 0.0% Ponds Used | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 2 | 3 | 5 |

**RUNOFF VOLUME PROPOSED CONDITIONS**

1YR STORM: 0.77 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 5,506 CF
2YR STORM: 0.77 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 6,848 CF

**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 (INCHES) | EXCESS VOLUME |
|---|---|---|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.09 | 0.95 | 294 | 813 | 2.06 | 316 |
| INTENSIVE GREEN ROOF | 0.06 | 0.95 | 268 | 508 | 1.89 | 240 |
| PERMEABLE PAVEMENT | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 |
| BIORETENTION (TREES) | 0.48 | 0.95 | 1671 | 4887 | 2.52 | 3216 |
| DISCONNECTION TO SWM PLANTER | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 |
| RAINWATER HARVESTING | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 |
| *NOTE: LEED SPECIFIED STORM FOR THE PART OF THE COUNTRY IS 3.2" | | | | | TOTAL EXCESS VOL | 3771 |

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

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

Site Name: NVC - CDP

| 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 | 0.00 | 0.00 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.77 | 0.77 |
| | | | D.A. Total (acres) | | 0.77 |

Rv (turf) 0.00
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 2,855

data input cells highlighted

| Apply Runoff Reduction Practices | Description of Area | Impervious Cover in Contributing D.A. (ac) | Managed Turf in Contributing D.A. (ac) | Max Volume Received by Practice (ft³) | Description of Credit | % Credit | Volume Received from Upstream Practices (ft³) | Total Volume Received by Practice (ft³) | Estimate RWH RR % Credit: Surface Area of Practice (ft²) | Storage Vol Provided by Practice (ft³) | Runoff Reduction Vol (ft³) | Remaining Volume (ft³) | Downstream Practice |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vegetated Roof | Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity) | 0.20 | N/A | 700 | Subtract 100% of provided storage vol. | 100% | N/A | 700 | N/A | 7,145 | 700 | 0 | |
| Bioretention - DCR Level 2 Design Spec (enhanced) | TREE PITS (streetscape & road) | 0.57 | 0.00 | 1,958 | Subtract 100% of provided storage vol | 100% | 0 | 1,958 | N/A | 4,887 | 1,958 | 0 | |
| | | Totals: | 0.77 | 0.00 | | | | | | | | | |

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 0.77

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 2,658

DRAINAGE AREA 'A'

VIKA

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
REV. NOVEMBER 19, 2012
REV. JUNE 20, 2012
REV. MARCH 30, 2012
REV. JANUARY 25, 2012
DATE. FEBRUARY 22, 2011

| DES. | DWN. |
|---|---|
| BC | BC |

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. C-16

## BUILDINGS A, B, AND C–DRAINAGE AREA 'B' SWM SUMMARY

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

TOTAL RETENTION VOLUME PROVIDED FOR 1" RAIN EVENT
8,830 CF – 0.90 IN

TOTAL RETENTION VOLUME PROVIDED FOR 1.4" RAIN EVENT
11,708 CF – 1.12 IN

## PFM DETENTION COMPUTATIONS

**Pond Estimated Storage Detailed Report: NVC DETENTION**

Element Details

| ID | 15 | Notes |
|---|---|---|
| Label | NVC DETENTION | |

**Detention Storage Estimates -- Target Peak Outflow Rate**

| Return Event | Peak In (ft³/s) | Target (ft³/s) | Lower (ac-ft) | Linear (ac-ft) | Curvilinear (ac-ft) | Upper (ac-ft) | Total (ac-ft) |
|---|---|---|---|---|---|---|---|
| 2 | 13.34 | 7.24 | 0.038 | 0.089 | 0.102 | 0.154 | 0.451 |
| 10 | 17.60 | 11.73 | 0.027 | 0.080 | 0.065 | 0.176 | 0.600 |

2YR DETENTION VOLUME REQUIRED = 6,708 CF

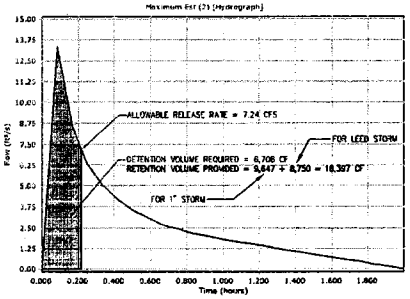
10YR DETENTION VOLUME REQUIRED = 6,926 CF

**Calculation Time Ranges**

| Return Event | Lower (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 | 0.045 | 0.217 | 0.000 | 0.217 | 0.000 | 0.217 | 0.000 | 0.217 | 0.000 | 2.000 |
| 10 | 0.055 | 0.163 | 0.000 | 0.163 | 0.000 | 0.163 | 0.000 | 0.163 | 0.000 | 2.000 |

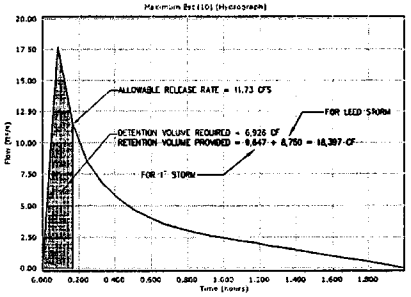
## PFM 2YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




## PFM 10YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




ALLOWABLE RELEASE RATE

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

THIS DRAINAGE AREA IS COMPRISED OF 5 SITES, TWO OF WHICH HAVE DETENTION FACILITIES EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITES WITH DETENTION IS GREATER THAN 50%, HOWEVER THE EXISTING DETENTION FACILITIES MAKE THE PARCELS MIMIC A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDETAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDETAINED AREAS
1.38 AC X 0.85 X 5.45 IN/HR = 6.39CFS X 75% = 4.79 CFS
EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
1.50 AC X 0.30 X 5.45 IN/HR = 2.45

2 YEAR ALLOWABLE RELEASE RATE = 7.24 CFS
10 YEAR ALLOWABLE RELEASE RATE = 11.73 CFS

## LEED CREDIT 6.1 COMPLIANCE

TOTAL VOLUME ALLOWABLE RELEASE

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 18,397 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 20,595 CF – 18,397 CF = 2,198 CF < 75% OF EX VOLUME
2YR STORM: 25,613 CF – 18,397 CF = 7,216 CF < 75% OF EX VOLUME

**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 (INCHES) | EXCESS VOLUME | EQUIVALENT DEPTH RETAINED |
|---|---|---|---|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.66 | 0.95 | 2261 | 3213 | 1.42 | 952 | 0.10 |
| INTENSIVE GREEN ROOF | 0.11 | 0.95 | 364 | 885 | 2.65 | 521 | 0.06 |
| PERVIEABLE PAVEMENT | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| BIORETENTION (TREES) | 1.00 | 0.95 | 3466 | 5493 | 1.59 | 2027 | 0.21 |
| DISCONNECTION TO SWM PLANTER | 0.73 | 0.95 | 2513 | 11240 | 5.23 | 8728 | 0.56 |
| RAINWATER HARVESTING | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| | | | | | TOTAL EXCESS VOL | 9124 | 0.93 |

*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2"

### EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC REZONING — User: BC — Date:
County : FAIRFAX — State: — Checked: ____ — Date: _____
Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.86 Acres
Runoff Curve Number : 74
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.21 | 0.18 | 0.11 |
| Runoff (in) | 0.92 | 1.27 | 2.48 |
| Unit Peak Discharge (cfs/acre/in) | 11.515 | 11.534 | 11.573 |
| Pond and Swamp Factor: 0.00 Ponds Used | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 9 | 13 | 20 |

RUNOFF VOLUME EXISTING CONDITIONS

1YR STORM: 2.86 AC X 0.92 (IN) X 1FT/12IN X 43,560 SF = 9,818 CF
2YR STORM: 2.86 AC X 1.27 (IN) X 1FT/12IN X 43,560 SF = 13,277 CF

LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS

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

1YR STORM: 9,818 CF X 75% = 7,214 CF
2YR STORM: 13,277 CF X 75% = 9,958 CF

### PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC REZONING — User: BC — Date:
County : FAIRFAX — State: — Checked: ____ — Date: _____
Subtitle: DRAINAGE AREA 'B'

Data: Drainage Area : 2.86 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.06 | 0.05 | 0.03 |
| Used | 0.10 | 0.10 | 0.10 |
| Runoff (in) | 1.97 | 2.45 | 4.39 |
| Unit Peak Discharge (cfs/acre/in) | 11.576 | 11.576 | 11.576 |
| Pond and Swamp Factor: 0.00 Ponds Used | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 9 | 11 | 20 |

RUNOFF VOLUME PROPOSED CONDITIONS

1YR STORM: 2.86 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 20,595 CF
2YR STORM: 2.86 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 25,613 CF

## TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'B'–BUILDINGS A, B, AND C

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

**Site Name: NVC - CDP**

| 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 | 2.84 | 2.84 |
| | | | | D.A. Total (acres) | 2.88 |

Rv (turf) 0.25
Rv (impervious) 0.95

data input cells highlighted

Runoff from 1" Rainfall (cf) = 9,830

| Apply Runoff Reduction Practices | Description of Area | Impervious Cover in Contributing D.A. (ac) | Managed Turf in Contributing D.A. (ac) | Max Volume Received by Practice (ft³) | Description of Credit | % Credit | Volume Received from Upstream Practices (ft³) | Total Volume Received by Practice (ft³) | Estimate RWH RR % Credit: Surface Area of Practice (ft²) | Storage Vol Provided by Practice (ft³) | Runoff Reduction Vol (ft³) | Remaining Volume (ft³) | Downstream Practice |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vegetated Roof | Intensive* and Extensive** (*4.5" depth and 0.30 porosity, **12" depth and 0.30 porosity) | 0.76 | N/A | 2,625 | Subtract 100% of provided storage vol | 100% | N/A | 2,625 | N/A | 4,178 | 2,625 | 0 | |
| Bioretention - DCR Level 2 Design Spec (enhanced) | TREE PITS (streetscape & road) | 1.00 | 0.06 | 3,511 | Subtract 100% of provided storage vol | 100% | 0 | 3,511 | N/A | 4,619 | 3,511 | 0 | |
| Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention) | Includes Planter Area with Direct Rainfall and Rooftop Area Piped to Planter | 1.05 | N/A | 3,634 | Subtract 100% of provided storage vol. | 100% | 0 | 3,634 | N/A | 9,232 | 3,634 | 0 | |
| | | Totals: | 2.82 | 0.06 | | | | | | | | | |

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 2.87

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 8,776

DRAINAGE AREA 'B'

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

DES. BC — DWN. BC
SCALE: N/A
PROJECT/FILE NO. V7148C
SHEET NO. C-17

## PFM DETENTION COMPUTATIONS

**Pond Estimated Storage Detailed Report: NVC DETENTION**

Element Details

| | | | |
|---|---|---|---|
| ID | 15 | Notes | |
| Label | NVC DETENTION | | |

**Detention Storage Estimates -- Target Peak Outflow Rate**

| Return Event | Peak In (ft³/s) | Target (ft³/s) | Lower (ac-ft) | Linear (ac-ft) | Curvilinear (ac-ft) | Upper (ac-ft) | Total (ac-ft) |
|---|---|---|---|---|---|---|---|
| 2 | 9.96 | 6.71 | 0.014 | 0.043 | 0.075 | 0.087 | 0.137 |
| 10 | 13.29 | 11.72 | 0.002 | 0.021 | 0.002 | 0.074 | 0.448 |

2YR DETENTION VOLUME REQUIRED = 3,790 CF

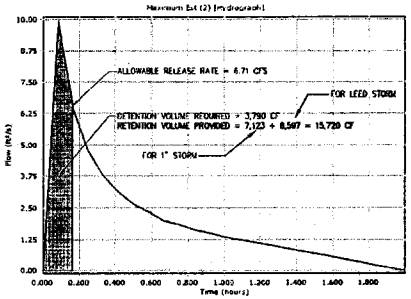
10YR DETENTION VOLUME REQUIRED = 3,223 CF

**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 | 0.056 | 0.160 | 0.000 | 0.160 | 0.000 | 0.160 | 0.000 | 0.160 | 0.000 | 2.000 |
| 10 | 0.072 | 0.111 | 0.000 | 0.111 | 0.073 | 0.111 | 0.000 | 0.111 | 0.000 | 2.000 |

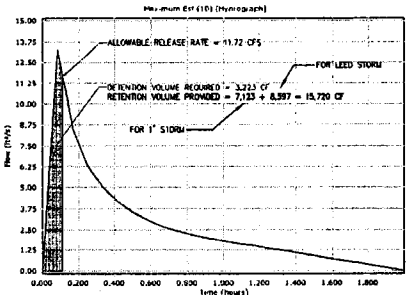
## PFM 2YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




## PFM 10YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: NVC DETENTION**




**ALLOWABLE RELEASE RATE**

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

THIS DRAINAGE AREA IS COMPRISED OF 3 SITES, ONE OF WHICH HAS A DETENTION FACILITY EXISTING ON SITE. THE SITE IMPERVIOUS COVER FOR THE SITE WITH DETENTION IS GREATER THAN 50%, HOWEVER THE EXISTING DETENTION FACILITY MAKES THE PARCEL MORE A HYDROLOGICALLY NATURAL CONDITION. FOR THIS REASON A 25% REDUCTION OF PEAK RELEASE RATES IS ONLY APPLIED TO THE UNDETAINED AREAS OF THIS DRAINAGE AREA.

EXISTING CONDITIONS 2YR RELEASE RATE UNDETAINED AREAS
1.95 AC X 0.80 X 5.45 IN/HR = 8.50CFS X 75% = 6.38 CFS
EXISTING CONDITIONS 2YR RELEASE RATE DETAINED AREA
0.20 AC X 0.30 X 5.45 IN/HR = 0.33

2 YEAR ALLOWABLE RELEASE RATE = 6.71 CFS
10 YEAR ALLOWABLE RELEASE RATE = 11.72 CFS

## LEED CREDIT 6.1 COMPLIANCE

**TOTAL VOLUME ALLOWABLE RELEASE**

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 15,720 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE. THIS DOES NOT ACCOUNT FOR ANY ADDITIONAL VOLUME BEYOND THE 1" STORM THAT WOULD ACTUALLY BE CAPTURED IN THE LEED EVENT.

1YR STORM: 15,375 CF - 15,720 CF = 0 CF < 75% OF EX VOLUME
2YR STORM: 19,121CF - 15,720 CF = 3,401 CF < 75% OF EX VOLUME

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 (INCHES) | EXCESS VOLUME |
|---|---|---|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.35 | 0.95 | 1199 | 1703 | 1.42 | 505 |
| INTENSIVE GREEN ROOF | 0.17 | 0.85 | 568 | 1133 | 1.66 | 535 |
| PERMEABLE PAVEMENT | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 |
| BIORETENTION (TYPE 3) | 0.85 | 0.95 | 3458 | 5086 | 1.66 | 1628 |
| DISCONNECTION TO SWM PLANTER | 0.73 | 0.95 | 2513 | 11240 | 3.20 | 5529 |
| RAINWATER HARVESTING | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 |
| | | | | | TOTAL EXCESS VOL | 8597 |

*NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 1.2"

### EXISTING CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.02
Project : NVC REZONING — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: DRAINAGE AREA C

Data: Drainage Area : 2.15 Acres
Runoff Curve Number : 98
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-Hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.10 | 0.09 | 0.05 |
| Used | 0.10 | 0.10 | 0.10 |
| Runoff (in) | 1.25 | 2.00 | 3.86 |
| Unit Peak Discharge (cfs/acre/in) | 11.578 | 11.578 | 11.578 |
| Pond and Swamp Factor: 0.00 Pond: Used | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 5 | 7 | 13 |

**RUNOFF VOLUME EXISTING CONDITIONS**

1YR STORM: 2.15 AC X 1.55 (IN) X 1FT/12IN X 43,560 SF = 12,097 CF
2YR STORM: 2.15 AC X 2.00 (IN) X 1FT/12IN X 43,560 SF = 15,609 CF

**LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS**

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

1YR STORM: 12,097 CF X 75% = 9,073 CF
2YR STORM: 15,609 CF X 75% = 11,707 CF

### PROPOSED CONDITIONS

GRAPHICAL PEAK DISCHARGE METHOD — Version 2.50
Project : NVC REZONING — User: BC — Date:
County : FAIRFAX — State: — Checked: ___ — Date: _____
Subtitle: DRAINAGE AREA C

Data: Drainage Area : 2.15 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

| Storm Number | 1 | 2 | 3 |
|---|---|---|---|
| Frequency (yrs) | 1 | 2 | 10 |
| 24-Hr Rainfall (in) | 2.7 | 3.2 | 5.2 |
| Ia/P Ratio | 0.06 | 0.05 | 0.03 |
| Used | 0.15 | 0.16 | 0.10 |
| Runoff (in) | 1.97 | 2.45 | 4.39 |
| Unit Peak Discharge (cfs/acre/in) | 11.578 | 11.578 | 11.578 |
| Pond and Swamp Factor: 0.00 | 1.00 | 1.00 | 1.00 |
| Peak Discharge (cfs) | 7 | 8 | 15 |

**RUNOFF VOLUME PROPOSED CONDITIONS**

1YR STORM: 2.15 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 15,375 CF
2YR STORM: 2.15 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 19,121 CF

DRAINAGE AREA 'C'

## TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'C'-BUILDINGS D AND E

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

Site Name: NVC - CDP

| 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 | 0.02 | 0.02 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 2.13 | 2.13 |
| | | | D.A. Total (acres) | | 2.15 |

Rv (turf) 0.25
Rv (impervious) 0.95

Runoff from 1" Rainfall (cf) = 7,363

data input cells highlighted

| Apply Runoff Reduction Practices | Description of Area | Impervious Cover in Contributing D.A. (ac) | Managed Turf in Contributing D.A. (ac) | Max Volume Received by Practice (ft³) | Description of Credit | % Credit | Volume Received from Upstream Practices (ft³) | Total Volume Received by Practice (ft³) | Estimate RWH RR % Credit: Surface Area of Practice (ft²) | Storage Vol Provided by Practice (ft³) | Runoff Reduction Vol (ft³) | Remaining Volume (ft³) | Downstream Practice |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vegetated Roof | Intensive* and Extensive** (*4.5" depth and 0.30 porosity; **12" depth and 0.30 porosity) | 0.52 | N/A | 1,797 | Subtract 100% of provided storage vol | 100% | N/A | 1,797 | N/A | 2,837 | 1,797 | 0 | |
| Bioretention - DCR Level 2 Design Spec (enhanced) | TREE PITS (streetscape & road | 0.89 | 0.00 | 3,058 | Subtract 100% of provided storage vol. | 100% | 0 | 3,058 | N/A | 5,086 | 3,058 | 0 | |
| Disconnection to Stormwater Planter, Extended Tree Pit, or Curb Extension (Urban Bioretention) | Includes Planter Area with Direct Rainfall and Rooftop Area Piped to Planter | 0.73 | N/A | 2,513 | Subtract 100% of provided storage vol. | 100% | 0 | 2,513 | N/A | 11,240 | 2,513 | 0 | |
| | Totals: | 2.14 | 0.00 | | | | | | | | | | |

Total Drainage Area Treated (acres): 2.14

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 7,368

See Site Data and Summary Tab for Site Results

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

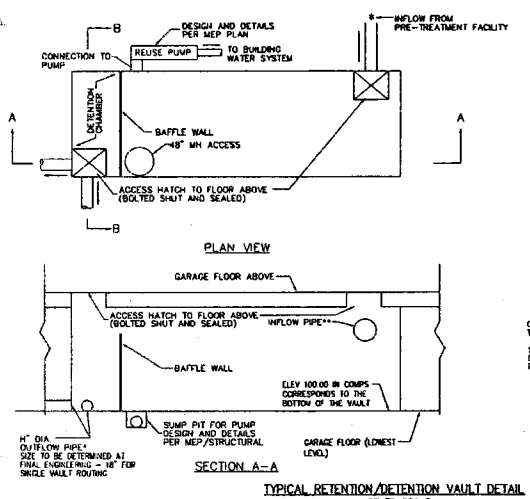
STORMWATER MANAGEMENT COMPUTATIONS

6/14/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

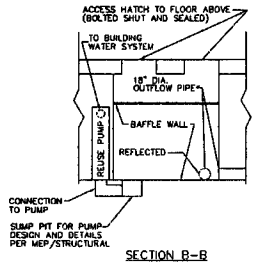
DES. BC DWN. BC
SCALE: N/A
PROJECT/FILE NO. V714BC
SHEET NO. C-18



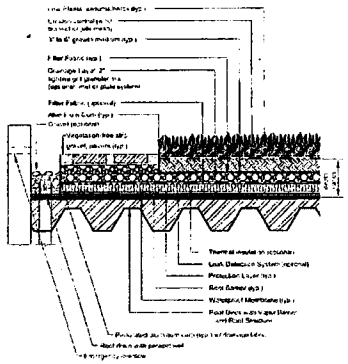

TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE

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

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



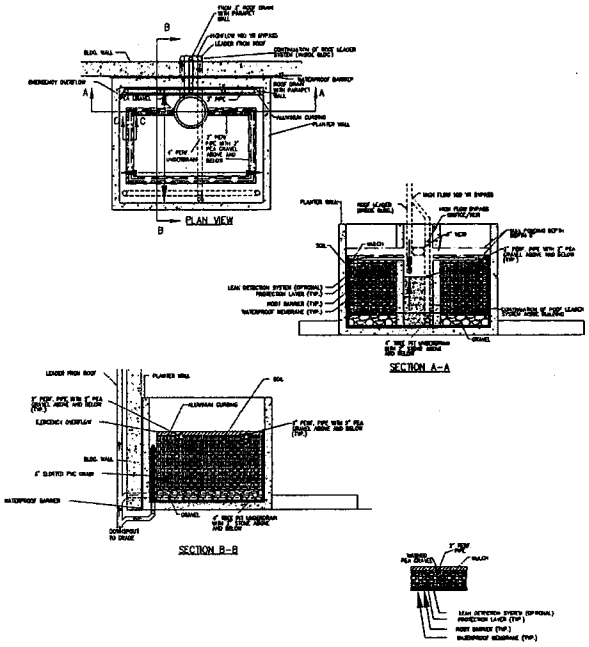

VA DCR STORMWATER DESIGN SPECIFICATION NO. 5 VEGETATED ROOF



CROSS SECTION VIEW (NTS)

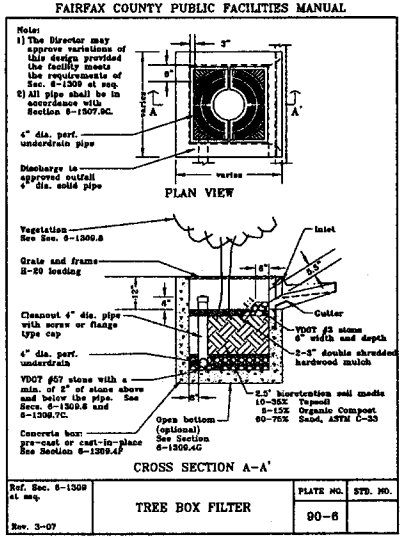
*Figure 5.3. Typical Section – Extensive Vegetated Roof (Source: Northern VA Regional Commission)*

EXTENSIVE GREEN ROOF



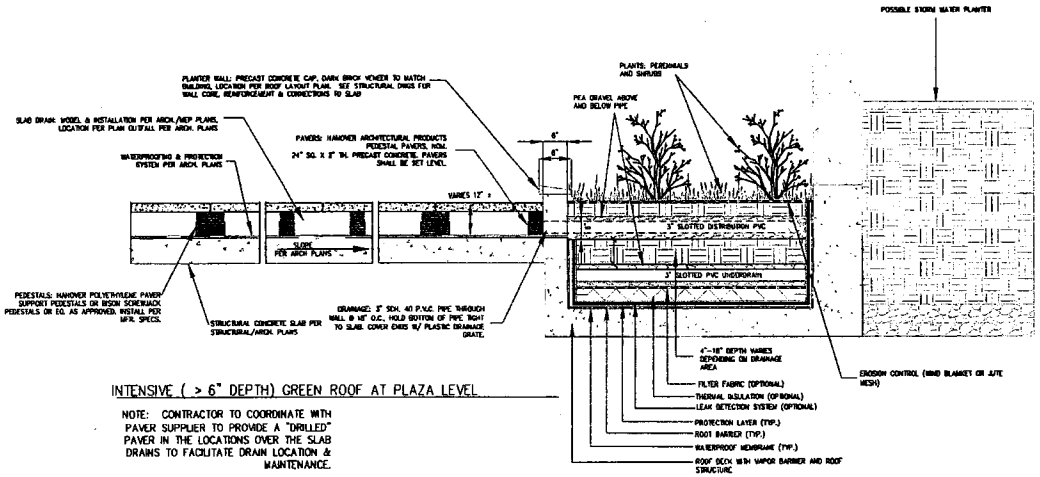

STORMWATER PLANTER DETAIL
NOT TO SCALE

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL




| Ref. Sec. 6-1309 et seq. Rev. 3-07 | TREE BOX FILTER | PLATE NO. 90-6 | STD. NO. |
|---|---|---|---|

TREE BOX FILTER DETAIL




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

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

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM VAULT AND BMP DETAILS

8/16/13

VIKA REVISIONS

| |
|---|
| REV. AUGUST 15, 2013 |
| REV. JULY 10, 2013 |
| REV. MAY 13, 2013 |
| REV. APRIL 18, 2013 |
| REV. MARCH 11, 2013 |
| REV. NOVEMBER 19, 2012 |
| REV. JUNE 20, 2012 |
| REV. MARCH 30, 2012 |
| REV. JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. BC | DWN. BC |
|---|---|
| SCALE: N/A | |
| PROJECT/FILE NO. V714BC | |
| SHEET NO. C-19 | |

## 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 waivers/information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

| | |
|---|---|
| Special Permits (9-011 2J & 2L) | Special Exceptions (9-011 2J & 2L) |
| Cluster Subdivision (9-615 1G & 1H) | Commercial Revitalization Districts (9-622 2A (12) & (14)) |
| Development Plans PRC District (16-303 3 & 4) | PRC Plan (16-303 1E & 1G) |
| FDP P Districts (except PRC) (16-402 1F & 1G) | Amendments (16-202 10F & 10G) |

☐ 1 Plans 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 accommodating 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-8

☐ 3 Provide

| Facility Name/ Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---|---|---|---|---|---|---|
| GREEN ROOF | 1.81 AC | 0 | 1.81 AC | 57,633 SF | 8,014 CF | N/A |
| BIO-RETENTION | 2.01 AC | 0.50 AC | 2.80 AC | 7,274 SF | 13,142 CF | N/A |
| PLANTERS | 1.51 AC | 0 | 1.51 AC | 10,775 SF | 9,232 CF | N/A |
| Totals | 5.33 AC | 0.50 AC | 5.92 AC | | 30,388 CF | |

☐ 4 Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-8. 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 C-8. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, gravel, grass, 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 C-8 & C-10

☐ 8 A description of the existing conditions of each numbered non-outfall channelized 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 C-17

☐ 9 A description of how the outfall requirements (including known changes to downstream drainage areas, i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-9

☐ 10 Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an as built survey or field run is provided on Sheets C-9

☐ 11 A submission waiver is requested for: UNDERGROUND DETENTION

☐ 12 Stormwater management is not required because N/A

Revised 7/1/2004

OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE CDP SITE AREA PLUS CONTRIBUTING SUB-SHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL 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 OUTFALL (POINT 'A') IS A CLOSED CONDUIT AND FLOWS SOUTH-WEST. THE OUTFALL JOINS ANOTHER OUTFALL ON THE NORTH SIDE OF LEESBURG PIKE (ROUTE 7) AND IS THEN DIRECTED UNDER ROUTE AND THROUGH AN EXISTING SHOPPING CENTER (PIKE 7 PLAZA). THE CONDUIT THEN CROSSES UNDER GOSNELL ROAD (RT. 939) AND THEN DAYLIGHTS ON THE WEST SIDE OF GOSNELL ROAD. THE OUTFALL THEN ENTERS AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH – POINT 'B') AND IS CONVEYED TO THE 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.) – THEREFORE MEETING THE EXTENT REQUIRED IN THE ZONING ORDINANCE.

ADDITIONAL ANALYSIS, TO A GREATER DEGREE OF DETAIL, IS TO BE PROVIDED WITH SUBSEQUENT FINAL DEVELOPMENT PLANS CONNECTED TO THIS CONCEPTUAL DEVELOPMENT PLAN. FURTHER COMPUTATIONS AND ANALYSIS ON THE FDP PLANS WILL SUPPLEMENT THIS OUTFALL DESCRIPTION FROM THE CDP.

GRAPHIC SCALE

( IN FEET )
1 inch = 800 ft.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE

# TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

## CDP ADEQUATE OUTFALL DESCRIPTION

8/15/12

VIKA REVISIONS

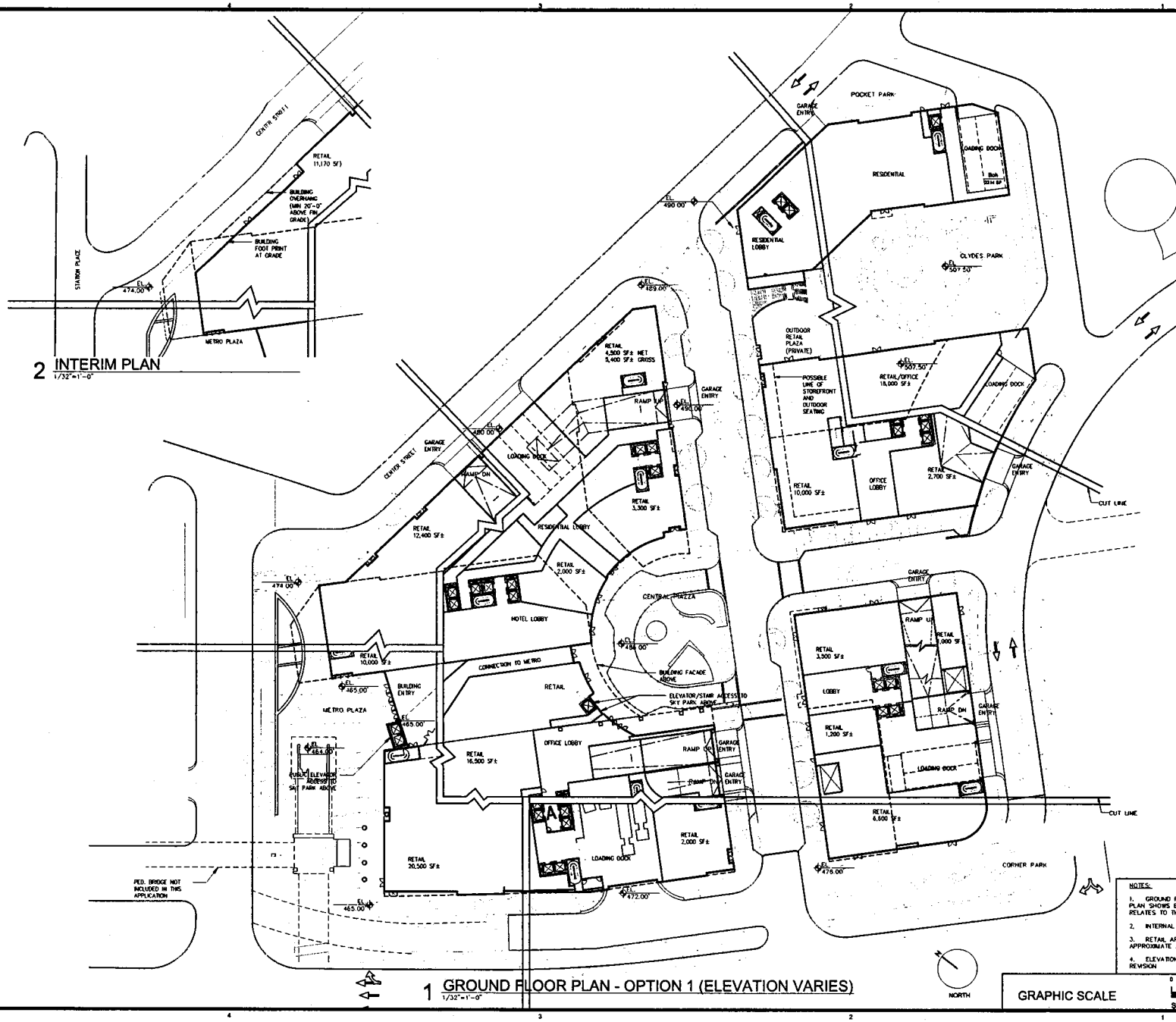
REV AUGUST 15, 2013
REV JULY 10, 2013
REV APRIL 16, 2013
REV MARCH 11, 2013
REV NOVEMBER 19, 2012
REV JUNE 20, 2012
REV MARCH 30, 2012
REV JANUARY 25, 2012
DATE: FEBRUARY 22, 2011

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=500'

PROJECT/FILE NO. V714BC

SHEET NO. C-20




NOTES:

1. GROUND FLOOR VARIES ACROSS THE SITE. THIS PLAN SHOWS BUILDING PLAN AS IT RELATES TO THE ADJACENT SIDEWALK
2. INTERNAL CORE AREAS ARE SCHEMATIC ONLY
3. RETAIL AREAS ARE CONCEPTUAL AND APPROXIMATE AND WILL BE REFINED AT FDP.
4. ELEVATIONS ARE APPROXIMATE AND SUBJECT TO REVISION

GRAPHIC SCALE 0 16' 32' 64'

SCALE: 1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer: HVCommercial 703-448-4308

Civil Engineer: VIKA DMC and VIKA VIRGINIA, LLC 703-842-7800

Landscape Architecture: LSG Landscape Architecture 202-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
GROUND FLOOR PLAN

OPTION 1

Printed On: 8/14/13, 2:12 pm

CA REVIEWED BY

| | |
|---|---|
| DATE | JUNE 20, 2012 |
| DRAWN BY | IA |
| CHECKED BY | AM |

TYS_A-151.DWG

DRAWING NUMBER
A-151

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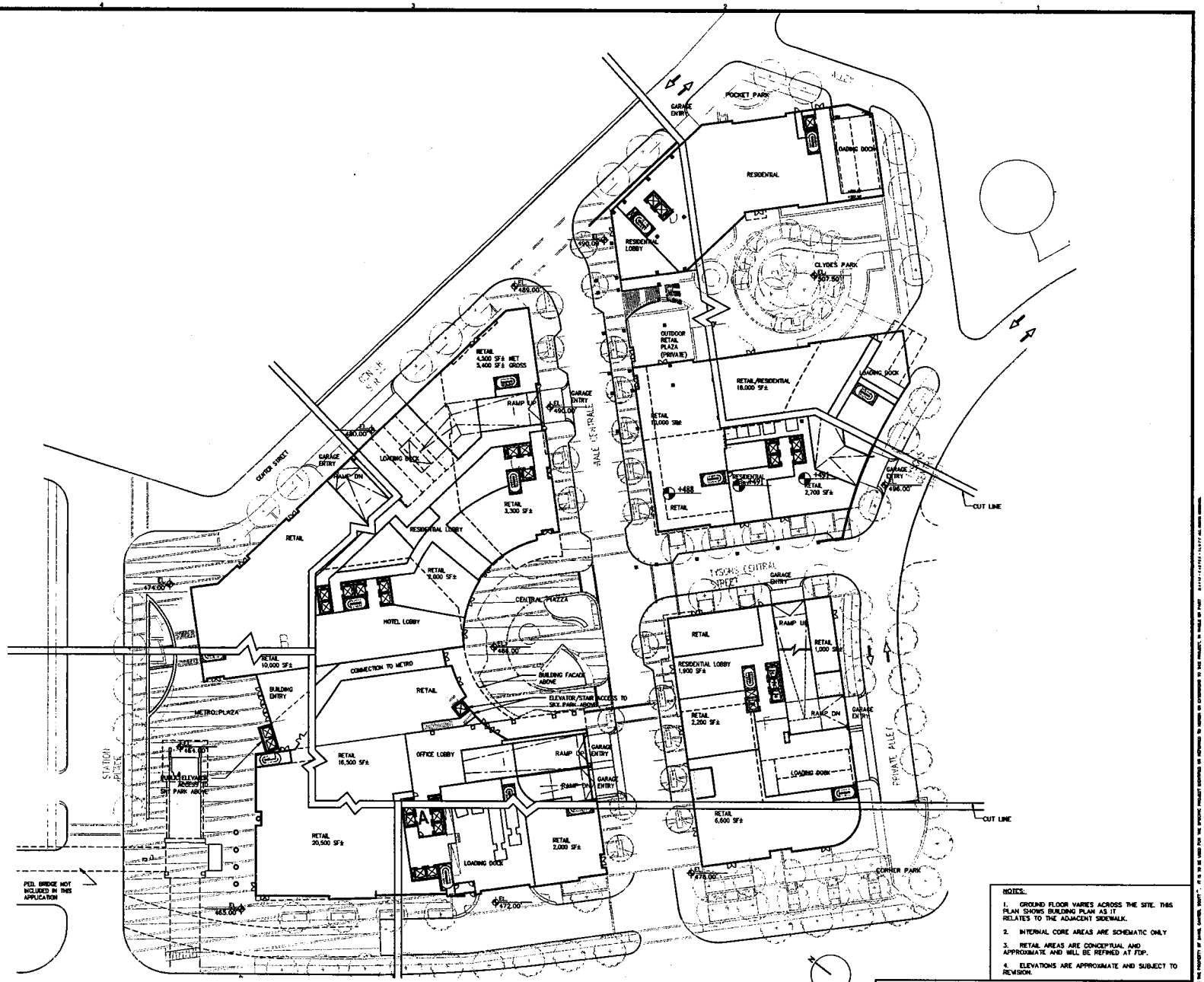


1 GROUND FLOOR - OPTION 2 PLAN (ELEVATION VARIES)
1/32"=1'-0"

NOTES:

1. GROUND FLOOR VARIES ACROSS THE SITE. THIS PLAN SHOWS BUILDING PLAN AS IT RELATES TO THE ADJACENT SIDEWALK.
2. INTERNAL CORE AREAS ARE SCHEMATIC ONLY
3. RETAIL AREAS ARE CONCEPTUAL AND APPROXIMATE AND WILL BE REFINED AT FDP.
4. ELEVATIONS ARE APPROXIMATE AND SUBJECT TO REVISION.

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT pc
Architecture
Interior Architecture
Land Planning
1670 International Drive
Suite 200
McLean, Virginia 22102
P 703.560.5275
F 703.821.8076
www.dcsdesign.com

Developer:
NVCommercial
703-448-4208

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-831-3045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
GROUND FLOOR PLAN

OPTION 2

Printed On: 8/14/13, 1:23 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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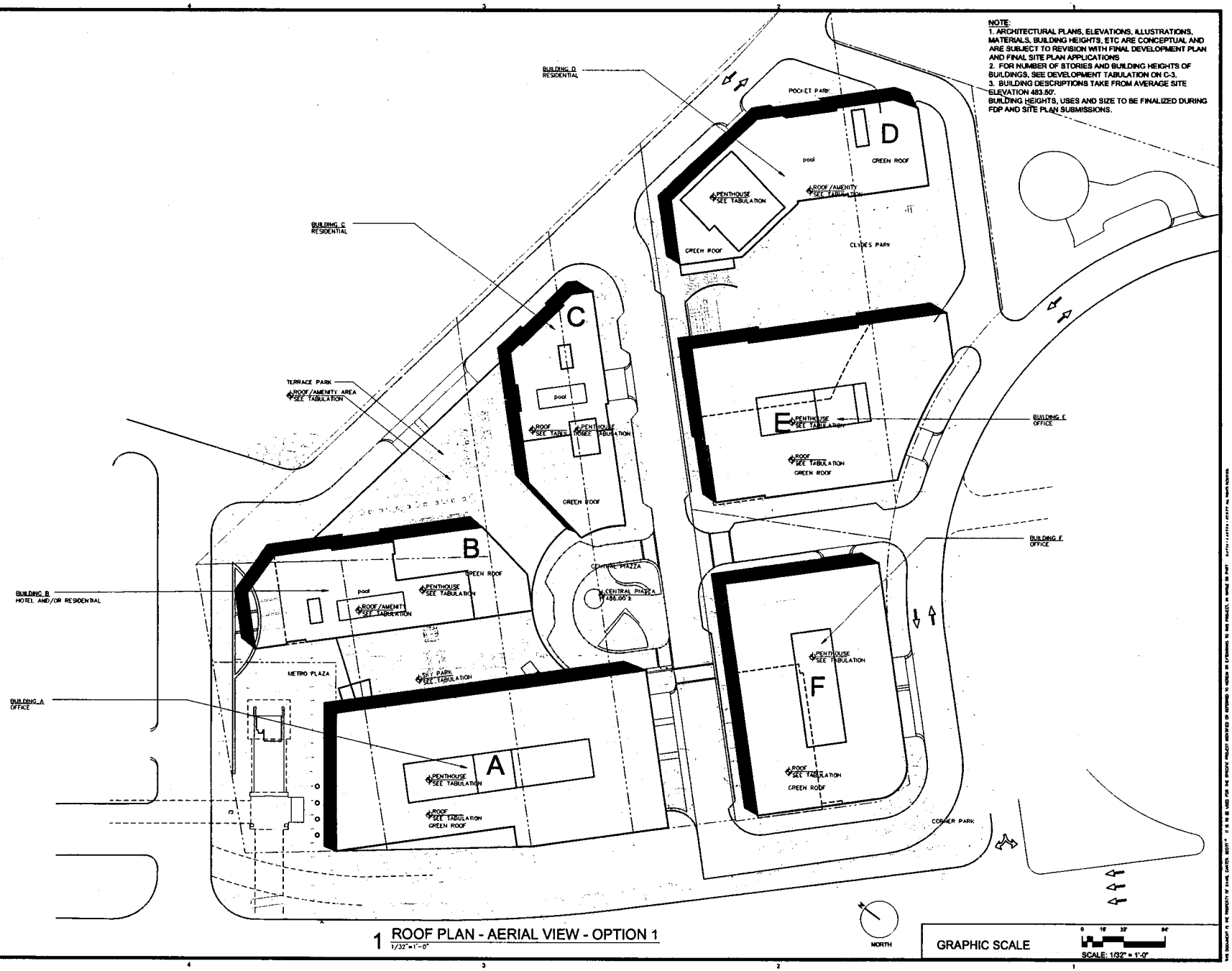
CHECKED BY AM
778_A-151A.DWG

DRAWING NUMBER
A-151A
SHEET OF

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 483.50'.
BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.




1 ROOF PLAN - AERIAL VIEW - OPTION 1
1/32"=1'-0"

dcs DESIGN

Developer:
NVCommercial
703-648-4308

Civil Engineer:
VIKA DC and VIKA VIRGINIA, LLC
703-642-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ROOF PLAN AERIAL VIEW

OPTION 1

Plotted On: 9/14/13, 2:17 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY IA
CHECKED BY AM

178_A-152.DWG

DRAWING NUMBER
A-152
SHEET OF

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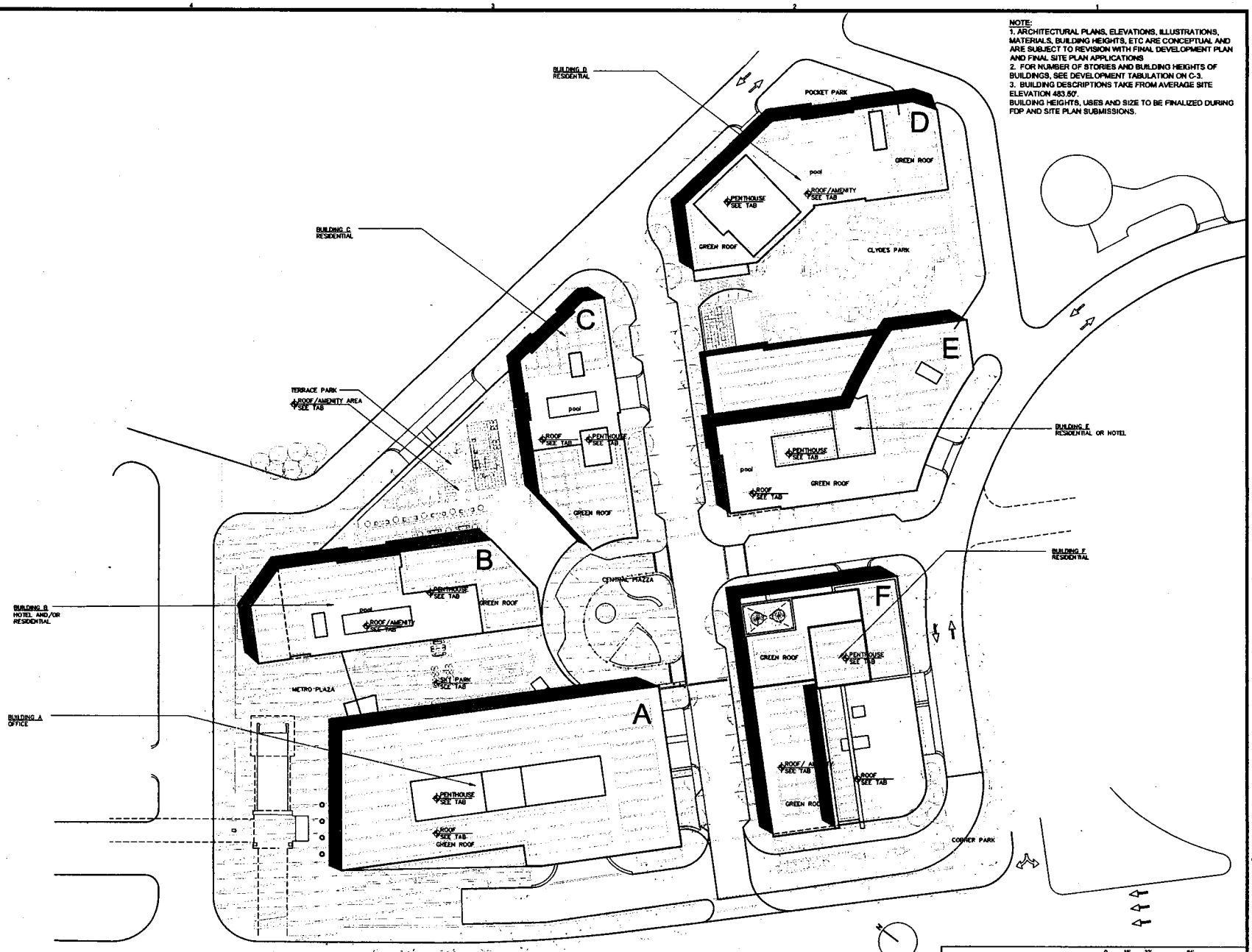
NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TABULATION ON C-3.
3. BUILDING DESCRIPTIONS TAKE FROM AVERAGE SITE ELEVATION 483.50'.
BUILDING HEIGHTS, USES AND SIZE TO BE FINALIZED DURING FDP AND SITE PLAN SUBMISSIONS.




1 ALTERNATE ROOF PLAN - AERIAL VIEW - OPTION 2
1/32"=1'-0"

GRAPHIC SCALE 0 16' 32' 64'
SCALE: 1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT LLC
Architecture
Interior Architecture
Land Planning
1570 International Drive
Suite 600
McLean, Virginia 22102
P 703.556.0076
F 703.321.0076
www.dcsdesign.com

Developer:
NVC Commercial
703-448-4304

Civil Engineer:
VIKA DRC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LAG Landscape Architecture
202-421-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ROOF PLAN AERIAL VIEW

OPTION 2

Plotted On: 8/14/13, 1:18 pm

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DATE JUNE 20, 2012
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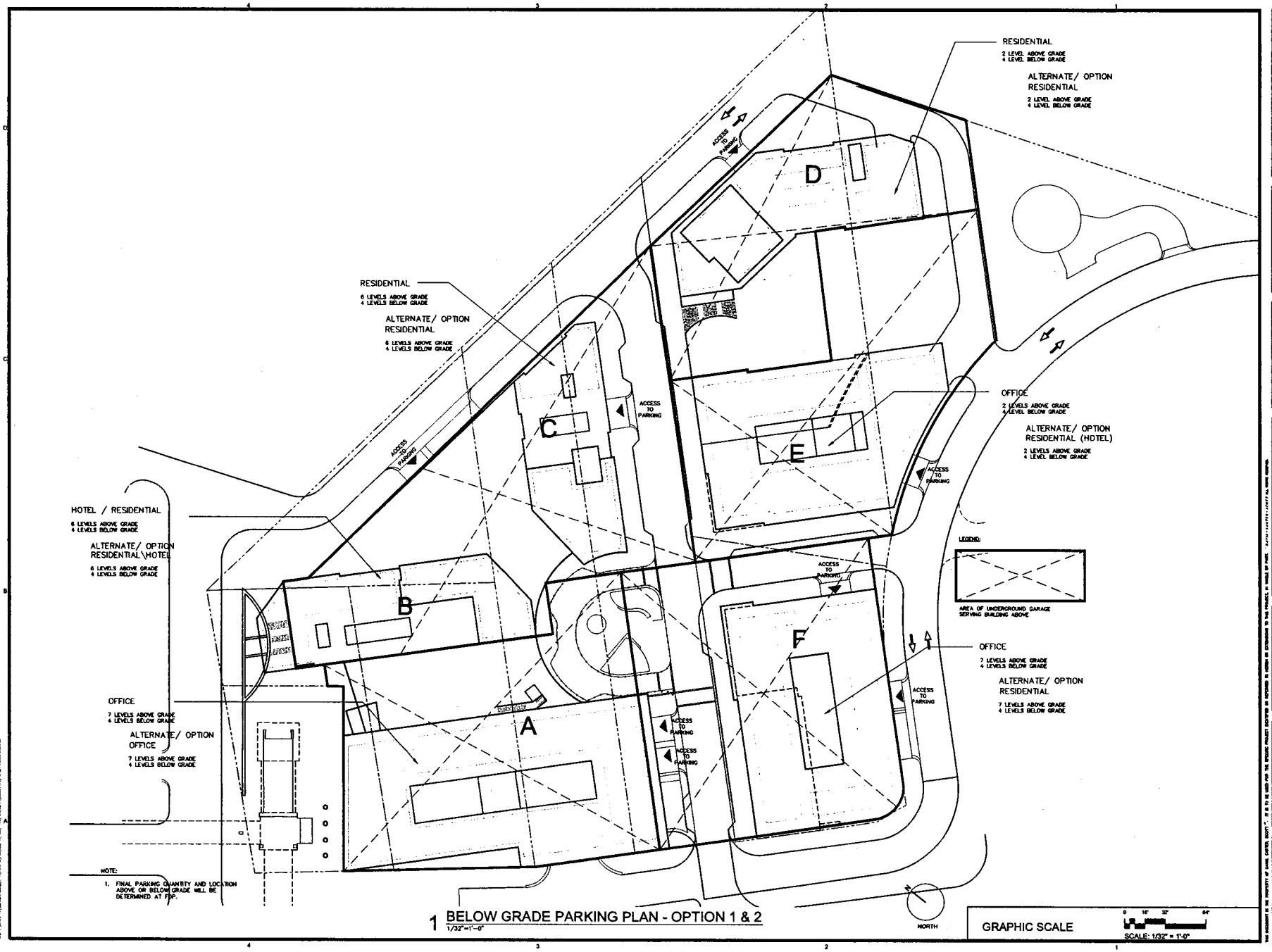
CHECKED BY AM

778_A-152A.DWG

DRAWING NUMBER
A-152A
SHEET OF




1 BELOW GRADE PARKING PLAN - OPTION 1 & 2
1/32"=1'-0"

dcs DESIGN

DAVID CARTER SCOTT LLC

Developer:
HVC Commercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LBG Landscape Architecture.
202-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 06/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
BELOW GRADE PARKING PLAN

OPTION 1 & 2

Printed On: 8/14/13, 1:19 pm

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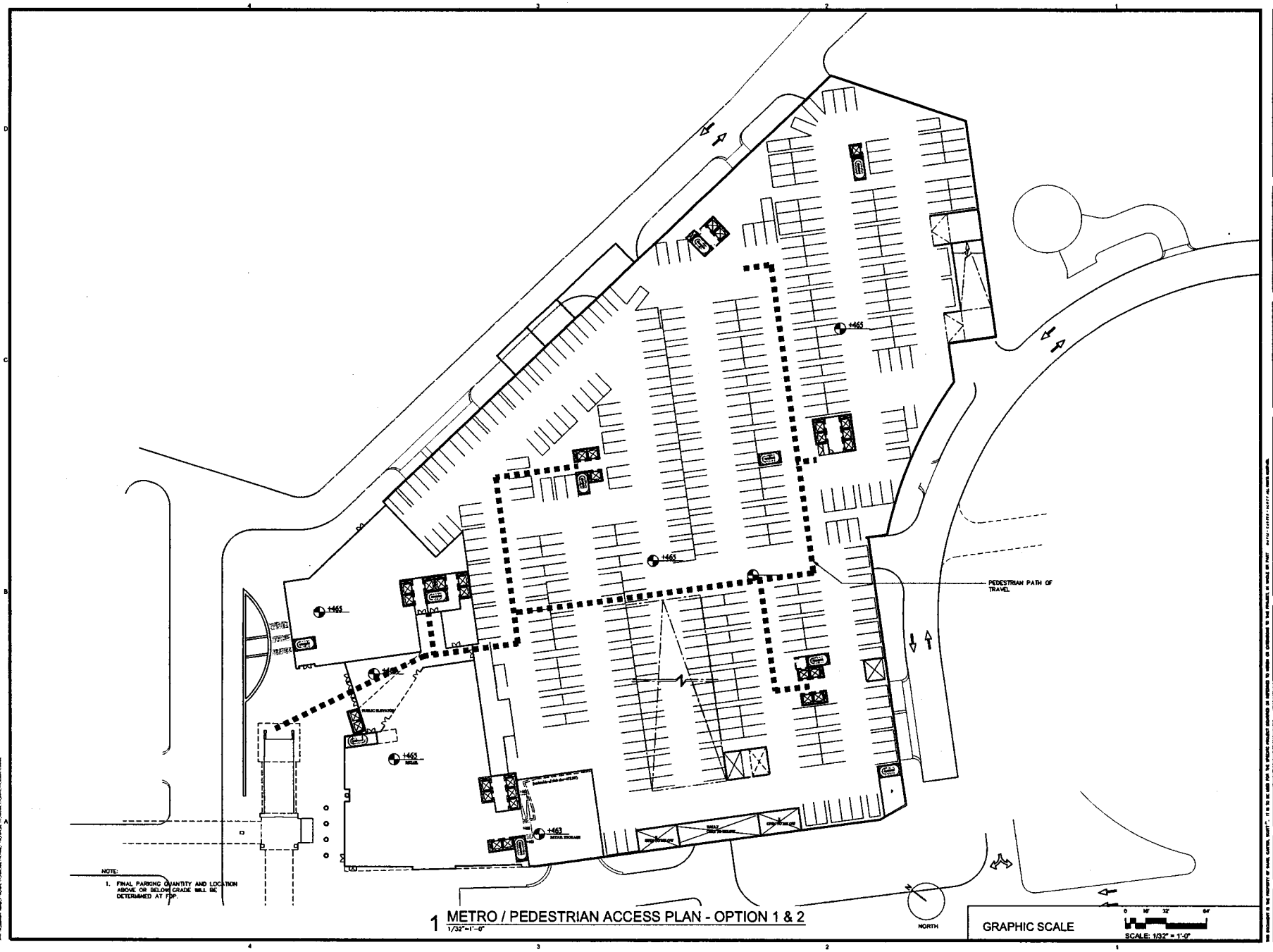
DATE JUNE 20, 2012
DRAWN BY IA
CHECKED BY AM

DRAWING NUMBER
A-153

SHEET OF




1 METRO / PEDESTRIAN ACCESS PLAN - OPTION 1 & 2
1/32"=1'-0"

NOTE:
1. FINAL PARKING QUANTITY AND LOCATION ABOVE OR BELOW GRADE WILL BE DETERMINED AT FDP.

dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1670 International Drive
Suite 300
McLean, Virginia 22102
P 703.556.0310
F 703.821.1070
www.dcsdesign.com

Developer:
MVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
TSC Landscape Architecture
202-821-2042

REVISIONS

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|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
METRO / PEDESTRIAN ACCESS PLAN

OPTION 1 & 2

Printed On: 8/14/13, 1:18 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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778_A-153A.DWG

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A-153A
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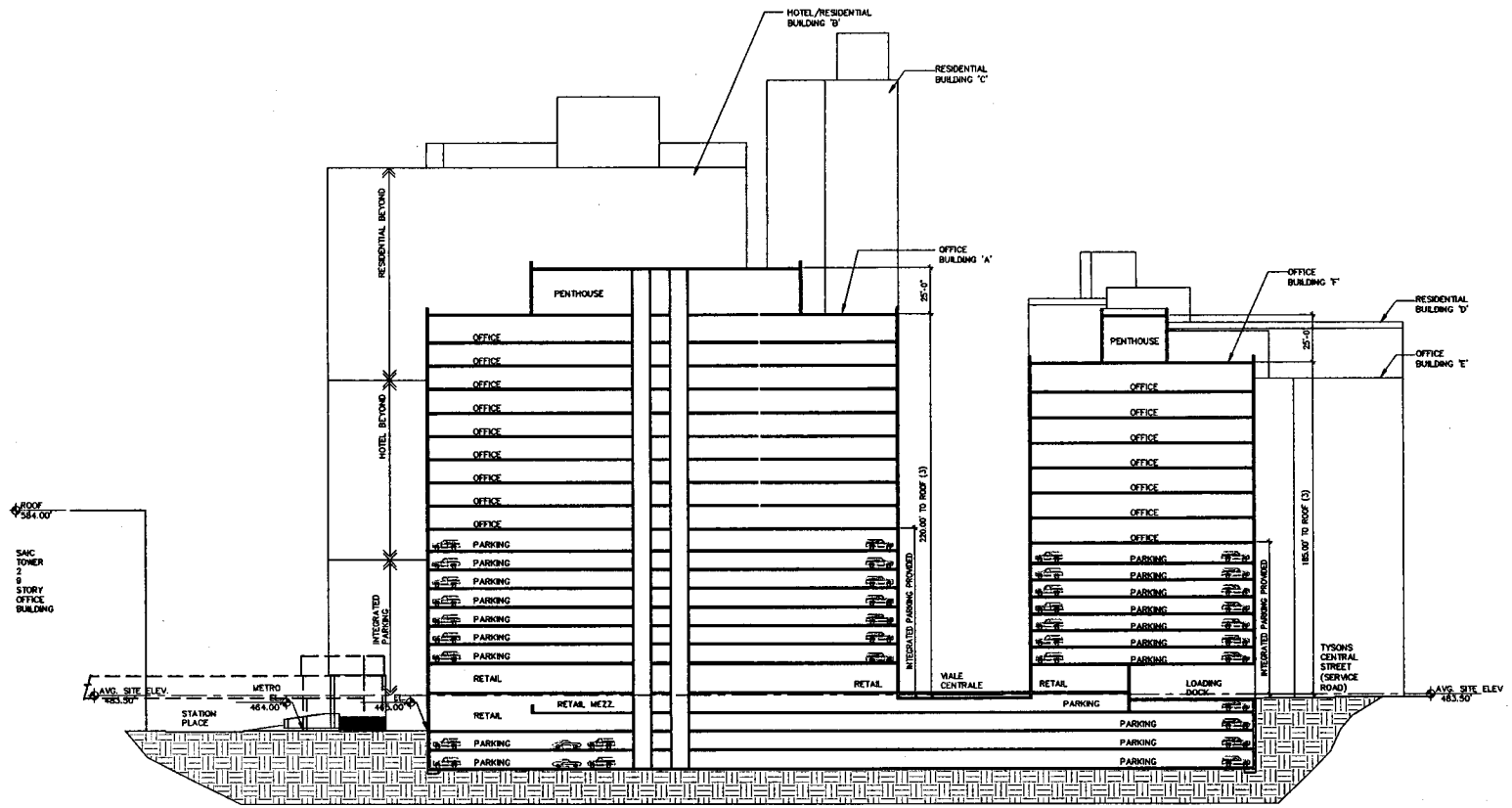



1 SITE SECTION - OPTION 1
1/32"=1'-0"

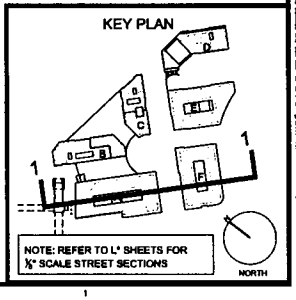
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN




NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

DCS DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4348

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSO Landscape Architecture
202-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/19/13 |
| CDP | 07/19/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/16/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 3/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

Printed On: 8/14/13, 1:18 pm

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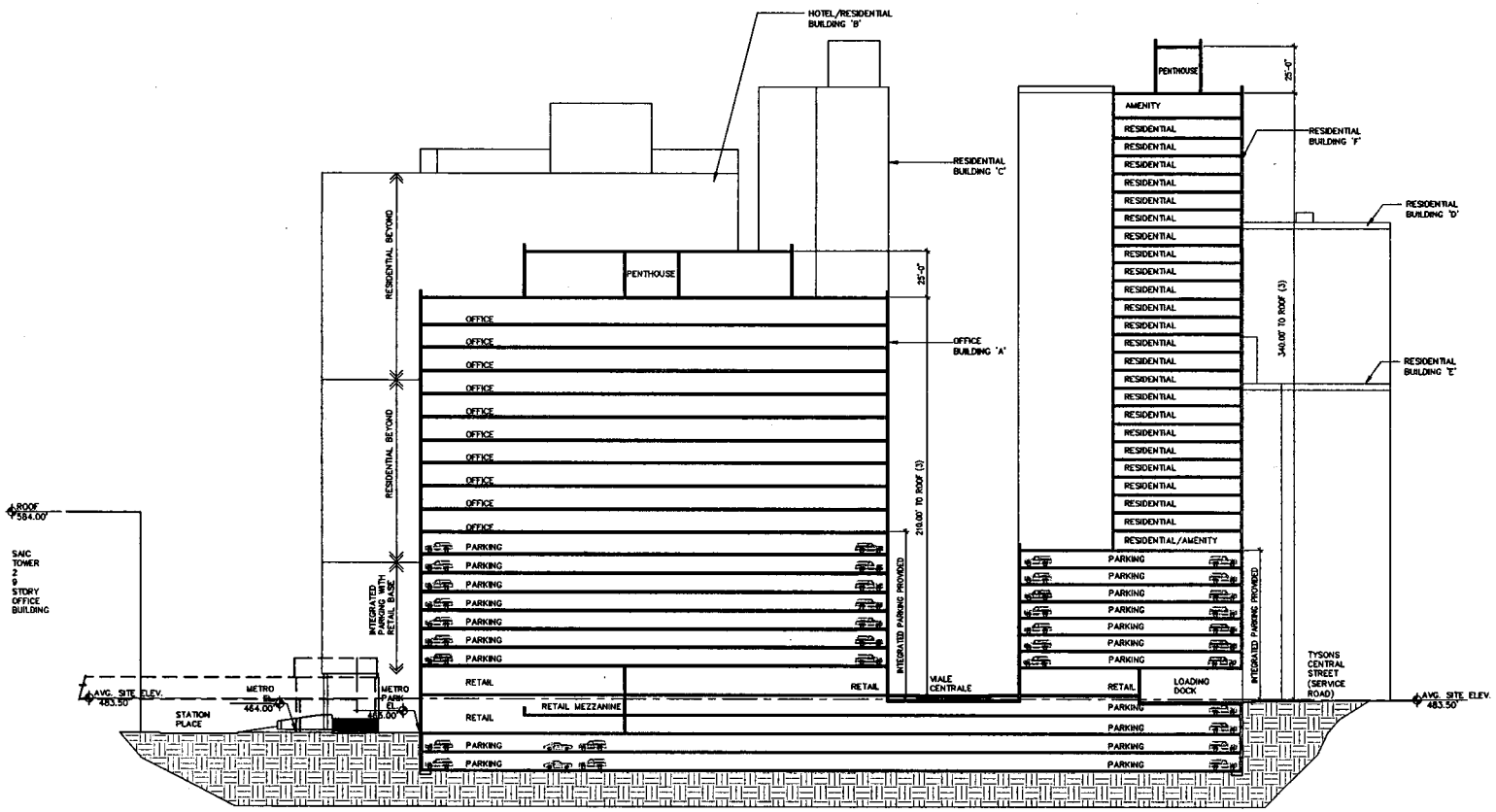
| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | RC, IA |
| CHECKED BY | AM |

178_A-154.DWG

DRAWING NUMBER
A-154

SHEET OF




1 SITE SECTION - OPTION 2
1/32"=1'-0"

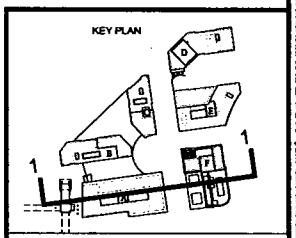
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN



NOTE: REFER TO L' SHEETS FOR ¼" SCALE STREET SECTIONS

NORTH

dcs DESIGN

DAVIS CARTER SCOTT

Developer: NVC'ommercial 703-448-4348

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-442-7800

Landscape Architecture: LSG Landscape Architecture 202-821-2045

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

Plotted On: 8/16/13, 1:17 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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178_A-154A.DWG

DRAWING NUMBER
A-154A

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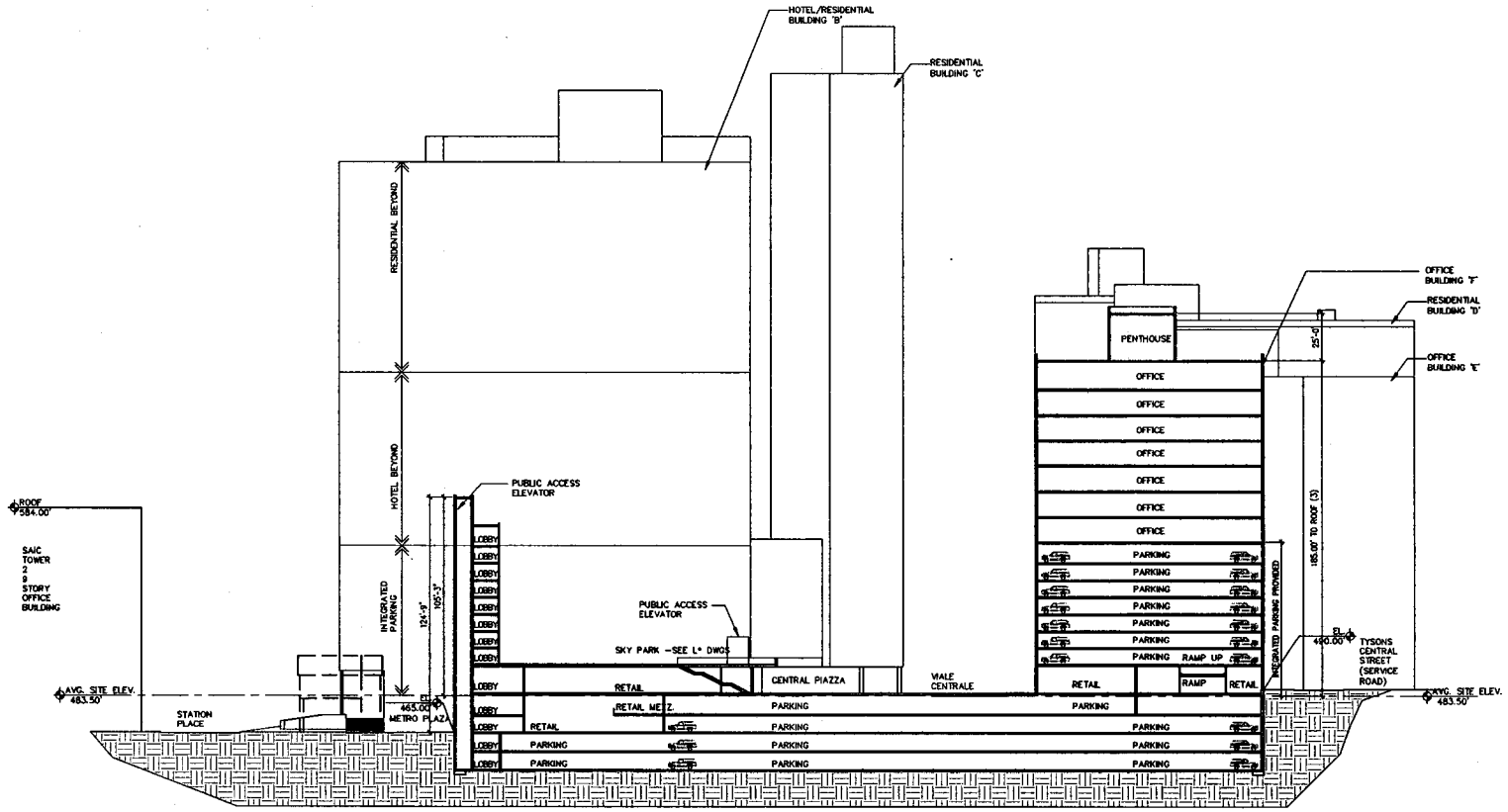


1 SITE SECTION - OPTION 1
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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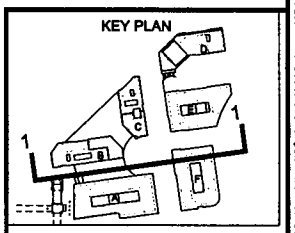
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN



NOTE: REFER TO L* SHEETS FOR ½" SCALE STREET SECTIONS

NORTH

dcs DESIGN

DAVIS CARTER SCOTT LTD

Architecture
Interior Architecture
Land Planning

1670 International Drive
Suite 500
McLean, Virginia 22102

P 703.556.0070
F 703.821.8070
www.dcsdesign.com

Developer:
SVCommercial
703-448-4208

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2042

REVISIONS

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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

Printed On: 8/14/13, 1:17 pm

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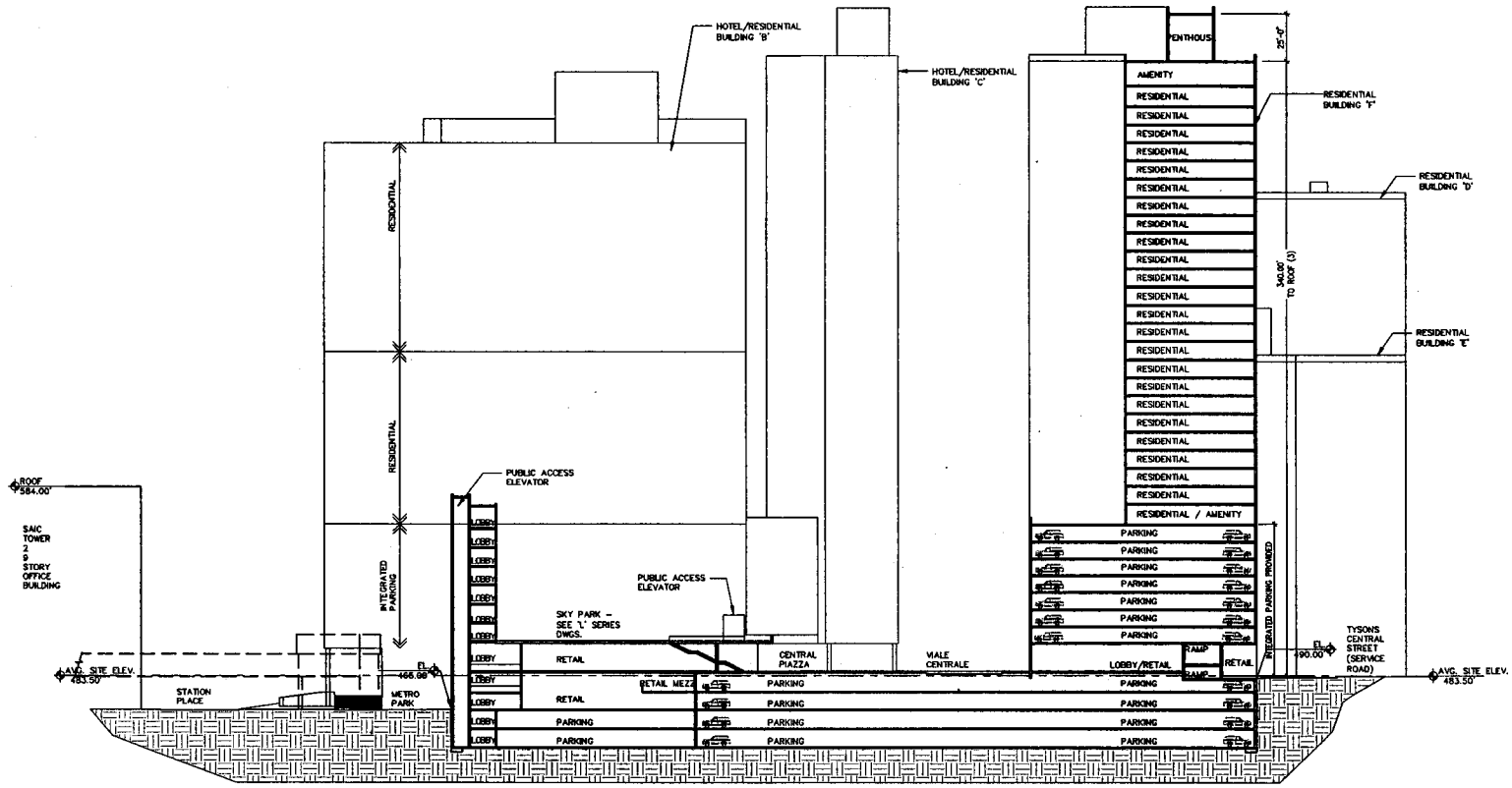


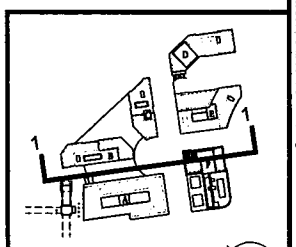

1 SITE SECTION - OPTION 2
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.




KEY PLAN

NOTE: REFER TO L' SHEETS FOR ¼" SCALE STREET SECTIONS

NORTH


dcs DESIGN

DAVIS CARTER SCOTT

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 900
McLean, Virginia 22102

P 703.556.0076
F 703.821.8076
www.dcsdesign.com


Developer:
MVC commercial
703-848-4306

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-642-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2045

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 03/11/13 |
| CDP | 11/18/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/26/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

Plotted On: 9/14/13, 1:17 pm

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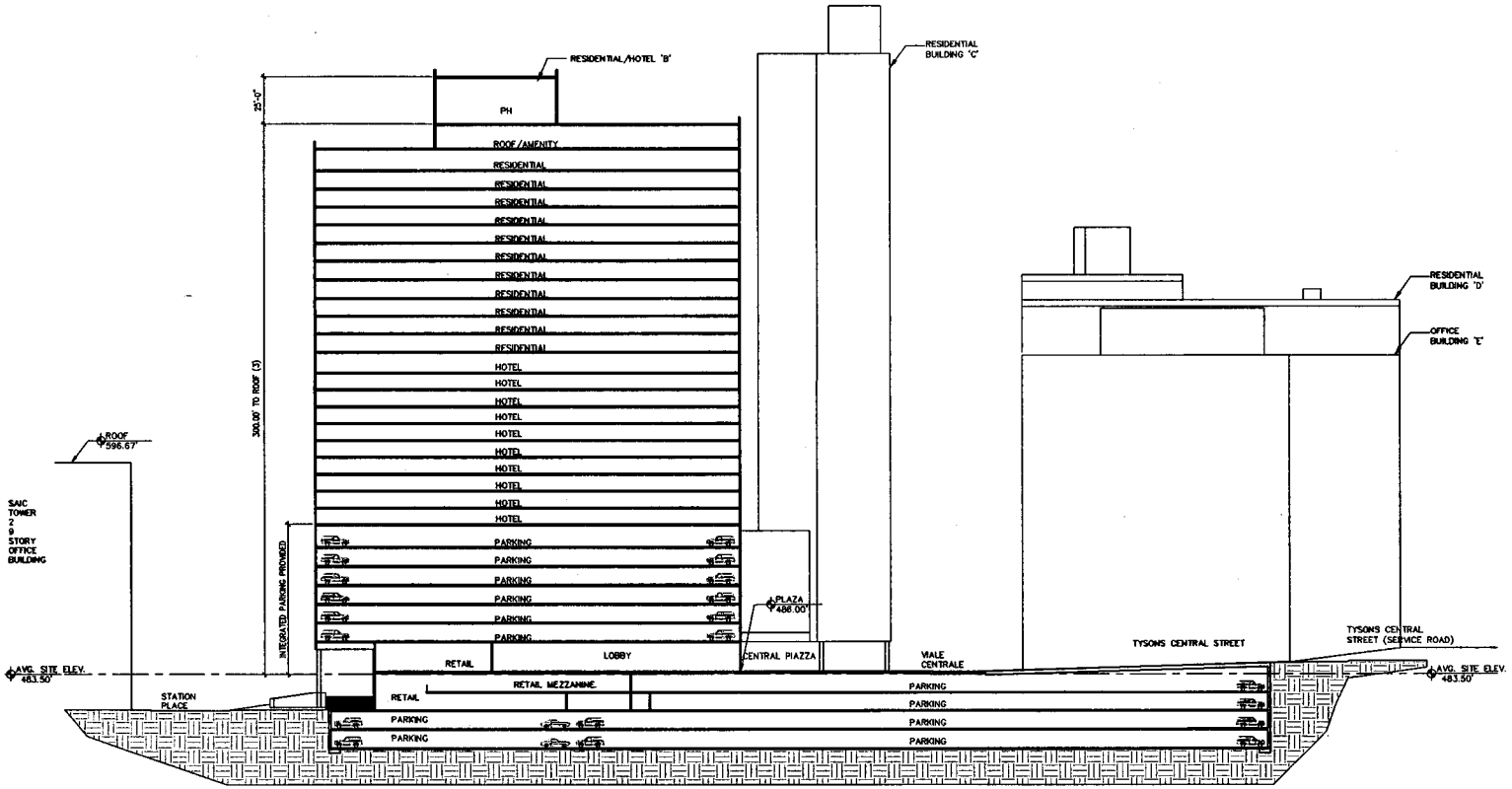


1 SITE SECTION - OPTION 1
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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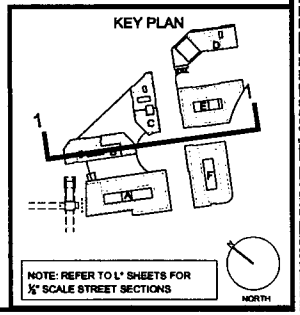
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN




NOTE: REFER TO L* SHEETS FOR ½" SCALE STREET SECTIONS

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
RYC Commercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-3045

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/26/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

Printed On: 8/14/13, 1:16 pm

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A-156

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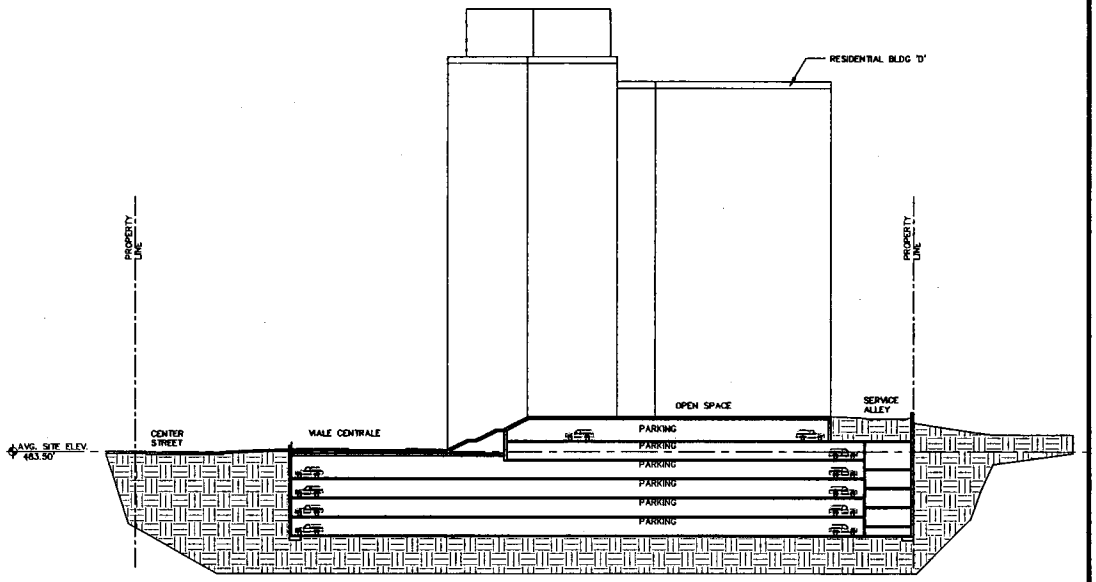
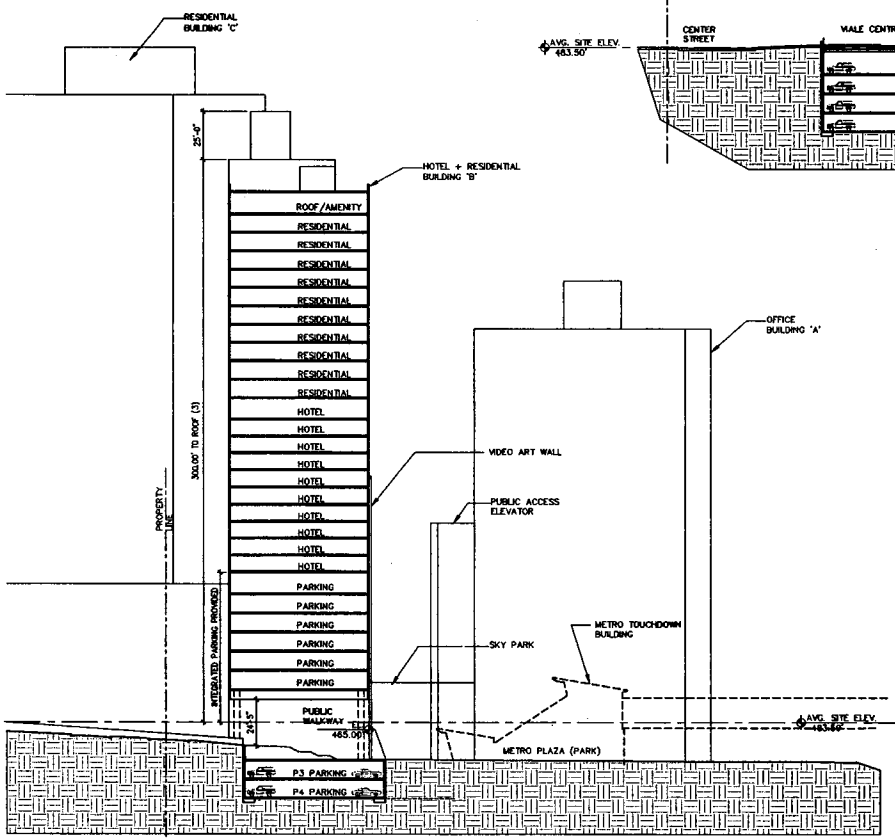



1 SITE SECTION - OPTION 1 (OPT 2 SIMILAR)
1/32"=1'-0"




2 SITE SECTION - OPTION 2
1/32"=1'-0"

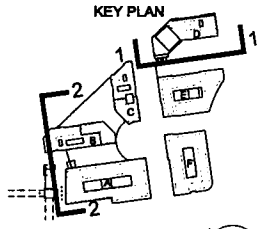
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN




KEY PLAN

NOTE: REFER TO L* SHEETS FOR ½" SCALE STREET SECTIONS

NORTH

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVC(nauercia)
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2045

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1 & 2

Printed On: 8/14/13, 1:16 pm

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| DRAWN BY | RC, IA |
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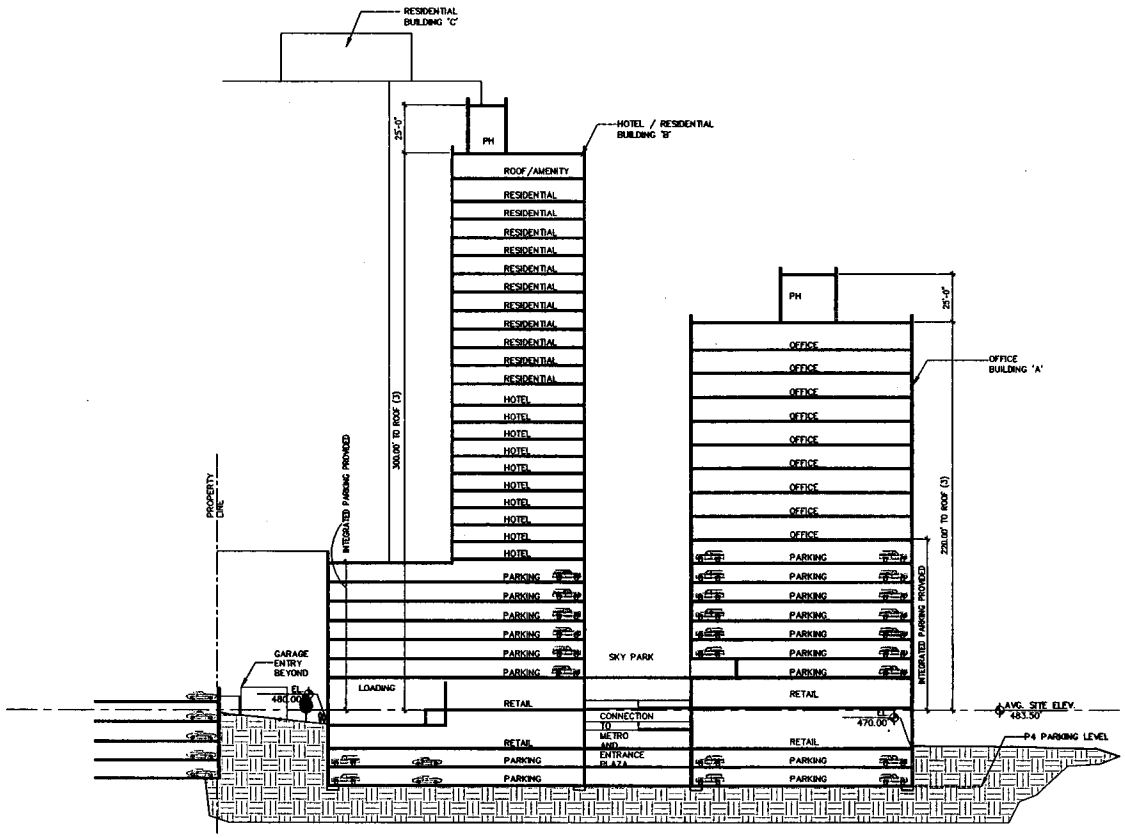
SHEET OF




1 SITE SECTION - OPTION 2
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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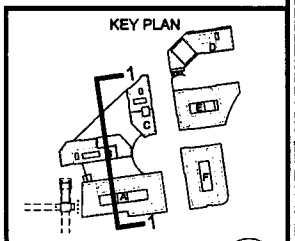
4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN




NOTE: REFER TO L* SHEETS FOR ¼" SCALE STREET SECTIONS

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
JPC Commercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2042

REVISIONS

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| CDP | 06/18/13 |
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| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-776.00

DRAWING TITLE
SITE SECTION

OPTION 2

Plotted On 8/14/13 1:18 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, IA
CHECKED BY AM

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DRAWING NUMBER
A-158
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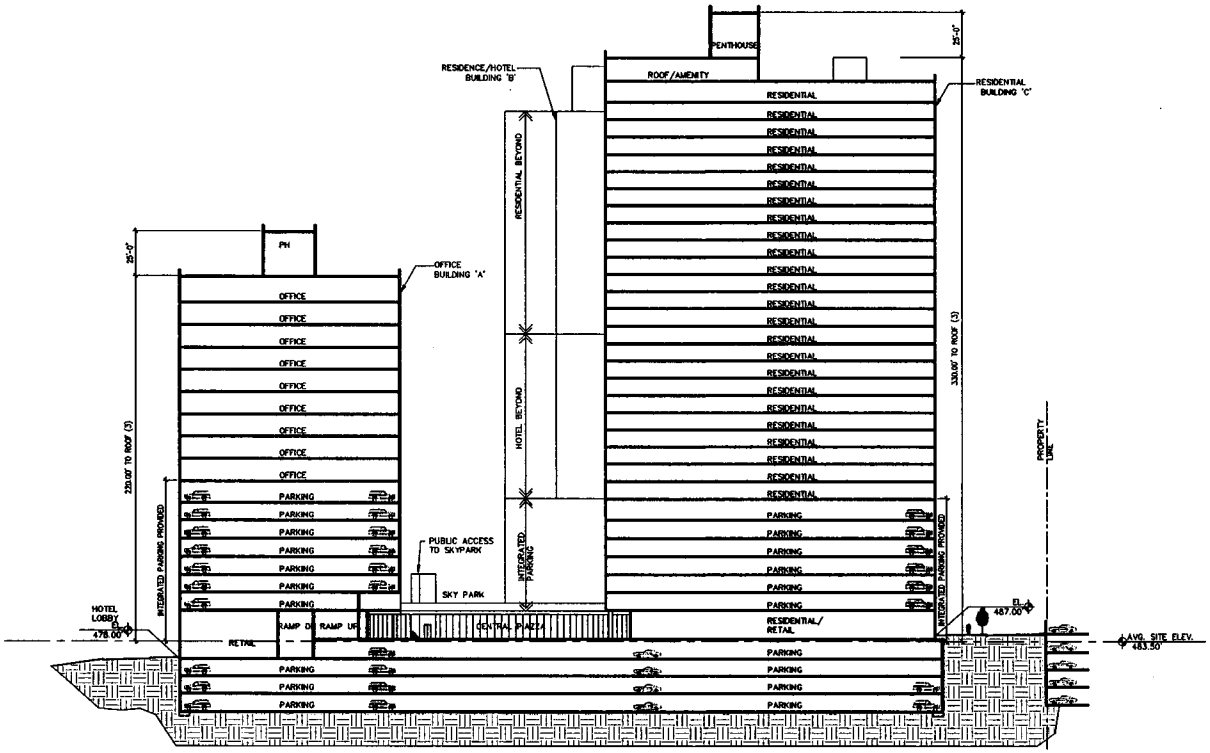


1 SITE SECTION - OPTION 1
1/32"=1'-0"

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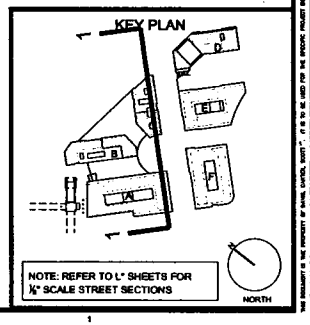


NOTE: REFER TO L" SHEETS FOR ½" SCALE STREET SECTIONS

dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1670 International Drive
Suite 500
McLean, Virginia 22102
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F 703.351.0070
www.dcsdesign.com

Developer:
NVCommercial
703-448-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

Printed On: 8/14/13, 1:15 pm

CA REVIEWED BY
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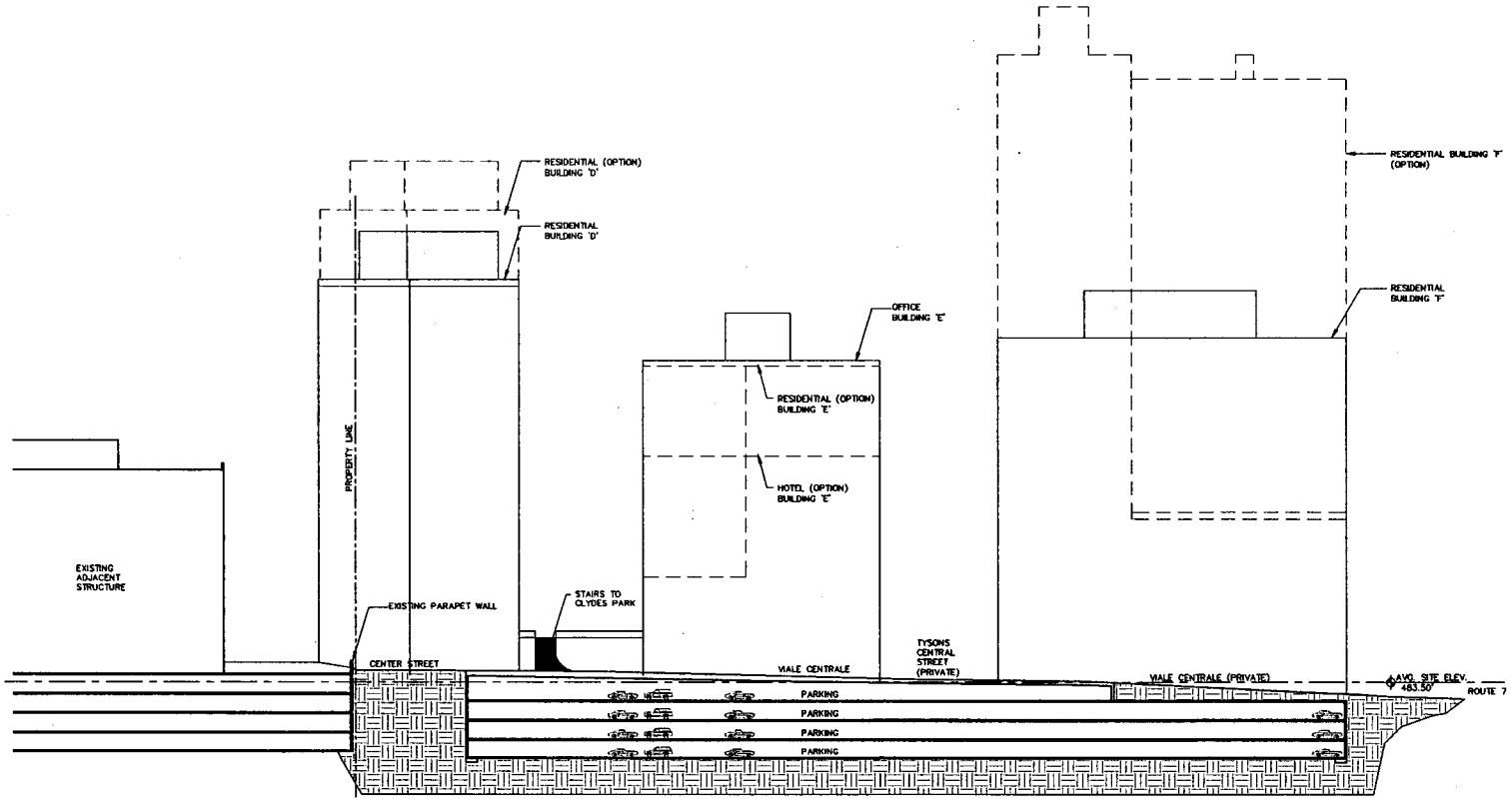
178_A-159.DWG

DRAWING NUMBER
A-159

SHEET OF




## 1 SITE SECTION - OPTION 1 & 2

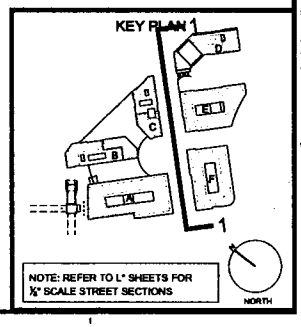
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.





dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Master Architecture
Land Planning

1670 Independence Drive
Suite 300
McLean, Virginia 22102

P 703.556.0575
F 703.821.0276
www.dcsdesign.com


Developer:
WC/Commercial
703-448-4308

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-833-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
SITE SECTION

OPTION 1 & 2

Printed On: 8/14/13, 1:15 pm

| | |
|---|---|
| CA REVIEWED BY | |
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118_A-160.DWG

DRAWING NUMBER
A-160

SHEET OF

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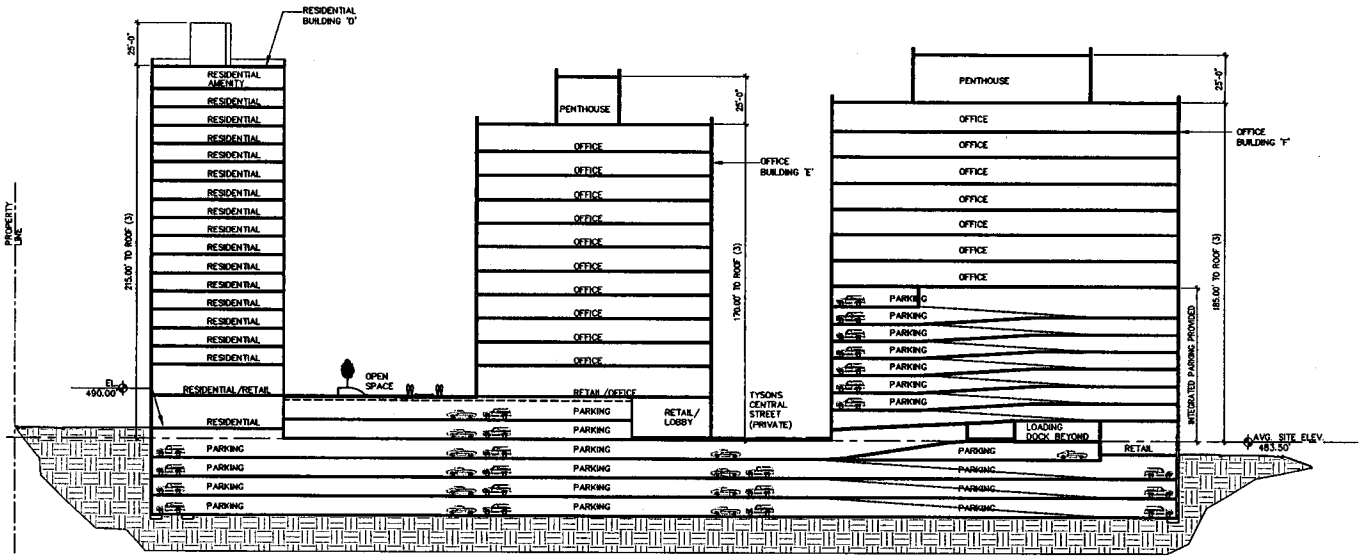



1 SITE SECTION - OPTION 1
1/32"=1'-0"

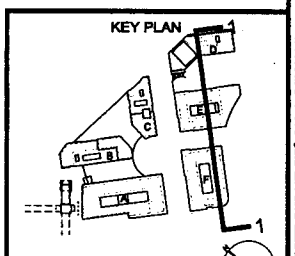
1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

2. FOR ABOVE PARKING LEVELS EXTERIOR TREATMENT, SEE EXTERIOR ELEVATIONS SHEETS

3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.

KEY PLAN




NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

dcs DESIGN
DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1670 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.9275
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www.dcsdesign.com

Developer:
RVCommercial
703-448-4344

Civil Engineer:
VDCA INC. and VDCA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2043

REVISIONS

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| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
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| CDP | 03/11/13 |
| CDP | 11/16/12 |
| CDP | 6/29/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/23/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 1

Plotted On: 8/14/13, 1:15 pm

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| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | AM |
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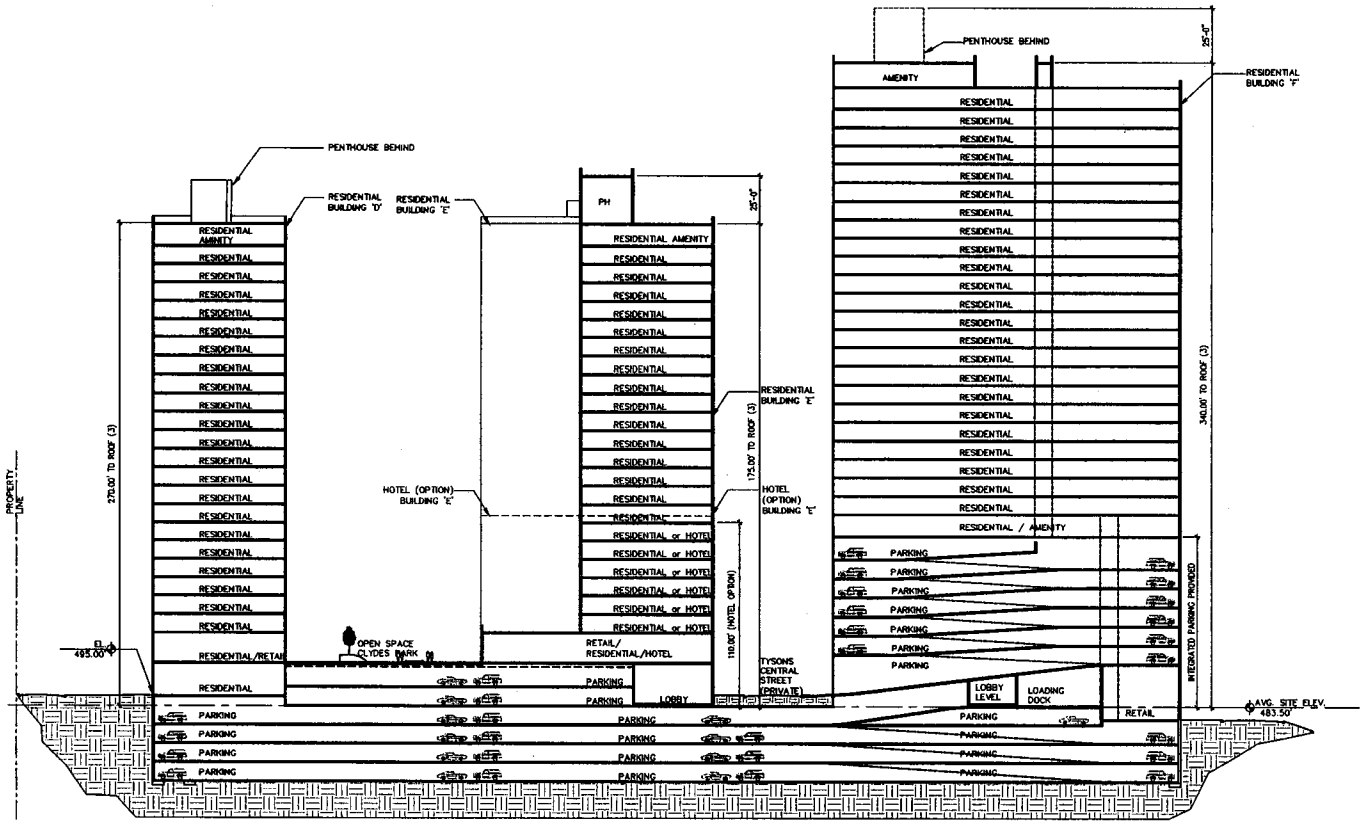
778_A-161.DWG

DRAWING NUMBER
A-161

SHEET OF




1 SITE SECTION - OPTION 2
1/32"=1'-0"

1. SITE SECTIONS PRESENTED ON THIS SHEET ARE PRELIMINARY, AND PREPARED TO AID IN THE UNDERSTANDING OF GRADE CHANGES ACROSS THE SITE AND THE RELATIONSHIP OF BUILDINGS AND USES. BUILDING DESIGN AND FINAL GRADING ARE SUBJECT TO CHANGE WITH ENGINEERING AND ARCHITECTURAL DESIGN.

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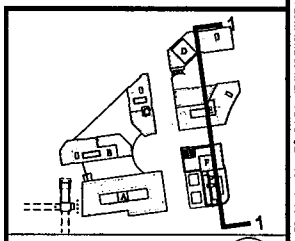
3. SEE DEVELOPMENT MASS FOR RANGE OF BUILDING HEIGHTS. HEIGHTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING HEIGHTS INDICATED AS "SHOWN" IN DEVELOPMENT TABS. SEE CIVIL DRAWINGS.

4. SEE L-SERIES DRAWINGS FOR DESIGN OF PUBLIC OPEN SPACES AND PARK AREAS.



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH

dcs DESIGN

DAVIS CARTER SCOTT LLC

Architecture
Interior Architecture
Land Planning

1570 International Drive
Suite 300
McLean, Virginia 22102

P 703.556.0370
F 703.821.8670
www.dcsdesign.com

Developer:
NVC Commercial
703-448-4568

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
SITE SECTION

OPTION 2

Plotted On: 8/14/13, 1:14 pm

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|---|---|
| CA REVIEWED BY | |
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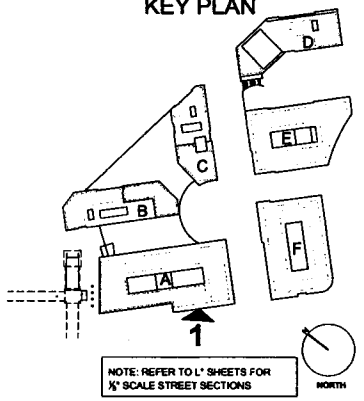
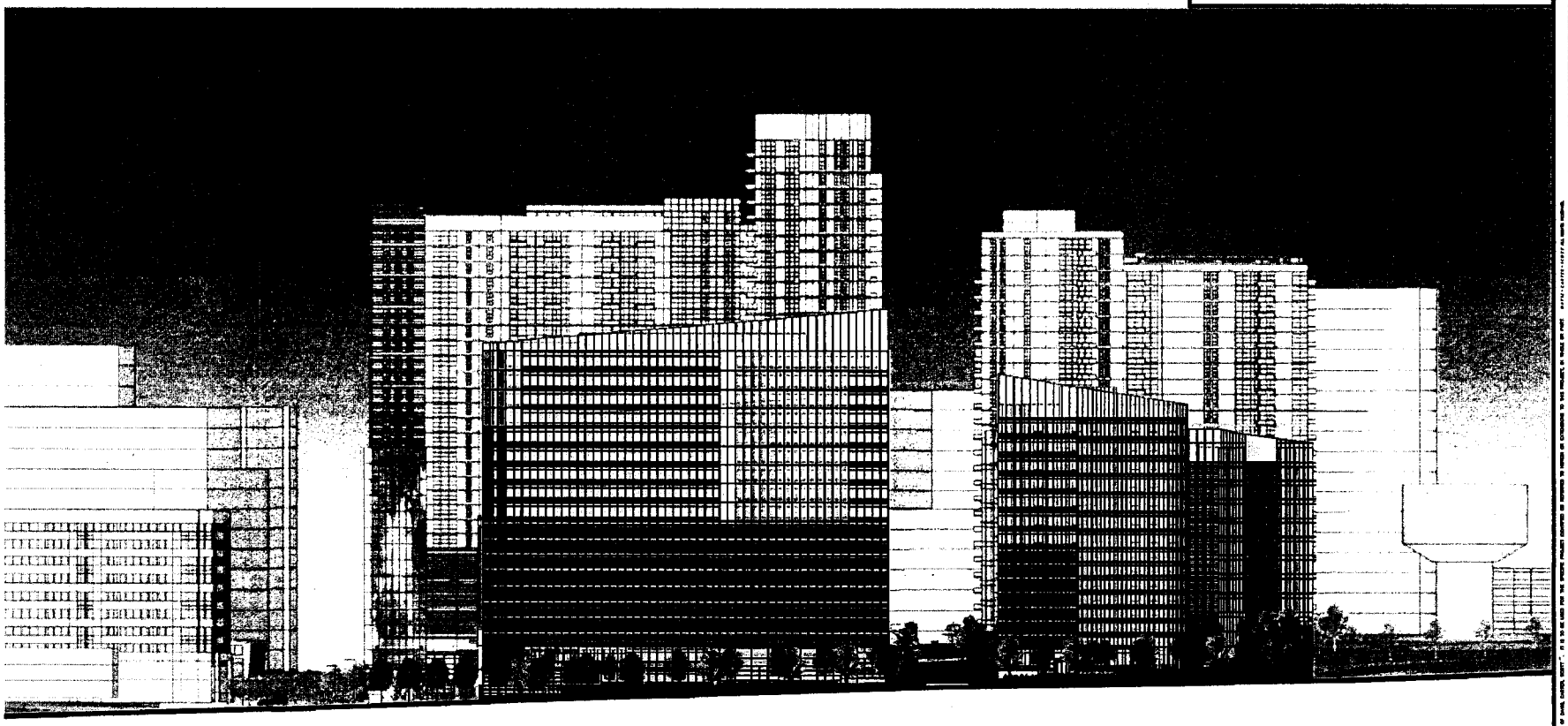
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

KEY PLAN




NOTE: REFER TO L' SHEETS FOR 1/8" SCALE STREET SECTIONS



1 ROUTE 7 ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVID CARTER SCOTT

Developer:
HYCommercial
703-148-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-521-2045

REVISIONS

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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Printed On 8/14/13, 1:14 pm

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778_A-162.DWG

DRAWING NUMBER
A-162

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NOTE:
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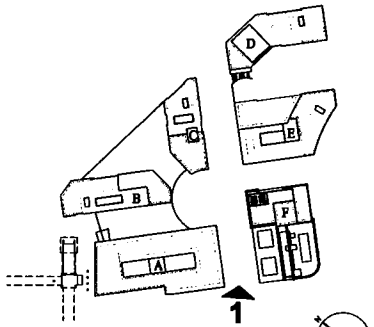
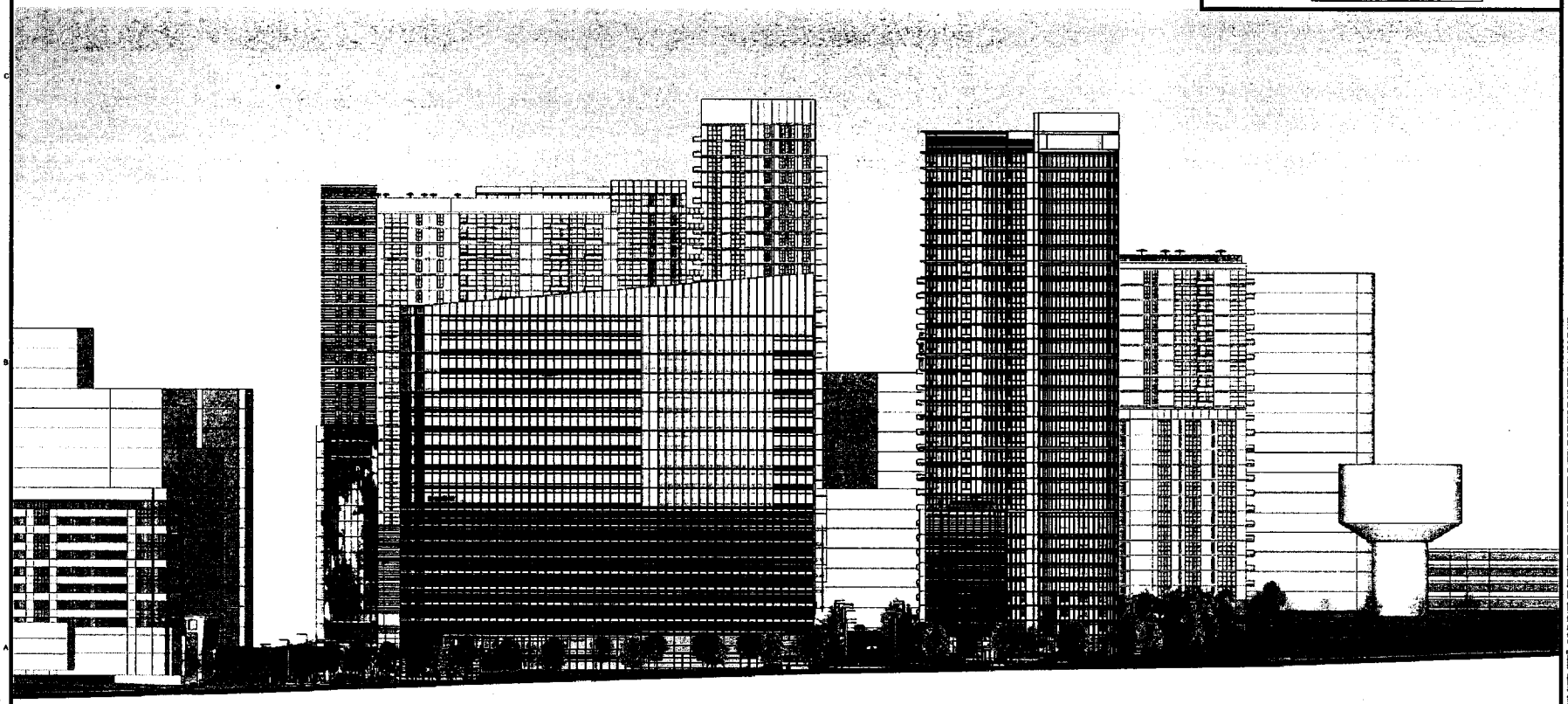
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.




NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS



1 ROUTE 7 ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

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| CDP | 09/16/13 |
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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

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A-162A
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NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
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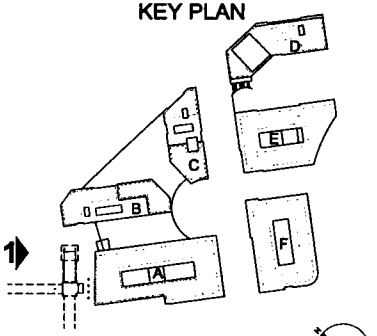
KEY PLAN




KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

NORTH

1 STATION PLACE ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
WC(Commercial)
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Plotted On 8/14/13, 1:14 pm

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DATE JUNE 20, 2012
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778_A-163.DWG

DRAWING NUMBER
A-163

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NOTE:
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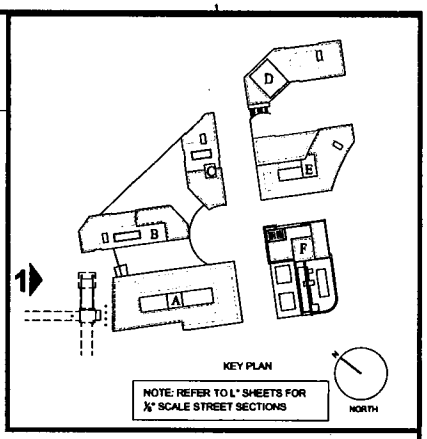


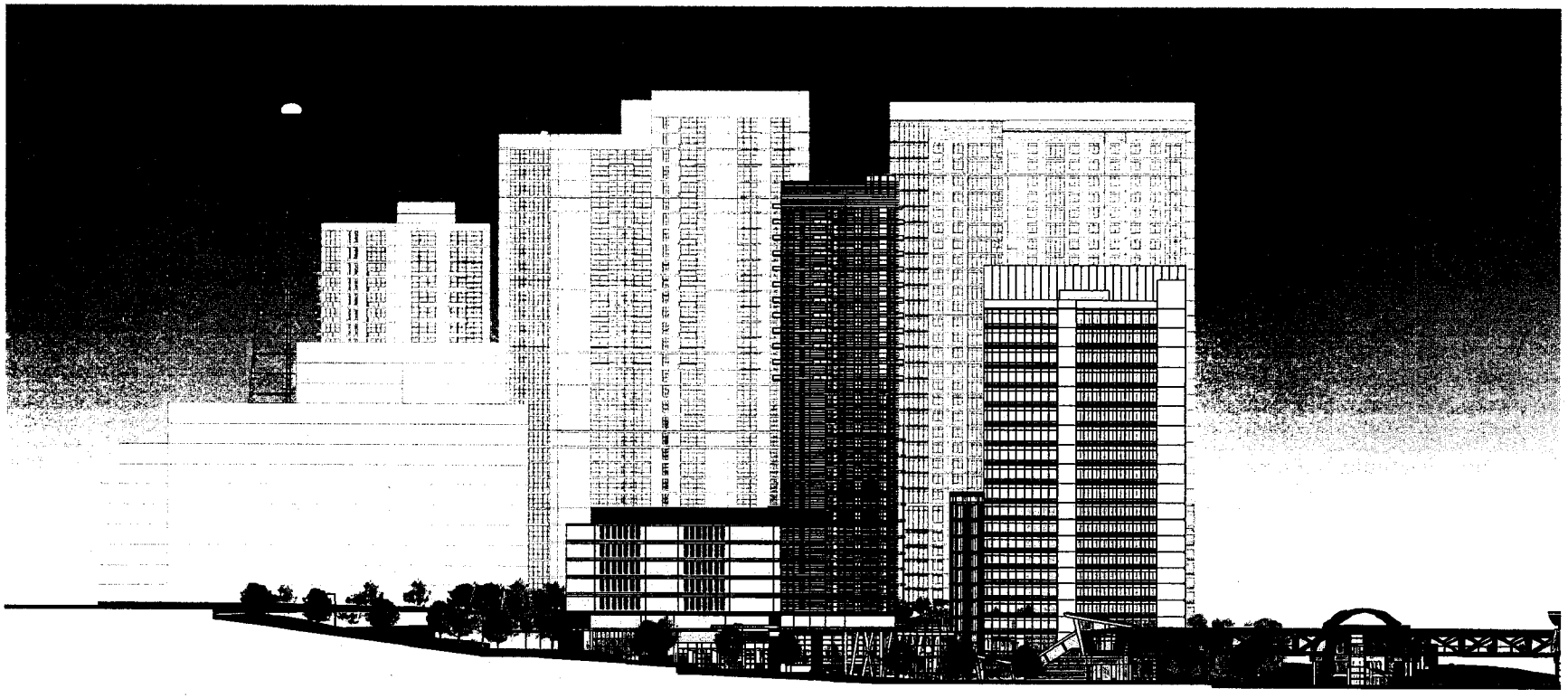

1 STATION PLACE ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
ESG Landscape Architecture
202-821-2045

REVISIONS

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| CDP | 6/29/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/23/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

Plotted On: 8/14/13, 1:13 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, TN
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778_A-163A.DWG

DRAWING NUMBER
A-163A

SHEET OF

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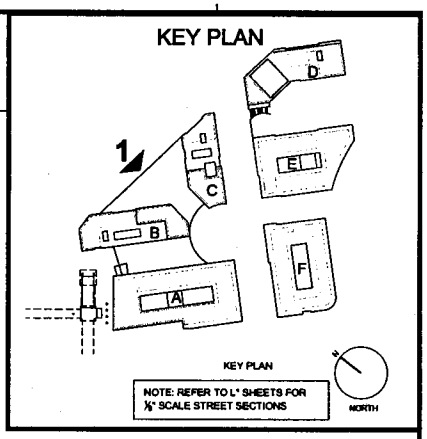


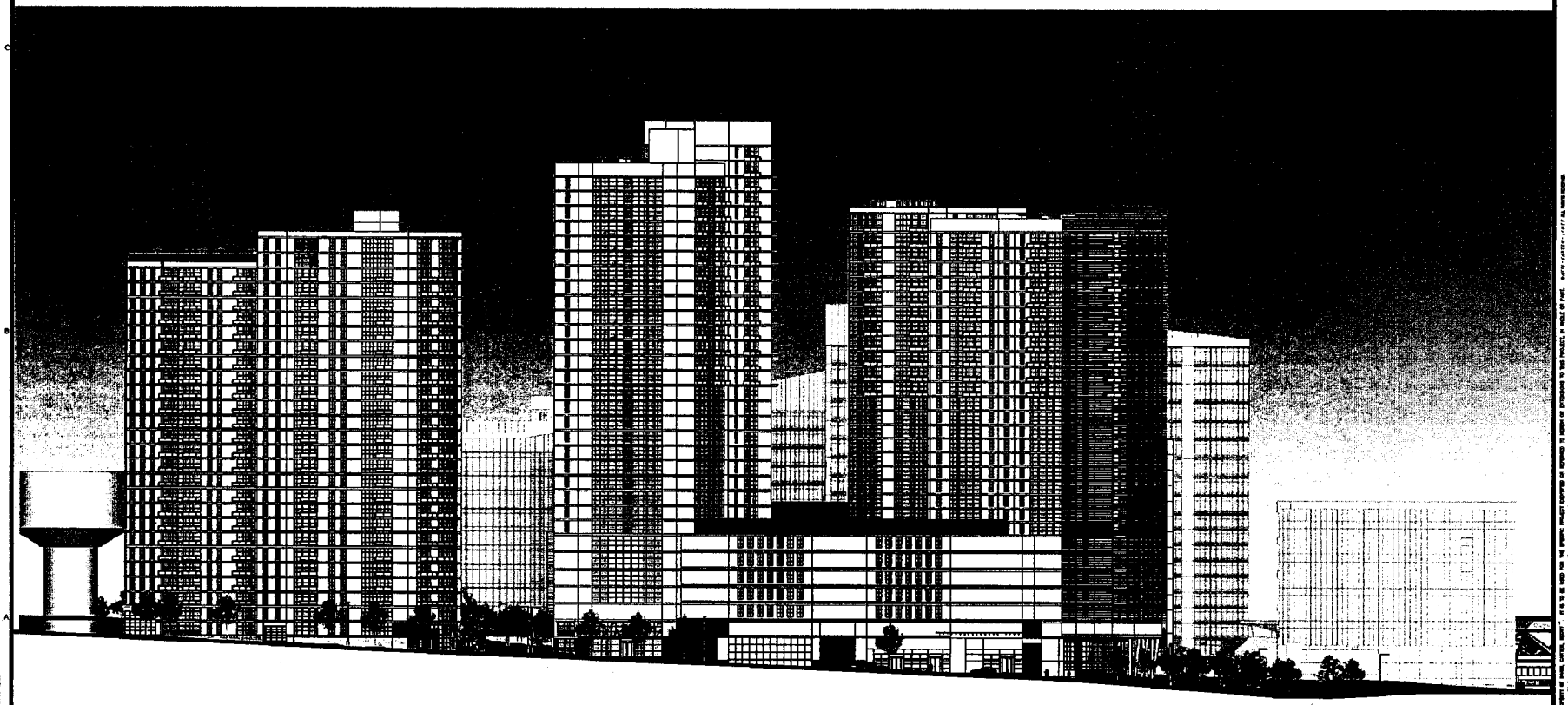

1 CENTER STREET ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2045

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Plotted On: 8/14/13, 1:13 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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778_A-164.DWG

DRAWING NUMBER
A-164
SHEET OF

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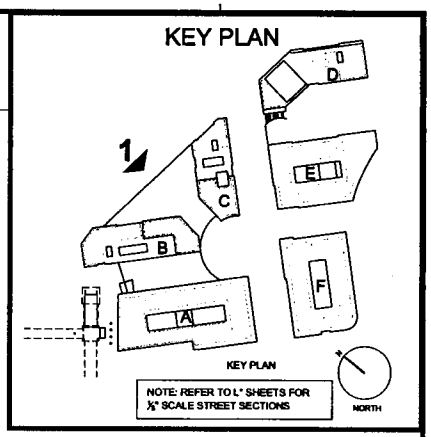


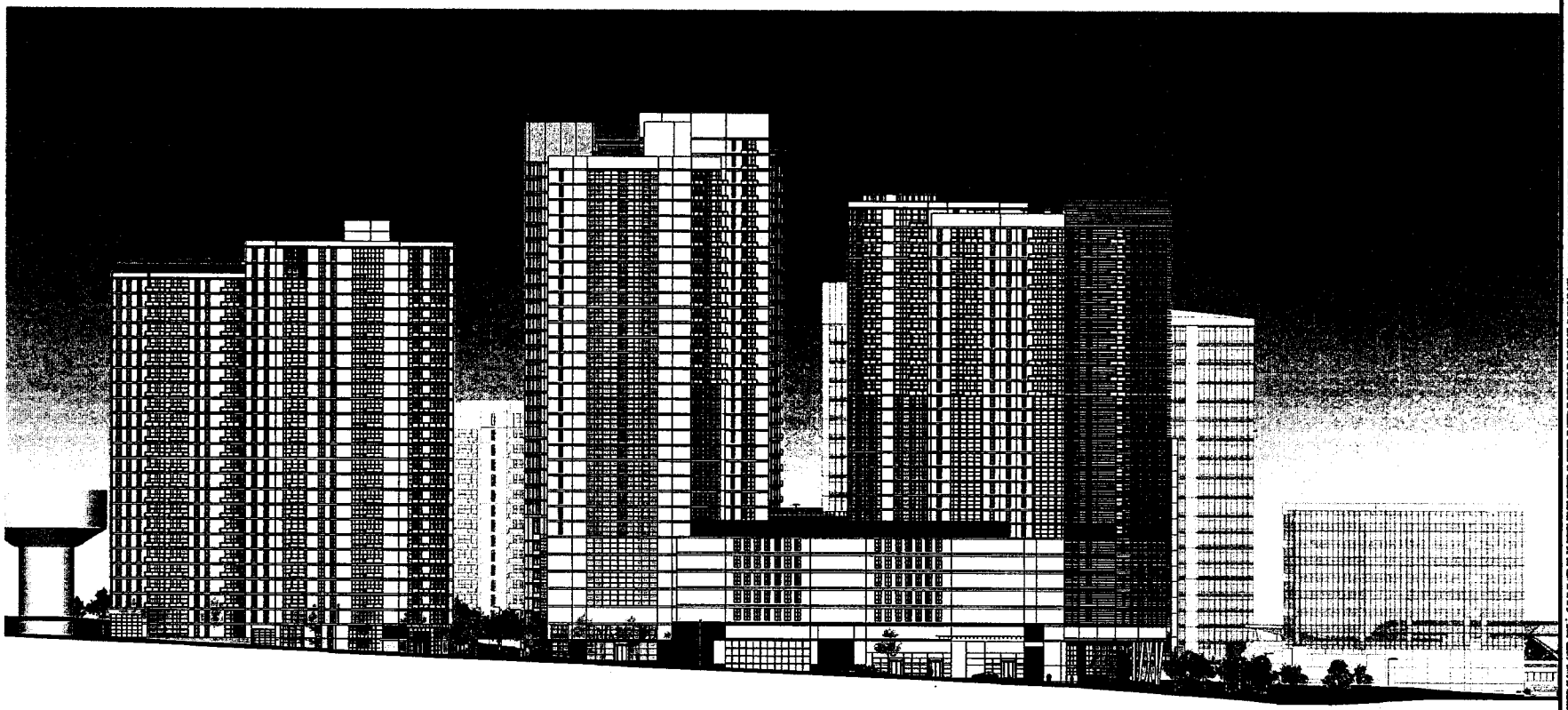

1 CENTER STREET ELEVATION - OPTION 2
1/32" = 1'-0"


dcs DESIGN
DAVIS CARTER SCOTT LLC
Architecture
Interior Architecture
Land Planning
1570 International Drive
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McLean, Virginia 22102
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www.dcsdesign.com


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NVCommercial
703-448-4300

Civil Engineer:
VIKA DEC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LBG Landscape Architecture
202-821-2045

REVISIONS

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|---|---|
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| CDP | 3/30/12 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

Plotted On: 8/14/13, 1:13 pm

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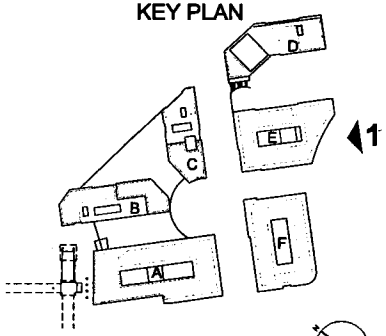
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

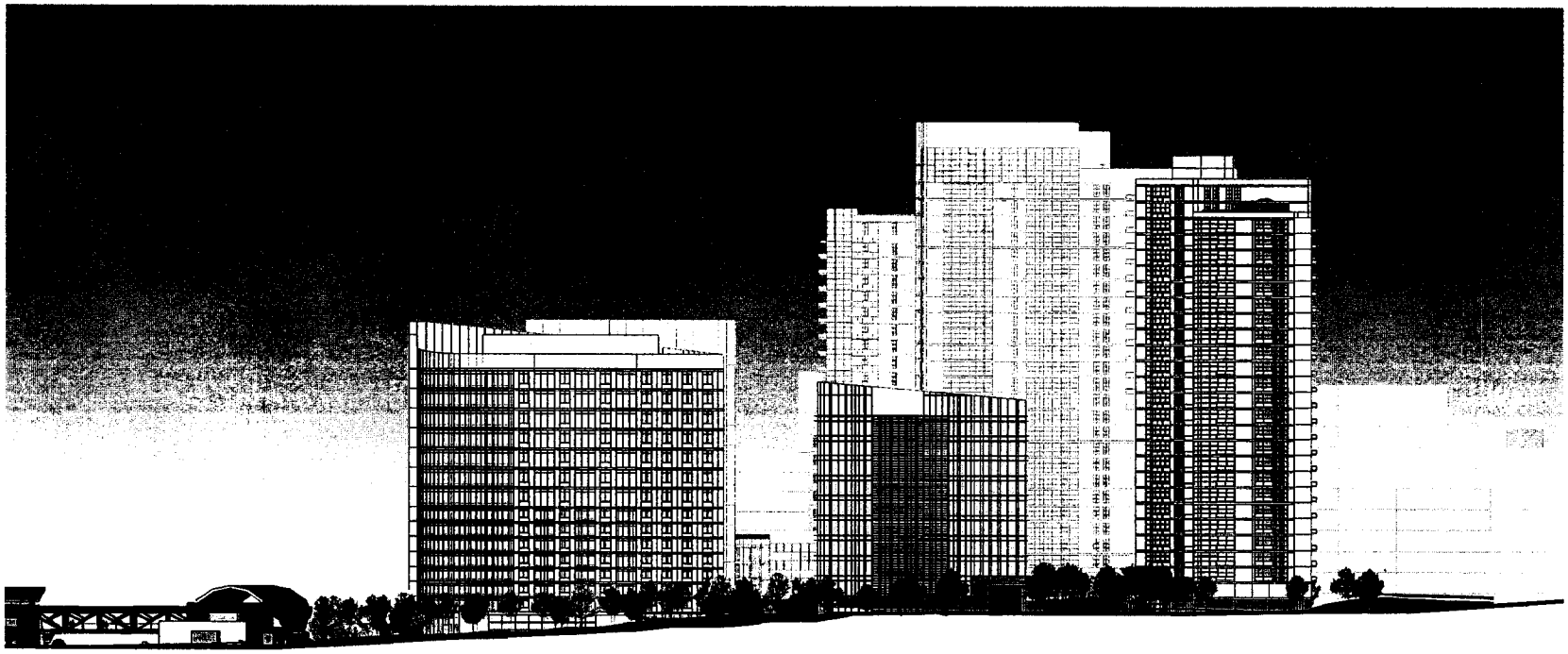
## KEY PLAN




KEY PLAN

NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS

NORTH



1 TYSON CENTRAL ST. ELEVATION - OPTION 1
1/32"=1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2043

REVISIONS

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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Printed On: 8/14/13, 1:13 pm

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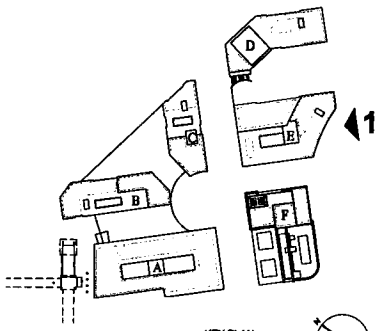
|---|---|
| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | RC, TN |
| CHECKED BY | AM |

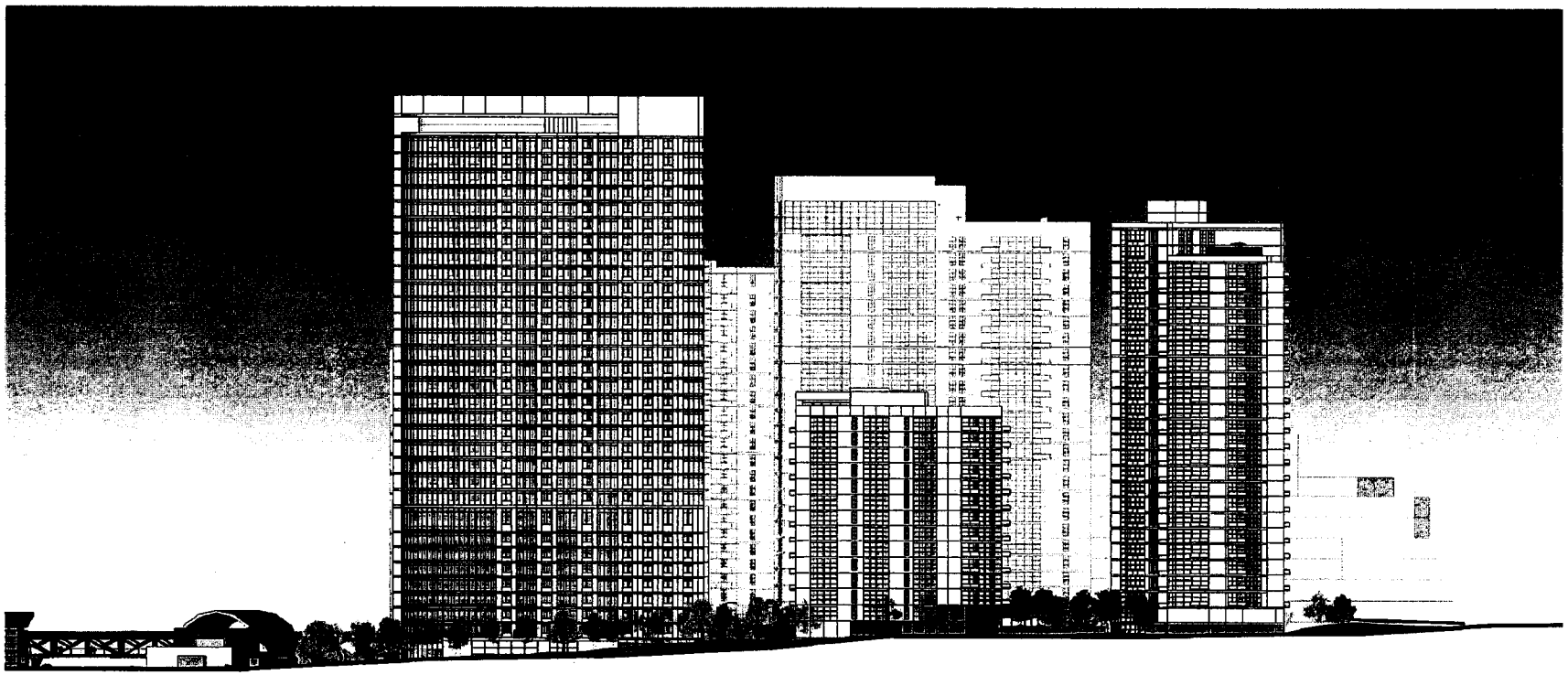
DRAWING NUMBER
A-165

SHEET OF

NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS
2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.




NOTE: REFER TO L' SHEETS FOR ½" SCALE STREET SECTIONS



1 TYSON CENTRAL ST. ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1675 International Drive
Suite 500
Madison, Virginia 22102

T 703.556.0270
F 703.821.0270
www.dcsdesign.com

Developer:
NVCommercial
703-448-4368

Civil Engineers:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
301-421-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

Plotted On: 8/14/13, 1:13 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC TN
CHECKED BY AM

170_A-165A.DWG

DRAWING NUMBER
A-165A

SHEET OF

NOTE:
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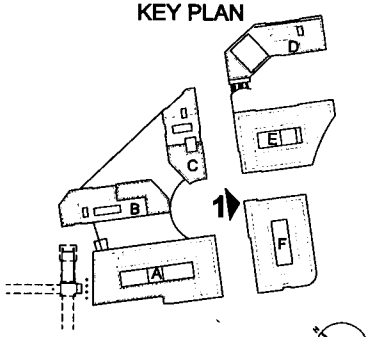
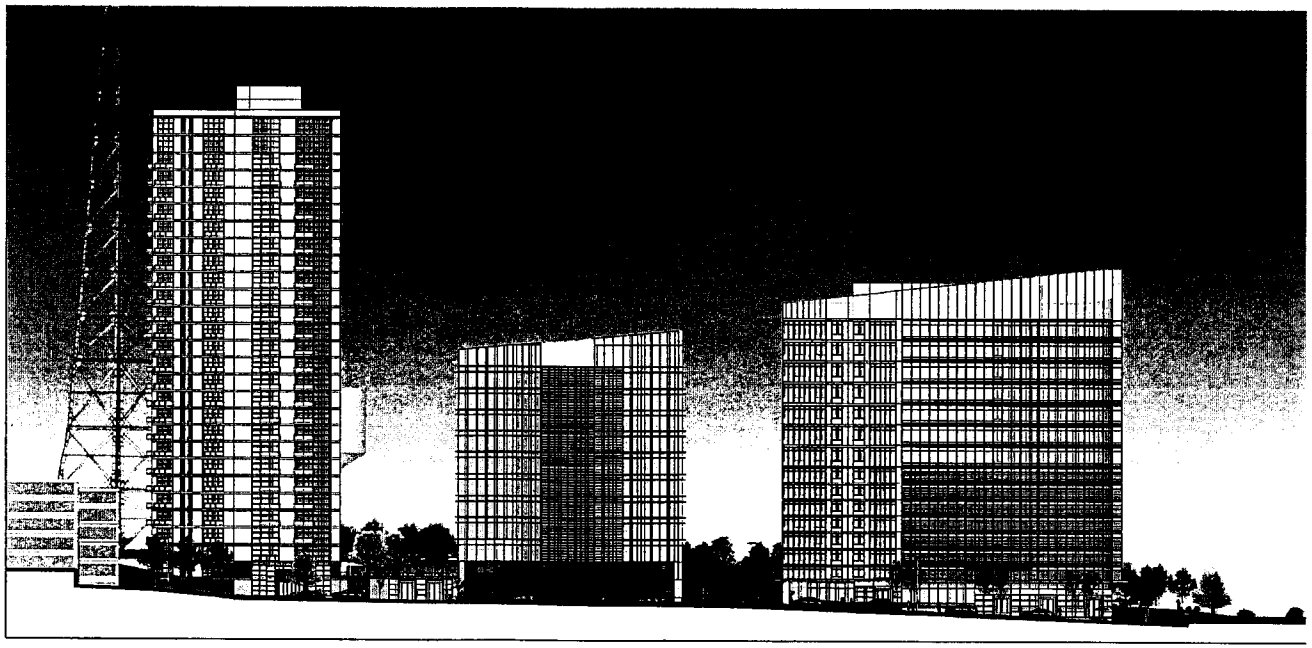
KEY PLAN




NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS



1 VIALE CENTRALE EAST ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
MVCommercial
703-448-4300

Civil Engineer:
VIKA DC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
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| CDP | 03/11/13 |
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| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Plotted On: 8/14/13, 1:13 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, TN
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778_A-166.DWG

DRAWING NUMBER
A-166

SHEET OF

NOTE:
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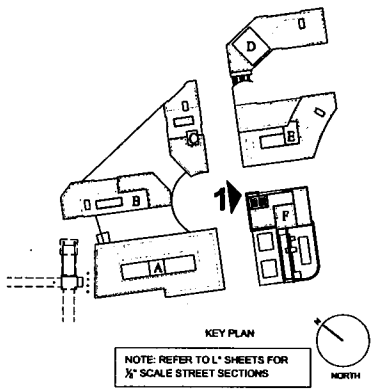
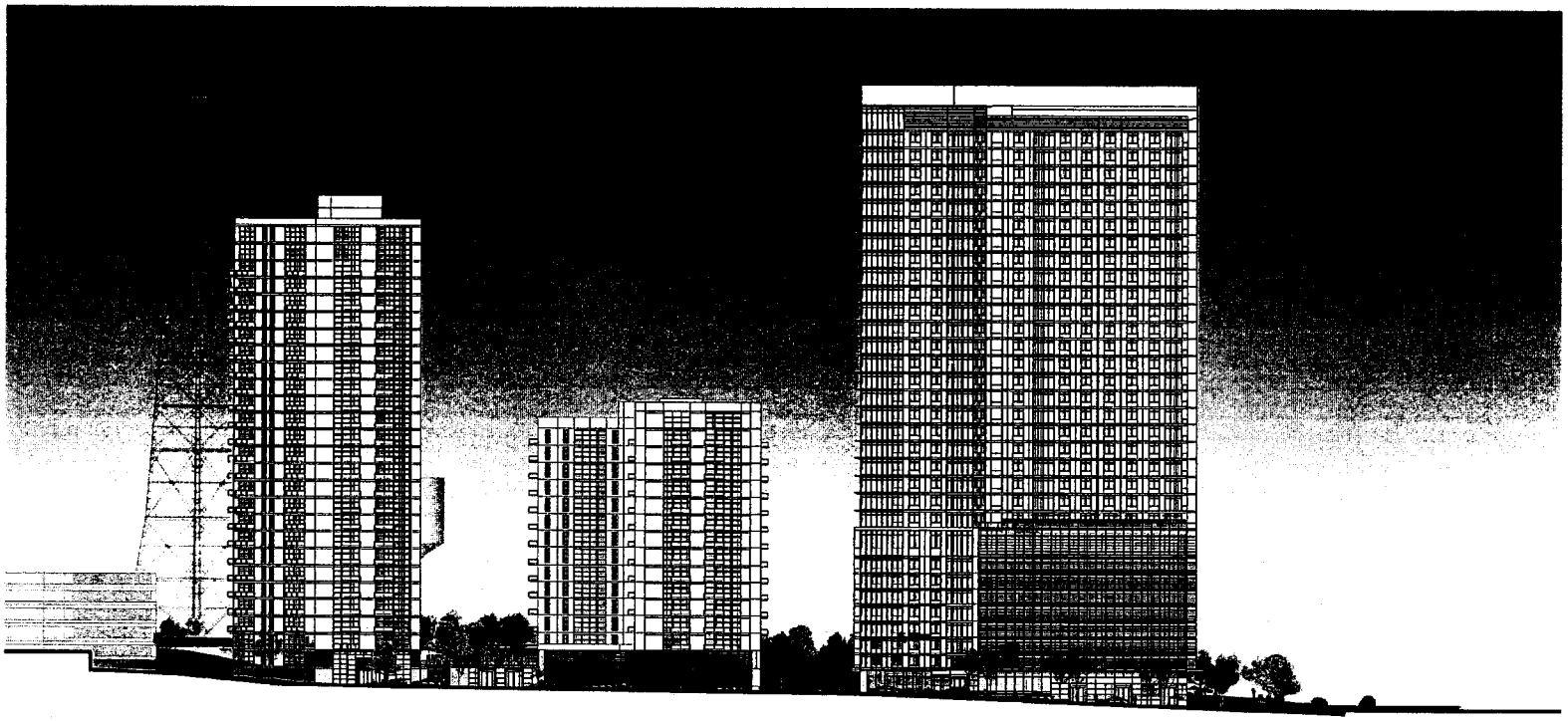



KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS



1 VIALE CENTRALE EAST ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
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McLean, Virginia 22102
P 703.506.0575
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www.dcsdesign.com

Developer:
HVC commercial
703-448-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

Plotted On: 8/14/13, 1:12 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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178_A-166A.DWG

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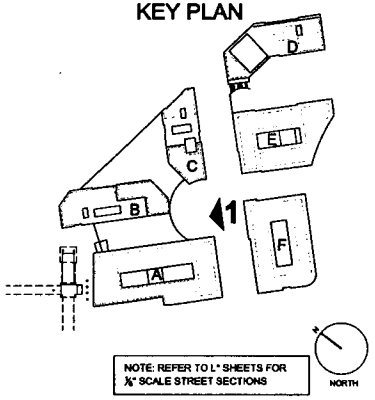
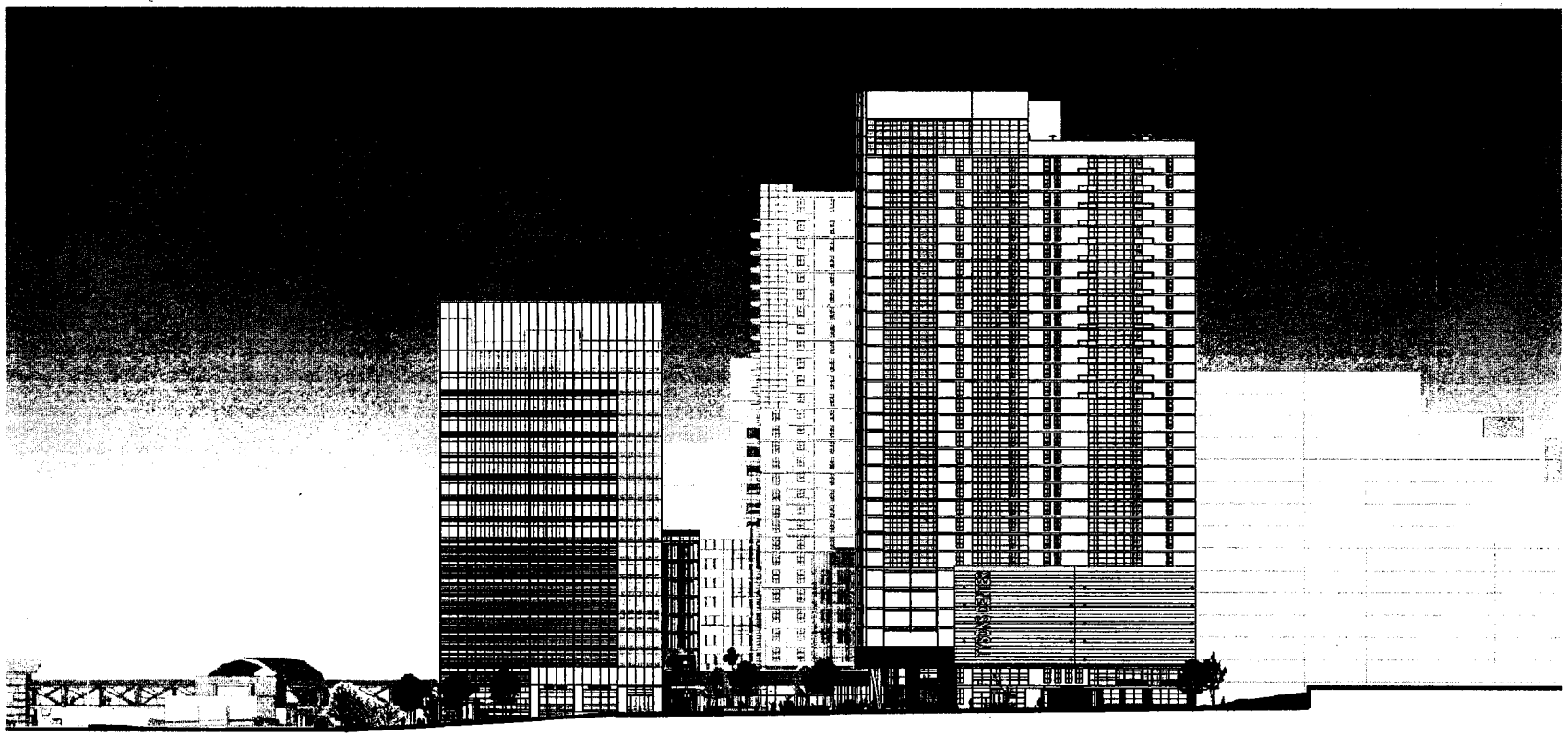
KEY PLAN




NOTE: REFER TO L* SHEETS FOR ⅛" SCALE STREET SECTIONS



1 VIALE CENTRALE WEST ELEVATION - OPTION 1
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT LLC
Architecture
Interior Architecture
Land Planning
1670 International Drive
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www.dcsdesign.com

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NVCommercial
703-448-4300

Civil Engineer:
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703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2043

REVISIONS

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| CDP | 08/16/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 1

Plotted On: 8/14/13, 1:12 pm

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118_A-167.DWG

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A-167
SHEET OF

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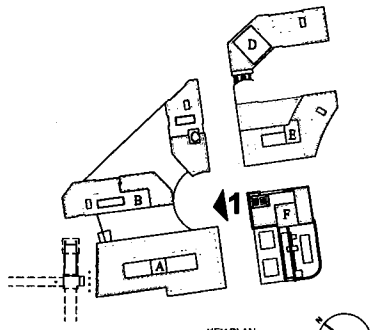
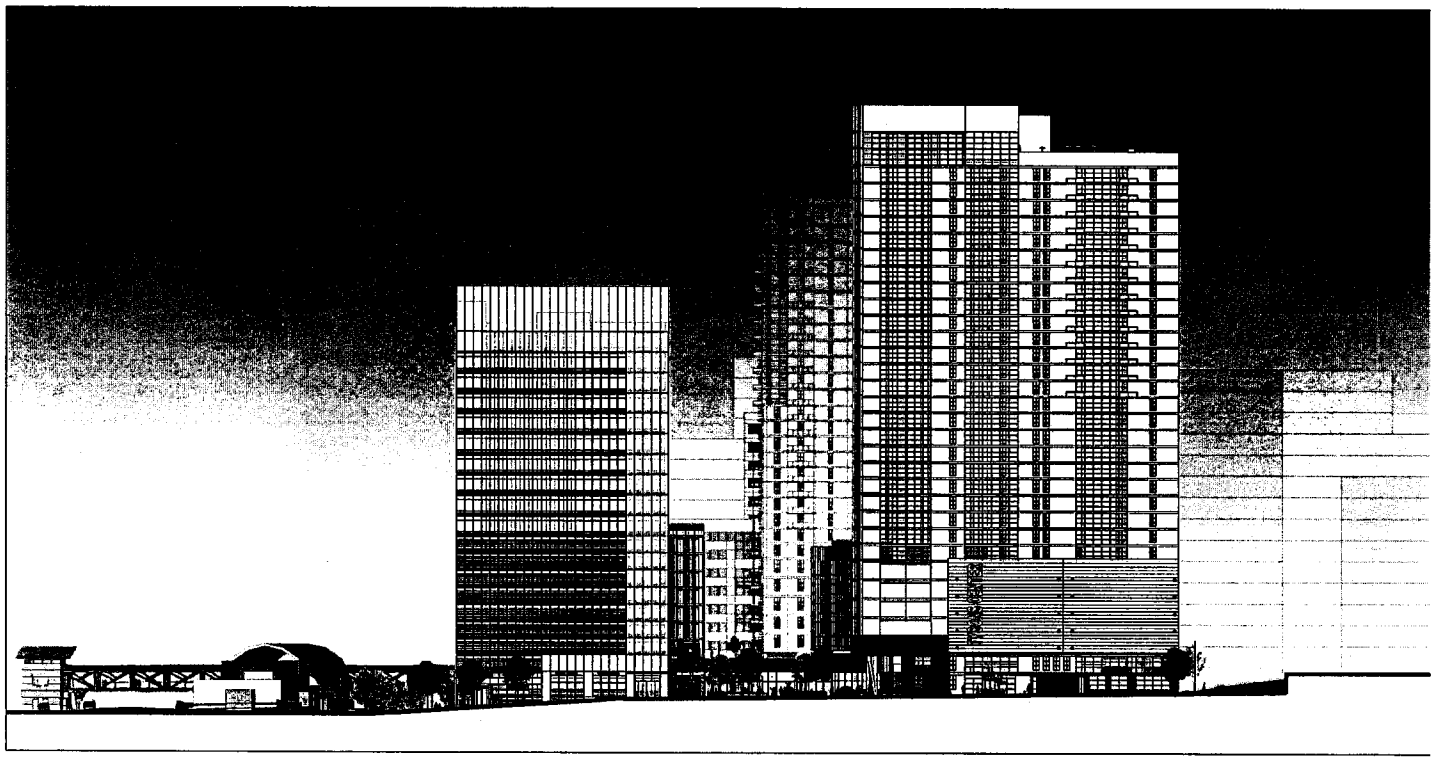



NOTE: REFER TO L* SHEETS FOR ½" SCALE STREET SECTIONS



1 VIALE CENTRALE WEST ELEVATION - OPTION 2
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT LLC
Architecture
Interior Architecture
Land Planning
1515 International Drive
Suite 500
McLean, Virginia 22102
P 703.556.0996
F 703.821.6018
www.dcsdesign.com

Developer:
NVC commercial
703-448-1308

Civil Engineer:
VIKA DC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
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REVISIONS

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| CDP | 6/20/12 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
EXTERIOR ELEVATION

OPTION 2

Printed On: 8/14/13, 1:12 pm

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DATE JUNE 20, 2012
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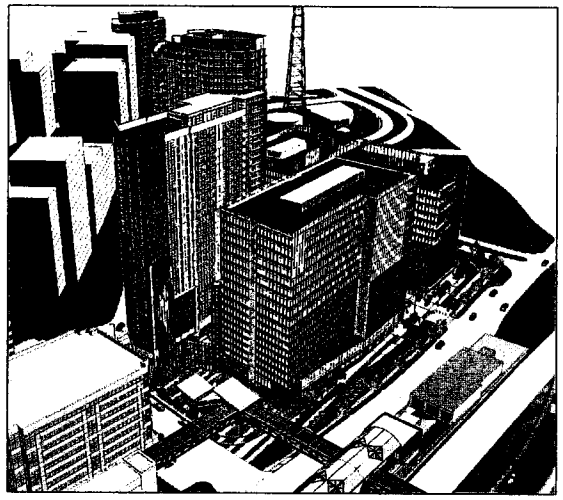
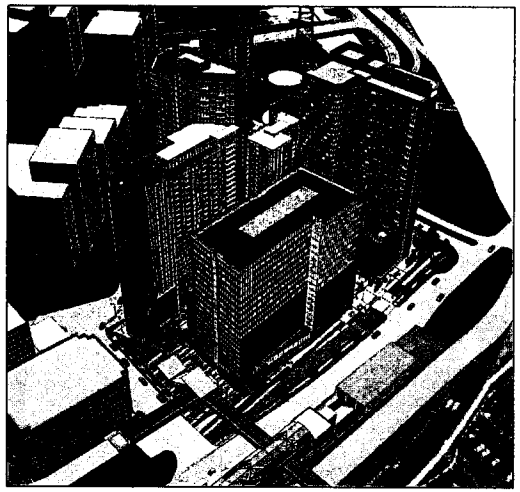
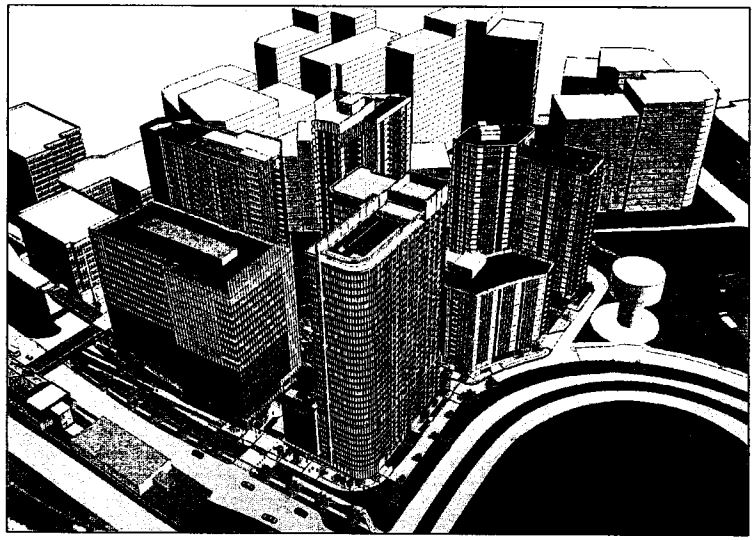


1 ILLUSTRATIVE VIEW - OPTION 1
NTS

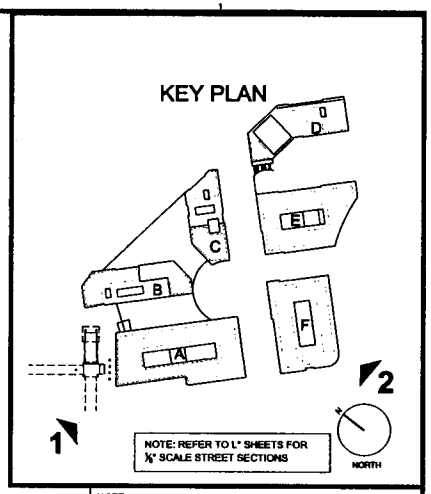


1 ILLUSTRATIVE VIEW ALTERNATE - OPTION 2
NTS

2 ILLUSTRATIVE VIEW - - OPTION 1
NTS



2 ILLUSTRATIVE VIEW ALTERNATE - OPTION 2
NTS

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Architecture
Interior Architecture
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1676 International Drive
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McLean, Virginia 22102
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www.dcsdesign.com


Developer:
NVCommercial
703-448-4368

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-3045

REVISIONS

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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/23/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

OPTION 1 & 2

Plotted On: 8/14/13, 5:16 pm

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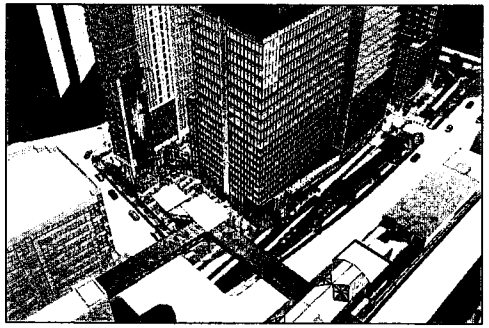
|---|---|
| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | RC, TN |
| CHECKED BY | AM |

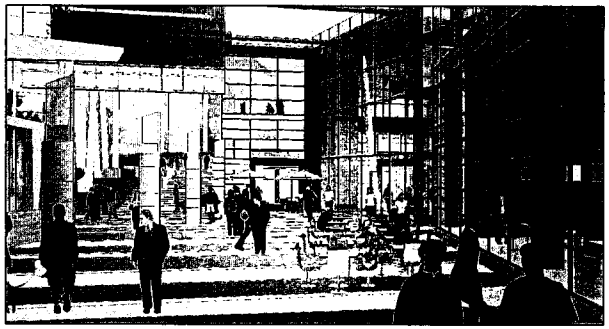
778_A-168-172.DWG

DRAWING NUMBER
A-168

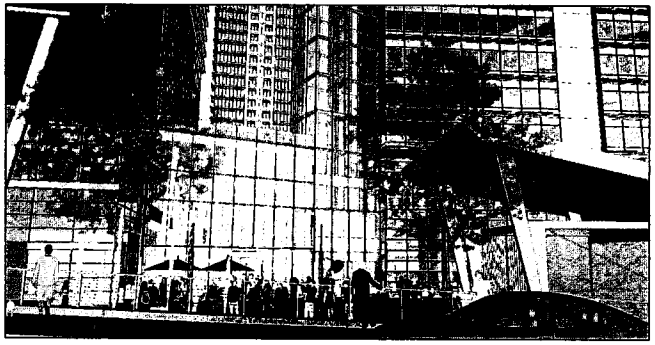
SHEET OF



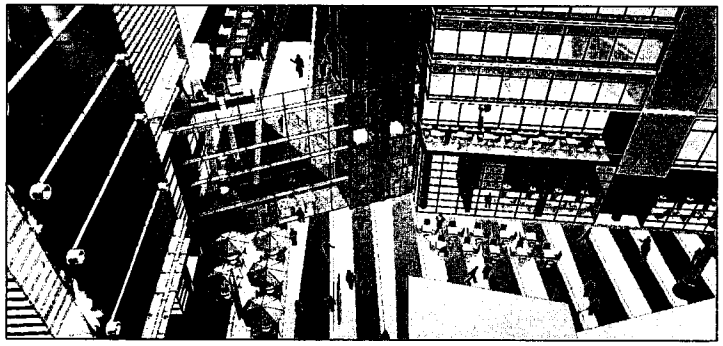
01 ILLUSTRATIVE VIEW - OPTION 1
NTS
(OPTION 1 SIM)



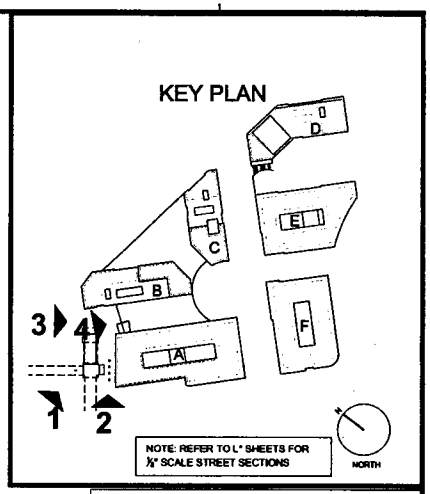
02 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS

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DAVIS CARTER SCOTT
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1670 International Drive
Suite 500
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HVC commercial
703-448-4348

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 06/13/13 |
| CDP | 04/18/13 |
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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

Plotted On: 8/15/13, 8:36 am

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, TN
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178_A-168-172.DWG

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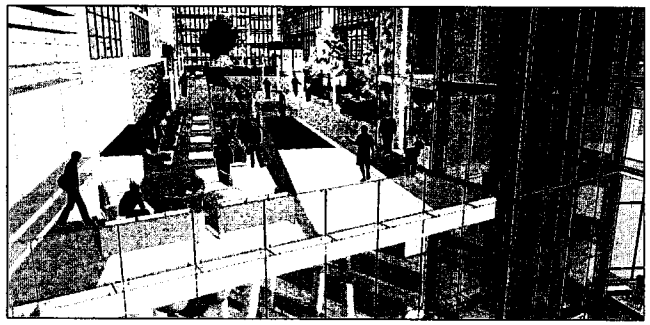
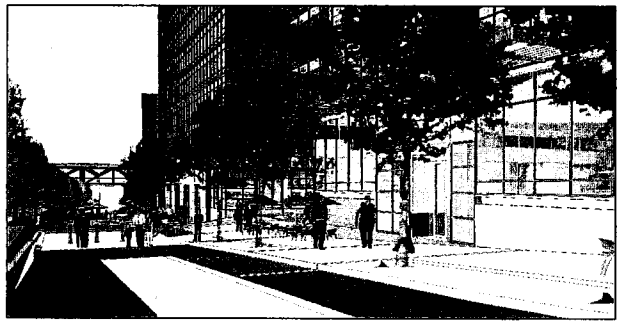
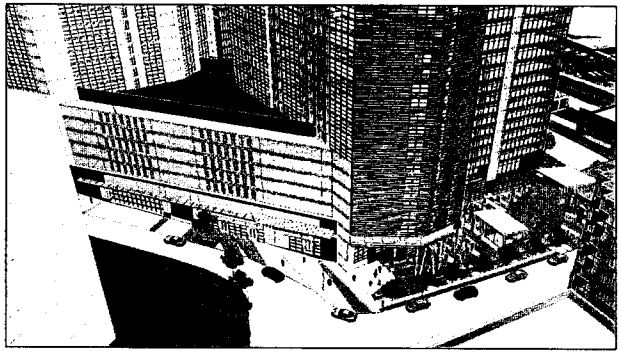
A-169
SHEET OF



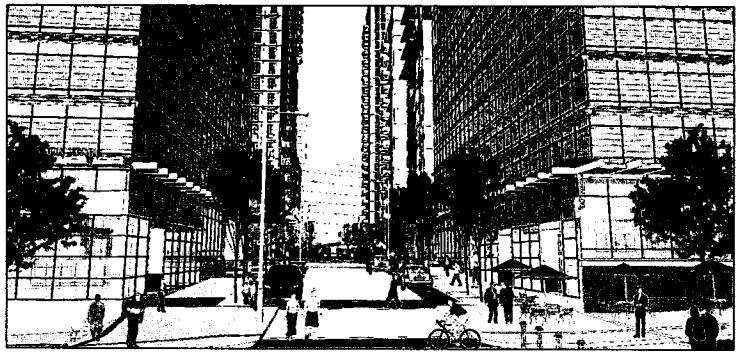
01 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



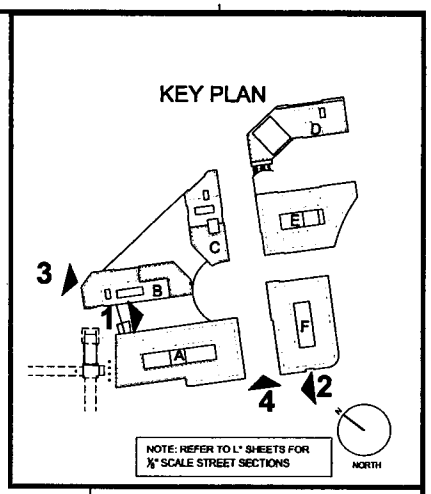
02 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



03 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



04 ILLUSTRATIVE VIEW - OPTION 2 (OPTION 1 SIM)
NTS

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dcs DESIGN
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Architecture
Interior Architecture
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1676 International Drive
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Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-631-3045


REVISIONS

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| CDP | 08/18/13 |
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| CDP | 3/30/12 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW

Revised On: 8/14/13, 5:11 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, TN
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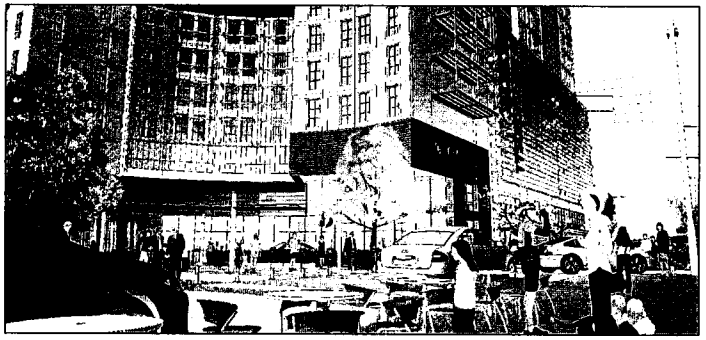
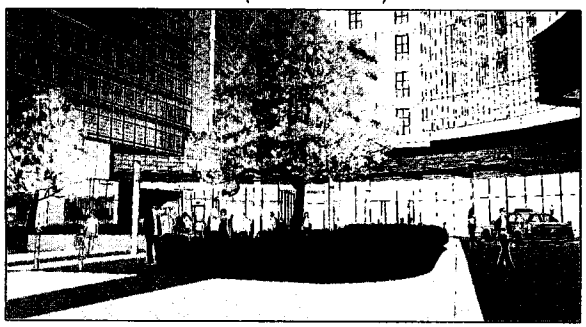
778_A-168-172.DWG

DRAWING NUMBER
A-170
SHEET OF



01 ILLUSTRATIVE VIEW - OPTION 2 (OPTION 1 SIM)
NTS

02 ILLUSTRATIVE VIEW - OPTION 2 (OPTION 1 SIM)
NTS



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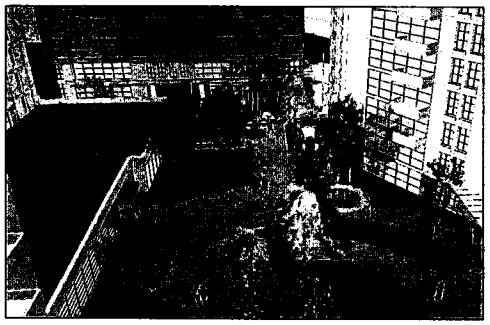
NTS

04 ILLUSTRATIVE VIEW - OPTION 1 & 2
NTS



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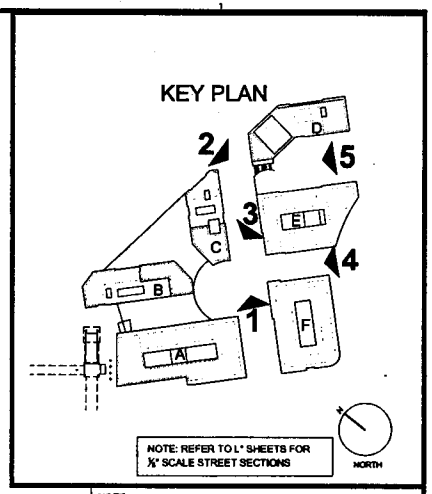


NOTE:
1. ARCHITECTURAL PLANS, ELEVATIONS, ILLUSTRATIONS, MATERIALS, BUILDING HEIGHTS, ETC ARE CONCEPTUAL AND ARE SUBJECT TO REVISION WITH FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS

2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

3. THIS SUBMISSION SHOWS THE GENERAL CHARACTER & QUALITY OF THE PROPOSED DEVELOPMENT.


dcs DESIGN
DAVIS CARTER SCOTT
Architecture
Interior Architecture
Land Planning
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McLean, Virginia 22102
T 703.556.0070
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www.dcsdesign.com


Developer:
RVC Commercial
703-448-4300

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-823-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/16/13 |
| CDP | 03/11/13 |
| CDP | 11/16/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

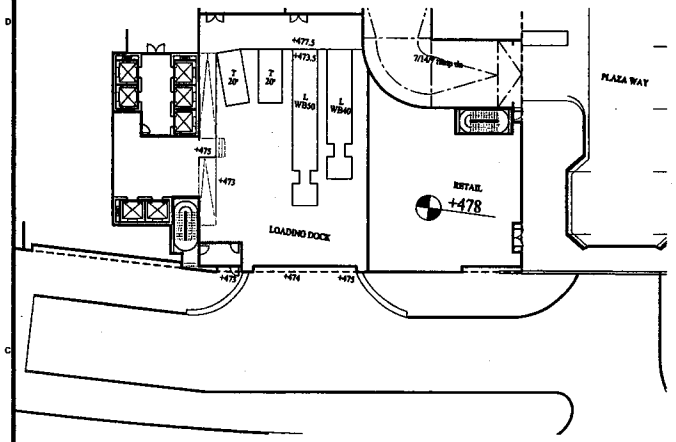
DRAWING TITLE
ILLUSTRATIVE VIEW

Plotted On: 9/14/12, 5:11 pm

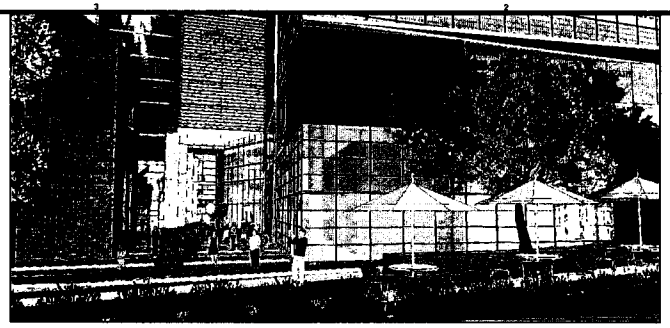
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC, TN
CHECKED BY AM

778_A-140-171.DWG

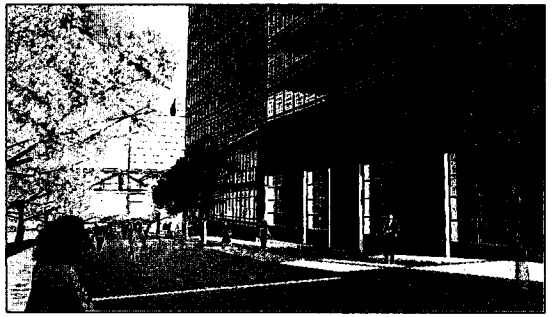
DRAWING NUMBER
A-171
SHEET OF




4 BUILDING 'A' LOADING DOCK PLAN
1"=20'-0"



3 ILLUSTRATIVE VIEW
NTS



2 ILLUSTRATIVE VIEW
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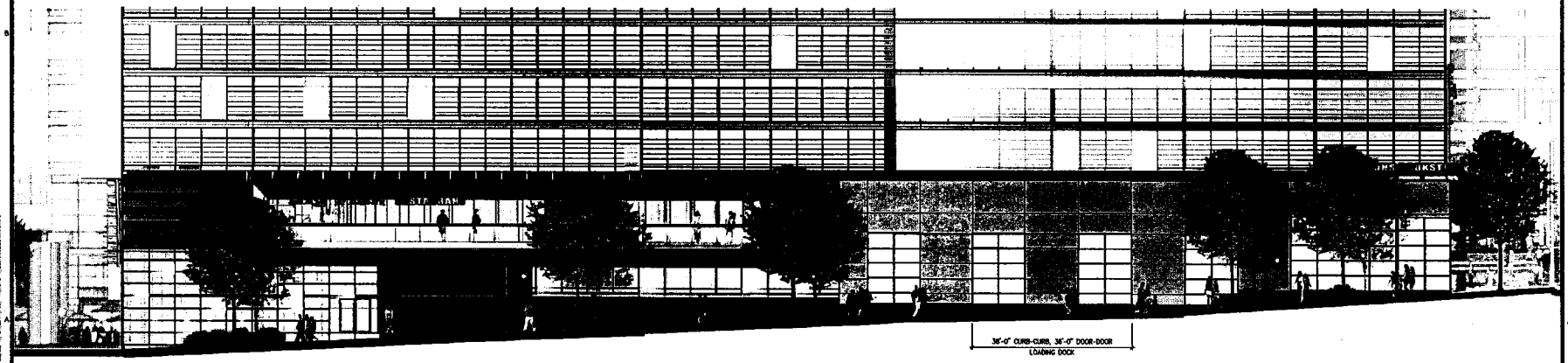
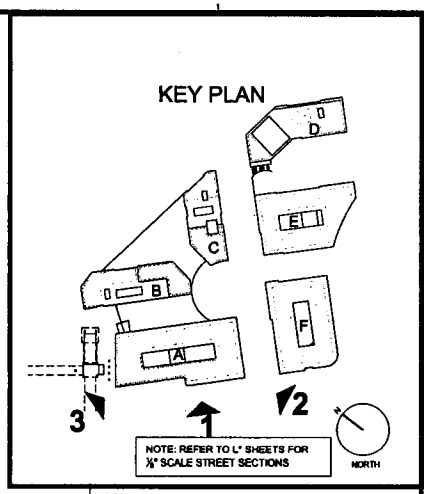



1 BUILDING A LOADING DOCK DOOR
1/10" = 1'-0"




NOTE:
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2. FOR NUMBER OF STORIES AND BUILDING HEIGHTS OF BUILDINGS, SEE DEVELOPMENT TAB IN CIVIL DRAWINGS.

3. THIS SUBMISSION SHOWS THE GENERAL CHARACTER & QUALITY OF THE PROPOSED DEVELOPMENT.

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG/Landscape Architecture
202-833-2045

REVISIONS

| | |
|---|---|
| CDP | 06/18/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

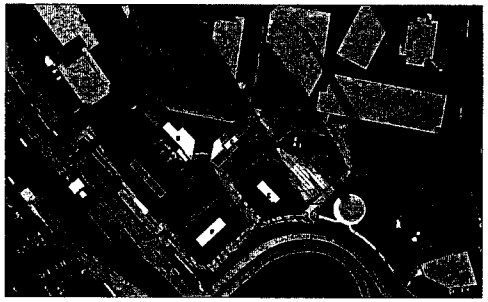
DRAWING TITLE
ILLUSTRATIVE VIEW

Printed On: 8/15/13, 9:00 am

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY BC, TN
CHECKED BY AM

778_A-100-172.DWG

DRAWING NUMBER
A-172
SHEET OF



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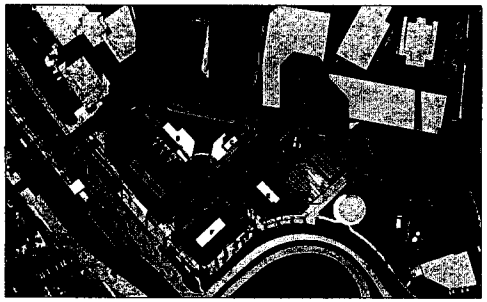
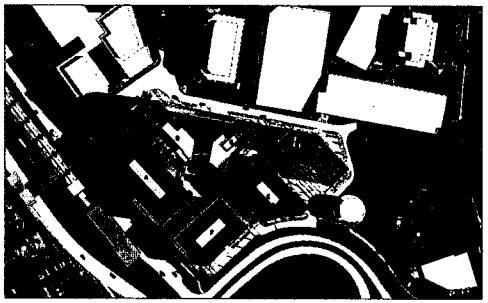
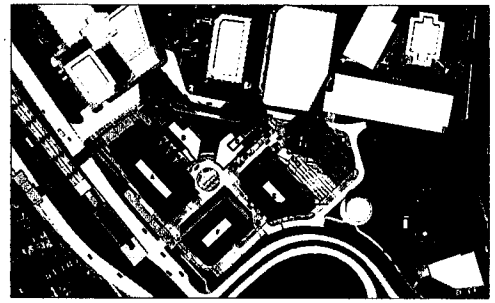


WINTER SOLSTICE - 12:00 PM

WINTER SOLSTICE - 3:00 PM



SUMMER SOLSTICE - 9:00 AM



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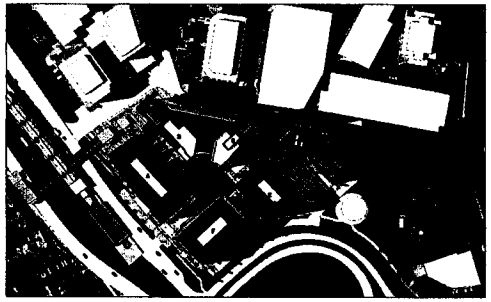

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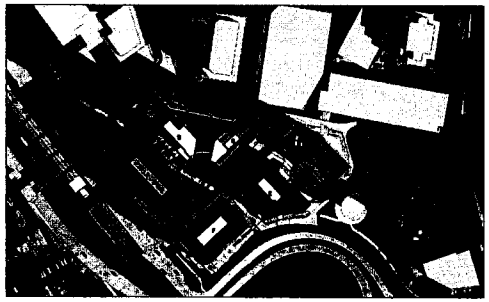

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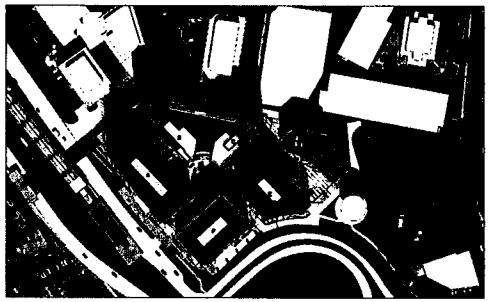

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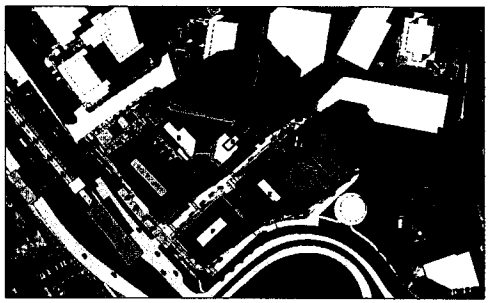


SPRING SOLSTICE - 3:00 PM

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
NVCommercial
703-448-4306

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-621-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 06/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/29/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
SHADOW STUDY

OPTION 1

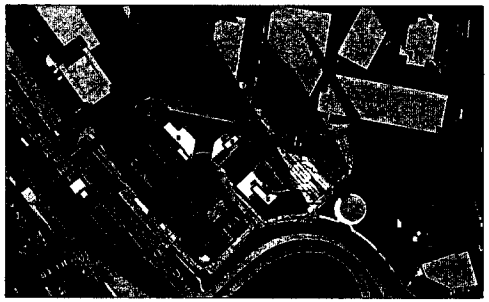
Plotted On: 8/14/13, 1:11 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC
CHECKED BY AM

F19_A-174.DWG

DRAWING NUMBER
A-174

SHEET OF



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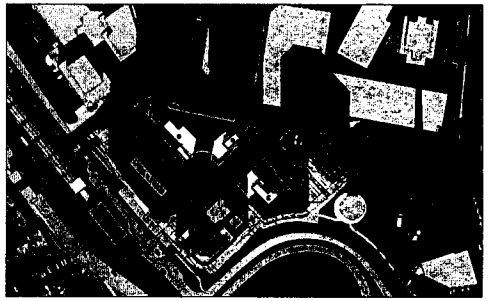

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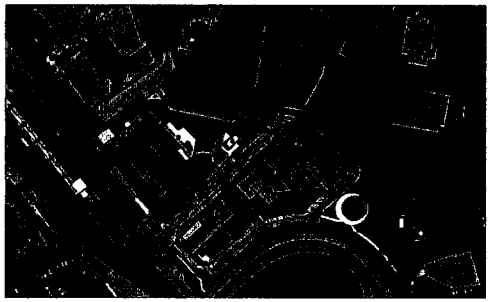

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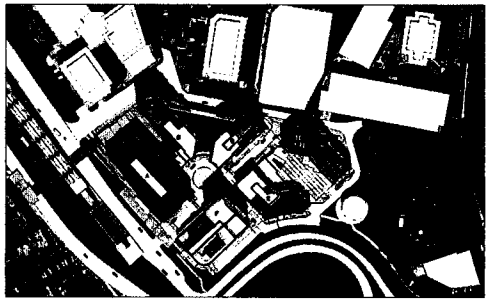
SUMMER SOLSTICE - 9:00 AM



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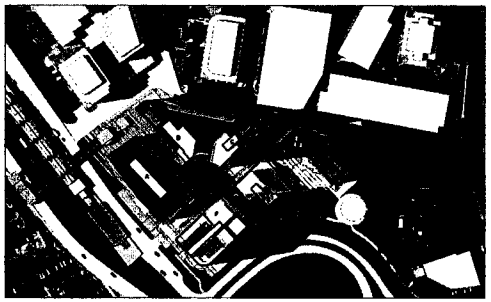

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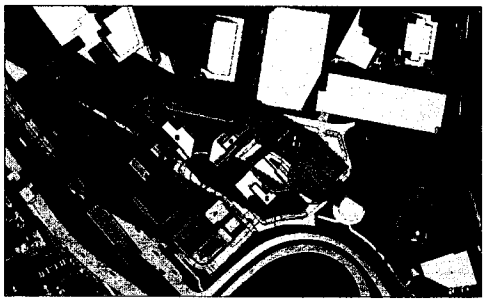

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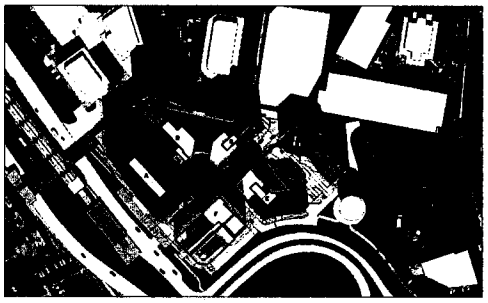

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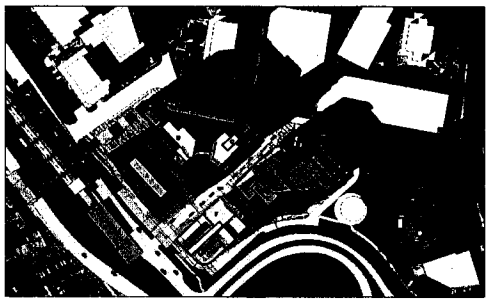

SPRING SOLSTICE - 3:00 PM

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102

P 703.556.0210
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www.dcsdesign.com

Developer:
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703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/16/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/23/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
SHADOW STUDY

OPTION 2

Printed On: 8/14/13, 1:10 pm

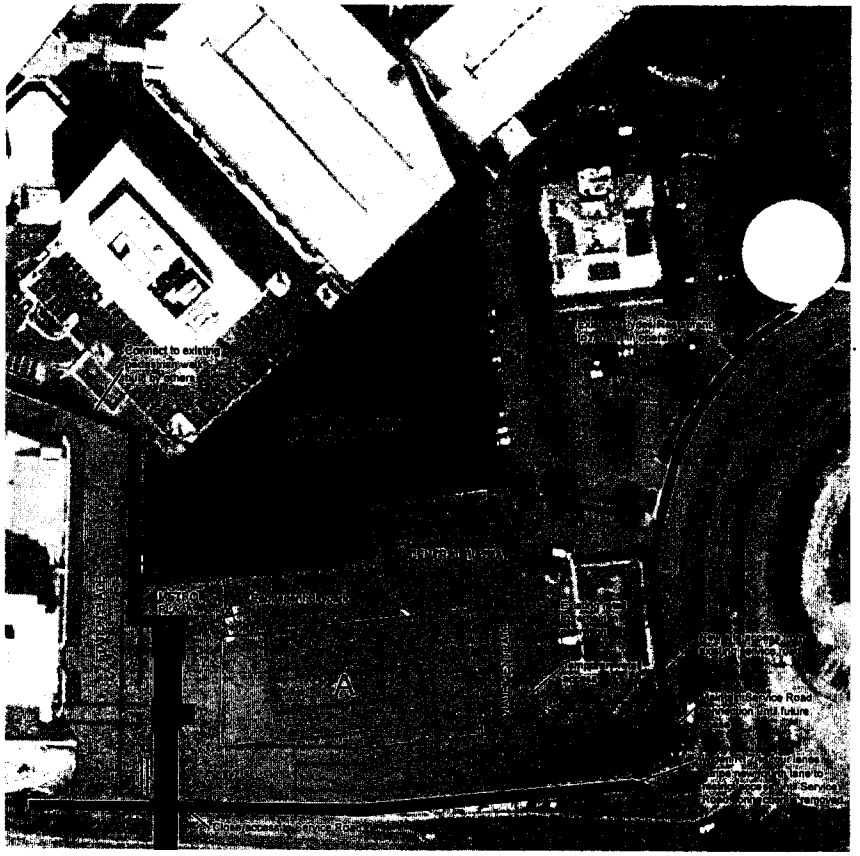
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY RC
CHECKED BY AM

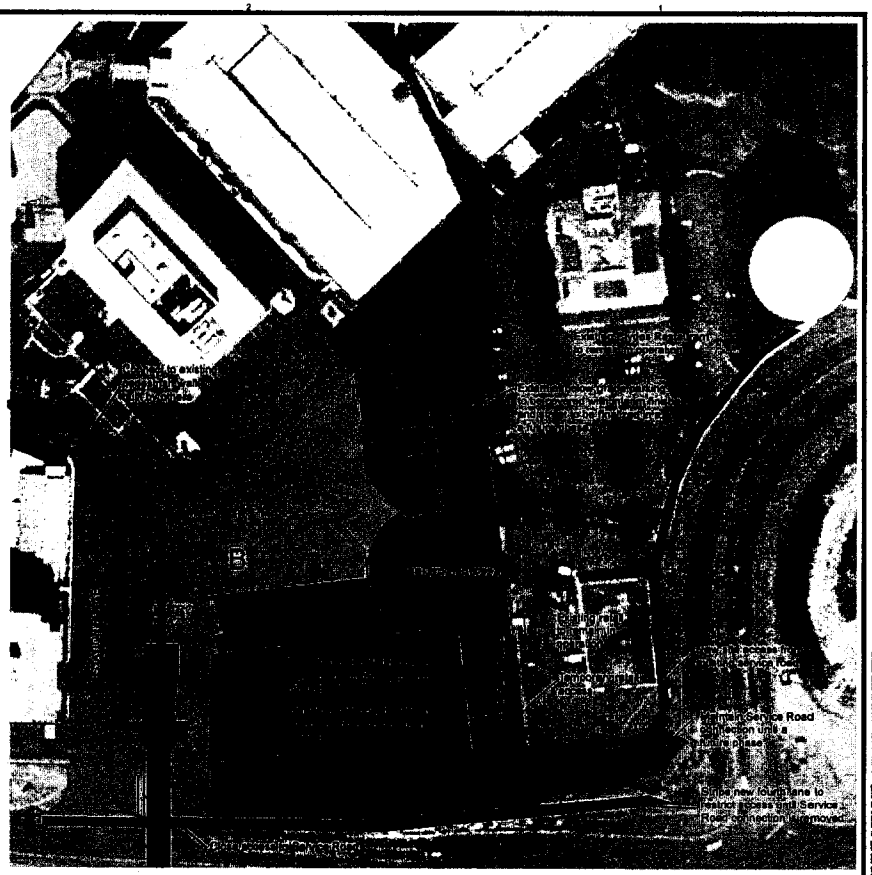
778_A-174A.DWG

DRAWING NUMBER
A-174A

SHEET OF

THE DOCUMENTS IN THE PROPERTY OF DAVIS, CARTER, SCOTT, ... IT IS TO BE USED FOR THE SPECIFIC PROJECT CONTRACTED BY REFERENCE TO WHICH OR EXTENSIONS TO THIS PROJECT, IS VALID OR PERF ... PLOTTED - PLOTT ALL RIGHTS RESERVED.




## PHASE A

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building A, with below grade parking, at grade retail, above grade parking and office
3. Build retail base north to the edge of future Phase B
4. Construct the Skypark, with access from the Metro Plaza and Central Piazza.
5. Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
6. Construct Station Place
7. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
8. Construct Viale Centrale from Rt 7 to Central Piazza, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place
9. Construct permanent condition of Service Road south of Building A from Viale Centrale to Station Place with closure of vehicular connection at Station Place all subject to item # 8 above.
10. Widen Route 7 with new fourth travel lane along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
11. Service Road east of Viale Centrale will remain open until Phase F is complete.
12. Construct Central Piazza in an interim condition to the border of adjacent future phases
13. Areas directly north of Building A will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

## LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

## INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

## FINAL CONDITIONS

- PROPOSED IMPROVEMENTS

## PHASE B

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building B, with below grade parking, at grade retail, above grade parking, hotel and/or residential uses
3. Upgrade Metro Plaza to the limits of construction for future Phase B as shown above.
4. Construct Station Place
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
6. Construct Center Street from Station Place to Viale Centrale
7. Construct Viale Centrale from Rt 7 to Center Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place. Street will be finished with interim finishes to allow for future adjacent construction. Final finishes to be installed with future phases.
8. Maintain existing Service Road for site access, with closure of vehicular connection at Station Place.
9. Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
10. Service Road east of Viale Centrale will remain open until Phase F is complete.
11. Construct Central Piazza in an interim condition to the border of adjacent future phases
12. Areas directly to the south of Building B will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.


dcs DESIGN

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F 703.556.0075
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VDCA INC. and VDCA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture.
202-821-2045


REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 9/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PHASING PLAN

Plotted On: 8/14/13, 3:11 pm

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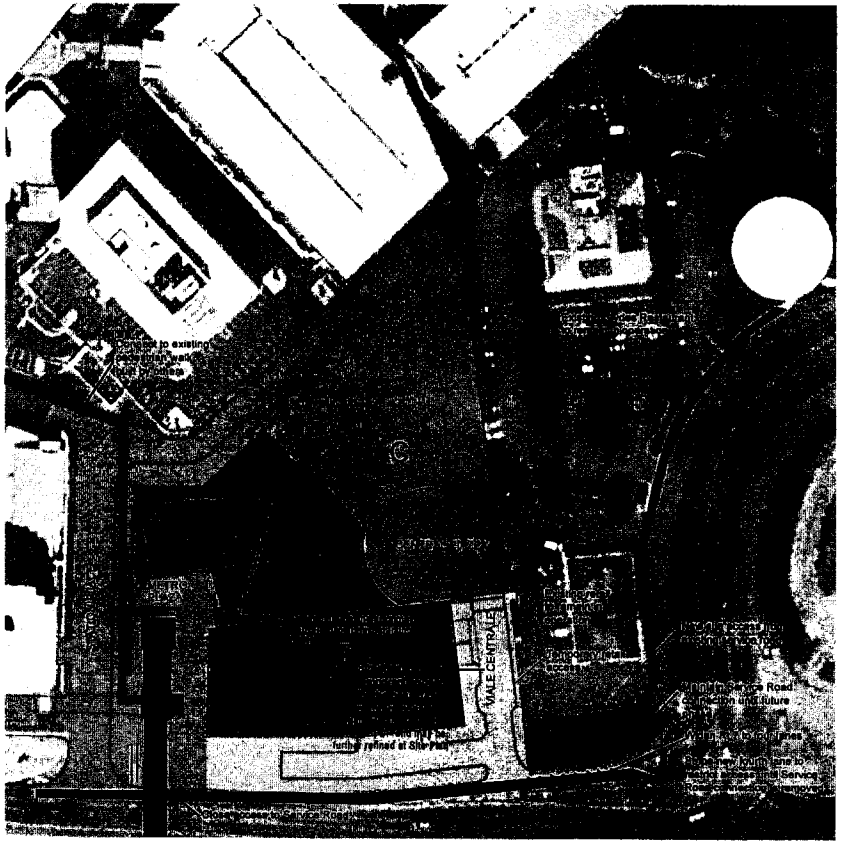
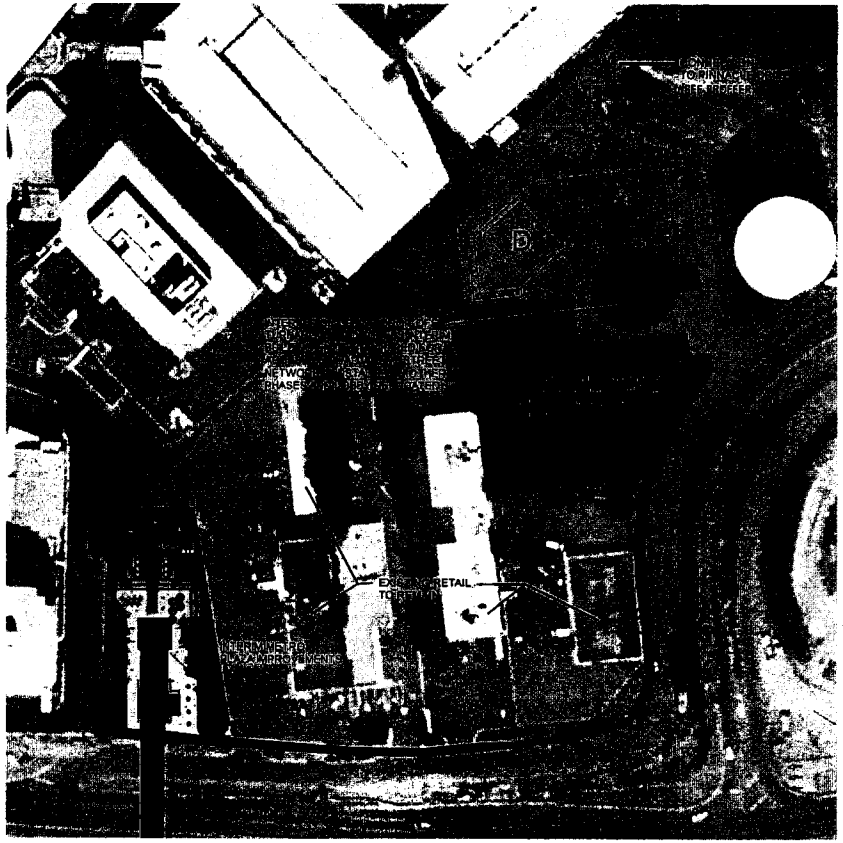
| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | MM |
| CHECKED BY | AM |

178_A-176.DWG

DRAWING NUMBER
A-176
SHEET OF




## PHASE C

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building C, with below grade parking, at grade retail, above grade parking and residential uses
3. Upgrade Metro Plaza to the border of future Phase A and B
4. Construct Station Place
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
6. Construct Center Street from Station Place to Viale Centrale
7. Construct Viale Centrale from Rt 7 to Center Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place. Street south of Central Piazza will be interim to allow for future Phase (A or F) construction of below grade parking and final streetscape.
8. Maintain existing Service Road for site access, with closure of vehicular connection at Station Place.
9. Widen Route 7 along the frontage of the Property from Route 123 off-ramp to Station Place. Stripe the new fourth lane to restrict access until Service Road connection is removed.
10. Service Road east of Viale Centrale will remain open until Phase F is complete.
11. Construct Central Piazza in an interim condition to the border of adjacent future phases.
12. Areas directly to the south and west of Building C will be regraded and have interim uses, such as pop-up retail, parking and/or open space. Interim uses to be determined at FDP.

## LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

## INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

## FINAL CONDITIONS

- PROPOSED IMPROVEMENTS

## PHASE D

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building D, with below grade parking, and residential uses
3. Construct Center Street at north edge of site for future connections to Station Place and Pinnacle Drive during future Phases.
4. Rebuild Existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
5. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
6. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
7. Provide interim improvements to Metro Plaza until future phases replace with permanent Metro Plaza design.
8. Area to the south to be regraded and have interim park / open space uses.
9. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected to these streets, and the interim turnaround will be replaced with Clyde's Park.

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer: NVC mauercial 703-448-4308

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-442-7900

Landscape Architecture: LSG Landscape Architecture 703-426-2045

| REVISIONS | |
|---|---|
| CDP | 08/16/13 |
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| CDP | 05/13/13 |
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| CDP | 03/11/13 |
| CDP | 11/16/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11.03/10 |

PROJECT TITLE: TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE: PHASING PLAN

Plotted On: 8/14/13, 5:11 pm

| CA REVIEWED BY | |
|---|---|
| DATE | JUNE 20, 2012 |
| DRAWN BY | MM |
| CHECKED BY | AM |

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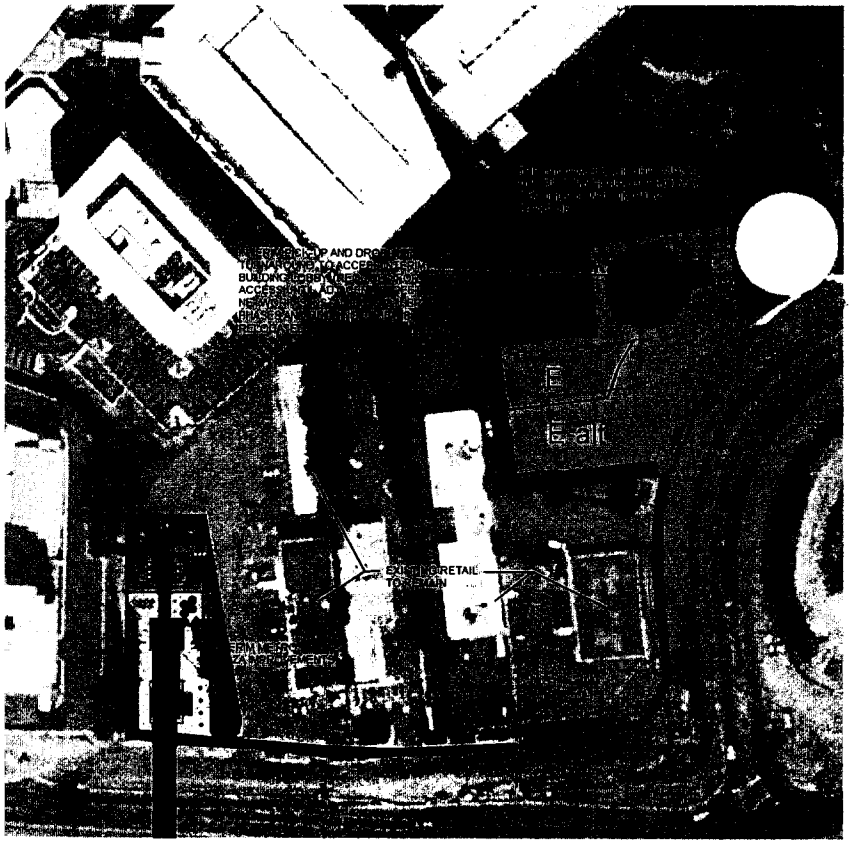
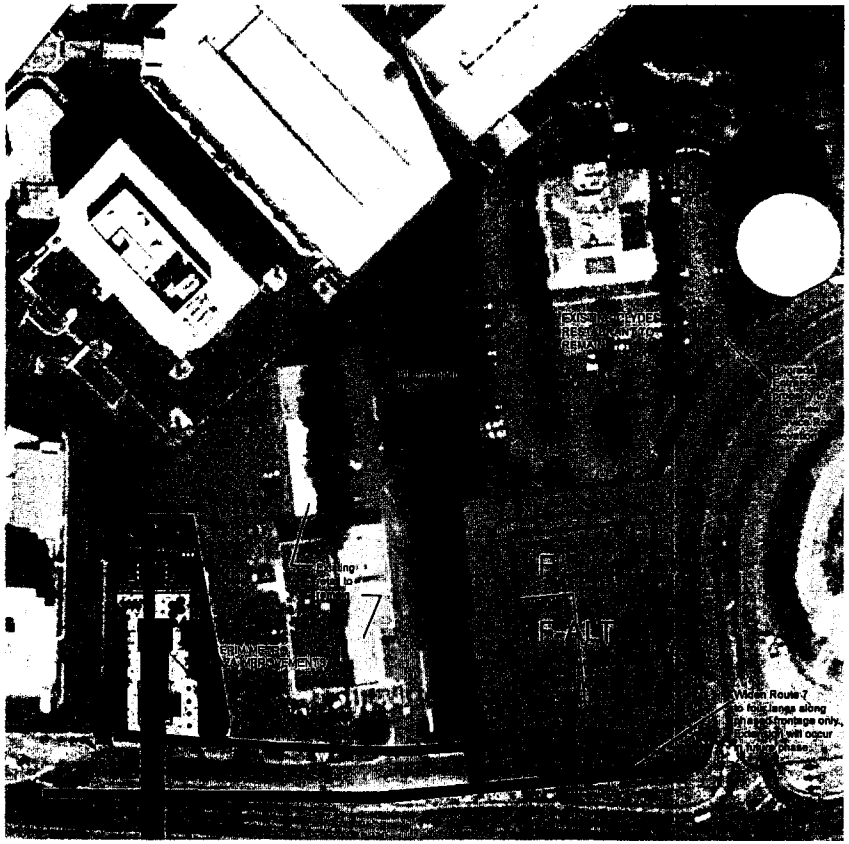
DRAWING NUMBER: A-177

SHEET OF




## PHASE E

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building E, with below grade parking, at grade retail, and office or residential or hotel uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
5. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, to be constructed by others.
6. Provide interim improvements to Metro Plaza until future phases replace with permanent Metro Plaza design.
7. Area to the north will be regraded and have interim park / open space uses.
8. An interim turnaround for vehicular access will be installed. This will remain in use until future phases construct Center Street connection to Station Place, Viale Centrale and Tysons Central Street. Once this street grid is installed, vehicular access will be redirected to these streets, and the interim turnaround will be replaced with Clyde's Park.
9. See Proffer for connection of Center Street and Pinnacle Drive

## LEGEND

- EXISTING SIDEWALK
- FUTURE TYSONS GREENSBORO METRO
- INITIAL PEDESTRIAN CONNECTION
- FOURTH LANE - ROUTE 7

## INTERIM CONDITIONS

- INTERIM IMPROVEMENTS AND PEDESTRIAN PATHS TO METRO

## FINAL CONDITIONS

- PROPOSED IMPROVEMENTS

## PHASE F

1. Demolish existing structures on site within Phase area. Adjacent sites with existing retail will remain in service
2. Construct Building F, with below grade parking, at grade retail, and office or residential uses
3. Rebuild existing Tysons Central Street to new, lower elevations for connections to future phases. Maintain existing Service Road for site access, with existing vehicular connection to Route 7 the Metro Station.
4. Construct Viale Centrale from Rt 7 to Tysons Central Street, pending approval from VDOT for Rt 7 connection. Until such time that access is granted, Service Road will remain open to Station Place.
5. Construct Tysons Central Street from Viale Centrale to Service Road.
6. Provide pedestrian connection to existing sidewalk along Service Road for connection to Metro Station
7. Construct the pedestrian path on the Property to connect to pedestrian path from Center Street to Solutions Drive, constructed by others.
8. Provide interim improvements to Metro Plaza until future phases replace with permanent Metro Plaza design.
9. Widen Route 7 with new fourth travel lane from Route 123 off-ramp to Viale Centrale. The lane will be extended with a future phase that included the construction of Station Place.
10. Service Road east of Viale Centrale to be converted to fire lane access integrated with pedestrian plaza and park.
11. Areas north of Building F will be regraded and have interim park and open space. Design to be determined at FDP.
12. Construct new vehicular entrance to existing Clyde's Restaurant to connect to new, regraded Service Road. Construct pedestrian connection from Clyde's Restaurant to Tysons Central Street.

dcs DESIGN

DAVID CARTER SCOTT inc

Developer:
RVC Commercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2043

REVISIONS

| | |
|---|---|
| CDP | 08/16/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
PHASING PLAN

Plotted On 8/15/13, 9:03 am

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY MM
CHECKED BY AM

778_A-178.DWG

DRAWING NUMBER
A-178
SHEET OF

## PRIMARY PEDESTRIAN CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

## SECONDARY PEDESTRIAN CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

## TERTIARY PEDESTRIAN CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

## GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may high level of pedestrian activity associated with access to a transit station, but may have reduced retail and place-making opportunities.

## ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking are indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.

- METRO STATION
- ELEVATOR TOWER
- BUILDING ENTRANCE
- BUILDING ENTRANCE UNDER THE BUILDING CANOPY
- GARAGE ENTRANCE
- LOADING DOCKS

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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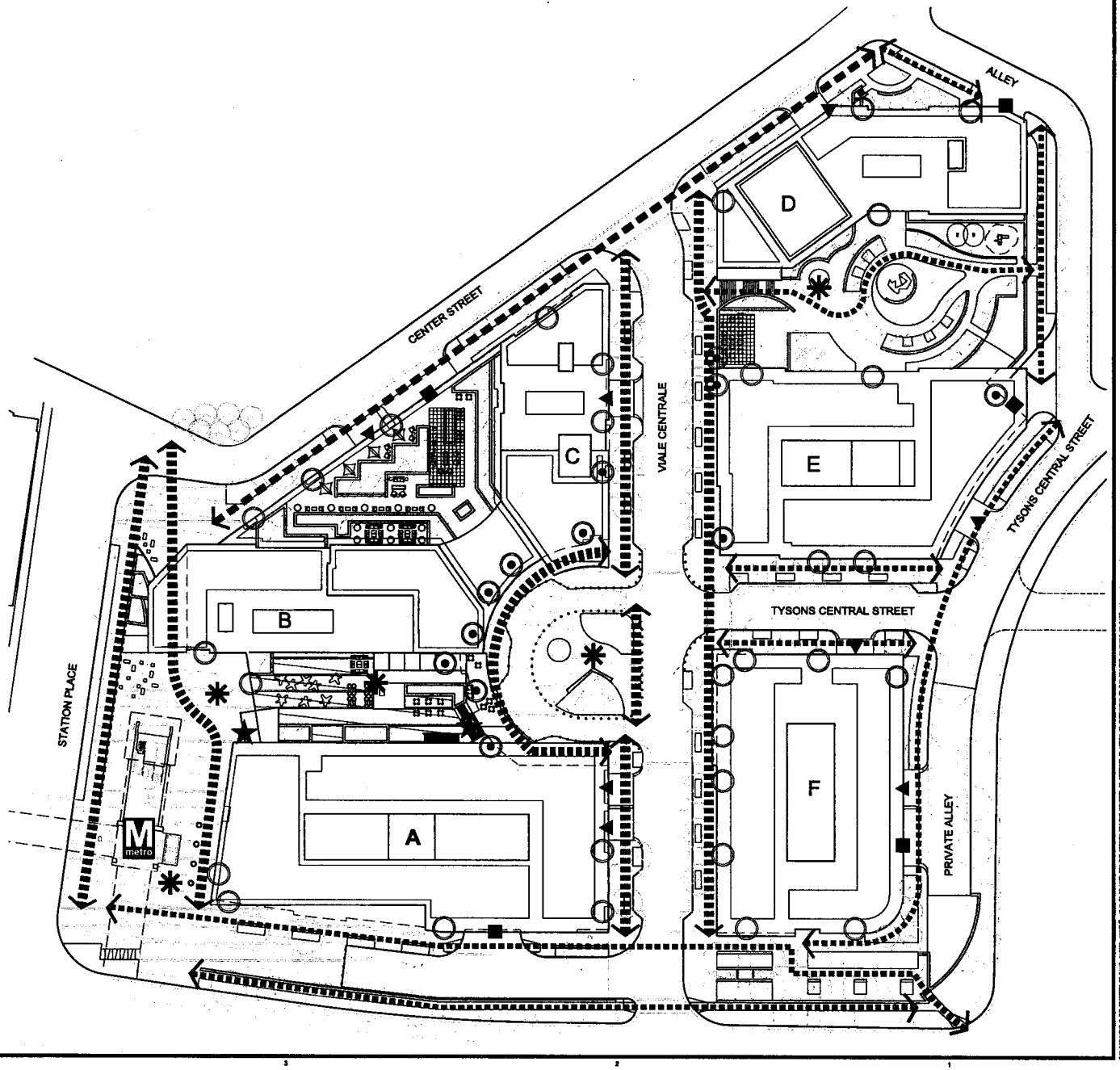


dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LBG Landscape Architecture
703-631-3045

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/15/13 |
| CDP | 06/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

Printed On: 8/12/13, 6:00 pm

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|---|---|
| CA REVIEWED BY | |
| DATE | JUNE 20, 2012 |
| DRAWN BY | |
| CHECKED BY | |

L-1.dwg

DRAWING NUMBER
L-1

SHEET OF

## CDP TREE SCHEDULE (option 1, limits of CDP site)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| **STREET TREES (CATEGORY I)** | | | | | | |
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |
| **STREET TREES (CATEGORY IV)** | | | | | | |
| | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 28 | | | | | 7000 |
| **ORNAMENTAL TREES (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 5 | | | | | 625 |
| **ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |
| | | GROSS SITE AREA: | | | | 252,291 sf |
| | | AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site) | | | | 25,229 sf |
| | | TOTAL TREE COVER PROVIDED BY PLANTING (SF) | | | | 34,550 |

## CDP TREE SCHEDULE (option 1: included off-site improvement)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| **STREET TREES (CATEGORY I)** | | | | | | |
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |
| **STREET TREES (CATEGORY IV)** | | | | | | |
| | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 72 | | | | | 18000 |
| **ORNAMENTAL TREES (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 16 | | | | | 2000 |
| **ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |
| | | TOTAL TREE COVER PROVIDED BY PLANTING (SF) | | | | 26,925 |

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

**GENERAL NOTE:**

1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

## LEGEND

PROPOSED ON SITE TREES

OFF SITE TREES

## LEGEND

EXTENSIVE GREEN ROOF

BIO-RETENTION TREE PIT

DETENTION VAULT

BIO-RETENTION PLANTER

UTILITY VAULT

STORM WATER LINE

WATER LINE

SANITARY LINE

LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)

PROPERTY LINE

NOTE:

1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS. (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMES IN ACCORDANCE WITH THE PROFFERS:

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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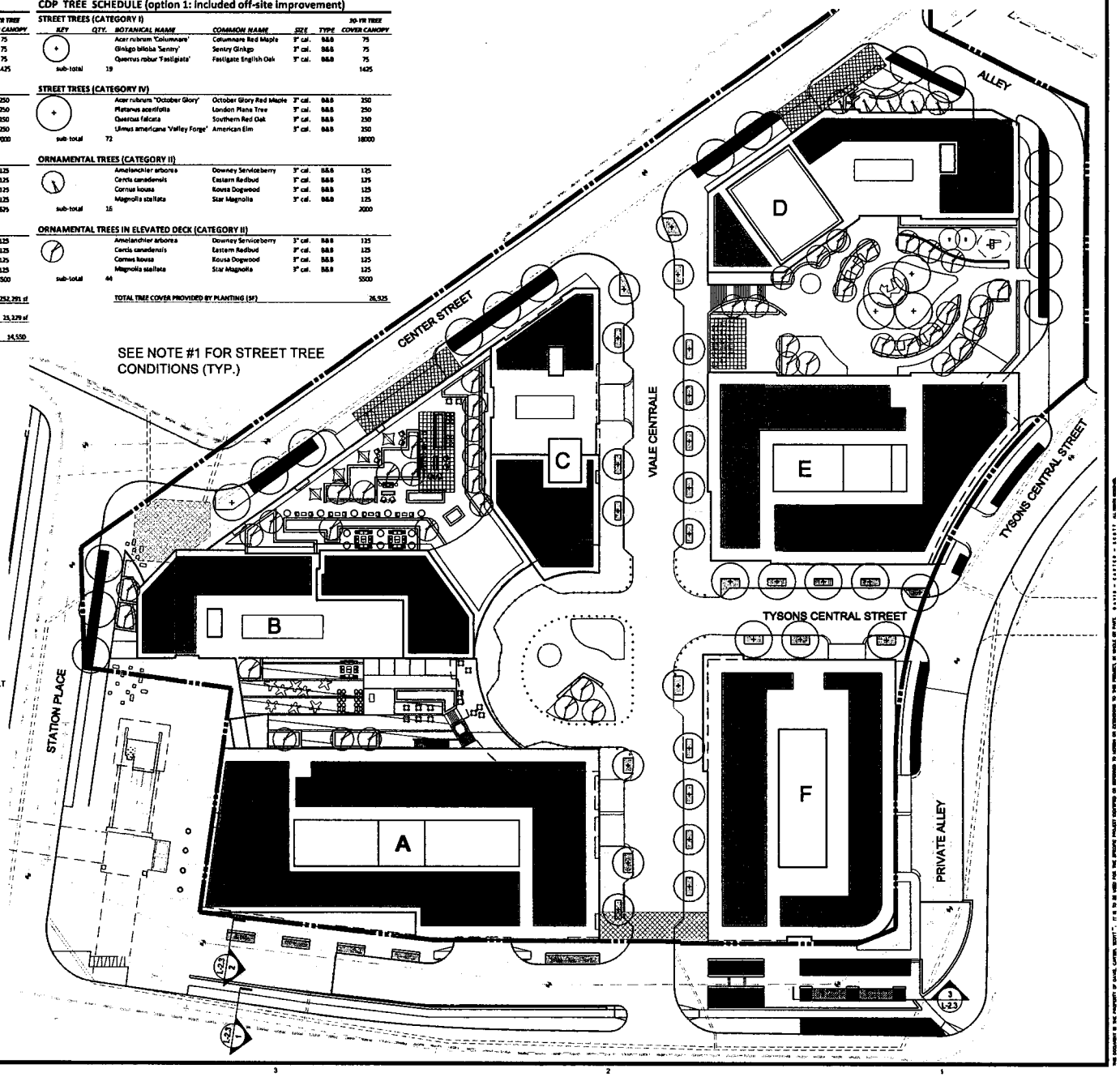


dcs DESIGN

DAVIS CARTER SCOTT ltd
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Developer:
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Civil Engineer:
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703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-3045

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
CONCEPT LANDSCAPE PLANTING PLAN

OPTION 1

Plotted On 8/14/13, 8:30 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-2.1.dwg

DRAWING NUMBER
L-2.1

SHEET OF

## CDP TREE SCHEDULE (option 2, limit of CDP site)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| **STREET TREES (CATEGORY I)** | | | | | | |
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |
| **STREET TREES (CATEGORY IV)** | | | | | | |
| | | Acer rubrum "October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 27 | | | | | 6750 |
| **ORNAMENTAL TREES (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 5 | | | | | 625 |
| **ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |

GROSS SITE AREA: 752,291 sf

AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site) 75,229 sf

TOTAL TREE COVER PROVIDED BY PLANTING (SF) 34,800

## CDP TREE SCHEDULE (option 2*: Included off-site improvement)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| **STREET TREES (CATEGORY I)** | | | | | | |
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fasciata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |
| **STREET TREES (CATEGORY IV)** | | | | | | |
| | | Acer rubrum "October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 78 | | | | | 19500 |
| **ORNAMENTAL TREES (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 12 | | | | | 1500 |
| **ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)** | | | | | | |
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |

TOTAL TREE COVER PROVIDED BY PLANTING (SF) 27,925

** based on the ultimate center street and station place road alignment*

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

**GENERAL NOTE:**

1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

## LEGEND

PROPOSED ON SITE TREES

OFF SITE TREES

## LEGEND

EXTENSIVE GREEN ROOF

INTENSIVE GREEN ROOF

BIO-RETENTION TREE PIT

DETENTION VAULT

BIO-RETENTION PLANTER

UTILITY VAULT

STORM WATER LINE

WATER LINE

SANITARY LINE

LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)

PROPERTY LINE

NOTE:

1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS. (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMNS IN ACCORDANCE WITH THE PROFFERS.

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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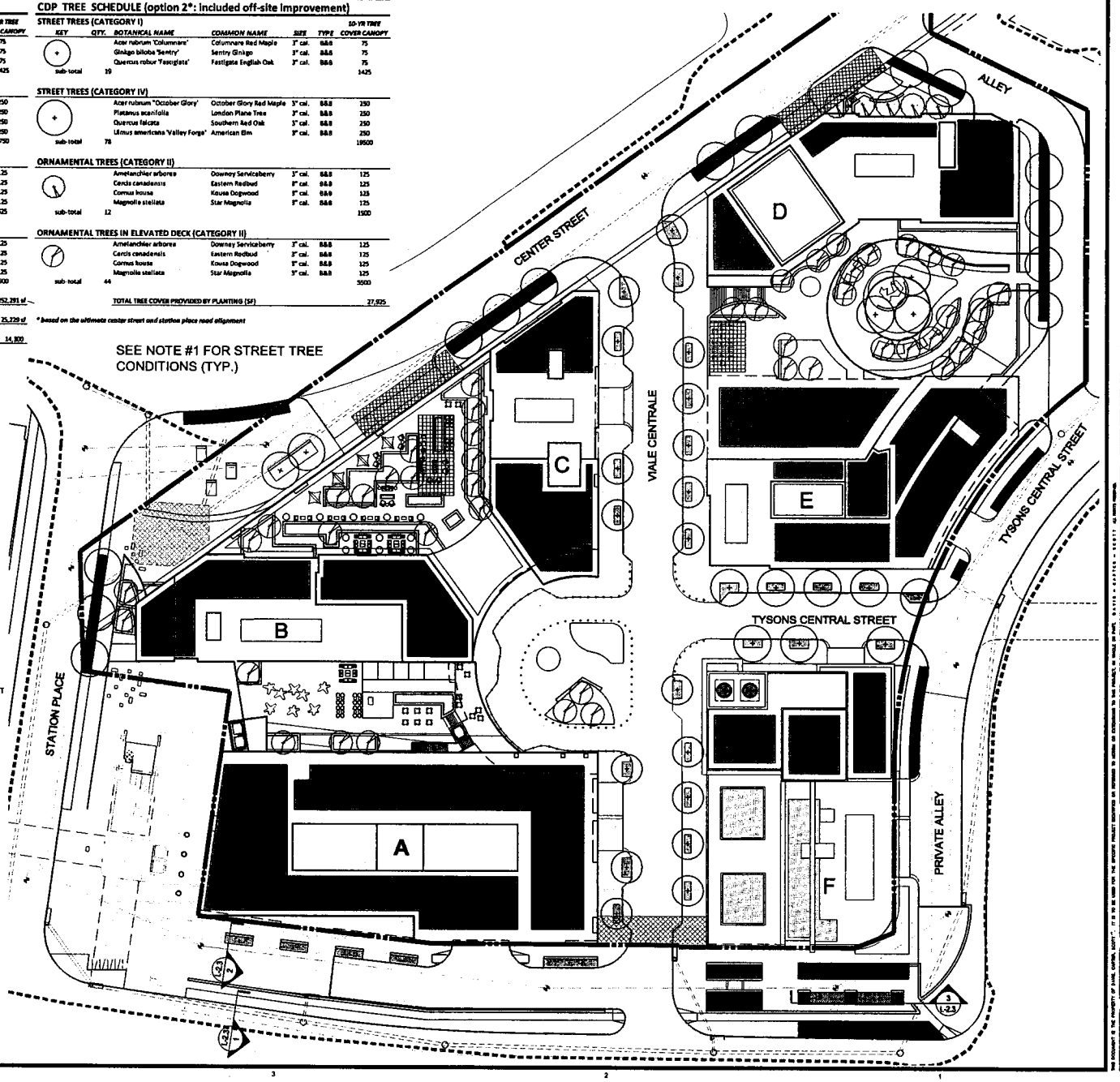


dcs DESIGN

DAVID CARTER SCOTT

Developer:
SVCommercial
703-448-4500

Civil Engineer:
VIKA VRC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSC Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
CONCEPT LANDSCAPE PLANTING PLAN (ALT.)

OPTION 2

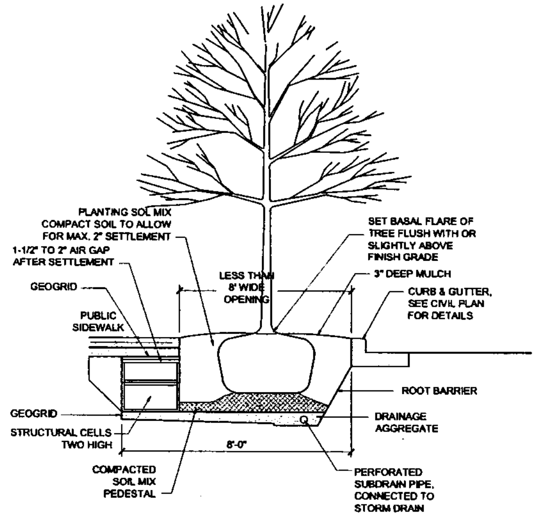
Plotted On: 8/14/13, 6:30 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

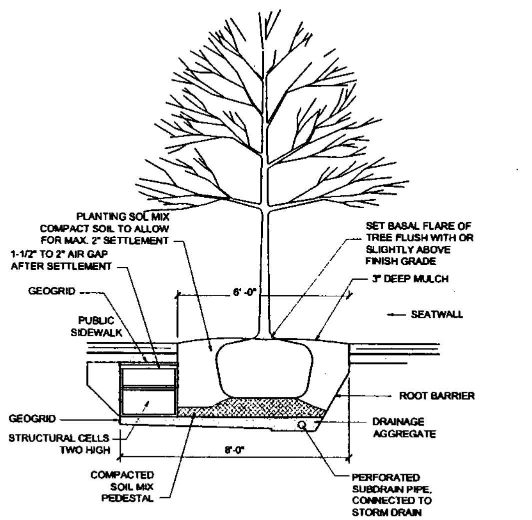
L-2.2.dwg

DRAWING NUMBER
L-2.2

SHEET OF




1 STREET TREE ON ROUTE 7
SCALE: 1/2"=1'-0"




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

| Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet (OPT-1) | | | |
|---|---|---|---|
| Step | | Totals | |
| A. Tree Preservation Target and Statement | | | |
| A 1 | Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy | C-4 | see § 12-0508.2 for list of required elements and worksheet |
| B. Tree Canopy Requirement | | | |
| B1 | Identify gross site area (SF) = | 252,291 | § 12-0510.1A |
| B2 | Subtract area dedicated to parks, road frontage(SF) = | 0 | § 12-0510.1B |
| B3 | Subtract area of exemptions(SF) = | 0 | § 12-0510.1C(1) through § 12-0510.1C(8) |
| B4 | Adjusted gross site area (B1-B2,B3)(SF) = | 252,291 | Square feet |
| B5 | Identify the site's zoning and/or use | PTC | |
| B6 | Percentage of 10-year tree canopy required = | 10% | § 12-0509.1 and Table 12.4 |
| B7 | Area of 10-year Tree Canopy Required (B4 x B6)(SF) = | 25,229 | Square feet |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | YES | Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request is located | C-11 | Sheet number |
| C. Tree Preservation | | | |
| C 1 | Tree Preservation Target Area(SF) = | 4,341 | Square Feet |
| C 2 | Total canopy area meeting standards of § 12-0400 (SF) = | 0 | Square Feet |
| C 3 | C 2 x 1.25(SF) = | 0 | § 12-0510.3B |
| C 4 | Total canopy area provided by unique or valuable forest or | | 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) = | | 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) = | | 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 = | 0 | If area of C 10 is es than B 7 remainder of requireent 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) = | 25,229 | 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 = | - | 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 = | | Square feet |
| D 7 | D 6 x 1.25 (SF) = | 0 | § 12-0510.4B(3) |
| D 8 | Area of canopy planted for wildlife benefits = | | 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)(a) |
| D 15 | D 14 x 1.0 = | 0 | Square feet |
| D 16 | Percentage of D 14 represented by D 15 = | 0 | Must not exceed 33% of D 14 |
| D 17 | Area of canopy to be planted with no benefit credits = | 26,925 | Square feet |
| D 18 | Total of canopy area provided through tree planting = | 26,925 | 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 | 0 | Square feet |
| D 22 | Amount to be deposited into the Tree Preservation and Planting Fund = | 0 | |
| E. Total of 10-year Tree Canopy Provided | | | |
| E 1 | Total of canopy area provided through tree preservation | 0 | Square feet |
| E 2 | Total of canopy area provided through tree planting (D 18) = | 26,925 | Square feet |
| E 3 | Total of canopy area provided through offsite mechanism | 0 | Square feet |
| E 4 | Total of 10-year Tree Canopy Provided (SF)= | 26,925 | Total of E 1 through E 3, area should meet or exceed area in B 7 |

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CANOPY CAL. OPTION 1

| Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet (OPT-2) | | | |
|---|---|---|---|
| Step | | Totals | |
| A. Tree Preservation Target and Statement | | | |
| A 1 | Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy | C-8 | see § 12-0508.2 for list of required elements and worksheet |
| B. Tree Canopy Requirement | | | |
| B1 | Identify gross site area (SF) = | 252,291 | § 12-0510.1A |
| B2 | Subtract area dedicated to parks, road frontage(SF) = | 0 | § 12-0510.1B |
| B3 | Subtract area of exemptions(SF) = | 0 | § 12-0510.1C(1) through § 12-0510.1C(8) |
| B4 | Adjusted gross site area (B1-B2,B3)(SF) = | 252,291 | Square feet |
| B5 | Identify the site's zoning and/or use | PTC | |
| B6 | Percentage of 10-year tree canopy required = | 10% | § 12-0509.1 and Table 12.4 |
| B7 | Area of 10-year Tree Canopy Required (B4 x B6)(SF) = | 25,229 | Square feet |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | YES | Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request | C-11 | Sheet number |
| C. Tree Preservation | | | |
| C 1 | Tree Preservation Target Area(SF) = | 4,341 | Square Feet |
| C 2 | Total canopy area meeting standards of § 12-0400 (SF) = | 0 | Square Feet |
| C 3 | C 2 x 1.25(SF) = | 0 | § 12-0510.3B |
| C 4 | Total canopy area provided by unique or valuable forest or | | 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," | | 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 | | 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 = | 0 | If area of C 10 is es 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) = | 25,229 | 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 = | | 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 = | | Square feet |
| D 7 | D 6 x 1.25 (SF) = | 0 | § 12-0510.4B(3) |
| D 8 | Area of canopy planted for wildlife benefits = | | 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 | | 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) = | | § 12-0510.4D(1)(a) |
| D 15 | D 14 x 1.0 = | 0 | Square feet |
| D 16 | Percentage of D 14 represented by D 15 = | 0 | Must not exceed 33% of D 14 |
| D 17 | Area of canopy to be planted with no benefit credits = | 27,925 | Square feet |
| D 18 | Total of canopy area provided through tree planting = | 27,925 | 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 | |
| E. Total of 10-year Tree Canopy Provided | | | |
| E 1 | Total of canopy area provided through tree preservation (C 10) = | 0 | Square feet |
| E 2 | Total of canopy area provided through tree planting (D 18) = | 27,925 | Square feet |
| E 3 | Total of canopy area provided through offsite mechanism (D 21) = | 0 | Square feet |
| E 4 | Total of 10-year Tree Canopy Provided (SF)= | 27,925 | Total of E 1 through E 3, area should meet or exceed area in B 7 |

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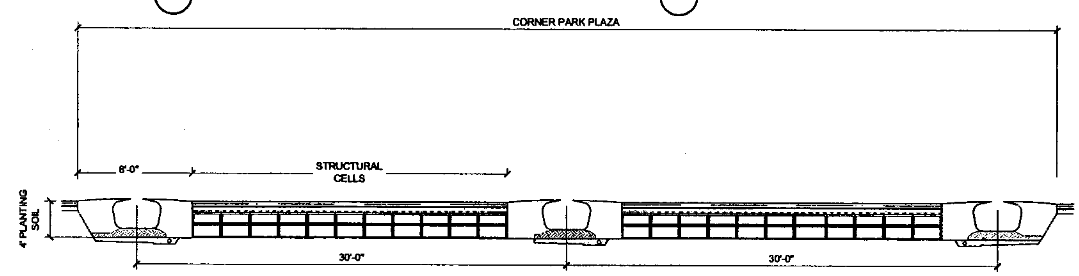
CANOPY CAL. OPTION 2




3 CORNER PARK TREE PANEL
SCALE: 1/4"=1'-0"

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA 400 CUBIC FEET SOIL PER TREE.

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| REVISIONS | |
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| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL
PROJECT NO. 308-778.00

DRAWING TITLE
TREE CANOPY COMPUTATIONS

Printed On 8/14/13, 6:32 pm

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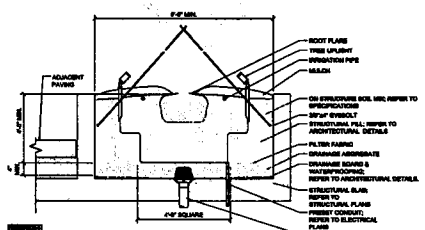
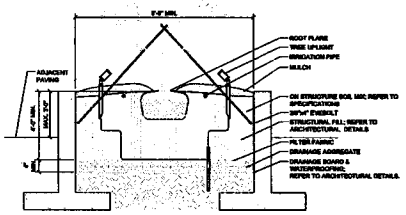


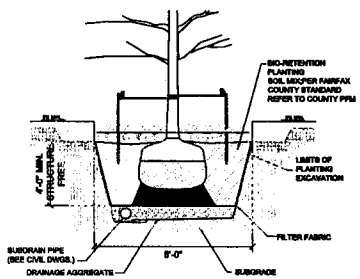

TREE PLANTER TYPE 1
ON STRUCTURE SLAB




TREE PLANTER TYPE 3
ON STRUCTURE SLAB



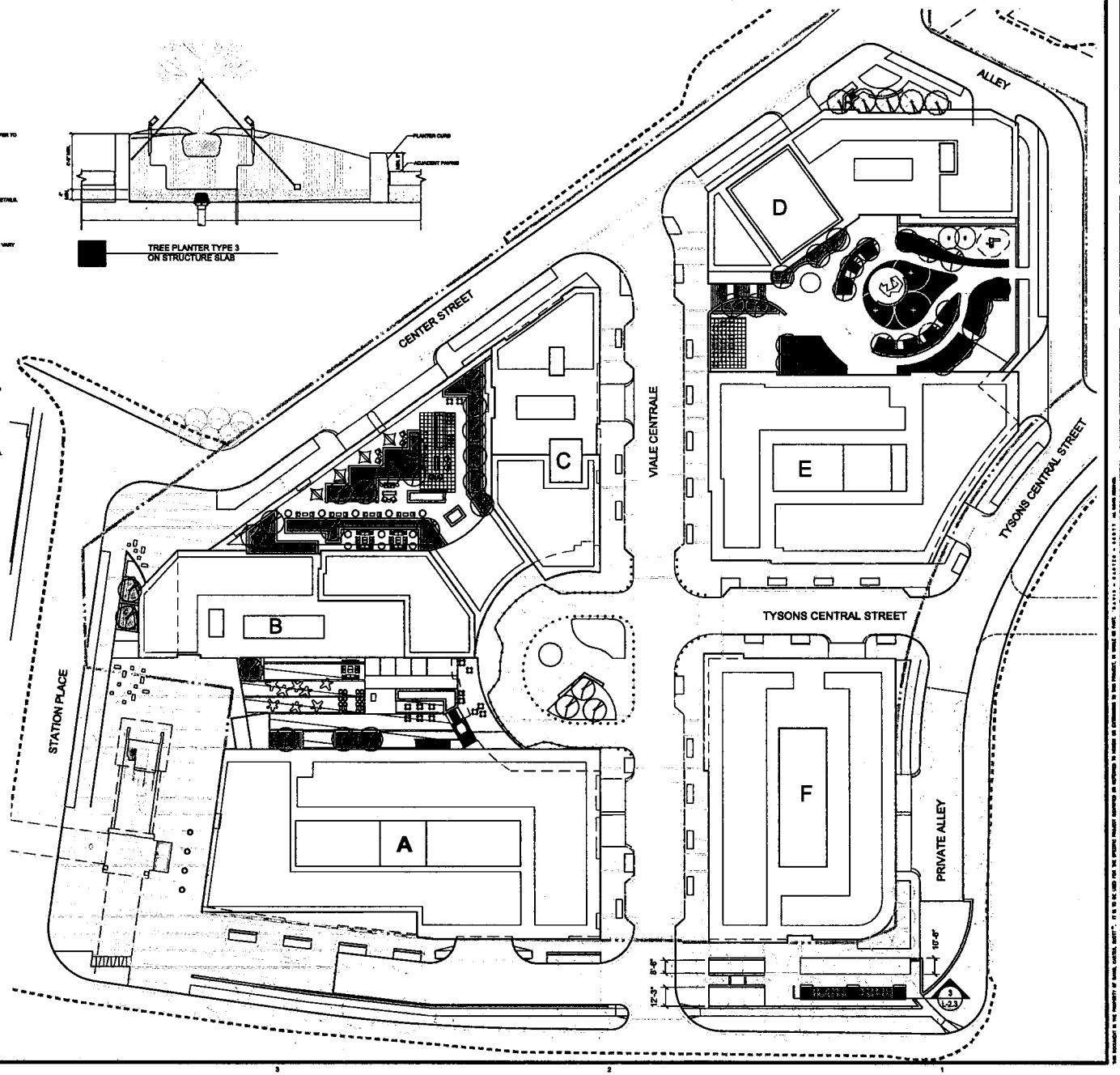

TREE PLANTER TYPE 2
ON GROUND




8' x 8' TREE PIT DETAIL
ON CORNER PARK

NOTE:

1. DETAILS SHOWN REPRESENT AREAS WHERE THE RAISED PLANTERS ARE MIN. 8 FT WIDE OPEN SOIL ON TERRACE BETWEEN WEST, NORTHEAST, AND SOUTH OF BUILDING B AND SOUTH OF BUILDING D.
2. THE SIZE OF TREE PLANTER LOCATED TO THE SOUTH OF BUILDING F PROVIDED 8'X8' WIDE OPEN SOIL ON PLAZA AREA.
3. MINIMUM 400 CU. FT. TREE SOIL VOLUME IN TREE PLANTER BOXES, AND MINIMUM 700 CU. FT. TREE SOIL VOLUME IN ALL OTHER INSTANCES.

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| CDP | 8/20/12 |
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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TREE PLANTER DETAILS

Printed On: 9/14/13, 6:28 pm

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DATE JUNE 20, 2012
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L-2.4.dwg

DRAWING NUMBER
L-2.4

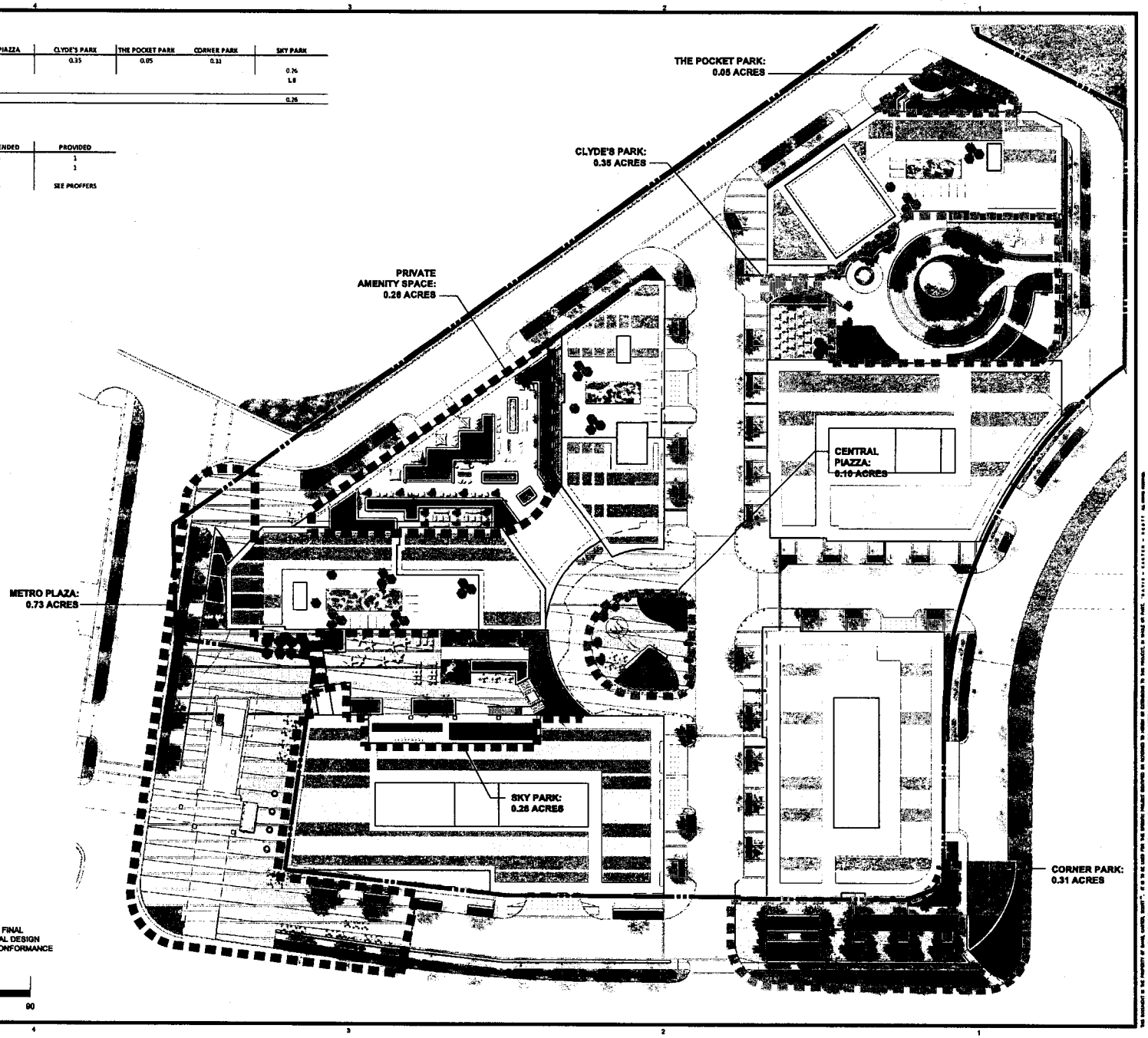
SHEET OF

**PUBLIC PARK PROVIDED**

| TYPE | METRO PLAZA | CENTRAL PIAZZA | CLYDE'S PARK | THE POCKET PARK | CORNER PARK | SKY PARK |
|---|---|---|---|---|---|---|
| PUBLIC OPEN SPACE - AT GRADE | 0.73 | 0.1 | 0.35 | 0.05 | 0.31 | |
| PUBLIC OPEN SPACE - ABOVE | | | | | | 0.76 |
| TOTAL OPEN SPACE PROPOSED | | | | | | 1.8 |
| *PRIVATE OPEN SPACE (information only)* | | | | | | 0.26 |

**RECREATIONAL FACILITIES RECOMMENDED**

| USE | RATIO | RECOMMENDED | PROVIDED |
|---|---|---|---|
| MULTI-USE COURTS | 1/2100 residents | 0.66 | 1 |
| PLAYGROUNDS | 1/2800 residents | 0.5 | 1 |
| ATHLETIC FIELDS | 1/4.5M new GFA | 0.36 | SEE PROFFERS |




NOTE:
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0 15 30 60 90

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REVISIONS

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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
PARK & OPEN SPACE PLAN

OPTION 1

Plotted On: 7/19/13, 4:36 pm

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L-3.1

SHEET OF

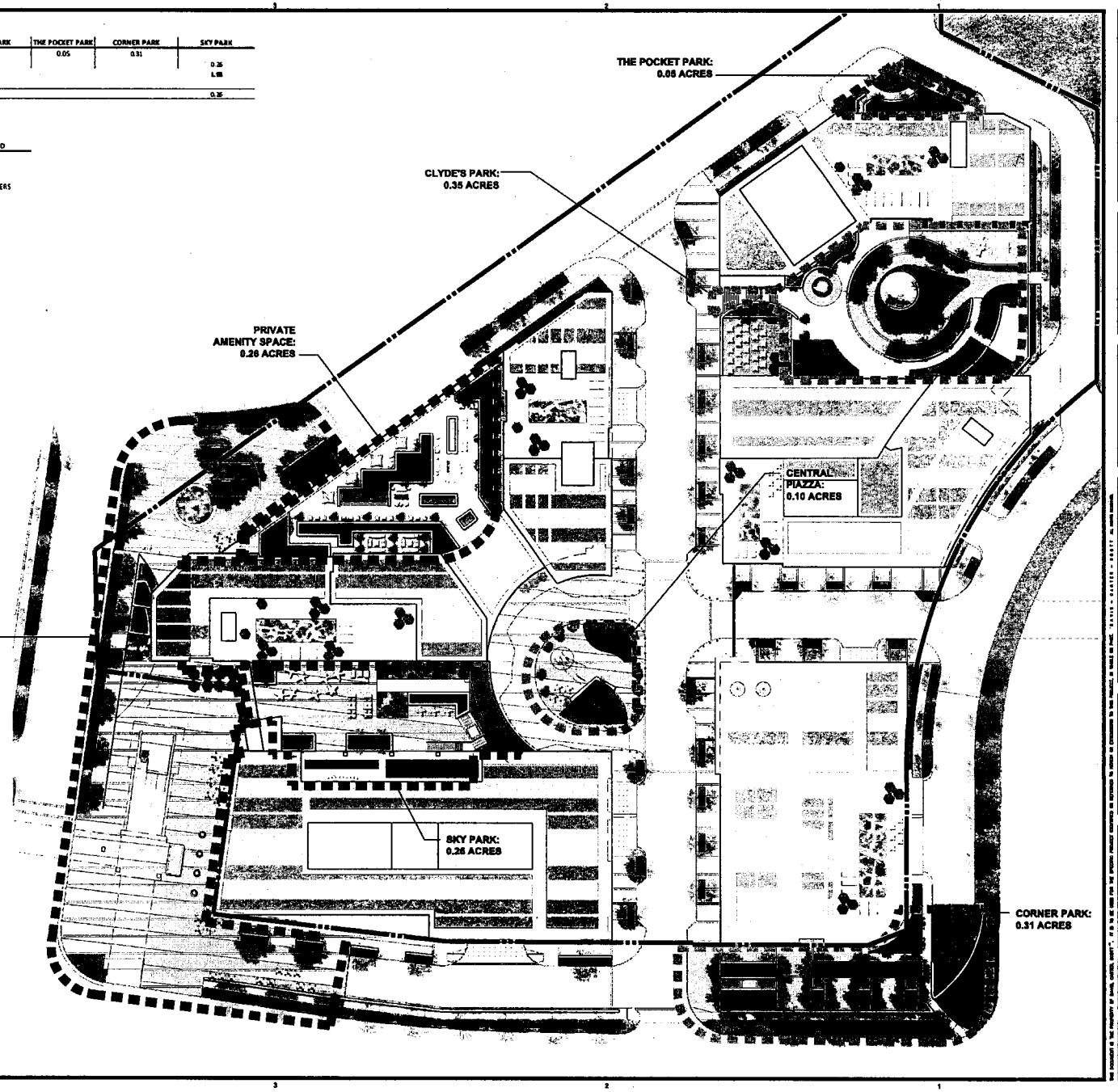
**PUBLIC PARK PROVIDED**

| TYPE | METRO PLAZA* | CENTRAL PIAZZA | CLYDE'S PARK | THE POCKET PARK | CORNER PARK | SKY PARK |
|---|---|---|---|---|---|---|
| PUBLIC OPEN SPACE - AT GRADE | 0.86 | 0.1 | 0.35 | 0.05 | 0.31 | |
| PUBLIC OPEN SPACE ABOVE | | | | | | 0.26 |
| TOTAL OPEN SPACE PROPOSED | | | | | | 1.88 |
| *PRIVATE OPEN SPACE (information only)* | | | | | | 0.26 |

* based on the ultimate center street alignment

**RECREATIONAL FACILITIES RECOMMENDED**

| USE | RATIO | RECOMMENDED | PROVIDED |
|---|---|---|---|
| MULTI-USE COURTS | 1/7100 residents | 1.26 | 1 |
| PLAYGROUNDS | 1/7800 residents | 0.9 | 1 |
| ATHLETIC FIELDS | 1/4.5M new GFA | 0.44 | SEE PROFFERS |

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0 15 30 60 90

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REVISIONS

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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-776.00

DRAWING TITLE
PARK & OPEN SPACE PLAN

OPTION 2

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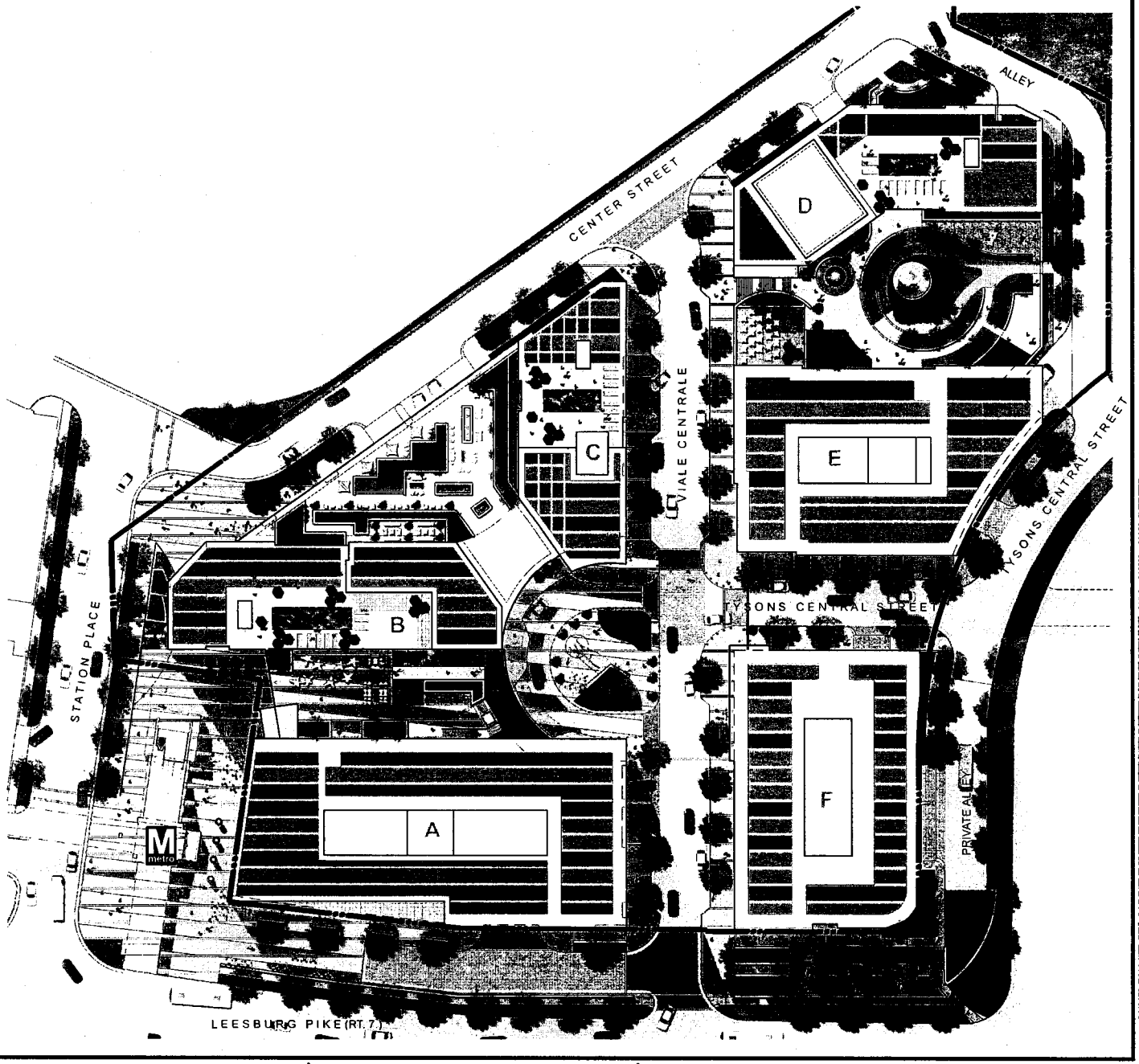
L-3.2

SHEET OF




NOTE:

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0 30' 60' 90'

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REVISIONS

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| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/29/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

OPTION 1

Printed On: 7/01/13, 4:52 pm

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DRAWING NUMBER
L-4.1

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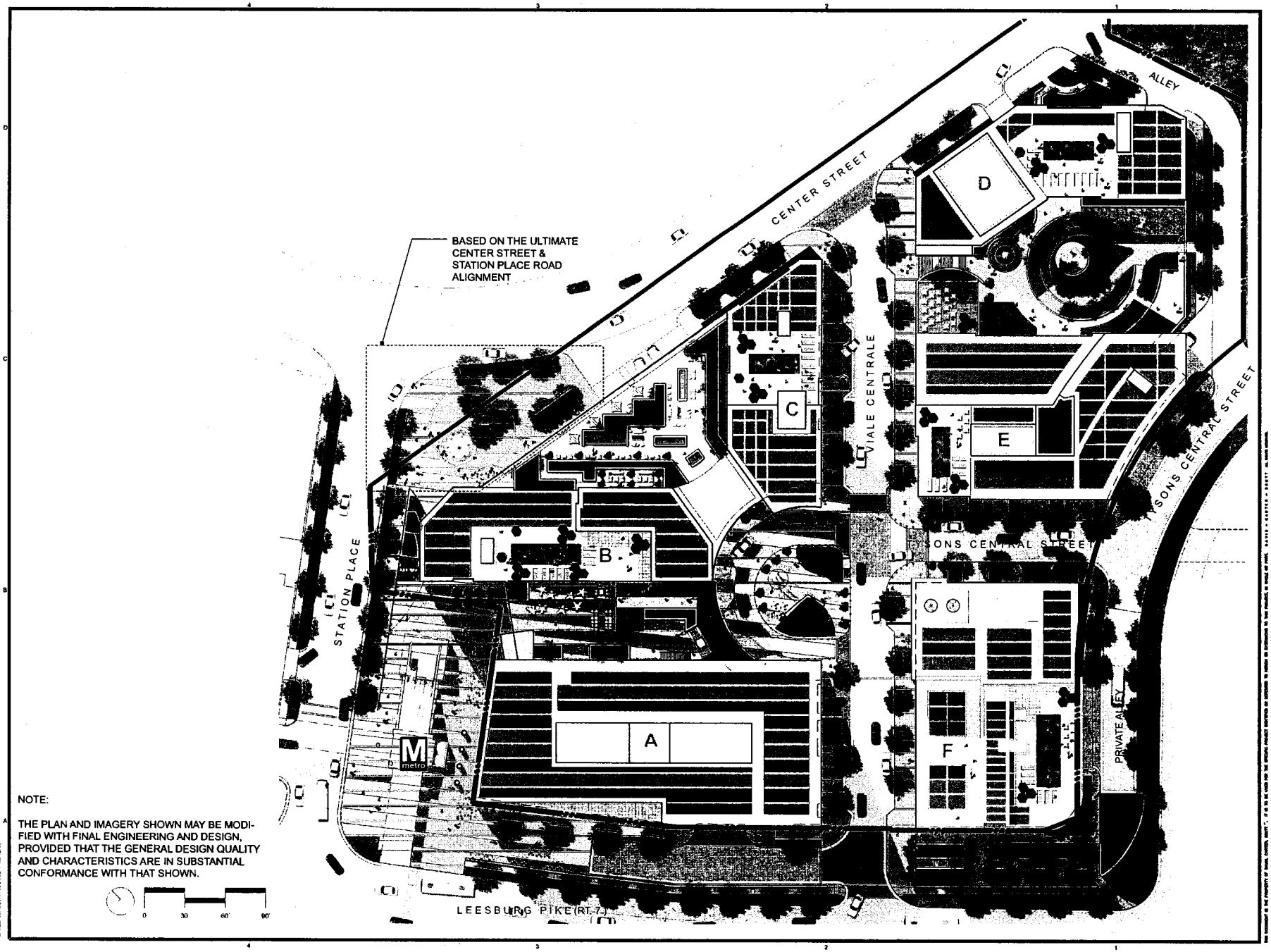


NOTE:

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Landscape Architecture:
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703-821-2045

REVISIONS

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| CDP | 05/13/13 |
| CDP | 04/18/13 |
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| CDP | 8/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

OPTION 2

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L-4.2

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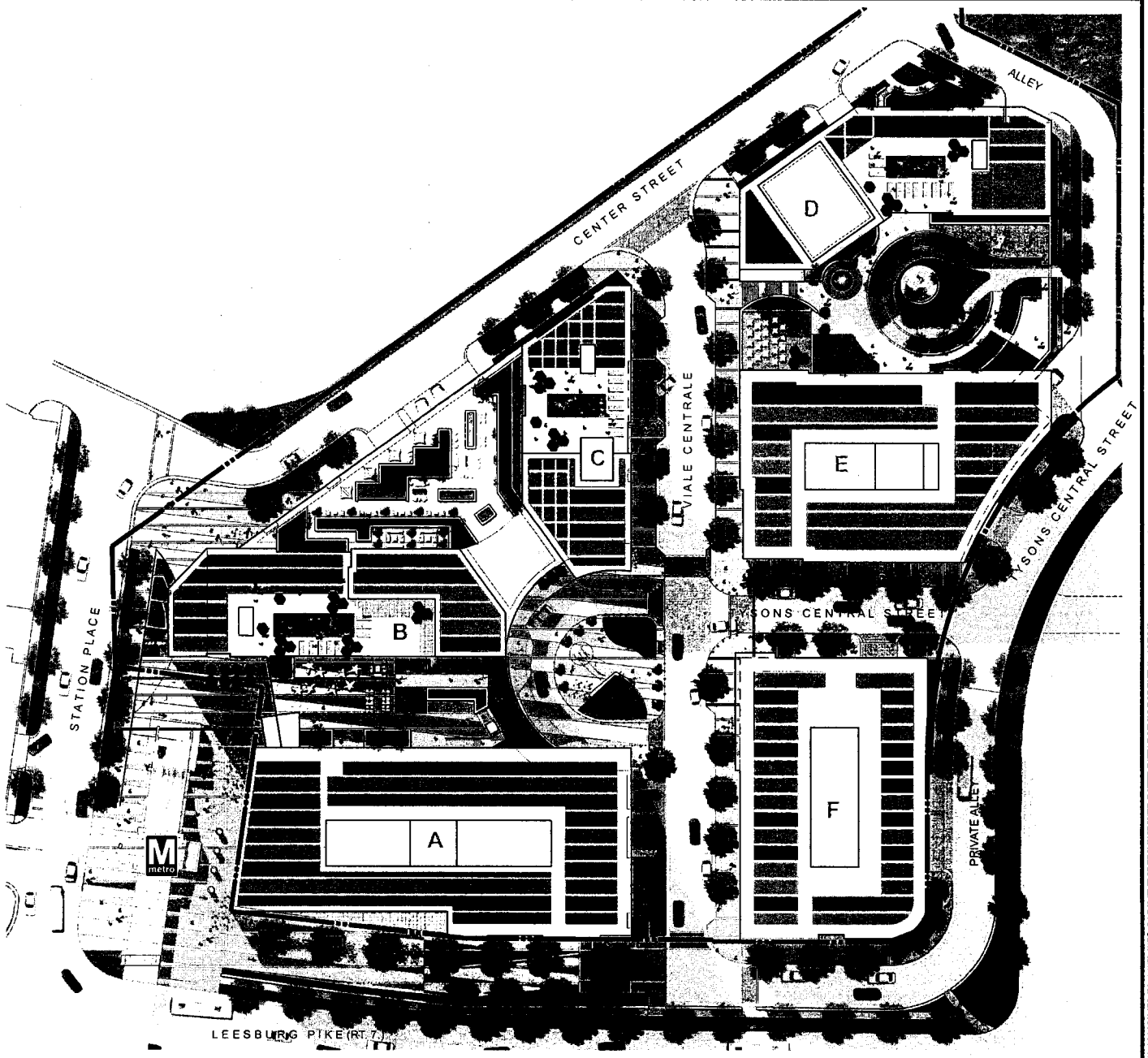


NOTE:

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0 30' 60' 90'

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Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-776.00

DRAWING TITLE
ILLUSTRATIVE SITE PLAN:

ALT - GRID

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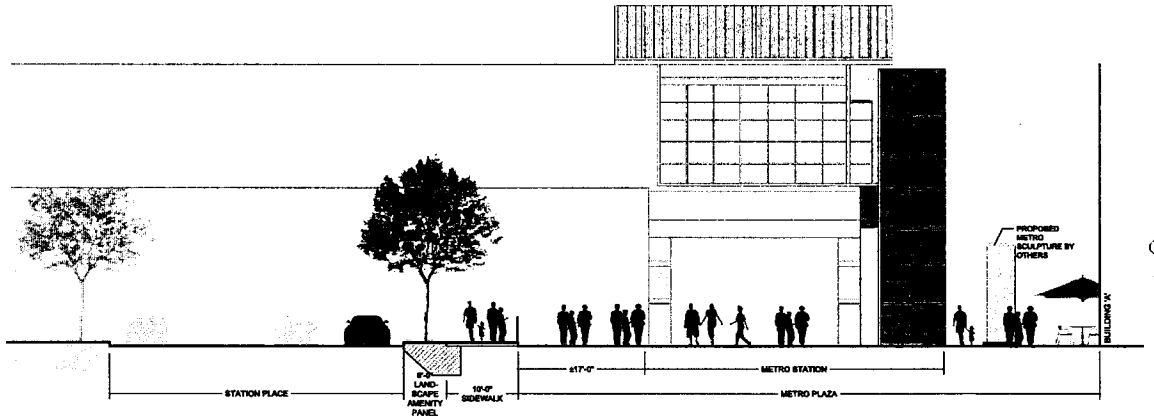
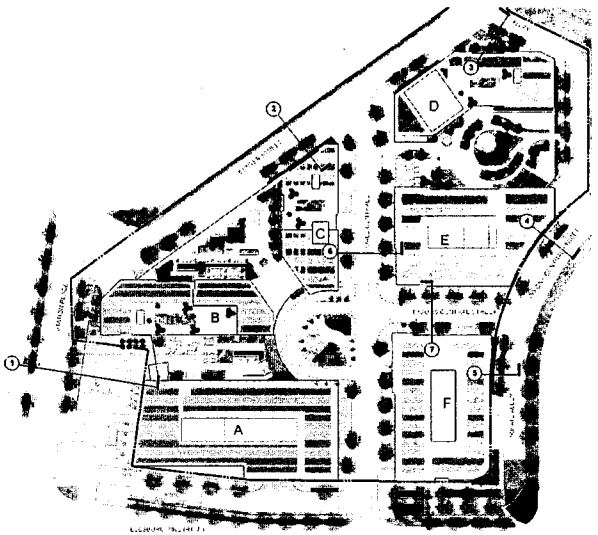
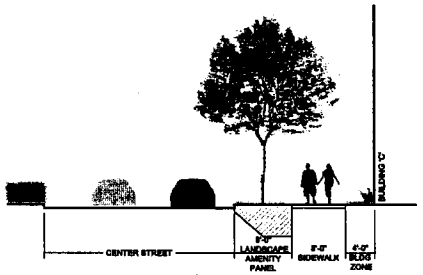


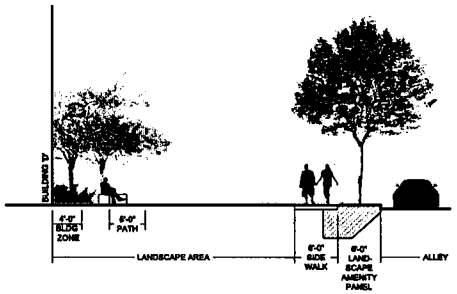

1 STREET SECTION - 1
1/8"=1'-0"




KEY MAP




2 STREET SECTION - 2
1/8"=1'-0"

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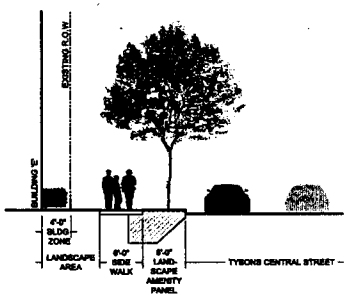


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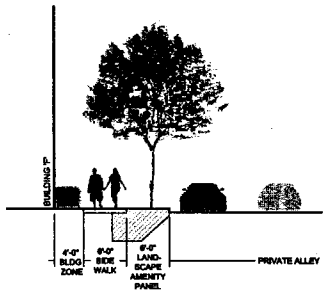


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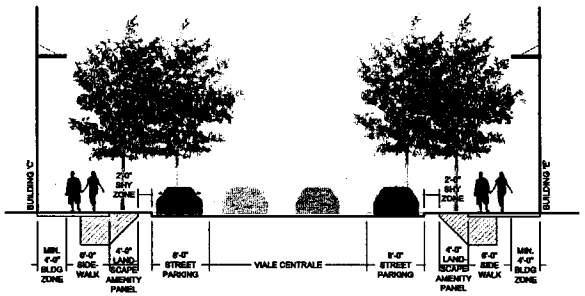


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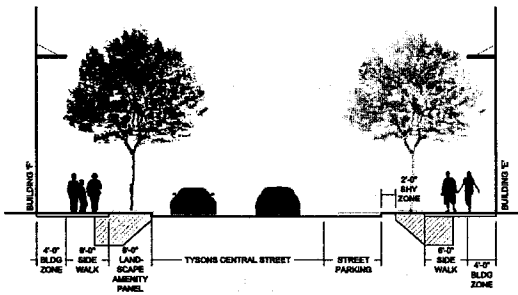


7 SECTION - 7
1/8"=1'-0"

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.


dcs DESIGN

DAVIS CARTER SCOTT ltd

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Civil Engineer:
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703-442-7800

Landscape Architecture:
LMS Landscape Architecture
703-821-2043

REVISIONS

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| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/05/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 306-778.00

DRAWING TITLE
TYPICAL STREET SECTIONS

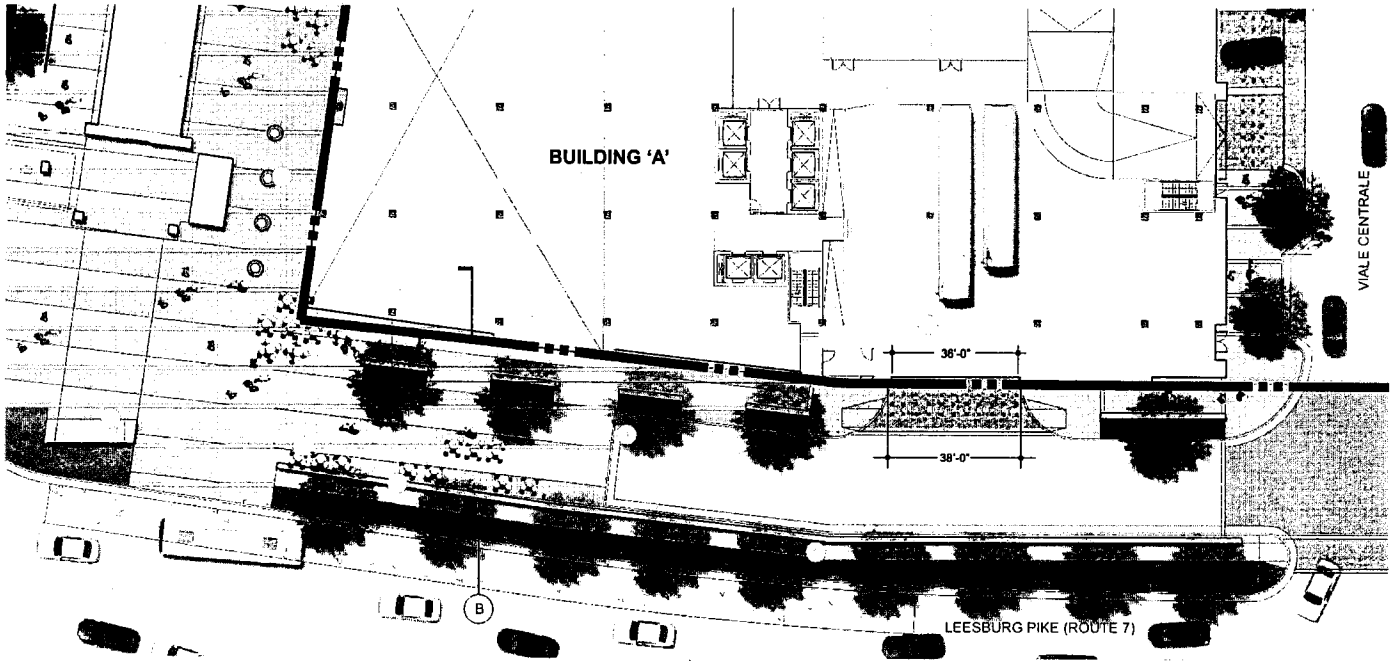
Printed On: 7/09/13, 10:54 am

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-5.dwg

DRAWING NUMBER
L-5.1

SHEET OF



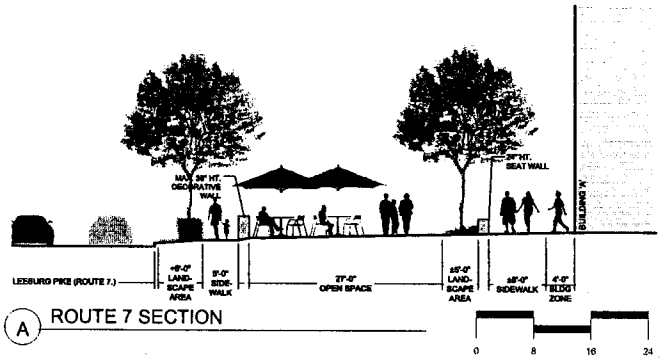

ROUTE 7 ENLARGEMENT PLAN

1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. BOLLARDS
5. METRO BIKE STORAGE
6. METRO PLAZA SPECIAL PAVING
7. LOADING DOCK
8. FAIRFAX CO. TRAIL

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

0 16 32 48




ROUTE 7 SECTION

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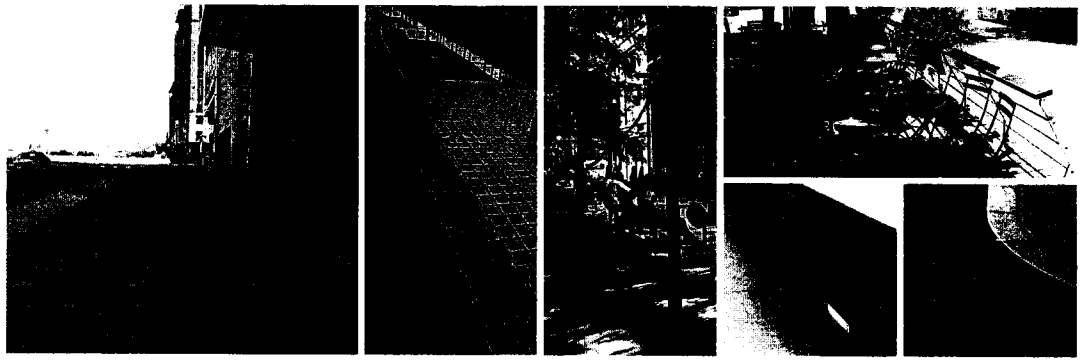

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
NVCommercial
703-248-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-671-3843

REVISIONS

| | |
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| CDP | 08/15/13 |
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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ROUTE 7 STREETSCAPE

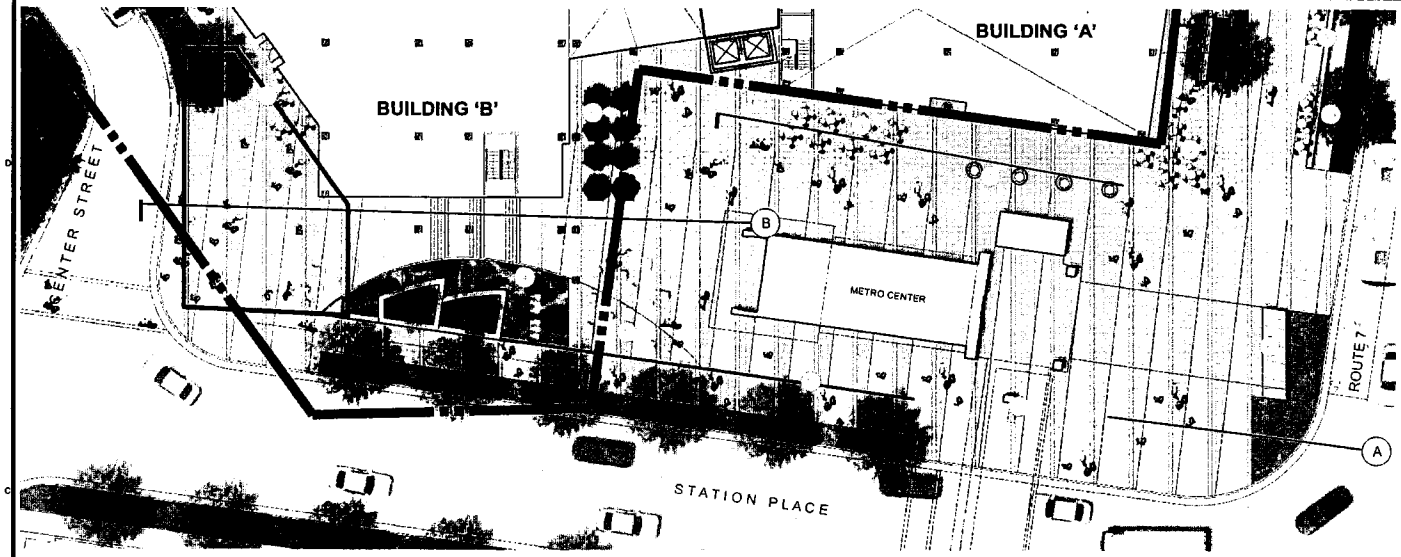
Printed On: 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

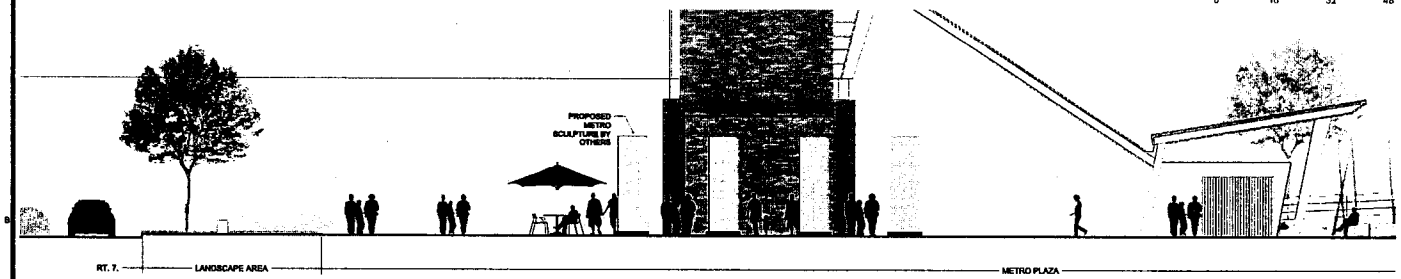
L-5.dwg

DRAWING NUMBER
L-5.2

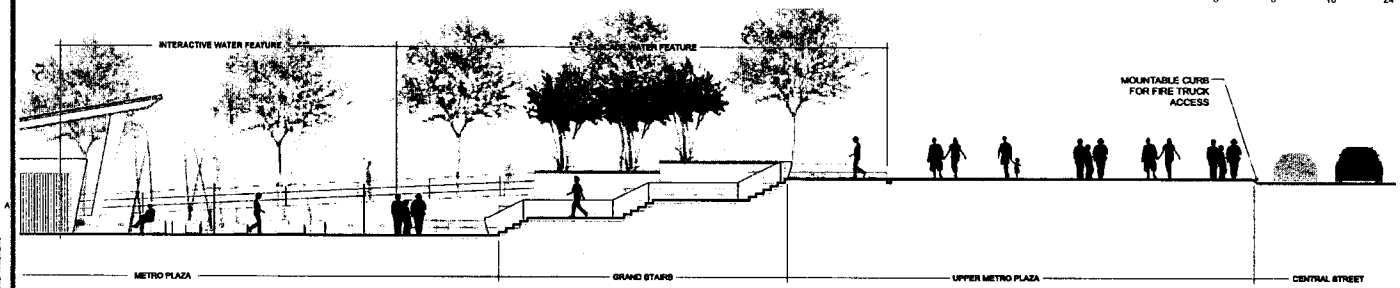
SHEET OF




## METRO PLAZA ENLARGEMENT PLAN




## A METRO PLAZA SECTION

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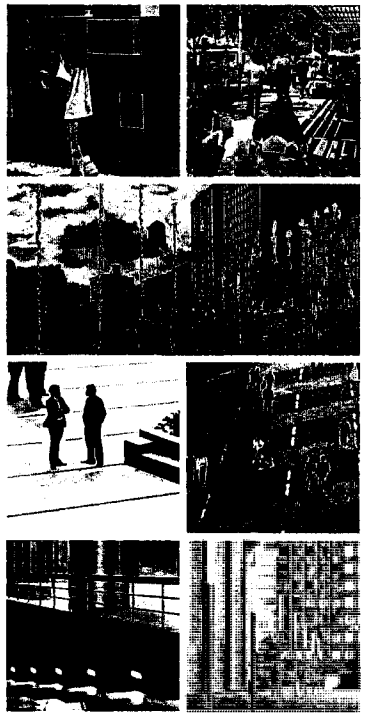

### METRO PLAZA POTENTIAL ACTIVITIES:

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACE MAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. CASCADE WATER FEATURE
5. OUTDOOR RETAIL AREA
6. METRO BIKE STORAGE
7. BRIDGE COLUMN
8. INTERACTIVE WATER FOUNTAIN WITH FEATURES IN THE MIDDLE
9. METRO PLAZA SPECIAL PAVING
10. FAIRFAX CO. TRAIL
11. RETAINING WALL

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CANTER SCOTT

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LRS Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
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| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: METRO PLAZA

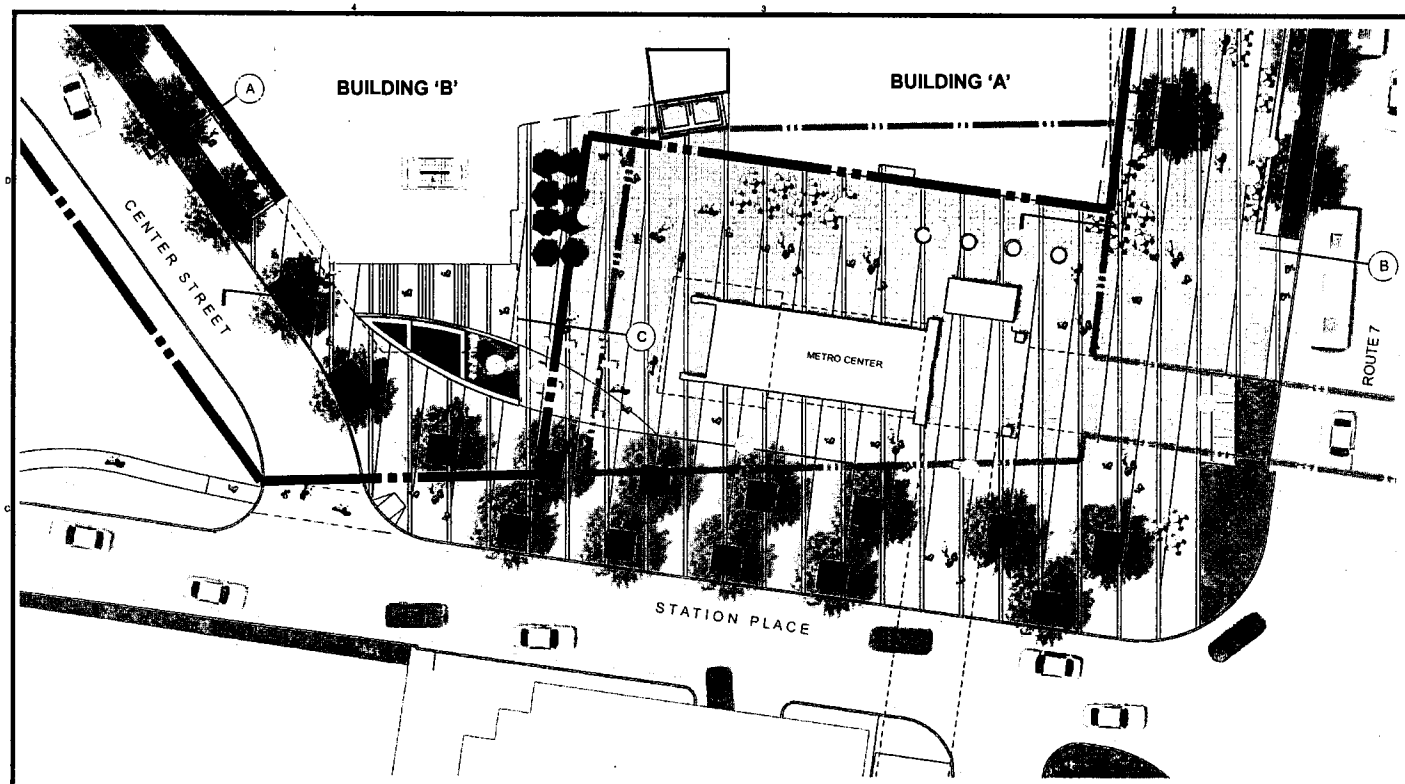
Printed On: 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-6.dwg

DRAWING NUMBER
L-6.1A

SHEET OF




METRO PLAZA 'T' INTERSECTION ENLARGEMENT PLAN

0 16 32 48

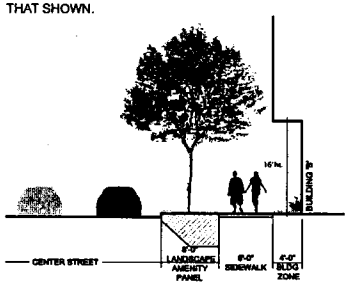
**METRO PLAZA POTENTIAL ACTIVITIES:**

SERVES AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACEMAKING PLAZA FOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

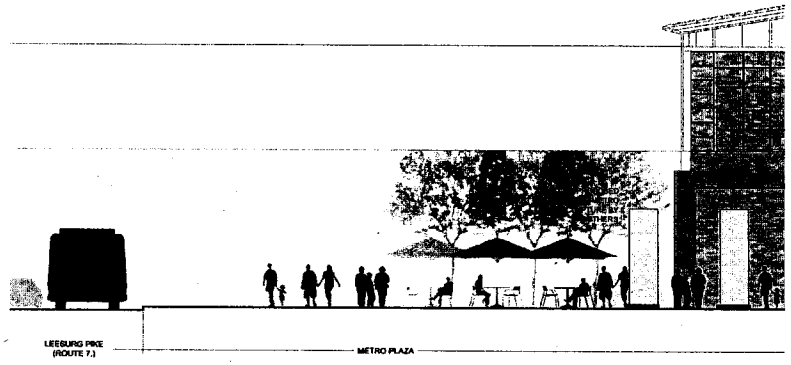
1. METRO SCULPTURE
2. PICNICKING AND GATHERING SPACE
3. MAX. 36" HT. DECORATIVE STONE WALL ALONG ROUTE 7
4. CASCADE WATER FEATURE
5. OUTDOOR RETAIL AREA
6. METRO BIKE STORAGE
7. BRIDGE COLUMN
8. INTERACTIVE WATER FOUNTAIN WITH FEATURES IN THE MIDDLE
9. METRO PLAZA SPECIAL PAVING
10. FAIRFAX CO. TRAIL
11. RETAINING WALL

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

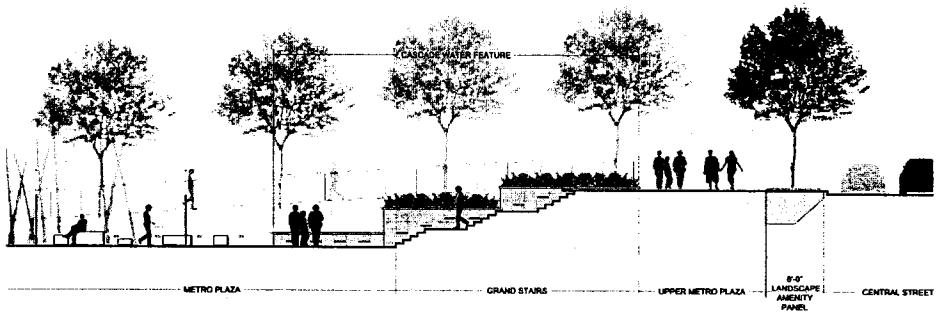



A STREET SECTION




B METRO PLAZA SECTION

0 8 16 24




C METRO PLAZA SECTION

0 8 16 24

dcs DESIGN

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703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

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| CDP | 08/15/13 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: METRO PLAZA

MODIFIED 'T' INTERSECTION

Printed On: 7/6/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-6.dwg

DRAWING NUMBER
L-6.1B

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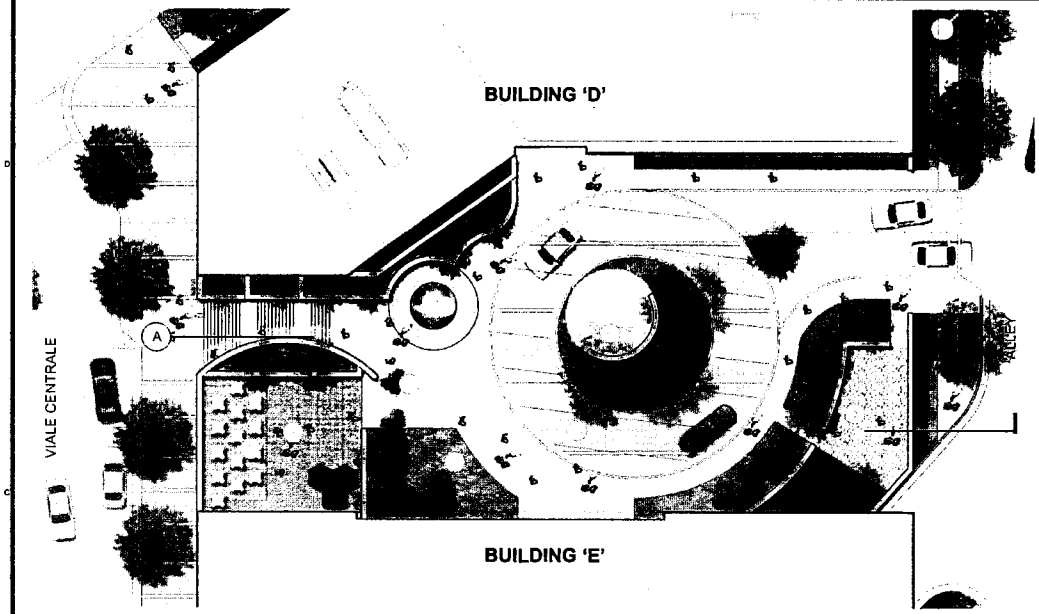


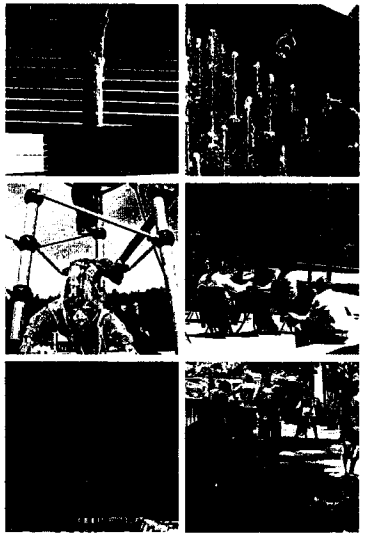

CLYDE'S PARK ENLARGEMENT PLAN: INTERIM

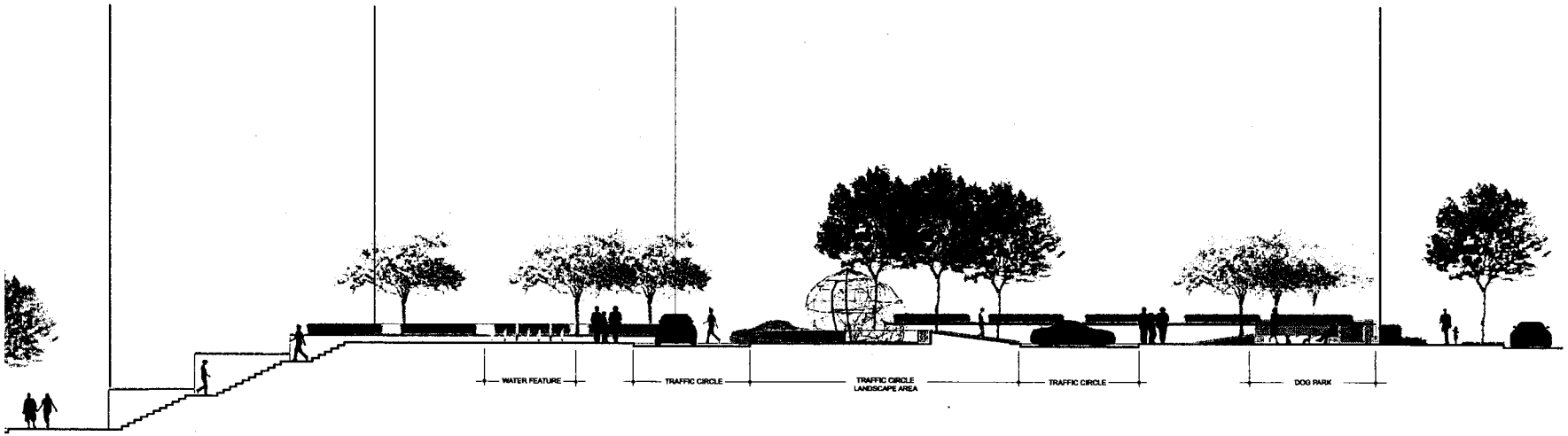
**CLYDE'S PARK POTENTIAL ACTIVITIES:**

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

1. MULTI-PURPOSE LAWN AREA
2. DOG PARK
3. OVERHEAD STRUCTURE
4. INTERACTIVE WATER FOUNTAIN
5. OUTDOOR DINING AREA (PRIVATE USE)
6. CLIMBABLE SCULPTURE
7. TRAFFIC CIRCLE
8. REMOVABLE POT

**REFERENCE IMAGES**






A CLYDE'S PARK SECTION: INTERIM

0 8 16 24

DCS DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4268

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LDG Landscape Architecture
703-831-3045

REVISIONS

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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CLYDE'S PARK:

INTERIM (BUILDING D & E)

Printed On 5/08/13, 5:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-6.dwg

DRAWING NUMBER
L-6.2

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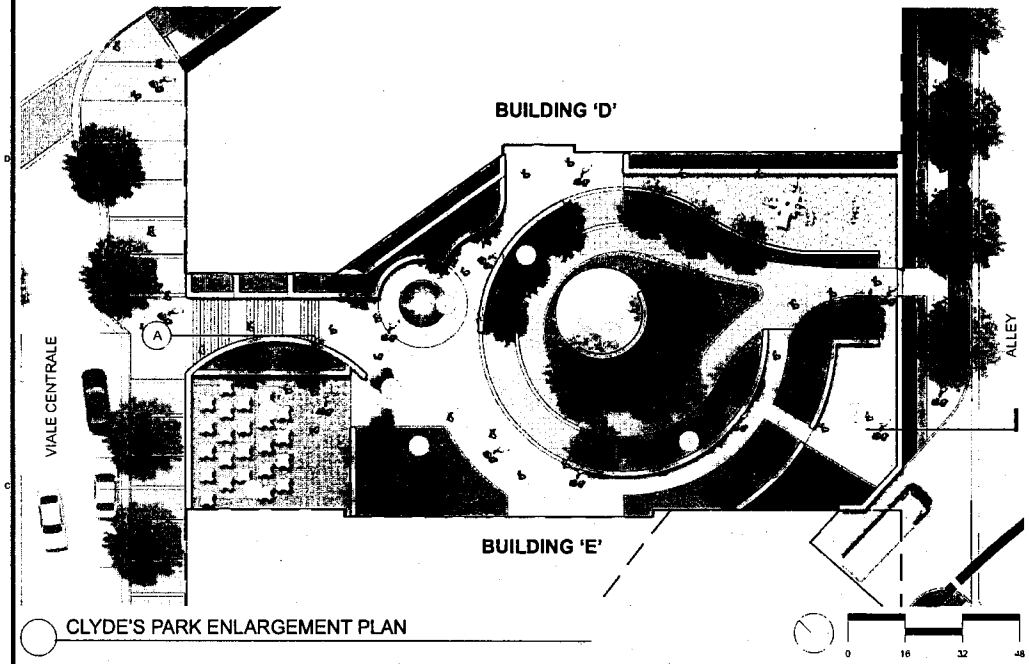


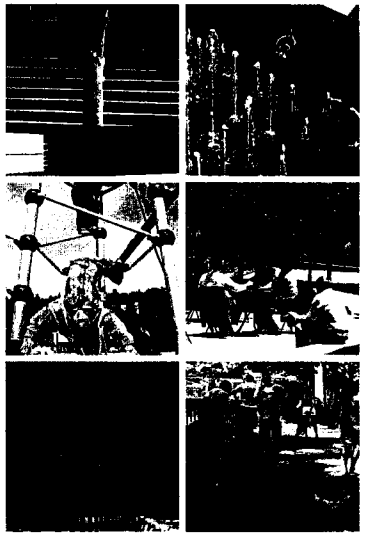

CLYDE'S PARK ENLARGEMENT PLAN

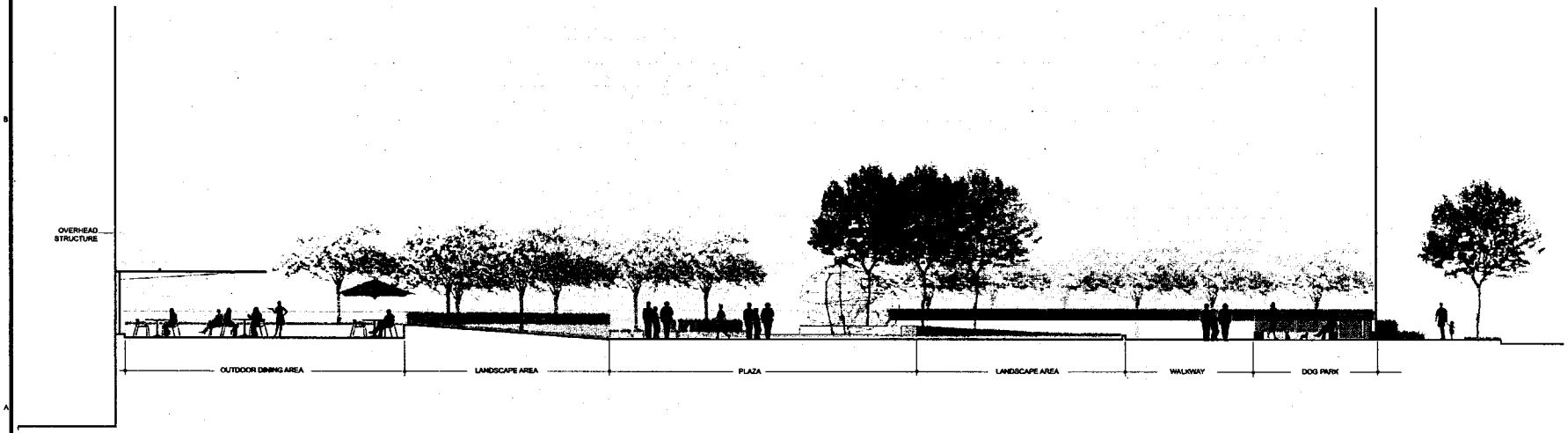
**CLYDE'S PARK POTENTIAL ACTIVITIES:**

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA.

1. MULTI-PURPOSE LAWN AREA
2. DOG PARK
3. OVERHEAD STRUCTURE
4. INTERACTIVE WATER FOUNTAIN
5. EXERCISE STATION
6. OUTDOOR DINING AREA (PRIVATE USE)
7. PLAY GROUND
8. CLIMBABLE SCULPTURE
9. REMOVABLE POT

**REFERENCE IMAGES**






A CLYDE'S PARK SECTION

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1670 International Drive
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Civil Engineer:
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Landscape Architecture:
EDG Landscape Architecture
703-821-2643

REVISIONS

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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CLYDE'S PARK

(BUILDING D & E)

Plotted On: 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-Layg

DRAWING NUMBER
L-6.3

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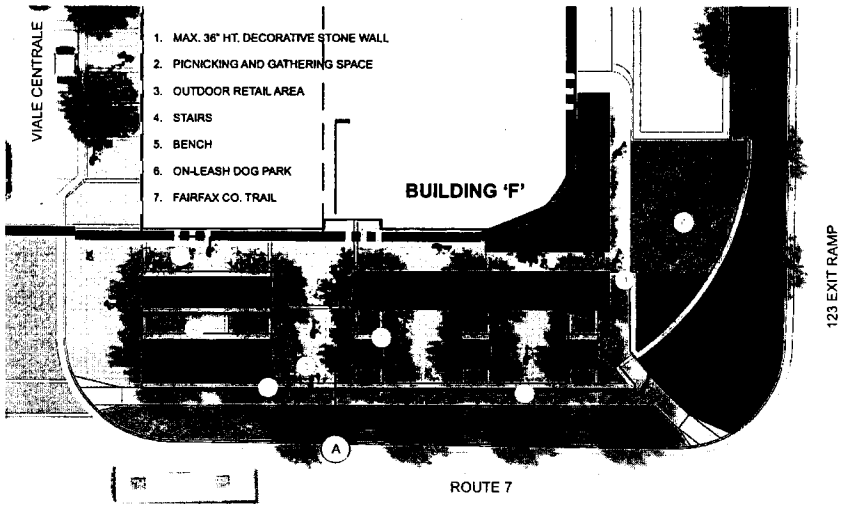
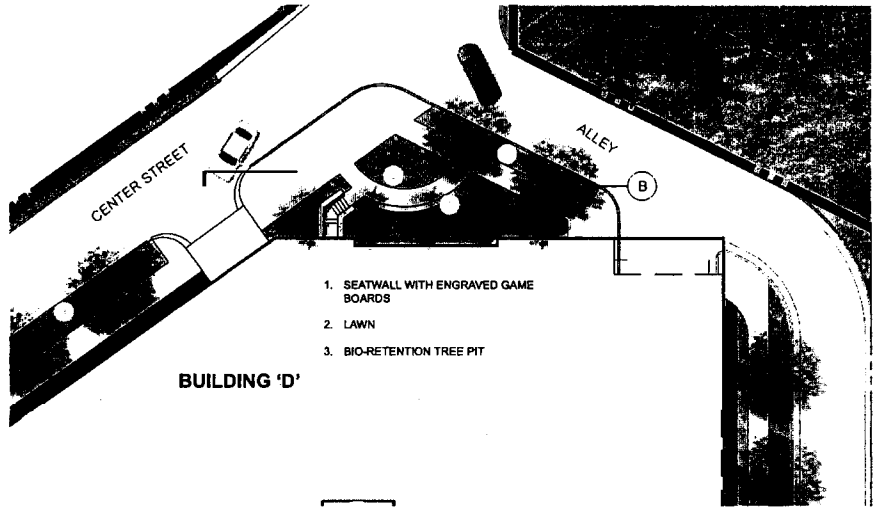


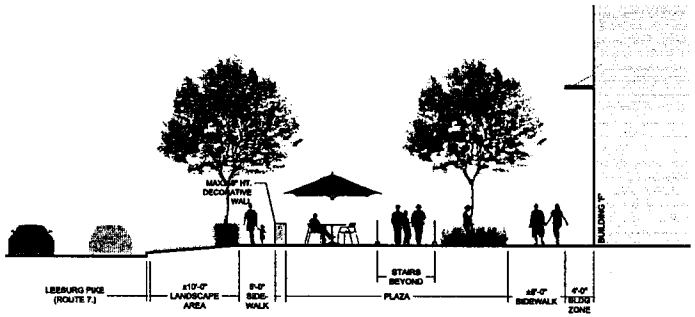

CORNER PARK ENLARGEMENT PLAN

0 16 32 48




THE POCKET PARK ENLARGEMENT PLAN

0 16 32 48




A CORNER PARK SECTION

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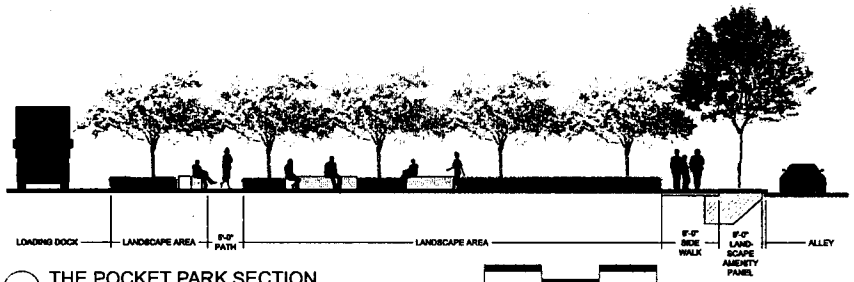


B THE POCKET PARK SECTION

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**REFERENCE IMAGES**

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer: HVCommercial 703-448-4308

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-442-7800

Landscape Architecture: LSG Landscape Architecture 703-821-2045

REVISIONS

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| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CORNER PARK AND THE POCKET PARK

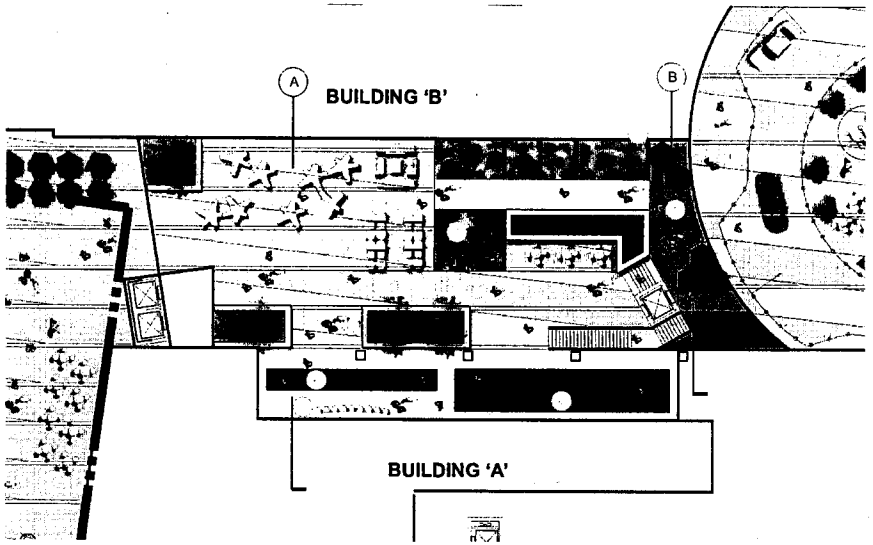
Printed On 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-6.dwg

DRAWING NUMBER
L-6.4

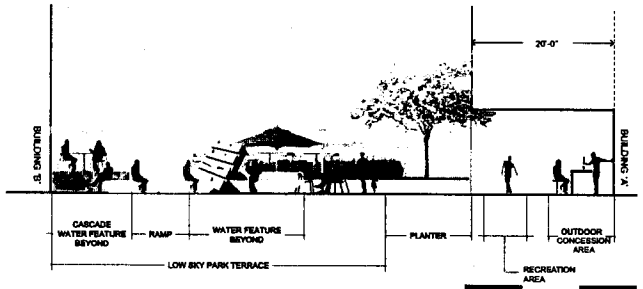
SHEET OF




SKY PARK (PUBLIC SPACE) ENLARGEMENT PLAN

0 16 32 48

1. UPPER TERRACE
2. CASCADE WATER FEATURE
3. SCULPTURE
4. LOWER TERRACE
5. OUTDOOR CONCESSION AREA
6. RECREATION AREA/ SPORTS COURTS
   - SOCCER BALL
   - HORSESHOE
   - CHUCKLESBOARD
   - QUOIT STAKE




A SKY PARK SECTION

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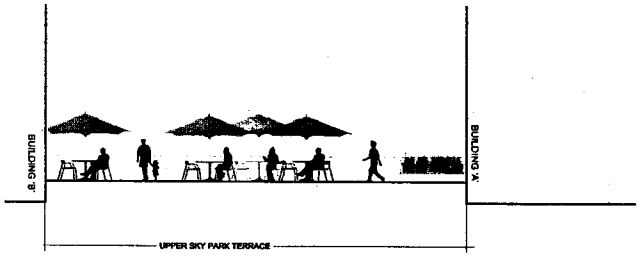
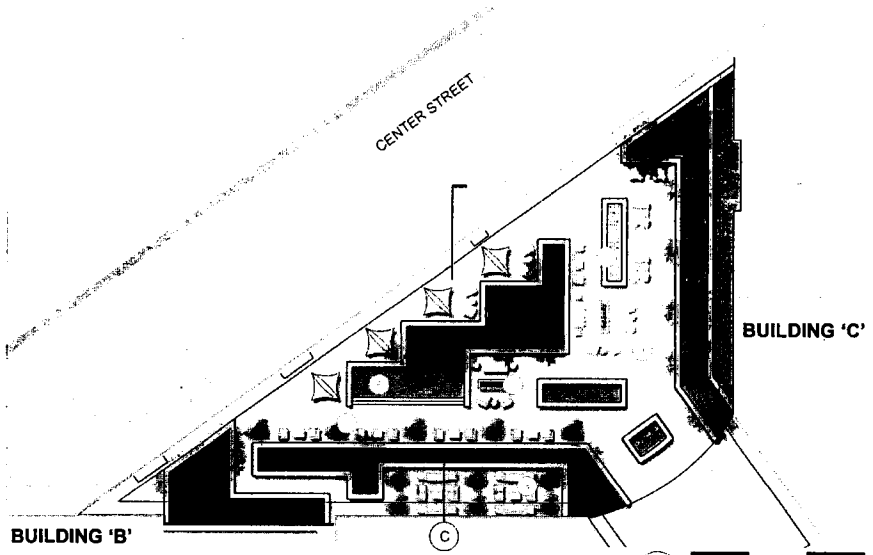



B SKY PARK SECTION

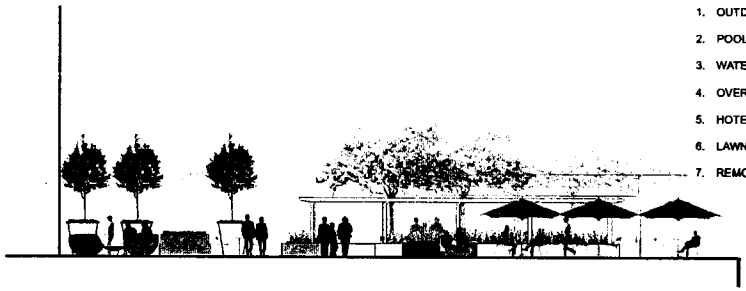
0 8 16 32




PRIVATE AMENITY SPACE ENLARGEMENT PLAN

0 16 32 48

1. OUTDOOR FIRE PIT
2. POOL
3. WATER FEATURE
4. OVERHEAD STRUCTURE
5. HOTEL LOUNGE
6. LAWN
7. REMOVABLE POT



C PRIVATE AMENITY SPACE SECTION

0 8 16 32

REFERENCE IMAGES

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial 703-448-8308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC 703-442-7800

Landscape Architecture:
LSG Landscape Architecture 703-821-2045

REVISIONS

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|---|---|
| CDP | 08/15/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: SKY PARK AND PRIVATE AMENITY SPACE

Printed On 5/09/13, 5:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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CHECKED BY

L-5.dwg

DRAWING NUMBER
L-6.5

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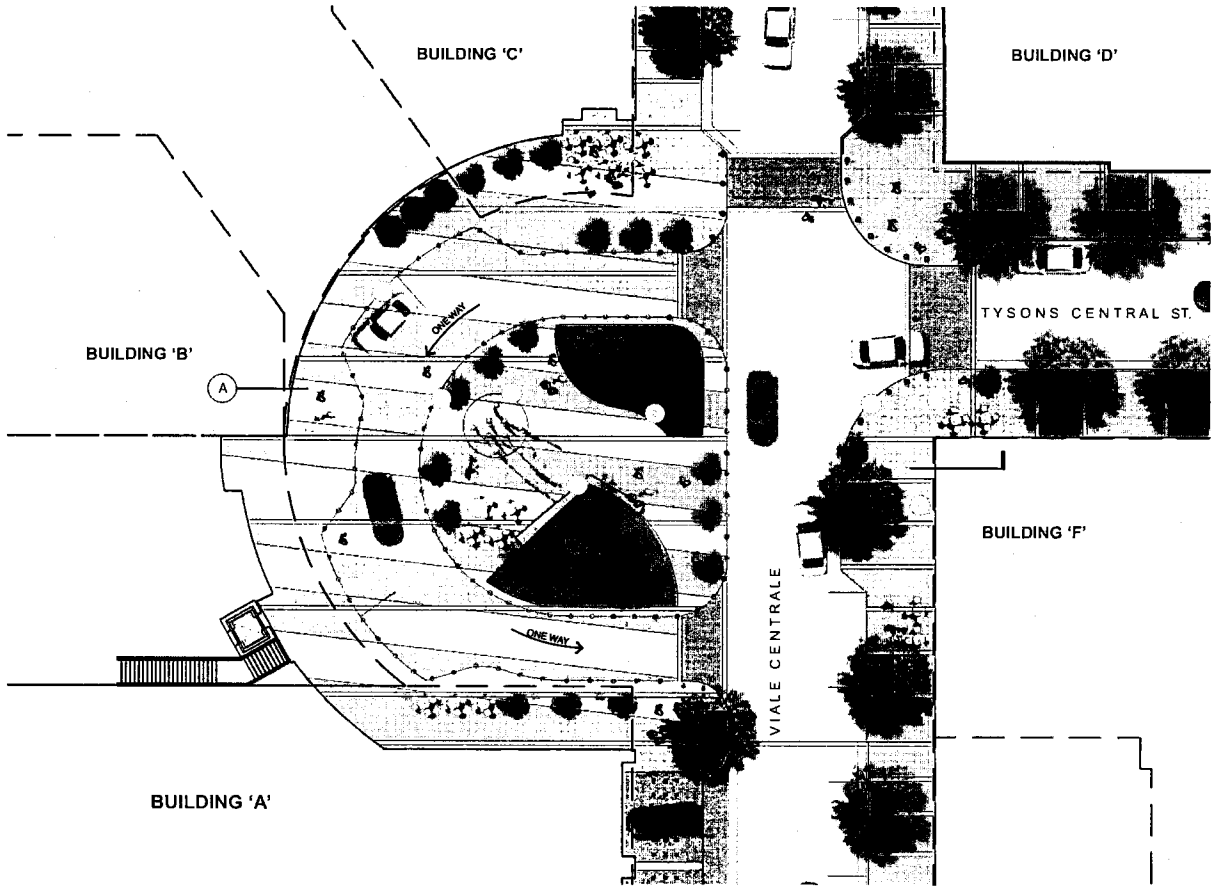


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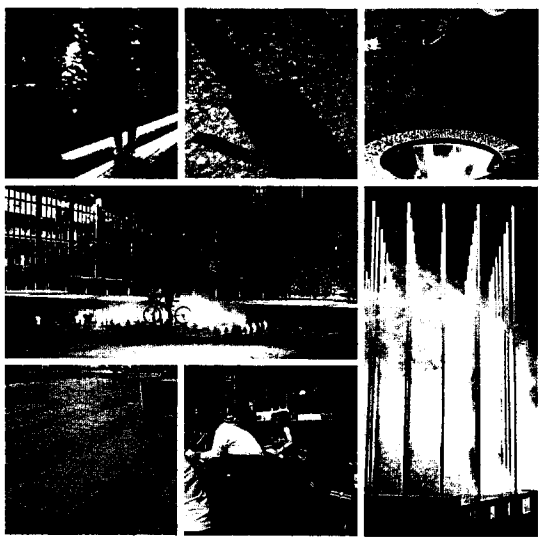
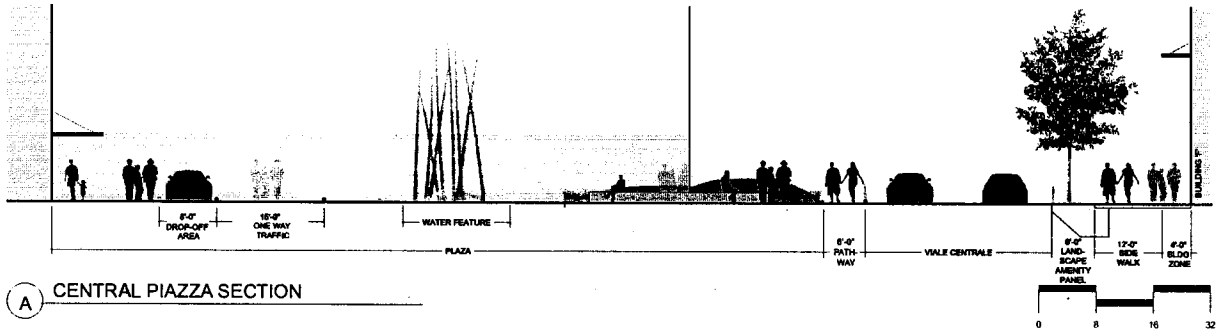


1. WATER FEATURE
2. SEAT WALL
3. DROP-OFF AREA
4. SEATING AND GATHERING SPACE
5. BOLLARDS
6. OUTDOOR RETAIL AREA
7. REMOVABLE POT

## CENTRAL PIAZZA ENLARGEMENT PLAN

0 16 32 48




## CENTRAL PIAZZA SECTION

0 8 16 32

NOTE:

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dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer: NVCommercial 703-448-4208

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-442-7800

Landscape Architecture: LDG Landscape Architecture 703-821-2643

REVISIONS

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|---|---|
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| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
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| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ENLARGEMENT: CENTRAL PIAZZA

Printed On: 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
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DRAWING NUMBER
L-6.6

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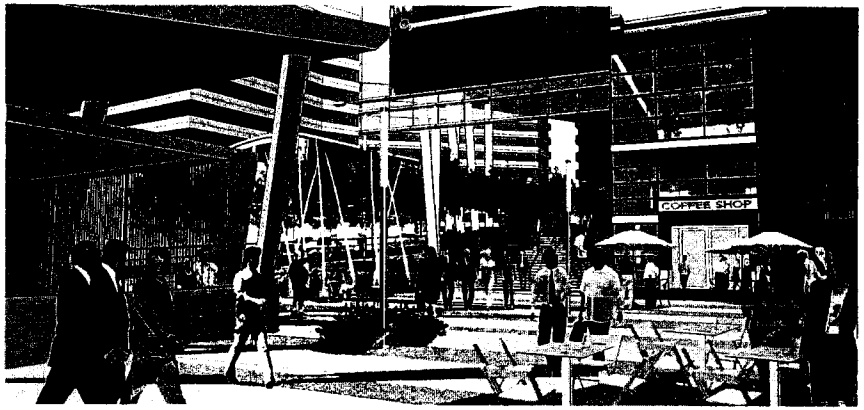
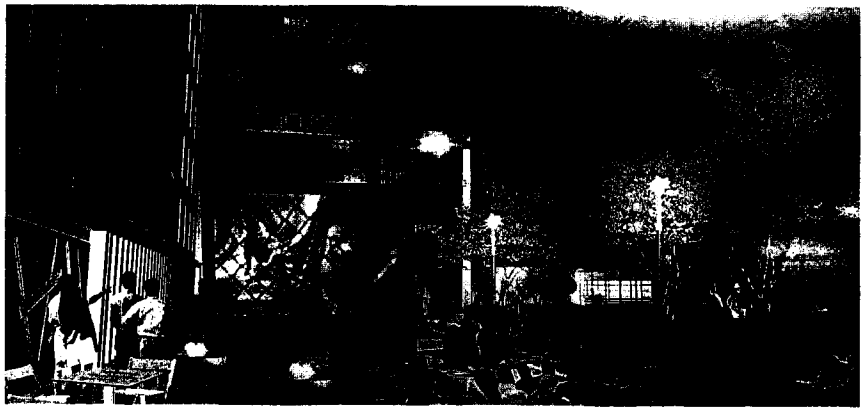
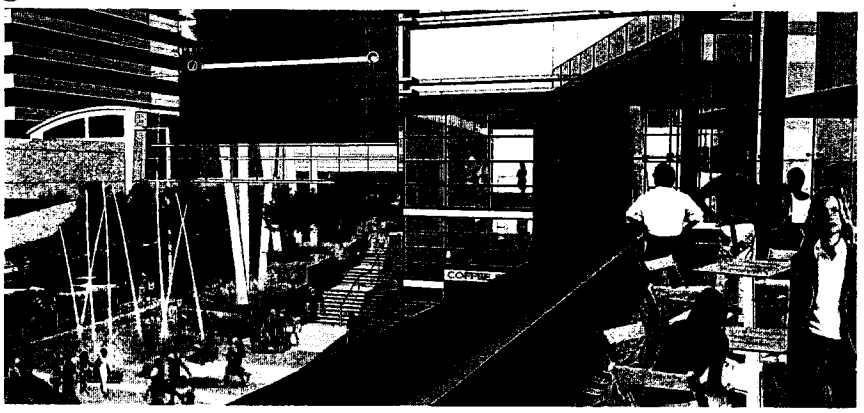



METRO PLAZA



SKY PARK (EVENING EVENT)

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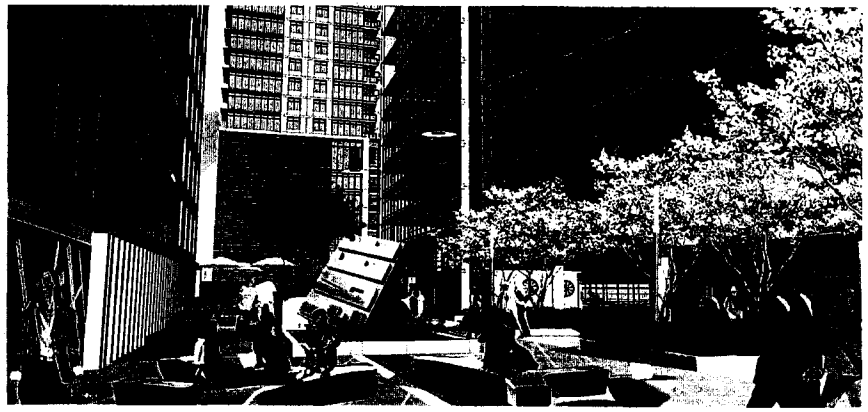

SKY PARK

NOTE:

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dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
NVCommercial
703-448-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

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| CDP | 1/26/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE PARK VIEWS

Printed On: 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
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L-6.dwg

DRAWING NUMBER
L-6.7

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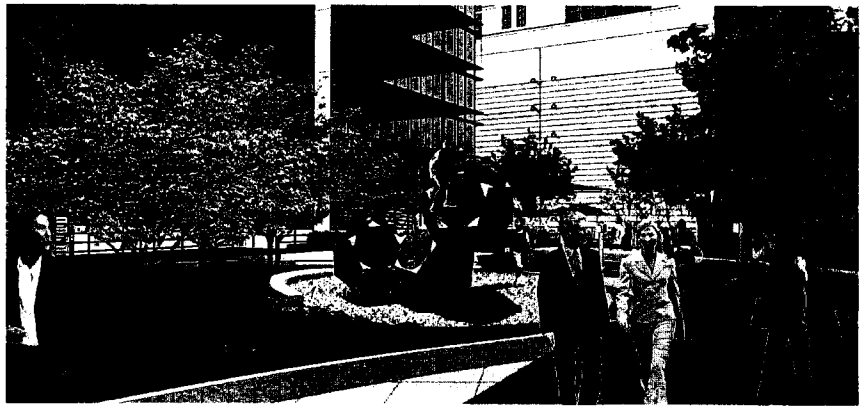
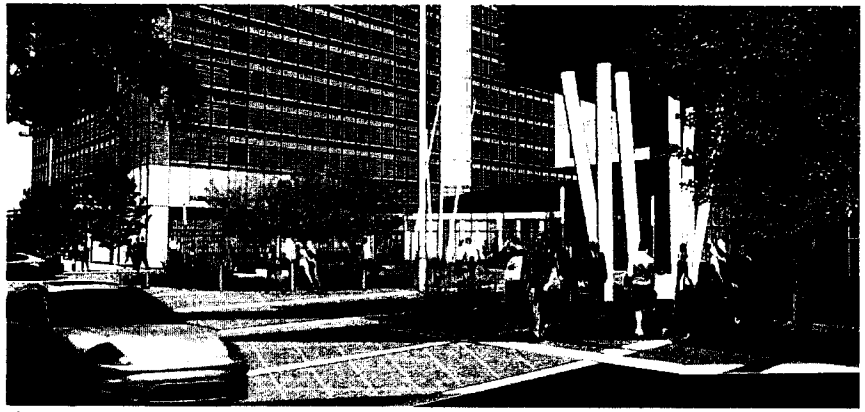
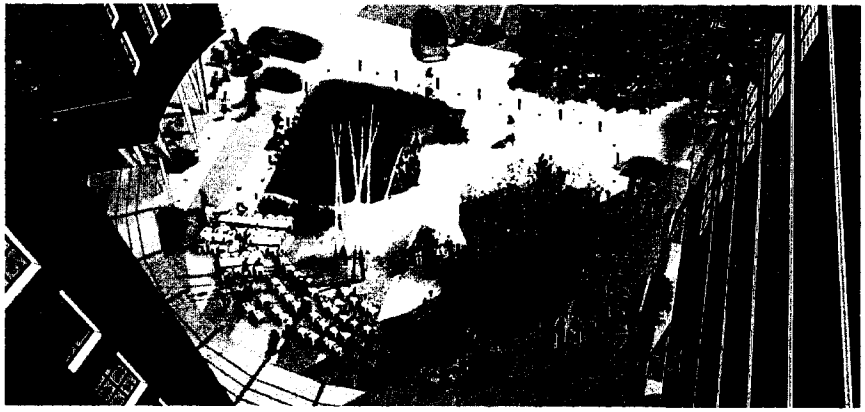


CLYDE'S PARK

LEESBURG PIKE (ROUTE 7)



CENTRAL PIAZZA



CENTRAL PIAZZA (VIEW FROM ABOVE)

NOTE:

THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
NVCommercial
703-448-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

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| CDP | 08/15/13 |
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| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE PARK VIEWS

Printed On: 7/01/13, 4:52 pm

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DRAWING NUMBER
L-6.8

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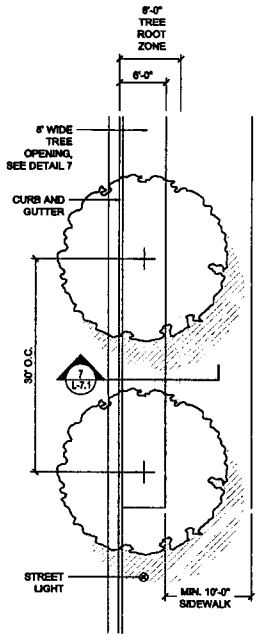
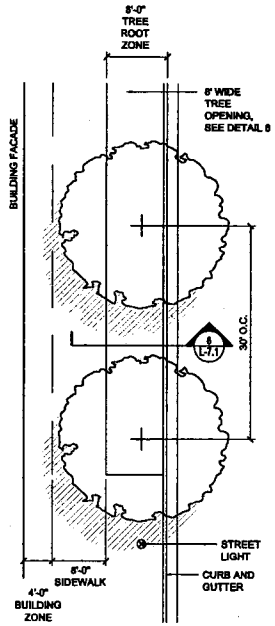
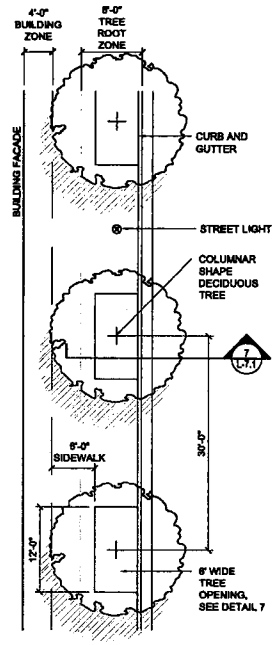



1 STATION PLACE
SCALE: 1/8"=1'-0"

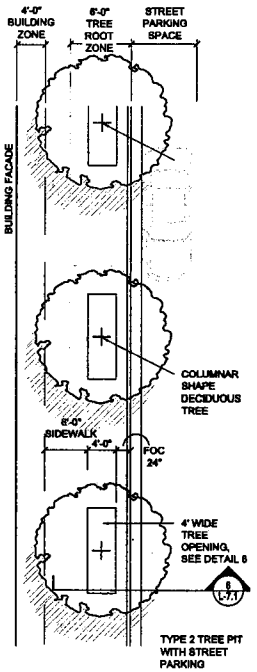



2 CENTER STREET
SCALE: 1/8"=1'-0"

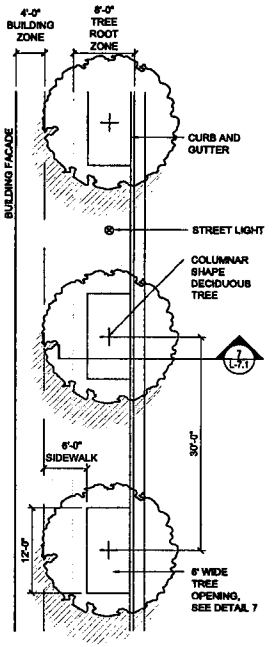


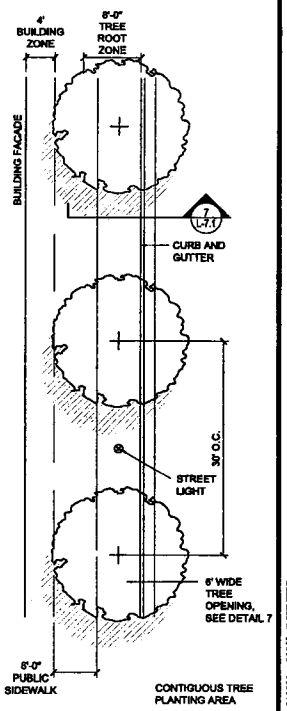

TYPE 1 TREE PIT WITHOUT STREET PARKING

3 VIALE CENTRALE
SCALE: 1/8"=1'-0"



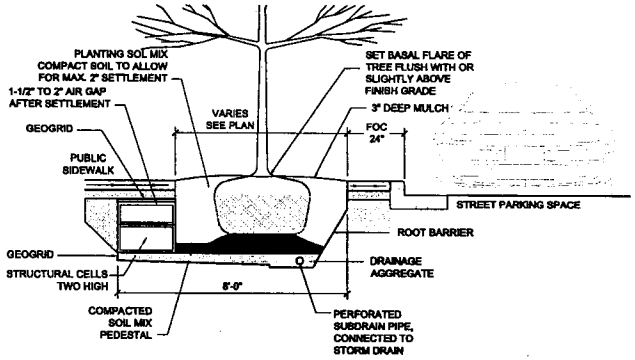

TYPE 2 TREE PIT WITH STREET PARKING



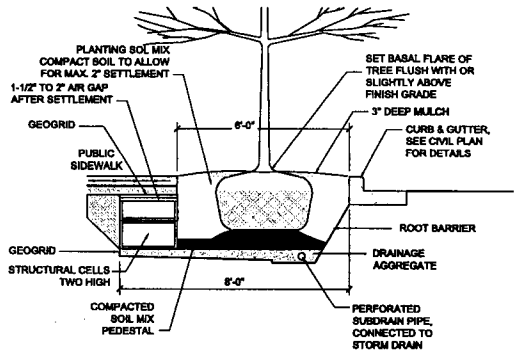




CONTIGUOUS TREE PLANTING AREA

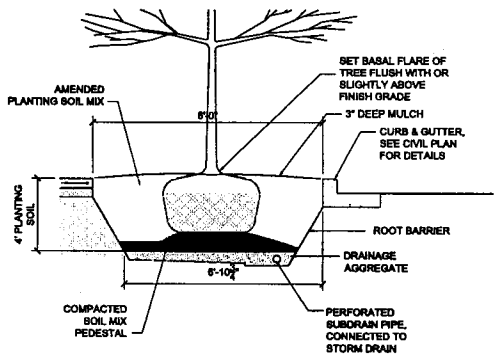
4 TYSONS CENTRAL ST.
SCALE: 1/8"=1'-0"




6 STREET TREE DETAIL @ STREET PARKING
SCALE: 1/2"=1'-0"




7 STREET TREE DETAIL W/ NO STREET PARKING
SCALE: 1/2"=1'-0"




8 8' WIDE STREET TREE DETAIL
SCALE: 1/2"=1'-0"

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 400 CUBIC FEET SOIL PER TREE.

NOTE:
SEE ARCHITECTURE DRAWINGS FOR STRUCTURE SLAB AND SUB-GRADE CONDITIONS.

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-0369

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LBG Landscape Architecture
703-821-2045

REVISIONS

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| CDP | 08/15/13 |
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| CDP | 3/30/12 |
| CDP | 1/26/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
TYPICAL STREET TREE DETAILS

Printed On: 8/13/13, 5:21 pm

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L-7.1

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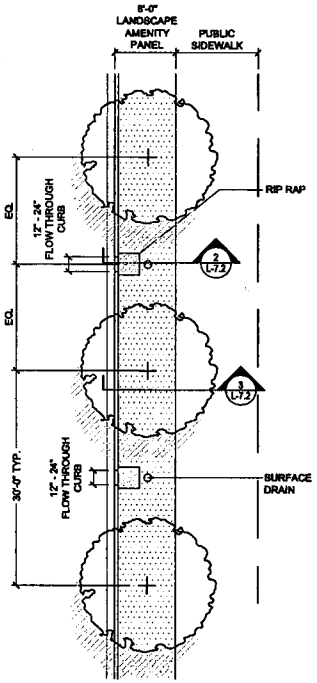
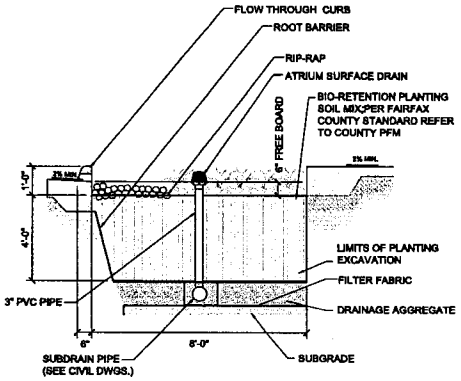
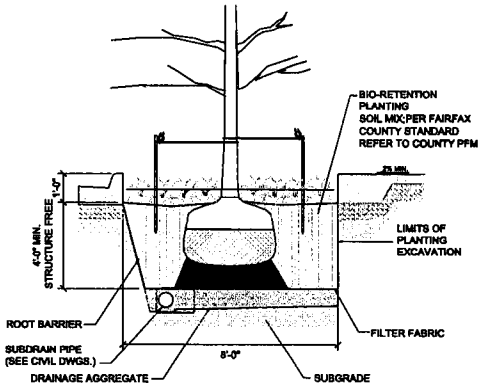


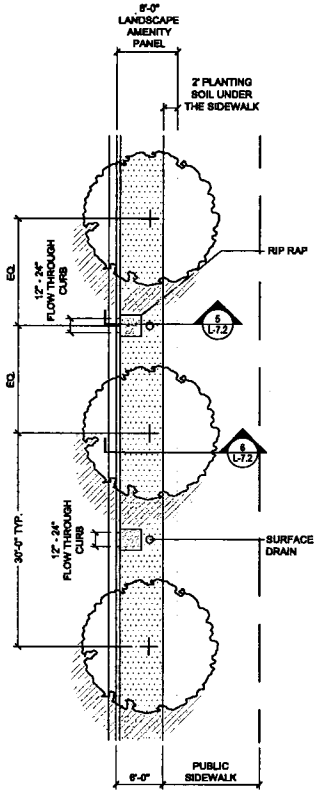

1 8' WIDE RAIN GARDEN PLAN
SCALE: 1/8"=1'-0"



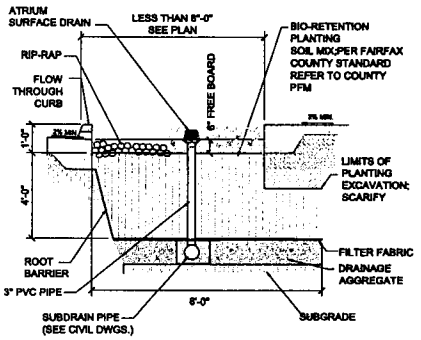

2 8' WIDE PLANTING STRIP / BIO-RETENTION
SCALE: 1/2"=1'-0"



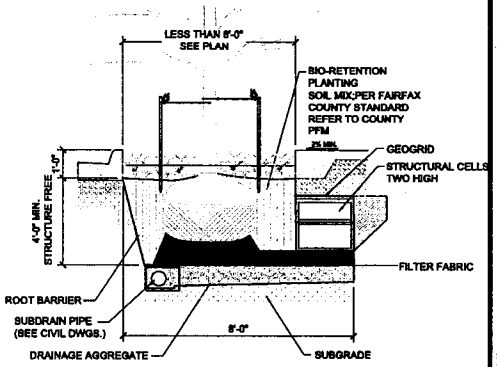

3 8' WIDE STREET TREE / BIO-RETENTION
SCALE: 1/2"=1'-0"



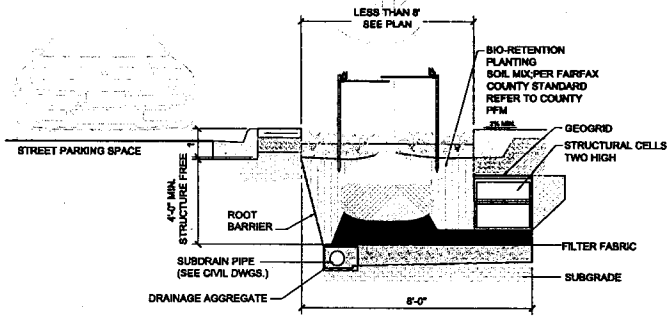

4 LESS THAN 8' WIDE RAIN GARDEN PLAN
SCALE: 1/8"=1'-0"




5 PLANTING STRIP / BIO-RETENTION
SCALE: 1/2"=1'-0"




6 STREET TREE / BIO-RETENTION (TYPE I)
SCALE: 1/2"=1'-0"




7 STREET TREE / BIO-RETENTION (TYPE II)
SCALE: 1/2"=1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd
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Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSO Landscape Architecture.
703-821-3043

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/10/13 |
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| CDP | 03/11/13 |
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| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-776.00

DRAWING TITLE
TYPICAL RAIN GARDEN DETAILS

Printed On: 6/13/13, 5:23 pm

CA REVIEWED BY
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L-7.2

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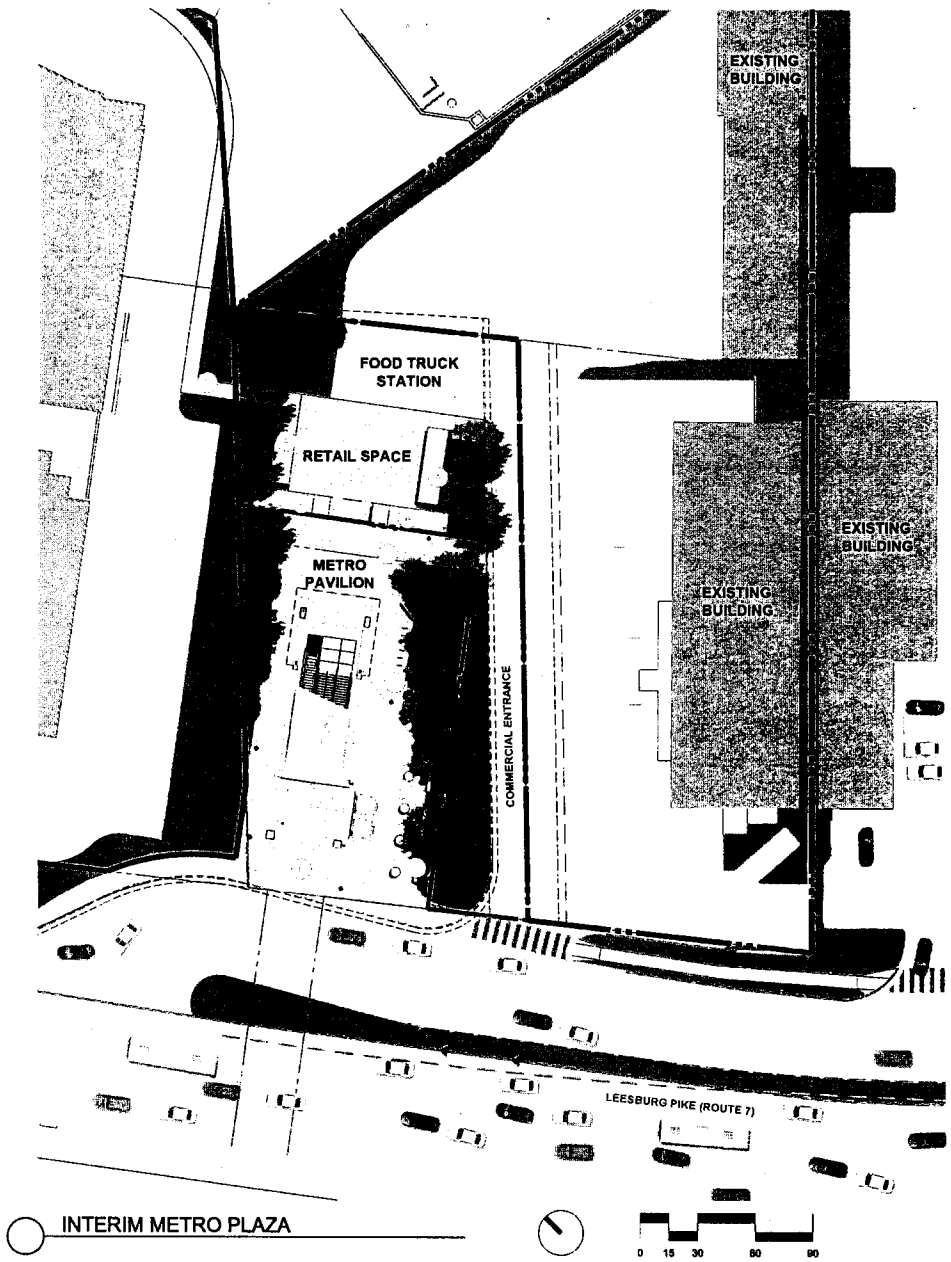


INTERIM METRO PLAZA

A. POP-UP RETAIL UNITS
B. RELOCATED BIKE RACKS (10)
C. BENCHES (5)
D. TRAIL CONNECTION
E. SCORED CONCRETE PLAZA PAVING
F. METRO ART SCULPTURE

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

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Suite 300
McLean, Virginia 22102

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F 703.821.0076
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Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-3045

REVISIONS

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| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
INTERIM METRO PLAZA PLAN

Plotted On 7/01/13, 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
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CHECKED BY

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DRAWING NUMBER
L-8.1

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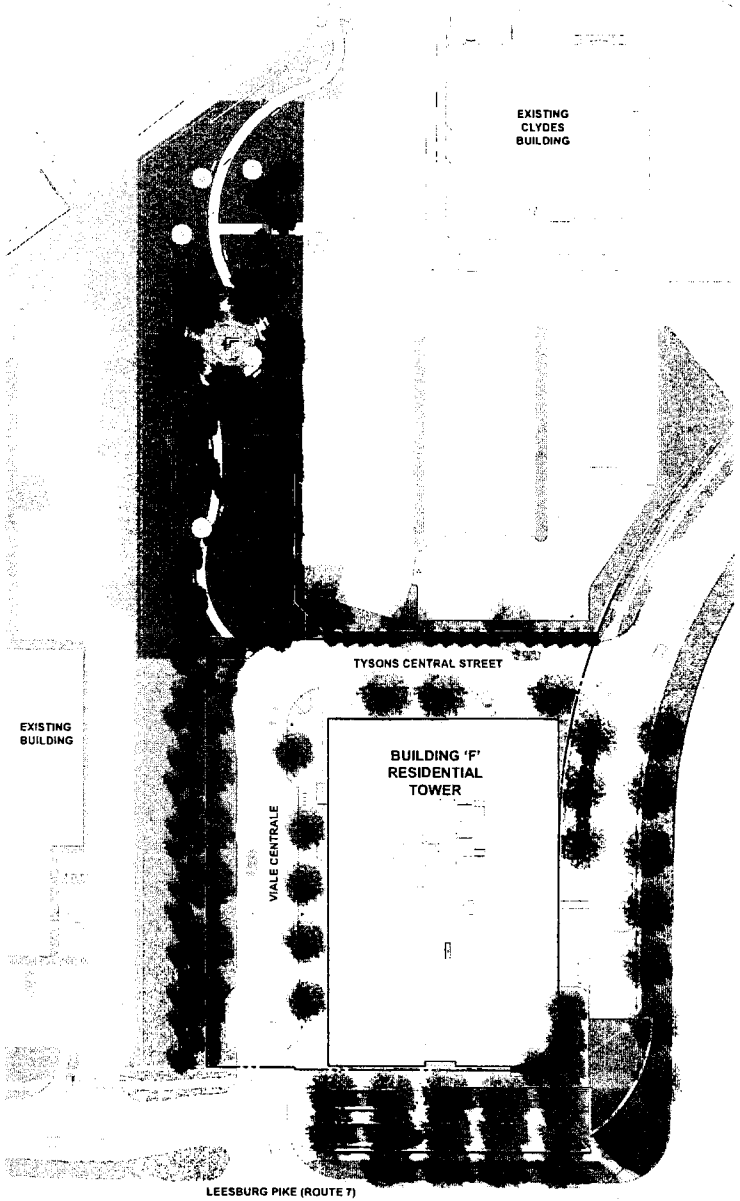
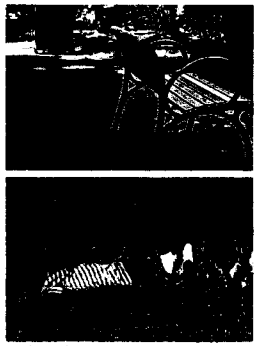
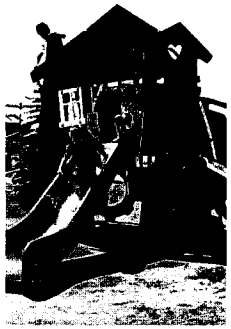



BENCH



LAWN AREA



PLAYGROUND EQUIPMENT

LEASH DOG PARK

PARK TRAIL

A. OPEN LAWN

B. PARK BENCH (9)

C. ON LEASH DOG WALKING AREA

D. +/- 800 SF. PLAYGROUND

E. TRAIL CONNECTION BETWEEN PARK TRAIL AND CLYDE SITE (POSSIBLE STAIRS)

F. 5' WIDE PARK TRAIL

G. TRAIL CONNECTION TO ADJACENT PROPERTY SIDEWALK

dcs DESIGN
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McLean, Virginia 22102
P 703.556.0376
F 703.821.9576
www.dcsdesign.com

Developer:
NVCommercial
703-448-1308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| CDP | 08/15/13 |
| CDP | 07/10/13 |
| CDP | 05/13/13 |
| CDP | 04/18/13 |
| CDP | 03/11/13 |
| CDP | 11/19/12 |
| CDP | 6/20/12 |
| CDP | 3/30/12 |
| CDP | 1/25/12 |
| CDP | 2/22/11 |
| CDP | 11/03/10 |

PROJECT TITLE
TYSONS CENTRAL

PROJECT NO. 308-778.00

DRAWING TITLE
OFF-SITE IMPROVEMENT INTERIM PARK

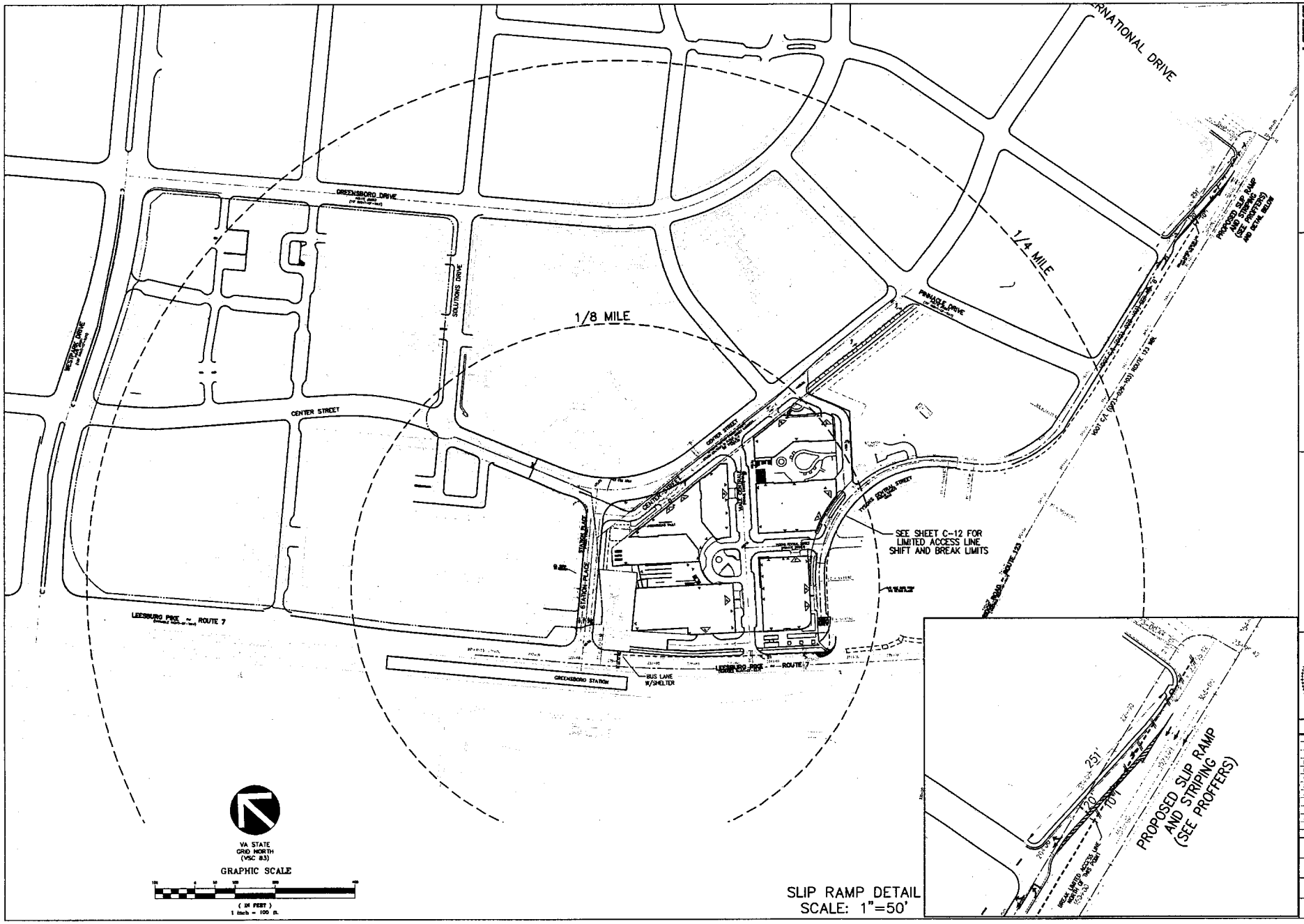
Plotted On: 10/1/13 4:52 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-8.dwg

DRAWING NUMBER
L-8.2

SHEET OF




TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CENTRAL 7
SUB-SECTION CONTEXT
STREET GRID PLAN

8/15/13

VIKA REVISIONS

| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=100'

PROJECT/FILE NO. V7148C

SHEET NO. S-1

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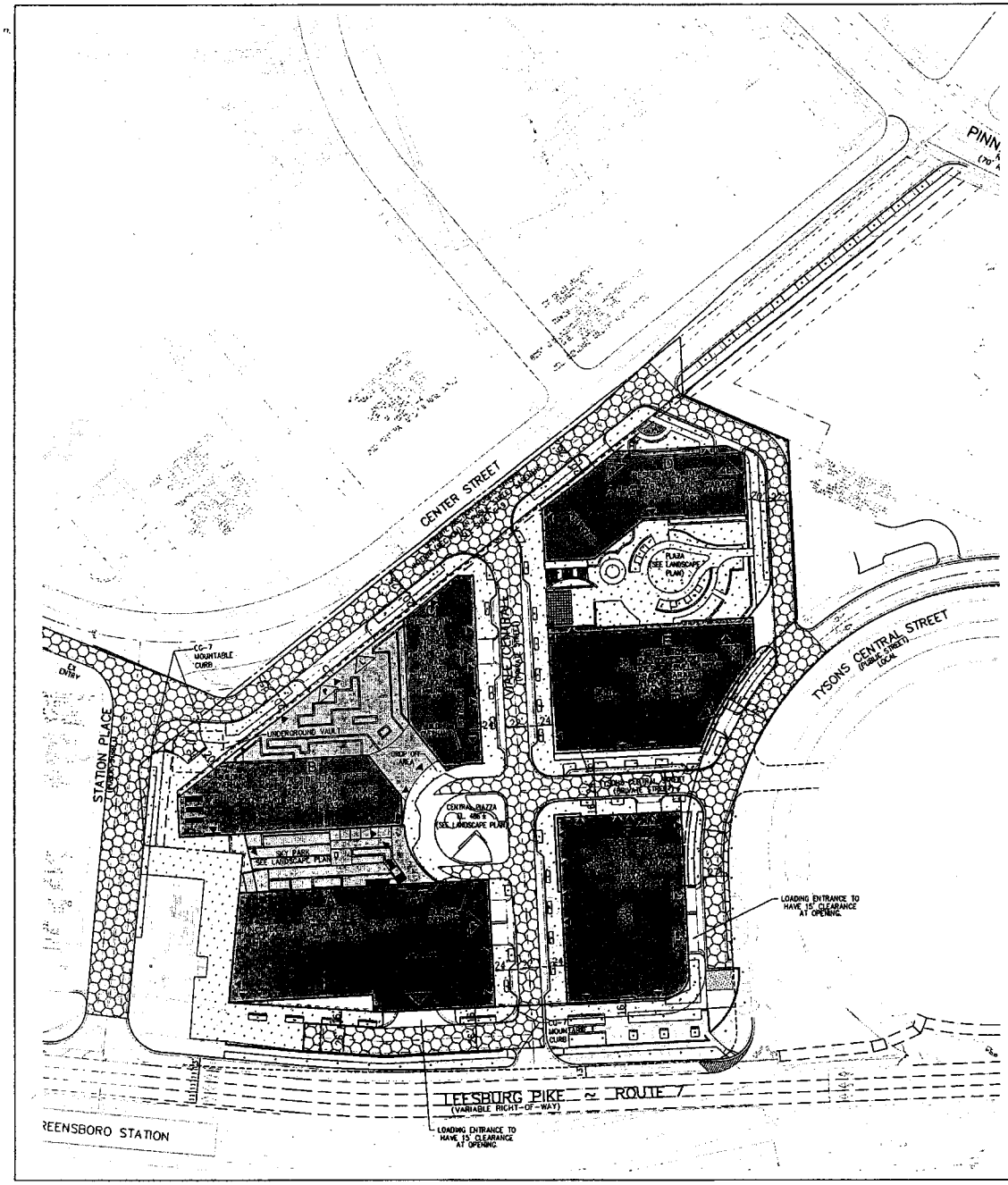



## BUILDING DATA (RESIDENTIAL OPTION E AND F)

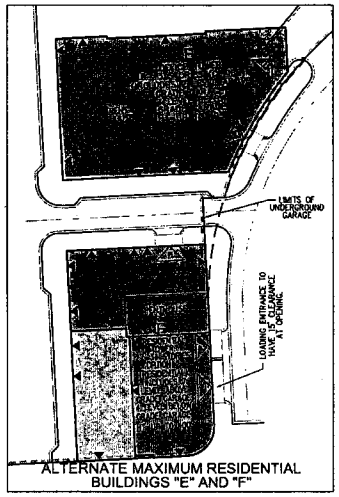
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| BUILDING | A | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 25 | | | | | | |
| BUILDING HEIGHT | 300.00 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 28,915 SF | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |
| BUILDING | B | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 34 | | | | | | |
| BUILDING HEIGHT | 400.00 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 14,885 SF | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |
| BUILDING | C | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 32 | | | | | | |
| BUILDING HEIGHT | 385.00 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 11,311 SF | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |
| BUILDING | D | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 28 | | | | | | |
| BUILDING HEIGHT | 290.00 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 14,690 SF | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |
| BUILDING | E | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 16 | | | | | | |
| BUILDING HEIGHT | 200 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 21,783 SF | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |
| BUILDING | F | | | | | | |
| TYPE OF CONSTRUCTION | 1B | | | | | | |
| NUMBER OF STORIES | 34 | | | | | | |
| BUILDING HEIGHT | 400 | | | | | | |
| USE GROUP | B | | | | | | |
| BUILDING FOOT PRINT | 21,874 | | | | | | |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES | — NO | | | | | |
| FIRE WALL RATING | 2 HOUR | | | | | | |
| ROOF TYPE | CLASS 3A | | | | | | |

## HEIGHT LEGEND

- = DENOTES VEHICULAR FIRE ACCESS FOR FIRE LANES (450 PSF LIVE LOAD RATED)
- = < 50'
- = > 80' HEIGHT
- = DENOTES ACCESSIBLE ROUTE
- = DENOTES INTERIM VEHICULAR FIRE ACCESS W/PAVERS (450 PSF LIVE LOAD RATED)

## FIRE ACCESS SHEET REQUIREMENTS

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (TO BE PROVIDED)
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (PROVIDED)
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (PROVIDED)
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (TO BE PROVIDED)
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8) LOCATION OF OVERHEAD UTILITY LINES. (TO BE PROVIDED)
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (TO BE PROVIDED)
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (TO BE PROVIDED)
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE TOP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (TO BE PROVIDED)
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (TO BE PROVIDED)
14) ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. (TO BE PROVIDED)




ALTERNATE MAXIMUM RESIDENTIAL BUILDINGS "E" AND "F"

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

VIKA REVISIONS

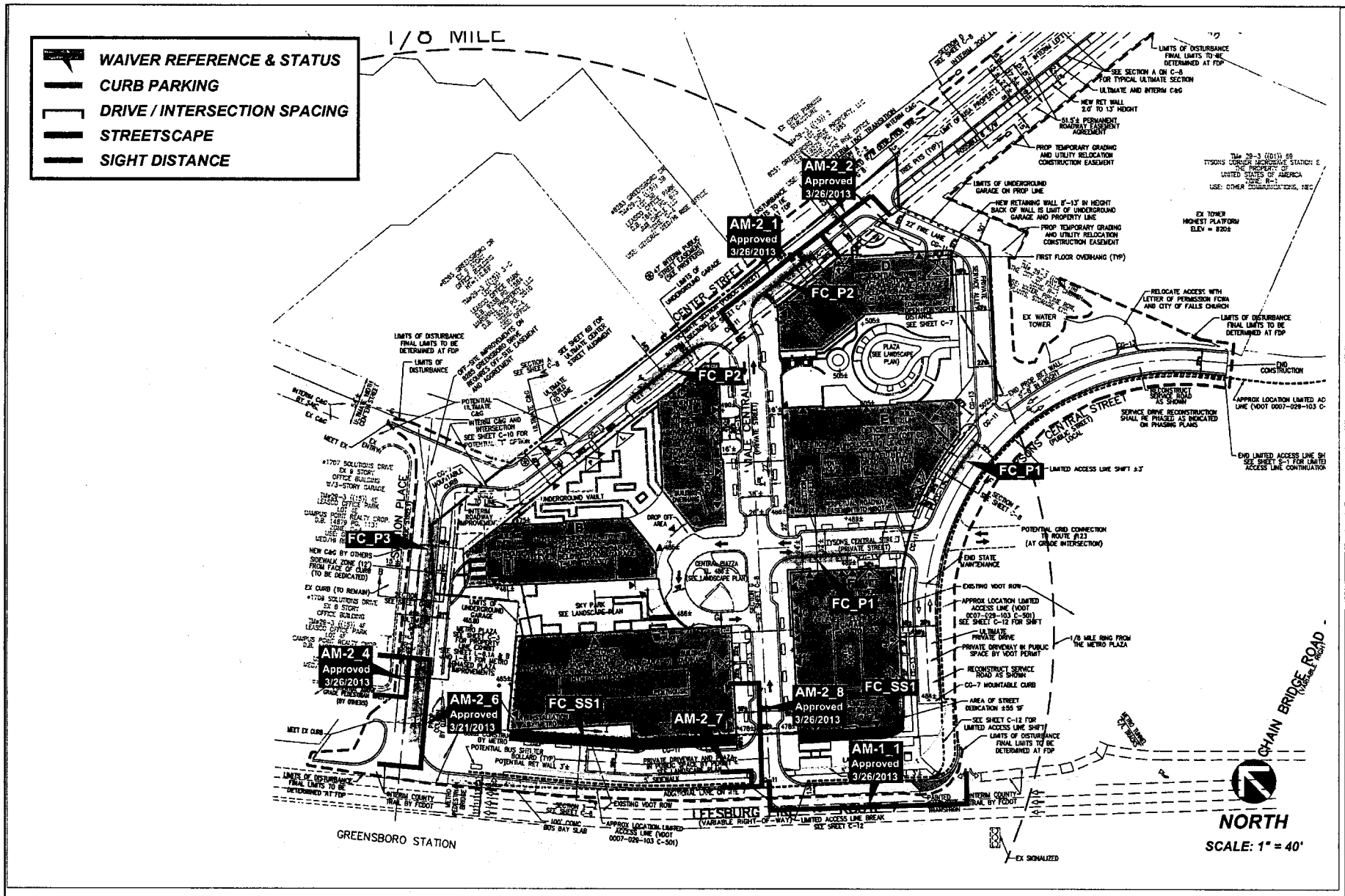
| |
|---|
| REV AUGUST 15, 2013 |
| REV JULY 10, 2013 |
| REV MAY 13, 2013 |
| REV APRIL 18, 2013 |
| REV MARCH 11, 2013 |
| REV NOVEMBER 19, 2012 |
| REV JUNE 20, 2012 |
| REV MARCH 30, 2012 |
| REV JANUARY 25, 2012 |
| DATE: FEBRUARY 22, 2011 |

| DES. | DWN. |
|---|---|
| JFA | RMC |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-2




SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROAD DESIGN
STANDARDS SUMMARY

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
DATE: JANUARY 4, 2013

DES. ENG
DWN. RMC

SCALE: N/A

PROJECT/FILE NO. V7148C

SHEET NO. S-3

## Summary of Design Standards for Tysons Corner as Applicable to Tysons Central

| Classification / Criteria | Low Speed Boulevard | Leesburg Pike (Route 7) | Collector | Center Street | Station Place | Local | Tysons Central Street | Vista Centrale | Service Street | Private Service Alley |
|---|---|---|---|---|---|---|---|---|---|---|
| Raised/Landscaped Median (Table 6, DS-15) | Required (16'-20') | ✓ | Optional[2,7] | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Circulator Route (Table 13, DS-6) | N/A | N/A | Yes @ certain locations | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| On-Street Parking (Table 5, DS-13)[7] | Restricted | ✓ | Required (8') | Need Waiver (FC_P2) | Need Waiver (FC_P3) | Required (7'-8') | Need Waiver (FC_P1) | ✓ | N/A | N/A |
| Target LOS (Table 2, DS-5) | D/E[1] | ✓ | E | ✓ | ✓ | E | ✓ | ✓ | N/A | N/A |
| # of Through Lanes (Table 3, DS-10) | 4-8 lanes | ✓ | 2-4 lanes | ✓ | ✓ | 2 lanes | ✓ | ✓ | 2 lanes | ✓ |
| Design Speed (Table 3, DS-10) | 40 mph | ✓ | 25-30 mph | ✓ | ✓ | 25 mph | ✓ | ✓ | 25 mph or less | ✓ |
| Operating Speed (Table 3, DS-10) | 35 mph | ✓ | 25-30 mph | ✓ | ✓ | 25 mph | ✓ | ✓ | 25 mph or less | ✓ |
| Operational Analysis (Table 4, DS-11) | Required | ✓ | Discretionary | ✓ | ✓ | N/A | N/A | N/A | N/A | N/A |
| Signal Spacing (Table 4, DS-11) | Operational Analysis Req'd[8] | N/A | 425'-660'[5] | N/A | N/A | 325'-660' | N/A | N/A | N/A | N/A |
| Unsignalized, Full Access Spacing (Table 4, DS-11) | Operational Analysis Req'd[8] | N/A | 200'-660' | ✓ | N/A | 100'-660' | ✓ | ✓ | N/A | N/A |
| Unsignalized, Partial Access Spacing (Table 4, DS-11) | 325'-660' | *See Below | 155'-660' | N/A | ✓ | N/A | N/A | N/A | N/A | N/A |
| Driveway Spacing (Table 4, DS-11) | Restricted | N/A | 155' | * See Below | ✓ | 50' | ✓ | *See Below | 50' | *See Below |
| Lane Widths (Table 5, DS-13) | 11' | ✓ | 10'-11'[4] | ✓ | ✓ | 10' | ✓ | ✓ | 10' | ✓ |
| Streetscape Zone Width (Table 14, DS-27) | 33'= 15' Building zone 10' sidewalk 8' landscaping panel | Need Waiver (FC_S5) | 20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel | ✓ | ✓ | 16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel | ✓ | ✓ | 5' sidewalk | ✓ |
| Sight Distance (Table 12, DS-23) | 385' (305' SSD) | ✓ | 155' | ✓ | ✓ | 155' | ✓ | ✓ | 155' | ✓ |
| Bike Lane (Table 15, DS-29) | N/A | N/A | 4'-6'[4] | ✓ | ✓ | N/A | N/A | N/A | N/A | N/A |

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis: 880 to 1,230 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for streets residential in character; 11' for streets more commercial in nature
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Widths vary depending on location relative to curb and curbside parking.
7. On circulator routes medians should be 24'-36' on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes

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

Leesburg Pike

- Vista Centrale to Route 123 westbound off ramp 220' (325') (AM-1_1) – VDOT APPROVED 3.26.2013

Center Street (Solutions to Station Place)

- Vista Centrale to Building D Driveway 140' (155') (AM-2_1) – VDOT APPROVED 3.26.2013
- Building D Driveway to Building D Alley 70' (155') (AM-2_2) – VDOT APPROVED 3.26.2013

Station Place

- Alley to SAIC Existing 60' (155') (AM-2_4) – VDOT APPROVED 3.26.2013
- Leesburg Pike to SAIC Existing (north) 125' (225') (AM-2_6) – VDOT APPROVED 3.21.2013

Vista Centrale

- Leesburg Pike to Private Service Alley 20' (225') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8) – VDOT APPROVED 3.26.2013

SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
2000 SOUTH BELL STREET, SUITE 420 ■ ARLINGTON, VIRGINIA 22202

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

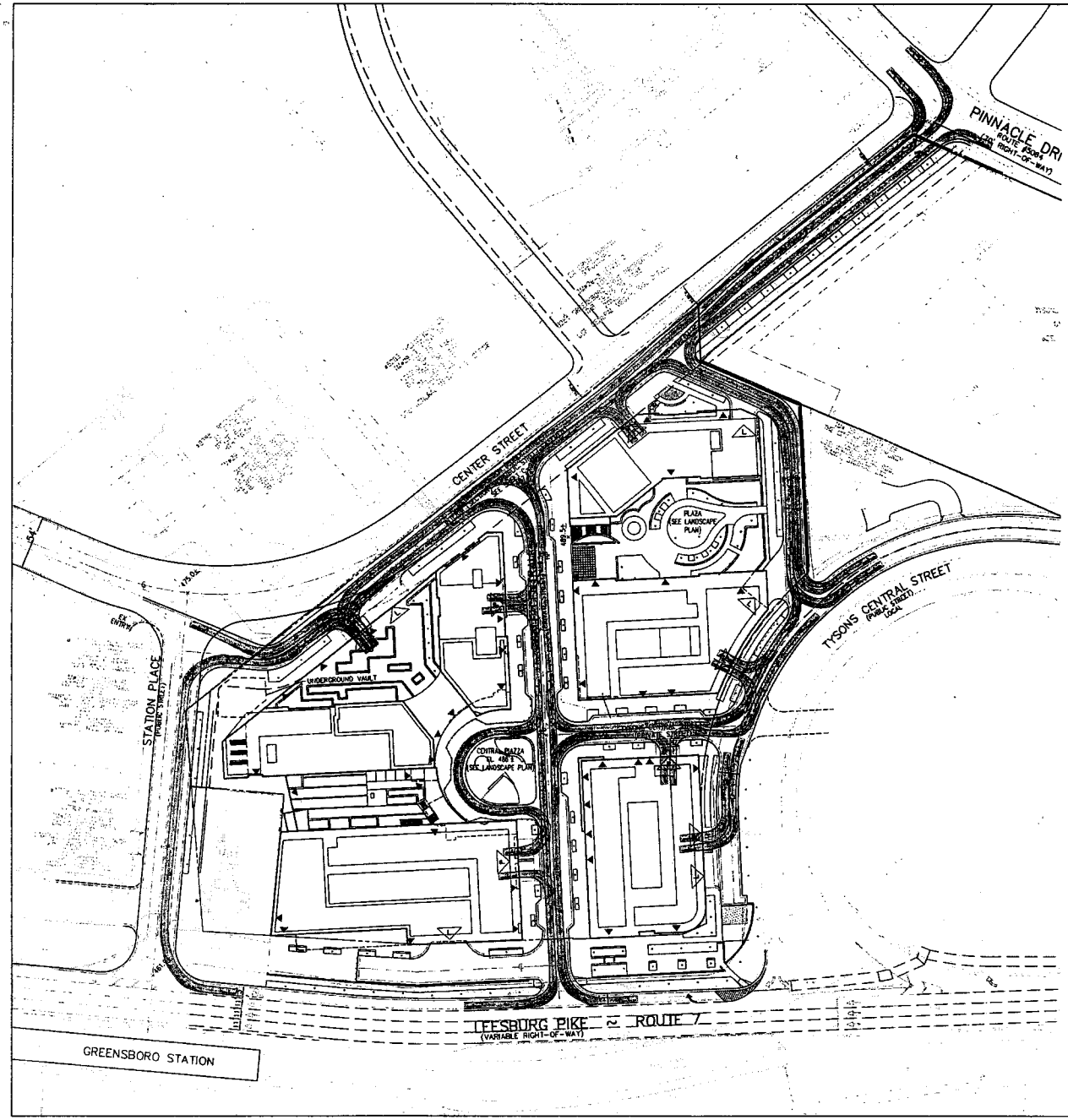
WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION TRAFFIC STANDARDS

8/15/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
DATE: JANUARY 4, 2013

DES. EMC | DWN. RMC
SCALE: N/A
PROJECT/FILE NO. V7148C
SHEET NO. S-4




VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

## DESIGN VEHICLE MOVEMENTS

COMMONWEALTH OF VIRGINIA
JOHN A. FOSSETT
No. 11447
8/16/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

AUGUST 15, 2013
JULY 10, 2013
MAY 13, 2013
APRIL 18, 2013
DATE: MARCH 27, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-5

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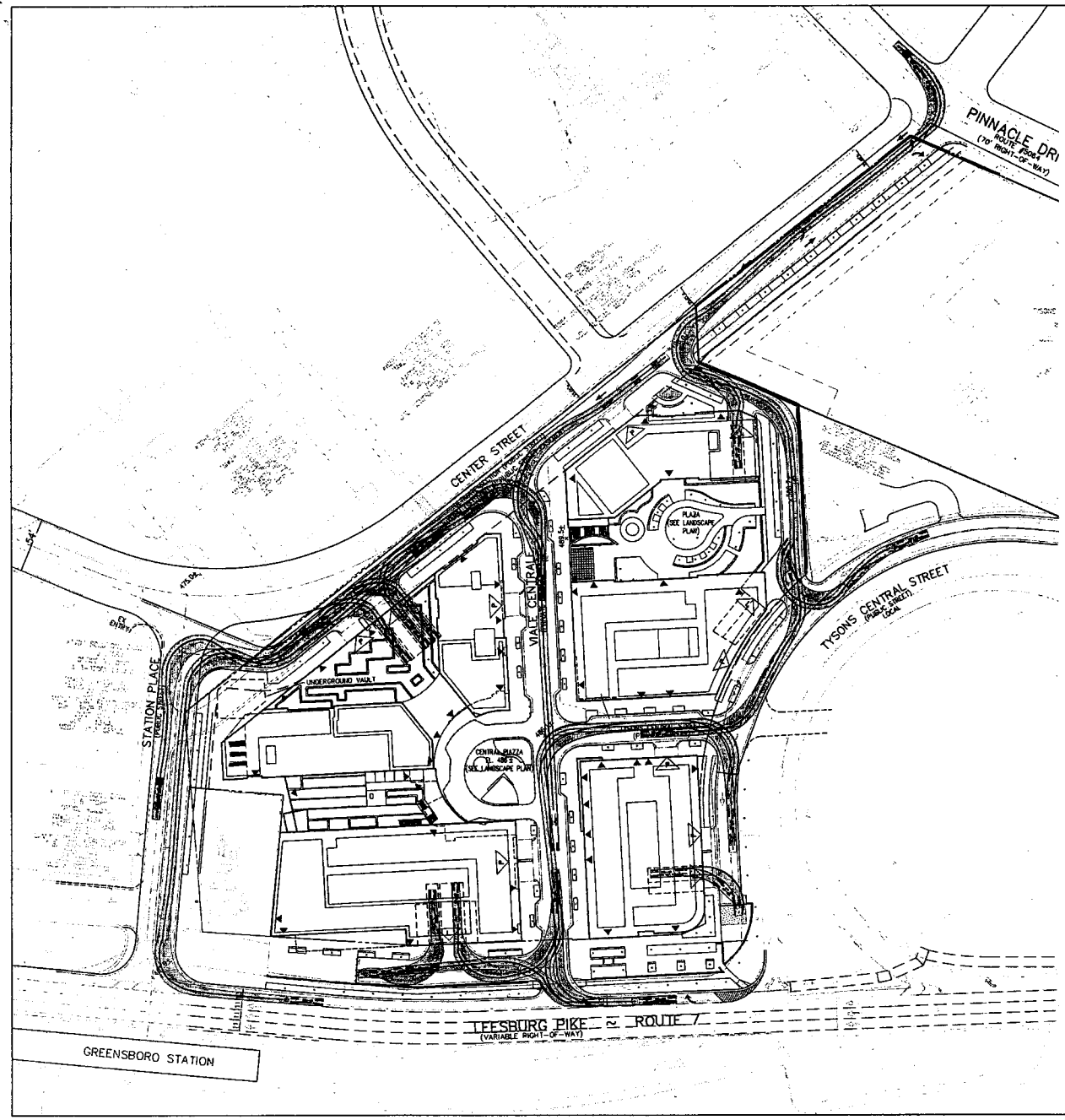
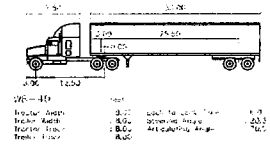


VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

VIKA

TYSONS CENTRAL
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTOTURN
(WB 40)
CONTROL VEHICLE
MOVEMENTS

VIKA REVISIONS

AUGUST 15, 2013
JULY 10, 2013
MAY 13, 2013
APRIL 18, 2013
DATE: MARCH 27, 2013

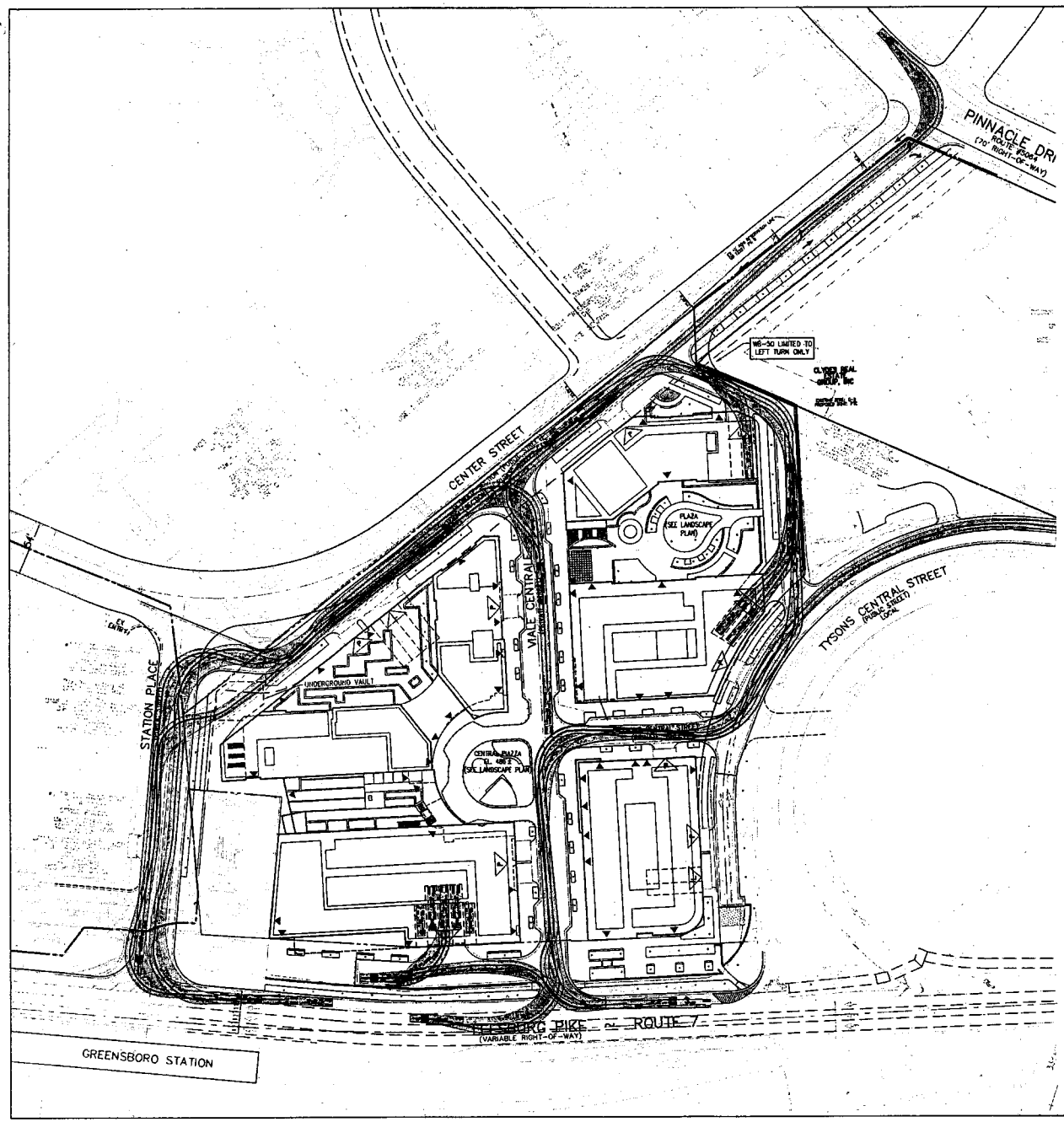
| DES. | DWN. |
|---|---|
| JFA | KY |

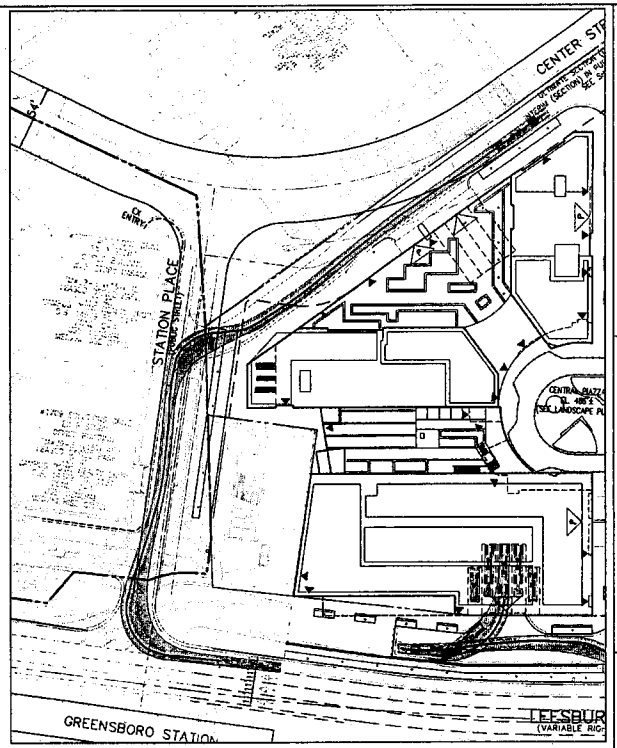
SCALE: 1"=50'

PROJECT/FILE NO. V7148C

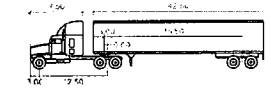
SHEET NO. S-6

P:\JOBS\Projects\V7148C\dwg\LDHBT\V7148100 Functional Plan.dwg 8/16/2013 9:14:44 AM EDT




AUTOTURN WITH MODIFIED 'T' INTERSECTION



WB-50

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

# TYSONS CENTRAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# AUTOTURN (WB 50) CONTROL VEHICLE MOVEMENTS

8/16/13

VIKA REVISIONS

AUGUST 15, 2013
JULY 10, 2013
MAY 13, 2013
APRIL 15, 2013

DATE: MARCH 27, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=50'

PROJECT/FILE NO. V7148C

SHEET NO. S-7

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# TYSONS CENTRAL BUILDING F

## FINAL DEVELOPMENT PLAN

## FDP-2011-PR-005

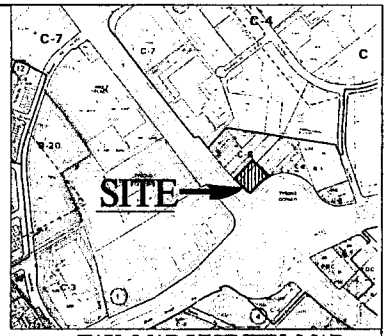
## RE: RZ 2011-PR-005 (CDP)

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 4, 2013
MARCH 11, 2013
APRIL 18, 2013
MAY 13, 2013
JULY 10, 2013
AUGUST 15, 2013

CONCEPTUAL DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 ((1)) PART OF 73, PART OF 75 AND PART OF 76




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

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| 2. | C-2. | BOUNDARY AND KEY MAP |
| 3. | C-3. | NOTES AND WAIVERS |
| 4. | C-4. | TABULATIONS |
| 5. | C-5. | AREA METRO CONTEXT PLAN |
| 6. | C-5A. | EXISTING CONDITIONS |
| 7. | C-6. | OVERALL CDP CONTEXT PLAN |
| 8. | C-7. | FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS AND LIMITED ACCESS BREAK |
| 9. | C-7A. | INTERIM FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS PRIOR TO LIMITED ACCESS BREAK |
| 10. | C-7B. | FINAL DEVELOPMENT WITHOUT LIMITED ACCESS LINE BREAK |
| 11. | C-8. | DETAILED FINAL DEVELOPMENT PLAN |
| 12. | C-9. | EXISTING VEGETATION MAP AND CALCULATIONS |
| 13. | C-10. | FDP TRAFFIC CIRCULATION PLAN |
| 14. | C-10A. | FDP TRAFFIC CIRCULATION PLAN W/O LIMITED ACCESS LINE BREAK |
| 15. | C-11. | TYPICAL STREET SECTIONS |
| 16. | C-12. | FIRE LANE ACCESS PLAN |
| 17. | C-13. | AUTO TURN ANALYSIS DESIGN VEHICLE |
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| 20. | C-16. | STORMWATER MANAGEMENT NARRATIVE |
| 21. | C-17. | STORMWATER COMPUTATIONS |
| 22. | C-18. | SWM VAULT AND BMP DETAILS |
| 23. | C-19. | FDP ADEQUATE OUTFALL DESCRIPTIONS |
| 24. | C-20. | FUNCTIONAL PLAN |

| PDF | ARCHITECTURAL | |
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| 25. | A-151 | FLOOR PLANS |
| 26. | A-152 | FLOOR PLANS |
| 27. | A-153 | BUILDING SECTIONS |
| 28. | A-154 | BUILDING ELEVATIONS |
| 29. | A-155 | BUILDING ELEVATIONS |
| 30. | A-156 | PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT |
| 31. | A-157 | PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT |
| 32. | A-158 | ILLUSTRATIVE VIEW WITH PROPOSED DEVELOPMENT |
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Zoning Evaluation Division



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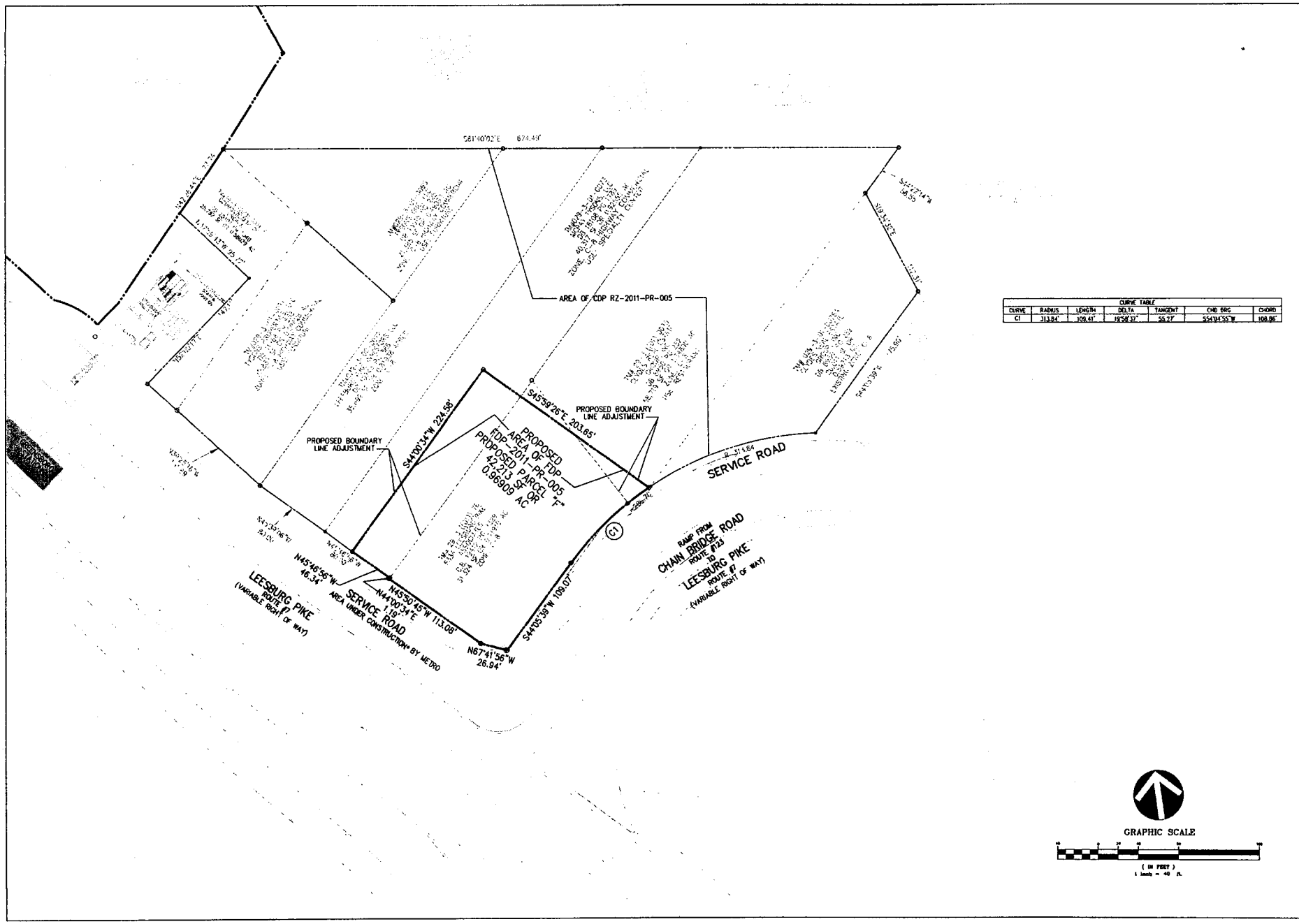
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
8/15/13
PROFESSIONAL ENGINEER

VIKA NUMBER VV7440
SHEET C-1




CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHD BRG | CHORD |
|---|---|---|---|---|---|---|
| C1 | 313.84' | 109.41' | 19°58'37" | 55.27' | S54°14'55"W | 108.86' |

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BOUNDARY AND KEY MAP

COMMONWEALTH OF VIRGINIA
JOHN F. ADIAMETTI
Lic. No. 11437
8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JANUARY 4, 2013

| DES. SURVEYS | DWN. LMG |
|---|---|

SCALE: 1"=40'

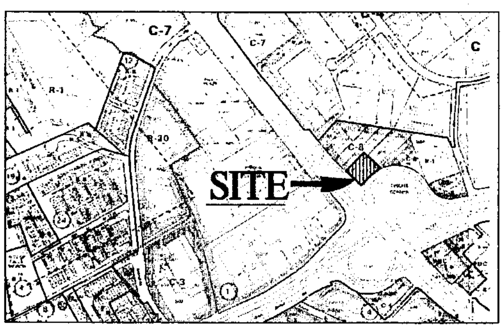
PROJECT/FILE NO. V7148-SV

SHEET NO. C-2

P:\Surveys\LBID-PROJECTS\V7148-SV\dwg\V7148-SV-FDP BLDG F.dwg 8/14/2013 2:42:05 PM EDT

# FDP GENERAL NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS FDP CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((1)) PARCELS PART OF 73, PART OF 75 AND PART OF 76. THE PROPERTY IS CURRENTLY ZONED C-8, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO PROVIDE A FDP FOR THE PROPERTY REZONED TO PTC, SC, HC WITH RZ-2011-PR-005 AND TO BE DEVELOPED AS SHOWN ON THE FDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL AND WAS FIELD VERIFIED BY VIKA, INC. THE CONTOUR INTERVAL IS TWO (2) FEET
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE SUBJECT PARCEL IS LOCATED IN THE NORTH SUB-DISTRICT OF THE TYSONS CENTRAL DISTRICT IN THE TYSONS CORNER URBAN CENTER OF THE FAIRFAX COMPREHENSIVE PLAN.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED IN ACCORDANCE WITH TYSONS COMPREHENSIVE PLAN STORMWATER MANAGEMENT CRITERIA. AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, BIORETENTION AREAS, INFILTRATION FACILITIES OR ON/OFF-SITE UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY. 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 SUBJECT PROPERTY
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE PROPERTY. DATES OF CONSTRUCTION OF EXISTING COMMERCIAL STRUCTURES TO BE DEMOLISHED ARE NOT KNOWN.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. IN ADDITION, THERE IS NO FLOOD PLAIN, R.P.A OR A ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTING ON THIS PROPERTY.
12. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND
13. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF THE WAIVERS AND MODIFICATIONS GRANTED WITH THE CDP AND FURTHER REQUESTED OR RE-AFFIRMED ON THIS SHEET.
14. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES AT THE TIME OF FINAL SITE PLAN.
15. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL SITE PLAN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES WITHOUT THE NEED TO AMEND THE FINAL DEVELOPMENT PLAN (FDP) AS OUTLINED IN THE PROFFERS SO LONG AS THE MINIMUM STREETSCAPE DIMENSIONS AS SHOWN ON THE CDP ARE MAINTAINED, AND THE MINIMUM AND MAXIMUM BUILDING GFA, MINIMUM & MAXIMUM NUMBER OF RESIDENTIAL UNITS AND MINIMUM & MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE FDP.
16. ADDITIONAL SITE FEATURES SUCH AS BUT NOT LIMITED TO: PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS, WALLS AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE PTC ZONE OR USES NOT REPRESENTED ON THE FDP MAY BE PROVIDED ON THE FINAL SITE PLAN.
17. NO DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON ROUTE 7 WHICH IS ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
19. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 AND 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF AT GRADE AND BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT FINAL SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA AND NUMBER OF UNITS AND/OR OTHER USES.
20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
21. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 16-403 OF THE ZONING ORDINANCE.
22. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW EAS WITHOUT REQUIRING MODIFICATION OF THE FDP.
23. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM STANDARDS UNLESS WAIVED OR MODIFIED BY THE DIRECTOR. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN.
24. AREAS OF SHARED PARKING, MANAGED PARKING OR TANDEM PARKING SHALL BE DEMONSTRATED ON THE SITE 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, WALKWAYS, TRELLISES, WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN GENERAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE GRAPHICS.
26. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FINAL DESIGN WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHIC ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS HEREON, AND MAINTAIN STREETSCAPE AND BUILDING ZONE DIMENSIONS.
27. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC.) MAY REQUIRE EXCEPTIONS/DEVIATIONS FROM VDOT 'ACCESS MANAGEMENT DESIGN STANDARDS' AND ROAD DESIGN MANUAL AND/OR THE TRANSPORTATION DESIGN FOR TYSONS CORNER URBAN CENTER. (AS MAY BE DETERMINED AT FINAL SITE PLAN) COMPLIANCE WITH SUCH EXCEPTIONS/DEVIATIONS SHALL NOT REQUIRE AMENDMENT TO THE FDP.
28. [redacted]
29. PRIVATE ACCESS ROADS SHOWN ON THE FDP SHALL NOT BE CONSIDERED 'STREETS', AND, AS SHOWN, MAY DEVIATE FROM THE TYSONS TRANSPORTATION DESIGN STANDARDS AND STREETSCAPE RECOMMENDATIONS IN THE COMPREHENSIVE PLAN.
30. CROSSWALK LOCATIONS INDICATED ON THE FDP ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED BY VDOT AT SITE PLAN.
31. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
32. ALL ENTRANCES ON PUBLIC AND PRIVATE STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
33. ROOT BARRIER SHALL BE PROVIDED IN THE TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
34. PROPOSED SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE ARTICLE 12 OR WITHIN ONE OR MORE COMPREHENSIVE SIGNAGE PLANS AS MAY BE APPROVED BY THE PLANNING COMMISSION.
35. ALL GRADING INDICATED ON THIS FDP 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 (EX., INTERIM, 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 AND/OR CDPA/FDPA.
39. APPLICANT INTENDS ON ALL EXISTING STRUCTURES ONSITE NOT IMPACTED BY BUILDING F FDP TO REMAIN FOLLOWING APPROVAL OF A SITE PLAN.
40. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
41. FINAL LIMITS OF CLEARING AND GRADING TO BE DETERMINED AT SITE PLAN AND ARE SUBJECT TO THE DETERMINATION OF STREET LIMITS/TRANSITIONS AND UTILITY LAYOUT.
42. ALL IMPROVEMENTS IN THE VDOT SERVICE ROAD RIGHT-OF-WAY AREA ARE SUBJECT TO VDOT APPROVAL AND PERMITS – CONDITIONS




SOILS MAP 1"=500'

6A,6B BARKERS CROSSROADS-RHODHISS-ROCK OUTCROP COMPLEX CLASS IVB, TYPE D
78B MEADOWVILLE LOAM............................................CLASS II, TYPE B
101 URBAN LAND/WHEATON COMPLEX..............................CLASS IVB TYPE D

NOTE: THIS FDP IS SUBJECT TO ALL ZONING ORDINANCE WAIVERS AND MODIFICATIONS REQUESTED ON APPLICATION #RZ-2011-PR-005. (CDP) THE FOLLOWING ZONING ORDINANCE MODIFICATIONS AND WAIVERS LISTED HAVE BEEN REITERATED AS THEY SPECIFICALLY APPLY TO THE BUILDING F SITE.

PUBLIC FACILITIES MANUAL WAIVERS / MODIFICATIONS REQUESTS

1. WAIVER OF PFM SECTION 6-0303.8, TO ALLOW STORMWATER MANAGEMENT FACILITIES (SWM AND BMP) TO BE PROVIDED WITHIN UNDERGROUND SYSTEMS WITHIN THE RESIDENTIAL BLOCKS OF THE DEVELOPMENT. (SEPARATE WAIVER FILED 001682-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, WITH SUCH SPACES COUNTING TOWARD REQUIRED PARKING.
4. MODIFICATION OF SECTION 12-0510 TO PERMIT:
   A) REDUCTION IN THE MINIMUM PLANTING AREA FROM EIGHT (8) FEET, TO SIX (6) 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 TO ALLOW FOR TREE PRESERVATION TARGET AND 10 PERCENT 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 10 ARE REQUIRED FROM THE DIRECTOR TO SUPPORT THE DESIGN ELEMENTS AND PROFFERED COMMITMENTS OF THIS APPLICANT AND CDP. APPLICANT REQUESTS THE BOARD SUPPORT THESE PFM WAIVERS AND MODIFICATION AND DIRECT THE DIRECTOR TO GRANT THESE WAIVERS/MODIFICATIONS AT SITE PLAN.

9. WAIVER OF PFM SECTION 7 IN FAVOR OF THE TRANSPORTATION DESIGN STANDARDS FOR THE TYSONS CORNER URBAN DENTER.

PFM SECTION 6 - STORMWATER AND BMP CODE REQUIREMENTS

10. DEVIATIONS / MODIFICATION OF REQUIRED SWM AND BMP CRITERIA BY THE DIRECTOR, DPWES AS OUTLINED IN THE "STORMWATER MANAGEMENT DESIGN PFM DEVIATIONS NARRATIVE" OUTLINED ON STORMWATER MANAGEMENT SHEETS AND AS FOLLOWS:
    A) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2C TO ALLOW FOR INSTALLATION OF PERMEABLE PAVEMENT SYSTEMS THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
    B) ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1304.2F 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 AS 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.

SEE SHEET S-2 AND S-3 FOR TYSONS CORNER URBAN CENTER TRANSPORTATION DESIGN STANDARDS, WAIVERS AND MODIFICATIONS. SEE SHEET C-16 FOR STORMWATER MANAGEMENT PFM WAIVER NARRATIVE.

ZONING ORDINANCE WAIVER / MODIFICATION REQUESTS

ZONING ORDINANCE ARTICLE 2 - GENERAL REGULATIONS

1. APPLICANT REQUESTS A WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO BE CONSTRUCTED TO THE STREETSCAPE BUILDING ZONE LINE ON CORNER LOTS ON PUBLIC STREETS AND LOTS WITH PRIVATE STREET EASEMENTS WHICH MAY CREATE A CORNER LOT CONFIGURATION AS DEFINED IN THE ZONING ORDINANCE.
2. 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 AN FDP.

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. APPLICANT REQUESTS A MODIFICATION OF ARTICLE 6-501-7 OF THE ZONING ORDINANCE AND THE TYSON'S CORNER URBAN CENTER STREETSCAPE DESIGN IN FAVOR OF THAT SHOWN ON THE CDP. SPECIFIC AREAS INCLUDE:
   A. STREET LINE ON NORTH SIDE OF RTE. 7 AND ADJACENT TO PARK, INCLUDING THE REQUIREMENT FOR THE BUILDING ZONE
   B. EAST SIDE TYSONS CENTRAL STREET ADJACENT TO THE ROUTE 123 RAMP.
   C. EAST SIDE STATION PLACE ALONG METRO PLAZA.
   D. NORTHEAST SIDE STATION PLACE AND CENTER STREET ALONG INTERIM ROAD SECTION AND AT THE BUILDING B ENTRANCE.
   E. SOUTH SIDE CENTER STREET ALONG THE USA PROPERTY FRONTAGE.
   F. EAST AND WEST SIDE OF PRIVATE SERVICE ALLEY AT BUILDING "D."
   G. CENTRAL PIAZZA
4. APPLICANT REQUESTS A WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.

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

5. AS ALLOWED WITHIN ZONING ORDINANCE SECTION 10-104.3.F 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

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING

6. APPLICANT REQUESTS A MODIFICATION OF SECTION 11-202(4) REQUIRING MINIMUM DISTANCE OF FORTY FEET (40') OF A LOADING SPACE IN PROXIMITY TO DRIVE AISLES, TO THAT AS DEMONSTRATED ON THE CDP AND SHOWN ON THE APPROVED FDP.
7. APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT IN LENGTH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING

8. APPLICANT REQUESTS A MODIFICATION / WAIVER OF INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS (SECTION 13-202-8) FOR INTERIM SURFACE LOTS AND SPACES ON PRIVATE STREETS AS ALLOWED PER SECTION 13-202, PARA 6, TO THAT SHOWN ON THE CDP AND TO BE SHOWN ON THE FDP. FOR INTERIM SURFACE PARKING LOTS: INTERIOR LANDSCAPING WILL BE DEMONSTRATED ON SUBSEQUENT FDP APPLICATIONS AND WILL UTILIZE EXISTING VEGETATION WITHIN PARKING LOTS, TO THE EXTENT POSSIBLE
9. APPLICANT REQUESTS A MODIFICATION OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECTION 13-203-5) FOR ABOVE GRADE PARKING STRUCTURES, PARKING ON PRIVATE STREETS, AND INTERIM SURFACE LOTS AS ALLOWED BY SECTION 13-203, PARA 3, TO THAT SHOWN ON THE CDP OR AS MAY BE SHOWN ON THE FDP.

ZONING ORDINANCE ARTICLE 16 - DEVELOPMENT PLANS

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

ZONING ORDINANCE ARTICLE 17 - SITE PLAN - 2-505

11. APPLICANT REQUESTS A WAIVER OF SECTION 17-201-(3)(B) REQUIRING ADDITIONAL INTER-PARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE CDP) AND AS PROFFERED.
12. APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 AS APPROPRIATE FOR ALL REQUIRED TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE LANE SYSTEM SHOWN ON THE CDP AND AS PROFFERED
13. IN ACCORDANCE WITH SECTION 17-0201, APPLICANT REQUESTS A WAIVER OF SERVICE ROADS ALONG ROUTE 7 AND ROUTE 123.
14. 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.
15. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT REQUESTS THE RIGHT TO ESTABLISH PARKING CONTROLS, SIGNS (INCLUDING SPACING AND LOCATION), AND PARKING METERS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT IN COORDINATION WITH FCDOT.
16. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (12) (13) AND (14), THE APPLICANT REQUESTS THE IMPROVEMENTS TO BE PROVIDED IN A PHASED SEQUENCE AS OUTLINED IN THE CDP AND PROFFERS AND TO BE DETERMINED WITH THE FDP IN ACCORDANCE WITH THE TYSONS URBAN STREET STANDARDS.

SEE PFM WAIVERS/MODIFICATIONS 1-8 AS REQUESTED FROM THE BOARD OF SUPERVISORS.

VIKA

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND WAIVERS

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
8/16/13
PROFESSIONAL ENGINEER

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. JFA | DWN. KY |
|---|---|
| SCALE: N/A | |
| PROJECT/FILE NO. VV7148G | |
| SHEET NO. C-3 | |

# DEVELOPMENT TABULATION

| Building | Building Height [1] | | Range of Stories [2] | Use [3] | GFA by Use | Building GFA | Dwelling Units | WDUs [4] | Parking Permitted/Provided < 1/8 Mile to Metro [5] | | Loading Spaces [6] |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Min | Max | | | | | | | Min. | Max. | |
| F | 325' | 400' | 27 - 34 | Residential | 350,000 - 394,000 | 360,000 - 411,000 | 375 - 414 | 75 - 83 | 375 - 414 | 505 - 557 | 2 |
| | | | | Retail/Service | 10,000 - 17,000 | | | | 0 | 30 - 72 | |

[1] Building height is measured from average grade and includes the podium and any social rooms/usable area on the roof penthouse level. Building height does not include architectural features or mechanical penthouse per section 2-506 of the zoning ordinance. Such features may be a maximum of 25 feet.

[2] The number of floors shown is conceptual and may be adjusted provided the maximum building height is not exceeded.

[3] Retail/Service use as indicated in the tabulation may include a variety of other commercial uses such as, but not limited to, eating establishments and fast food restaurants as well as public uses and residential amenity space. (See Proffers.)

[4] Twenty (20) percent of all dwelling units will be Workforce Dwelling Units (WDUs). The actual number of WDUs will be determined at final site plan based on the total number of dwelling units provided.

| Primary Use | Parking Permitted/Provided < 1/8 Mile to Metro | |
|---|---|---|
| | Min | Max |
| Retail/Service | 0 | 6/1000 GFA, excluding the first 5,000 GFA |
| Multi-Family Residential | | |
| 0 - 1 Bedroom | 1 | 1.3/Unit |
| 2 Bedrooms | 1 | 1.6/Unit |

[5] The minimum required and maximum permitted parking spaces for each use were calculated in accordance with Sect. 6-509 of the Zoning Ordinance, which is restated below for the primary uses proposed on the FDP. It is understood that some commercial uses have different parking rates than the retail/service category shown below. Residential parking was based on an average mix of 85% 0-1 bedroom units and 15% 2-bedroom units. At the time of site plan, parking will be provided based on the specific uses, GFA, number of units and mix of bedroom types and the minimum and maximum rates set forth in Section 6-509 of the Zoning Ordinance.

[6] Additional loading spaces may be provided inside the building as identified at the time of final site plan.

# RUNNING TABULATION - BUILDINGS A, B, C, D, E & F

| Building | Option | Use | CDP GFA | FDP GFA | Site Plan GFA |
|---|---|---|---|---|---|
| A | Options 1 & 2 | Office | 200,000 - 320,000 | | |
| | | Retail | 40,000 - 62,000 | | |
| | | Total | 240,000 - 382,000 | | |
| B | Options 1 & 2 | Hotel | 100,000 - 155,000 | | |
| | | Residential | 100,000 - 170,000 | | |
| | | Retail | 20,000 - 33,000 | | |
| | | Total | 220,000 - 358,000 | | |
| C | Options 1 & 2 | Residential | 230,000 - 335,000 | | |
| | | Retail | 3,000 - 8,000 | | |
| | | Total | 233,000 - 343,000 | | |
| D | Options 1 & 2 | Residential | 245,000 - 343,000 | | |
| | | Retail | 0 - 20,000 | | |
| | | Total | 245,000 - 363,000 | | |
| E | Option 1, Alt 1 | Office | 190,000 - 212,000 | | |
| | | Retail | 10,000 - 33,000 | | |
| | | Total | 200,000 - 245,000 | | |
| | Option 1, Alt 2 | Hotel | 95,000 - 192,000 | | |
| | | Retail | 10,000 - 33,000 | | |
| | | Total | 105,000 - 225,000 | | |
| | Option 2 | Residential | 165,000 - 195,000 | | |
| | | Retail | 10,000 - 33,000 | | |
| | | Total | 175,000 - 228,000 | | |
| F | Option 1 | Office | 140,000 - 240,000 | | |
| | | Retail | 10,000 - 17,000 | | |
| | | Total | 150,000 - 257,000 | | |
| | Option 2 | Residential | 300,000 - 398,000 | 350,000 - 394,000 | |
| | | Retail | 10,000 - 17,000 | 10,000 - 17,000 | |
| | | Total | 310,000 - 415,000 | 360,000 - 411,000 | |
| Option 1 Totals [1] | | Office | 530,000 - 631,000 | | |
| | | Residential | 575,000 - 848,000 | | |
| | | Hotel | 100,000 - 155,000 | | |
| | | Retail | 83,000 - 172,000 | | |
| | | TOTAL | 1,288,000 - 1,807,000 | | |
| Option 2 Totals [2] | | Office | 200,000 - 320,000 | | |
| | | Residential | 1,040,000 - 1,441,000 | 350,000 - 394,000 | |
| | | Hotel | 100,000 - 155,000 | | |
| | | Retail | 83,000 - 173,000 | 10,000 - 17,000 | |
| | | TOTAL | 1,423,000 - 2,029,000 | 360,000 - 411,000 | |

[1] Option 1 includes two alternative uses of Building E: one includes office/retail uses and the other includes hotel/retail uses. The Option 1 "CDP GFA" column provide the GFA range for both the office/retail and hotel/retail alternatives; thus the Option 1 GFA s for individual buildings do not mathematically add up to the Option 1 "Totals". In addition, GFA for office uses has been set at the maximum 2.50 FAR permitted (631,000 SF) which is less than the sum of the office uses shown in Buildings A, E and F for Option 1.

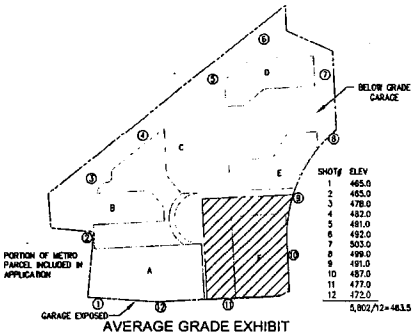
[2] Option 2 Total GFA is less than the sum of the Option 2 office, residential, hotel and retail GFAs, as there is flexibility in the mix of uses. Total Option 2 GFA is 2,029,000 (See Proffers for limitations on overall GFA).

## FDP – SITE TABULATION

FDP AREA = 42,213 SF OR 0.96909 ACRES

PROPOSED MAXIMUM GFA W/ BLDG F = 411,000 GSF

FAR = 9.74




| SHOT# | ELEV |
|---|---|
| 1 | 465.0 |
| 2 | 465.0 |
| 3 | 478.0 |
| 4 | 482.0 |
| 5 | 481.0 |
| 6 | 492.0 |
| 7 | 503.0 |
| 8 | 499.0 |
| 9 | 491.0 |
| 10 | 487.0 |
| 11 | 477.0 |
| 12 | 472.0 |

5,802/12=483.5

AVERAGE GRADE EXHIBIT

WORK FORCE HOUSING NOTE:
ALL REQUIRED WORK FORCE HOUSING WILL CONFORM WITH TYSON'S COMPREHENSIVE PLAN POLICIES FOR WORK FORCE HOUSES. SEE PROFFERS.

VIKA

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TABULATIONS

COMMONWEALTH OF VIRGINIA
JEFF A. SMATETTI
LIC. NO. 11137
8/15/13

VIKA REVISIONS

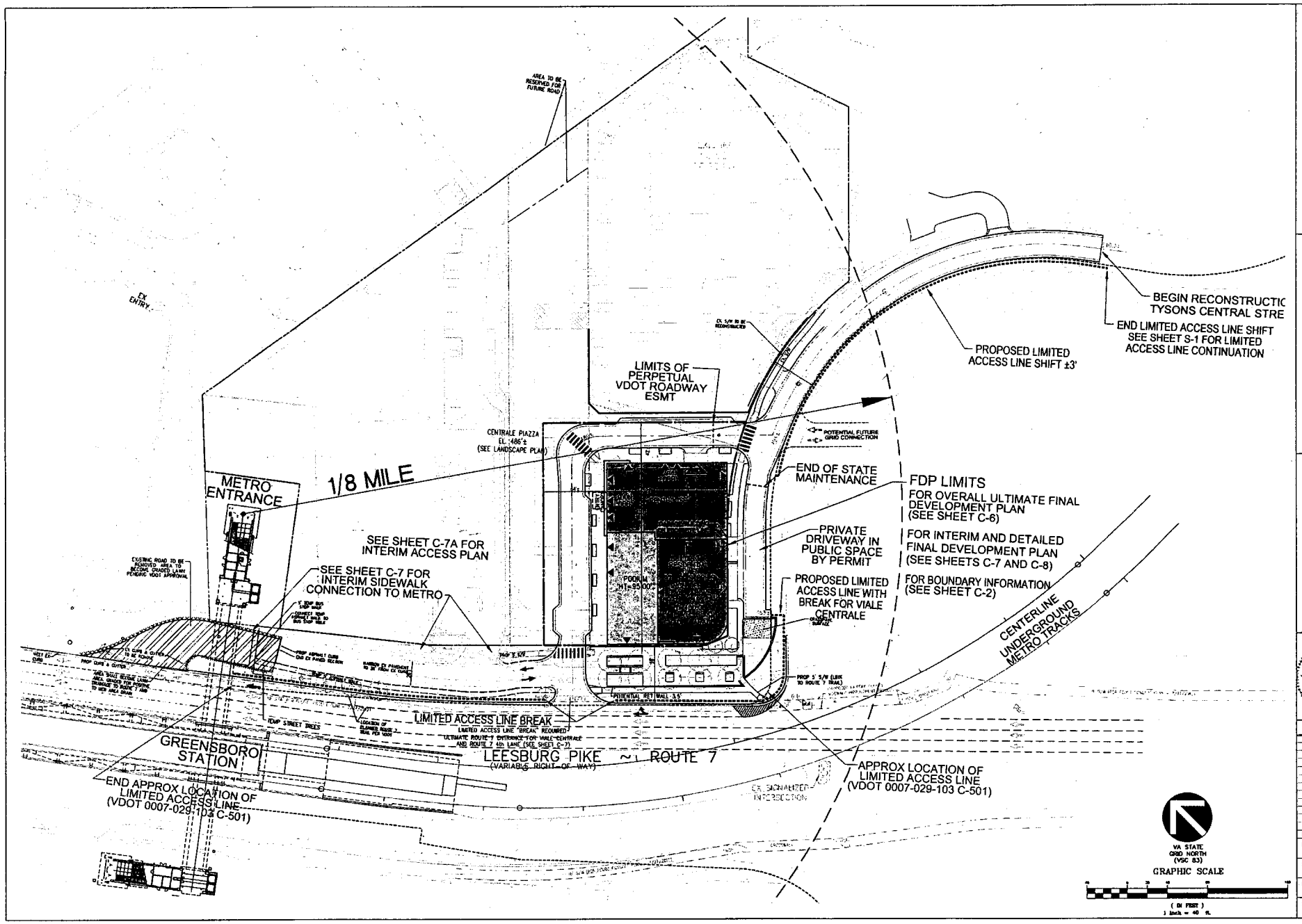
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: N/A

PROJECT/FILE NO. VV7148G

SHEET NO. C-4




TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA METRO CONTEXT PLAN

VIKA REVISIONS

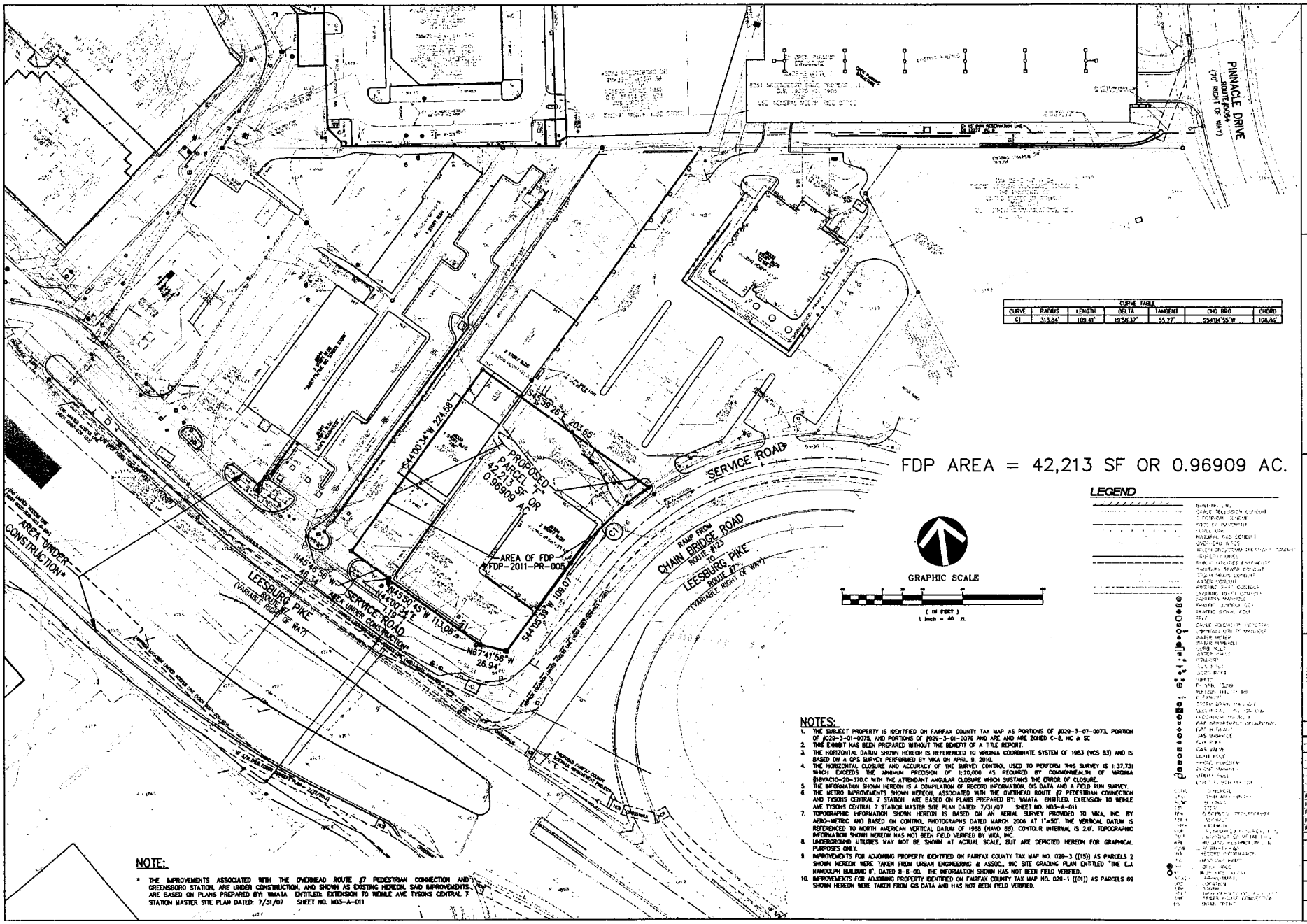
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=40'

PROJECT/FILE NO. VV7148C

SHEET NO. C-5




FDP AREA = 42,213 SF OR 0.96909 AC.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHD BRG | CHORD |
| C1 | 313.84' | 109.41' | 19°58'37" | 55.27' | S54°14'55"W | 108.86' |

## LEGEND

## NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS PORTIONS OF (029-3-07-0073, PORTION OF (029-3-01-0075, AND PORTIONS OF (029-3-01-0076 AND ARE AND ARE ZONED C-8, HC & SC.
2. THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND IS BASED ON A GPS SURVEY PERFORMED BY VIKA ON APRIL 9, 2016.
4. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:37,731 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 AS REQUIRED BY COMMONWEALTH OF VIRGINIA (18VAC10-20-370.C WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
5. THE INFORMATION SHOWN HEREON IS A COMPILATION OF RECORD INFORMATION, GIS DATA AND A FIELD RUN SURVEY.
6. THE METRO IMPROVEMENTS SHOWN HEREON, ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND TYSONS CENTRAL 7 STATION ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2006 AT 1"=50'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS NOT BEEN FIELD VERIFIED BY VIKA, INC.
8. UNDERGROUND UTILITIES MAY NOT BE SHOWN AT ACTUAL SCALE, BUT ARE DEPICTED HEREON FOR GRAPHICAL PURPOSES ONLY.
9. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((15)) AS PARCELS 2 SHOWN HEREON WERE TAKEN FROM URBAN ENGINEERING & ASSOC., INC SITE GRADING PLAN ENTITLED "THE E.J. RANDOLPH BUILDING II", DATED 8-8-00. THE INFORMATION SHOWN HAS NOT BEEN FIELD VERIFIED.
10. IMPROVEMENTS FOR ADJOINING PROPERTY IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-1 ((01)) AS PARCELS 69 SHOWN HEREON WERE TAKEN FROM GIS DATA AND HAS NOT BEEN FIELD VERIFIED.

## NOTE:

* THE IMPROVEMENTS ASSOCIATED WITH THE OVERHEAD ROUTE #7 PEDESTRIAN CONNECTION AND GREENSBORO STATION, ARE UNDER CONSTRUCTION, AND SHOWN AS EXISTING HEREON. SAID IMPROVEMENTS ARE BASED ON PLANS PREPARED BY: WMATA ENTITLED: EXTENSION TO WEHLE AVE TYSONS CENTRAL 7 STATION MASTER SITE PLAN DATED: 7/31/07 SHEET NO. N03-A-011

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

COMMONWEALTH OF VIRGINIA
M. E. MATTETTI
No. 14647
8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013

DATE: JANUARY 4, 2013

| DES. SURVEYS | DWN. LMG |
|---|---|

SCALE 1"=40'

PROJECT/FILE NO. V7148G

SHEET NO. C-5A

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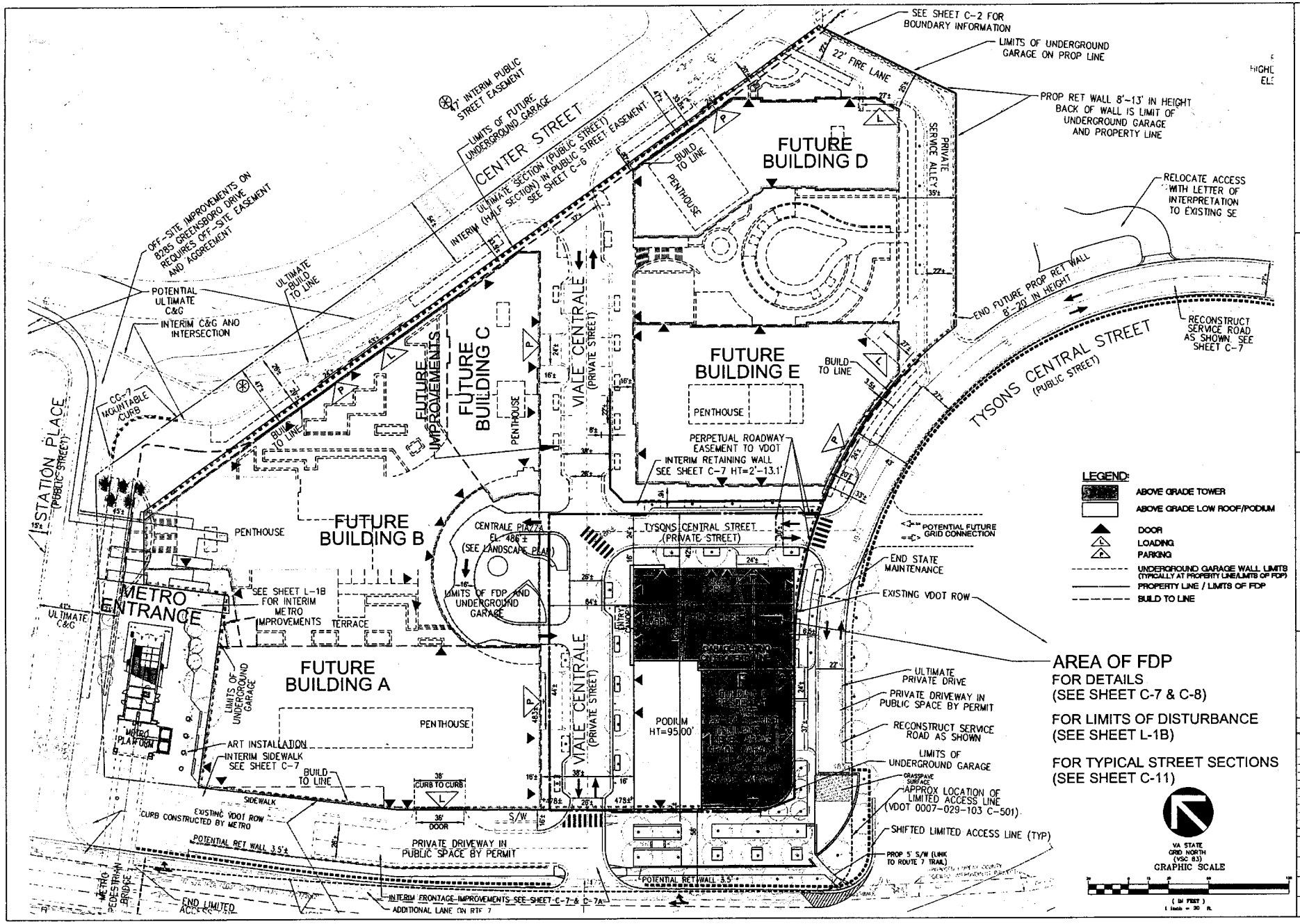



TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL CDP CONTEXT PLAN

VIKA REVISIONS

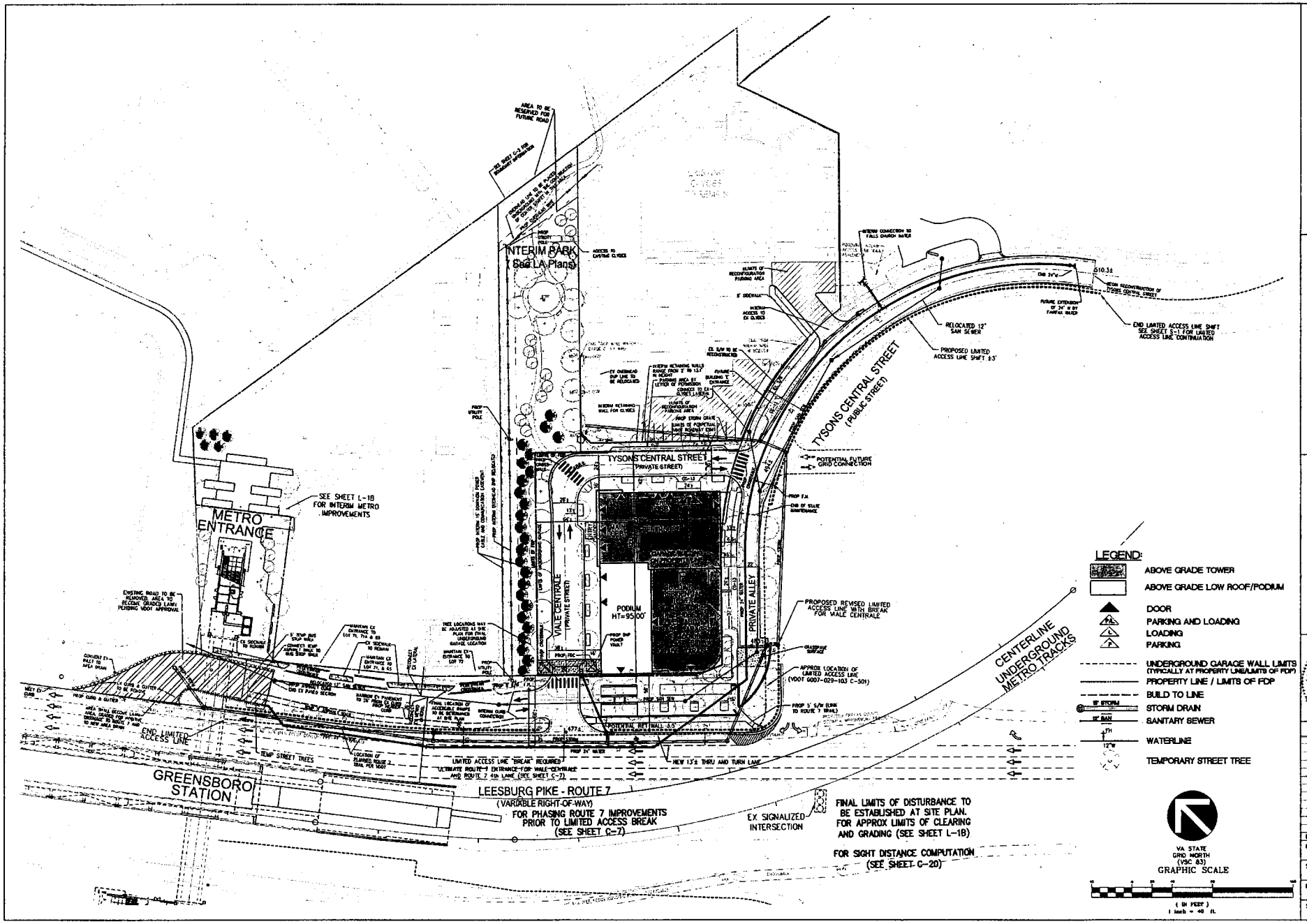
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. JFA | DWN. KY |
|---|---|

SCALE 1"=30'

PROJECT/FILE NO. W7148C

SHEET NO. C-6




VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS AND LIMITED ACCESS BREAK

VIKA REVISIONS

| | |
|---|---|
| REV. AUGUST 15, 2013 | |
| REV. JULY 10, 2013 | |
| REV. MAY 13, 2013 | |
| REV. APRIL 18, 2013 | |
| REV. MARCH 11, 2013 | |
| DATE. JAN. 4, 2013 | |
| DES. JFA | DWN KY |
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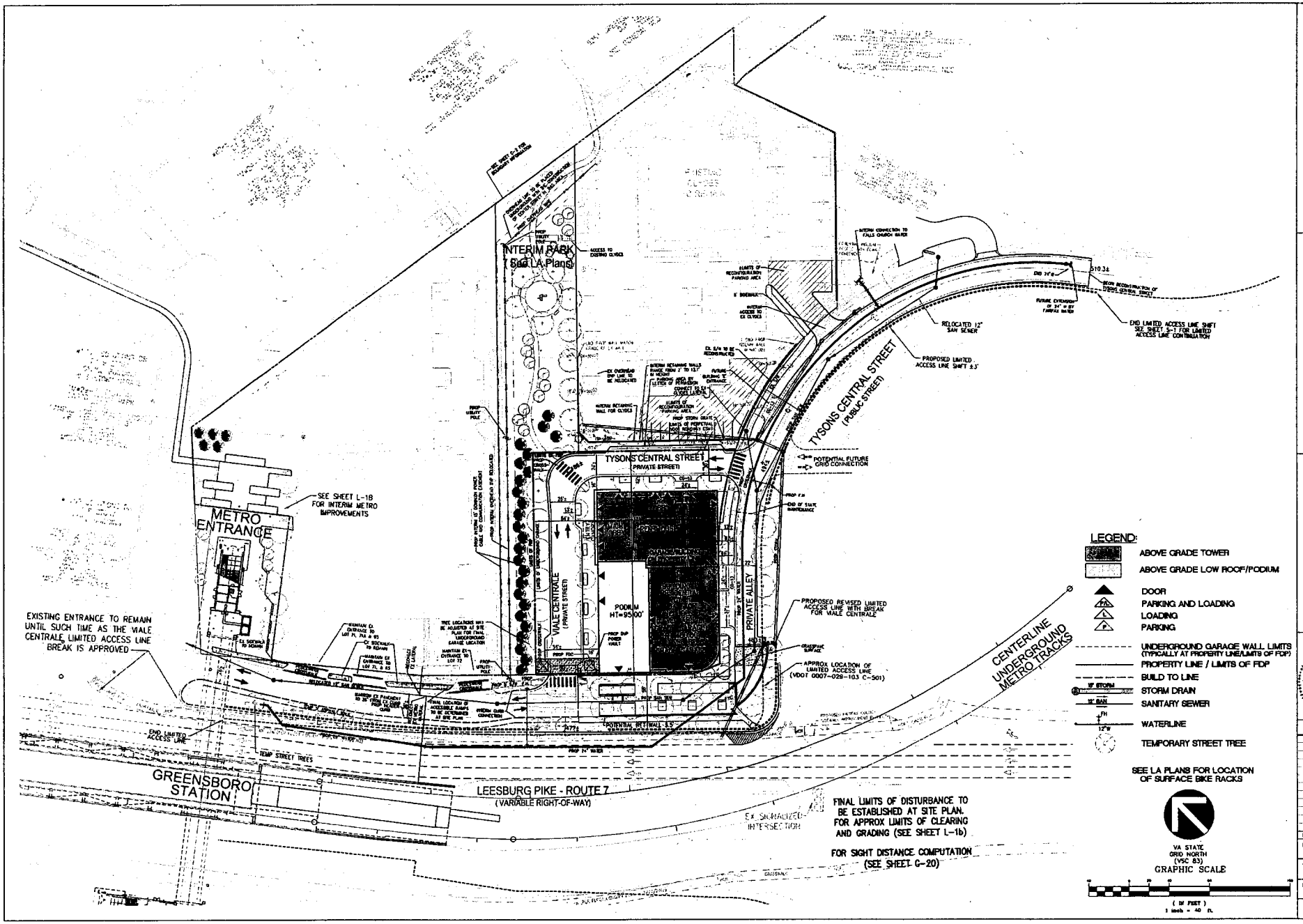
| PROJECT/FILE NO. VV71480 | |
| SHEET NO. C-7 | |




VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS PRIOR TO LIMITED ACCESS BREAK

8/16/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 16, 2013
REV. MARCH 11, 2013

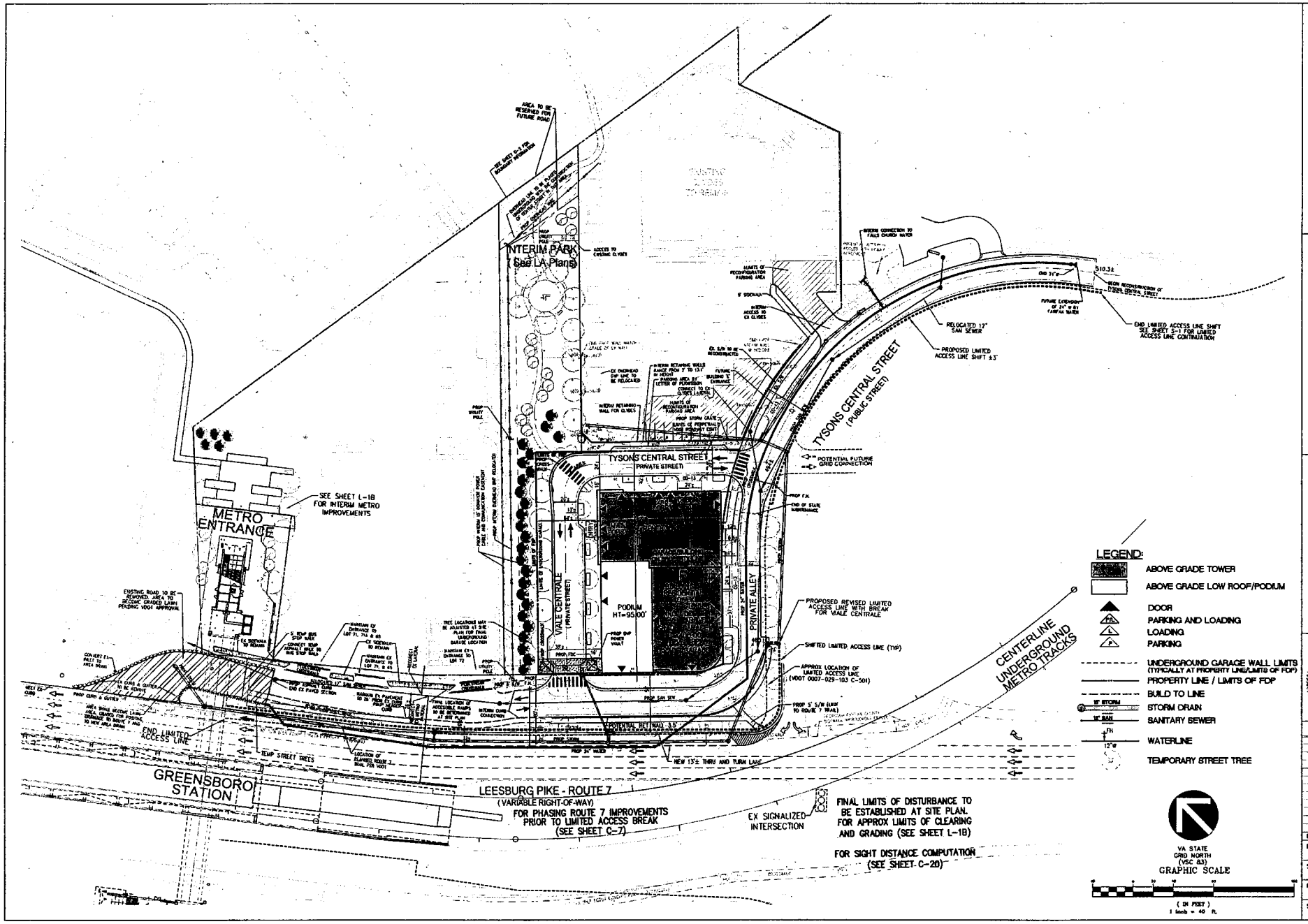
DATE: JAN. 4, 2013

DES. JFA | DWN. KY

SCALE: 1"=40'

PROJECT/FILE NO. VV7148G

SHEET NO. C-7A




VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN WITH RTE 7 IMPROVEMENTS WITHOUT LIMITED ACCESS BREAK

8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013

DATE JAN. 4, 2013

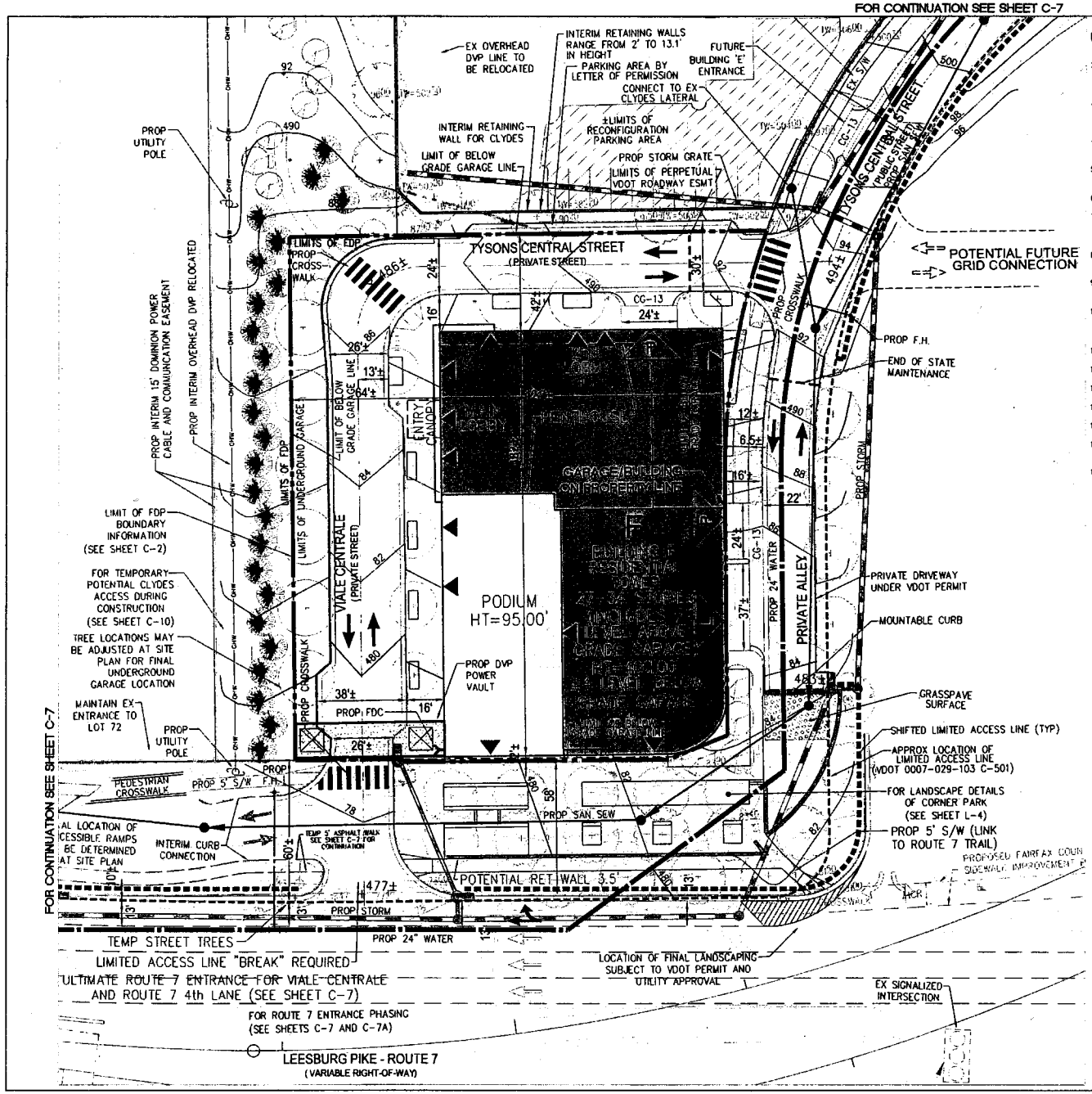
DES. JFA | DWN. KY

SCALE: 1"=40'

PROJECT/FILE NO. VV7148G

SHEET NO. C-7B

FOR CONTINUATION SEE SHEET C-7




**DETAILED FDP NOTES:**

1. SEE SHEET A-153 FOR BUILDING HEIGHT DETAILS.
2. PROPOSED SEWER AND WATER TO SERVE SITE SHALL BE PROVIDED BY CONNECTION TO PROPOSED SEWER AND WATER MAINS WITHIN TYSONS CENTRAL STREET AND LEESBURG PIKE OR AS DETERMINED AT SITE PLAN SUBMISSION.
3. THE APPLICANT RESERVES THE RIGHT TO EXTEND AND CONSTRUCT UTILITIES, ROADWAYS AND OTHER INFRASTRUCTURE NEEDS FOR THE SITE, WHICH MAY BE OUTSIDE THE LIMITS OF THE FDP AS SHOWN HEREON, THROUGH PRIVATE PARTY AGREEMENTS WITH THE OWNER(S) OF THE ADJACENT PROPERTIES.
4. SEE SHEETS C-3 AND C-4 NOTES AND TABULATIONS FOR GENERAL NOTES, AND MODIFICATIONS AND WHICH APPLY TO THE SUBJECT PROPERTY.
5. UTILITY AND LID LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE DETERMINED AT FINAL SITE PLAN.
6. STREET TREES IN SIGHT DISTANCE LINES SUBJECT TO VDOT APPROVAL AT SITE PLAN. (SEE PROFFERS)
7. LIMITS OF CLEARING & GRADING TO INCLUDE ALL ON-SITE PROPERTY AND OFF-SITE AREAS NOTED SUBJECT TO PERMIT OR LICENSE AGREEMENT WITH COMMONWEALTH OF VIRGINIA SUBJECT AND TO VDOT APPROVAL. SEE SHEET L-1b FOR LIMITS OF CLEARING AND GRADING.
8. APPLICANT RESERVES THE RIGHT TO MODIFY THE LIMITS OF CLEARING AND GRADING INCLUDING ALL REQUIRED OFFSITE IMPROVEMENTS AS DICTATED AT SITE PLAN. SEE SHEET L-1B.
9. THE FINAL NUMBER AND LOCATION OF PARKING SPACES TO MEET THE MINIMUM AND MAXIMUM PERMITTED BY THE ZONING ORDINANCE TO BE DETERMINED AT SITE PLAN.
10. RECREATIONAL AMENITIES PROVIDED WITH THE BUILDING 'F' PARCEL ARE TO INCLUDE: PRIVATE ROOF TERRACE, PRIVATE RESIDENTIAL ROOF TERRACE AND POOL, GROUND LEVEL PARK ALONG LEESBURG PIKE AND INTERIM PARK OFFSITE.
11. PROPOSED 24" WATERMAIN IN TYSONS CENTRAL STREET AND LEESBURG PIKE FOR FAIRFAX WATER.
12. ALL STREET TREES ARE SUBJECT TO VDOT AND FIRE MARSHAL REVIEW AND APPROVAL FOR FIRE ACCESS.
13. ALL GRADING SHOWN ON THE FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL SITE PLAN.
14. SEE SHEET C-13 AND C-14 FOR AUTO TURN ANALYSIS.
15. SEE SHEET C-20 FOR SIGHT DISTANCE LINES.
16. SUBDIVISION AND LOT LINE ADJUSTMENT ARE SUBJECT TO AGREEMENT BETWEEN NV COMMERCIAL AND CLYDES REAL ESTATE GROUP, INC. AND SHALL BE RESOLVED PRIOR TO FINAL SITE PLAN.
17. THIS PLAN REQUIRES A LIMITED ACCESS LINE BREAK AND SHIFT ALONG ROUTE 7 AND TYSONS CENTRAL STREET – SEE CDP.

**LEGEND:**

- ABOVE GRADE TOWER
- ABOVE GRADE LOW ROOF/PODIUM
- DOOR
- PARKING AND LOADING
- LOADING
- PARKING
- UNDERGROUND GARAGE WALL LIMITS (TYPICALLY AT PROPERTY LINE/LIMITS OF FDP)
- PROPERTY LINE / LIMITS OF FDP
- BUILD TO LINE
- STORM DRAIN
- SANITARY SEWER
- WATERLINE
- TEMPORARY STREET TREE

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETIALED FINAL DEVELOPMENT PLAN

VIKA REVISIONS

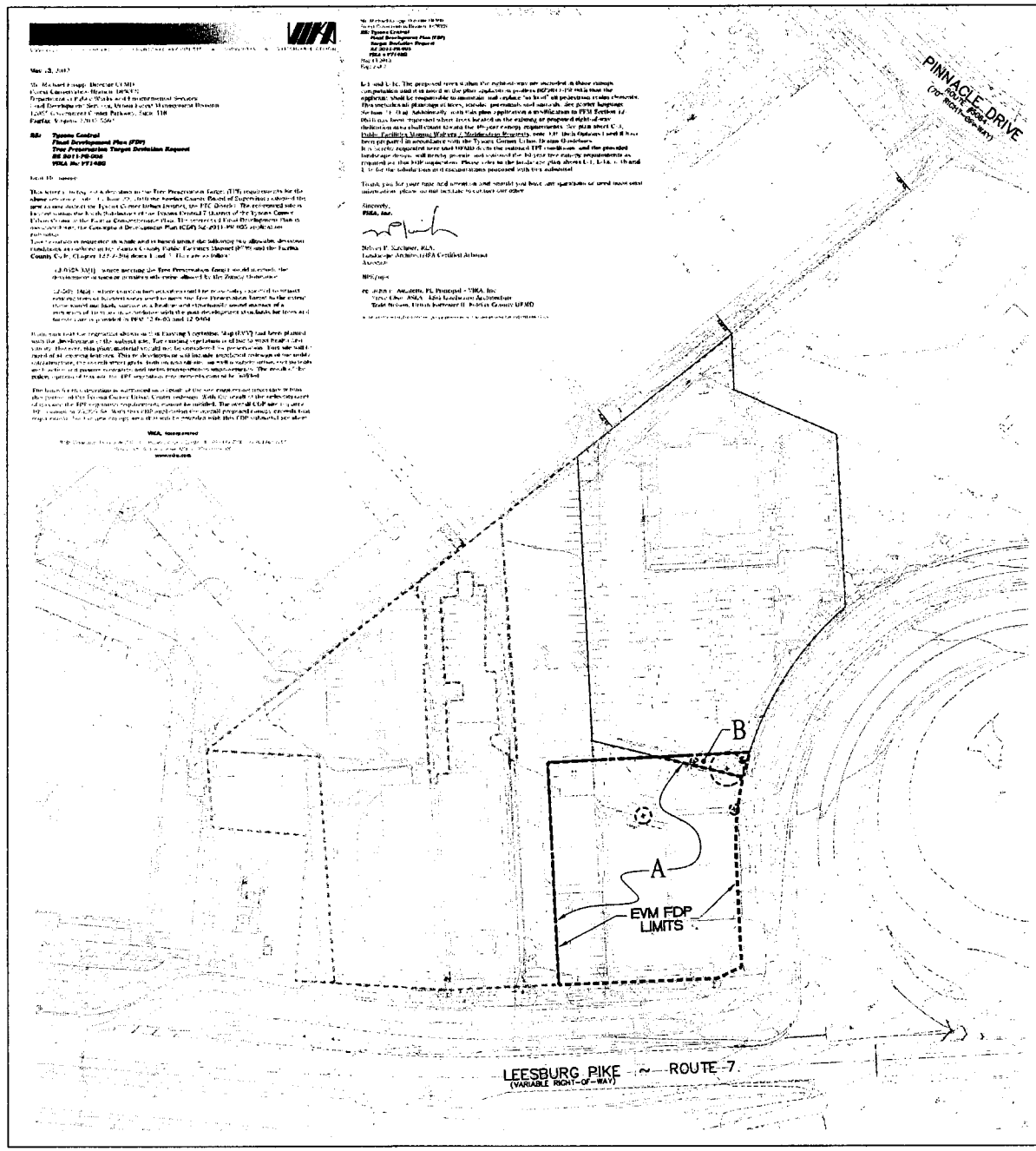
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

DES. JFA | DWN. KY

SCALE: 1"=20'

PROJECT/FILE NO. VV7148G

SHEET NO. C-8




## TYSONS CENTRAL
### EXISTING VEGETATION SUMMERY

| EVM INDEX | COVER TYPE | SUCCESSIONAL STAGE | AREA | COVER CONDITION | PRIMARY SPECIES | COMMENTS |
|---|---|---|---|---|---|---|
| "A" | DEVELOPED/ MAINTAINED | N/A | 41,086 SF (0.94322 AC) | FAIR | SEE COVER TYPE TABLE | DEVELOPED RETAIL WITH SURFACE PARKING AND NO INTERIOR PARKING LOT LANDSCAPING |
| "B" | DEVELOPED/ MAINTAINED | N/A | 1,127 SF (0.02587 AC) | GOOD | SEE COVER TYPE TABLE | DEVELOPED RESTAURANT SITE WITH SURFACE PARKING AND INTERIOR PARKING LOT LANDSCAPING |
| | | TOTAL AREA | 42,213 SF (0.96909 AC) | | | |

## TYSONS CENTRAL
### EXISTING VEGETATION COVER TYPES

**"A" PRIMARY COVER**
Ilex opaca–American Holly
Tilia cordata–Littleleaf Linden

**"B" PRIMARY COVER**
Ilex opaca–American Holly
Tilia cordata–Littleleaf Linden

### EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED AS RETAIL COMMERCIAL AND RESTAURANT. THERE ARE CULTIVARS ON THIS DEVELOPED PROPERTY THAT ARE PLANTED LANDSCAPE, REMNANT VEGETATION FROM THE TIME OF DEVELOPMENT AND VOLUNTEER PLANT GERMINATIONS THAT THRIVED INTO SEMI–MATURE VEGETATION.

COVER TYPE–A: AREA–A HAS BEEN DEVELOPED AS RETAIL COMMERCIAL WITH SURFACE PARKING COMPOUND. THE PARKING COMPOUND HAS NO INTERIOR OR PERIPHERAL PARKING LANDSCAPING. THE EXISTING VEGETATION GENUS/SPECIES IS OUTLINED ABOVE, FROM A BIOTIC / QUALITY ASSESSMENT, THE SUBJECT VEGETATION WOULD NOT BE CONSIDERED OF HIGH VALUE PLANT MATERIAL. THE AGE CLASS IS SEMI–MATURE, GENERALLY THE VEGETATION IS OF FAIR TO GOOD HEALTH. THIS VEGETATION APPEARS TO HAVE AN MODERATE LEVEL OF MAINTENANCE. THIS VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

COVER TYPE–B: AREA–B HAS BEEN DEVELOPED AS RESTAURANT COMMERCIAL THIS AREA OF FDP APPLICATION IS A PORTION THE RESTAURANT PARKING COMPOUND PERIPHERY APPROXIMATELY 38% (+/–) OF THIS AREA IS IMPERVIOUS. THE REMAINDER WOULD BE CONSIDERED PERIPHERAL LANDSCAPING THAT HAD BEEN INSTALLED WITH THE RESTAURANT DEVELOPMENT. THE EXISTING VEGETATION GENUS/SPECIES IS OUTLINED ABOVE, FROM A BIOTIC / QUALITY ASSESSMENT. THE SUBJECT VEGETATION WOULD NOT BE CONSIDERED OF HIGH VALUE PLANT MATERIAL. THE AGE CLASS IS SUB TO SEMI–MATURE. IT APPEARS THAT THIS VEGETATION HAS A LOW FREQUENCY MAINTENANCE SCHEDULE. THE GENERAL HEALTH CONDITION OF THIS VEGETATION IS FAIR TO GOOD. HOWEVER, THIS VEGETATION SHOWS AVERAGE, TO BELOW AVERAGE VIGOR AND VITALITY. THE SUBJECT VEGETATION SHOULD NOT BE CONSIDERED FOR PRESERVATION.

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST IS SUBMITTED WITH THIS APPLICATION FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12–0507.4.

### LEGEND

EXISTING TREE CANOPY

| Table 12.3: Tree Preservation Target Calculations and Statement | | | May 13,2013 |
|---|---|---|---|
| A. Tree Preservation Target Calculations and Statement | | | |
| A | Pre-development area of existing tree canopy (from existing vegetation map)(SF) = | 1,257 | see § 12-0508 |
| B | Percentage of gross site area covered by existing tree canopy = | 2.98% | |
| 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 = | 3% | |
| E | Proposed percentage of canopy requirement that will be met through tree preservation = | 0% | |
| F | Has the Tree Preservation Target minimum been met? | No | Provide Yes or No |
| G | If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tre | C-9 | Provide sheet number, see § 12-0508.3A(1) |
| H | If step A.7 requires a narrative, it shall be prepared in accordance with § 12-0508.4 | YES | see § 12-0508.4 |
| I | Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10 | L-1a | |
| | X:\DATA\7000-9000\7148\W7148Q\10-yr Tree Canopy FDP 2013.05.10.xls\Sheet1(2) | | |

NOTE: FOR PFM WAIVERS / MODIFICATIONS REQUESTS, SEE SHEET C–3.

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 50 ft.

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

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP AND CALCULATIONS

COMMONWEALTH OF VIRGINIA
JOHN C. MARTETTI
No. 12117
8/15/13
REGISTERED PROFESSIONAL ENGINEER

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JANUARY 4, 2013

| DES. | DWN. |
|---|---|
| NPK | NPK |

SCALE: 1"=50'
PROJECT/FILE NO. W7148Q
SHEET NO. C–9

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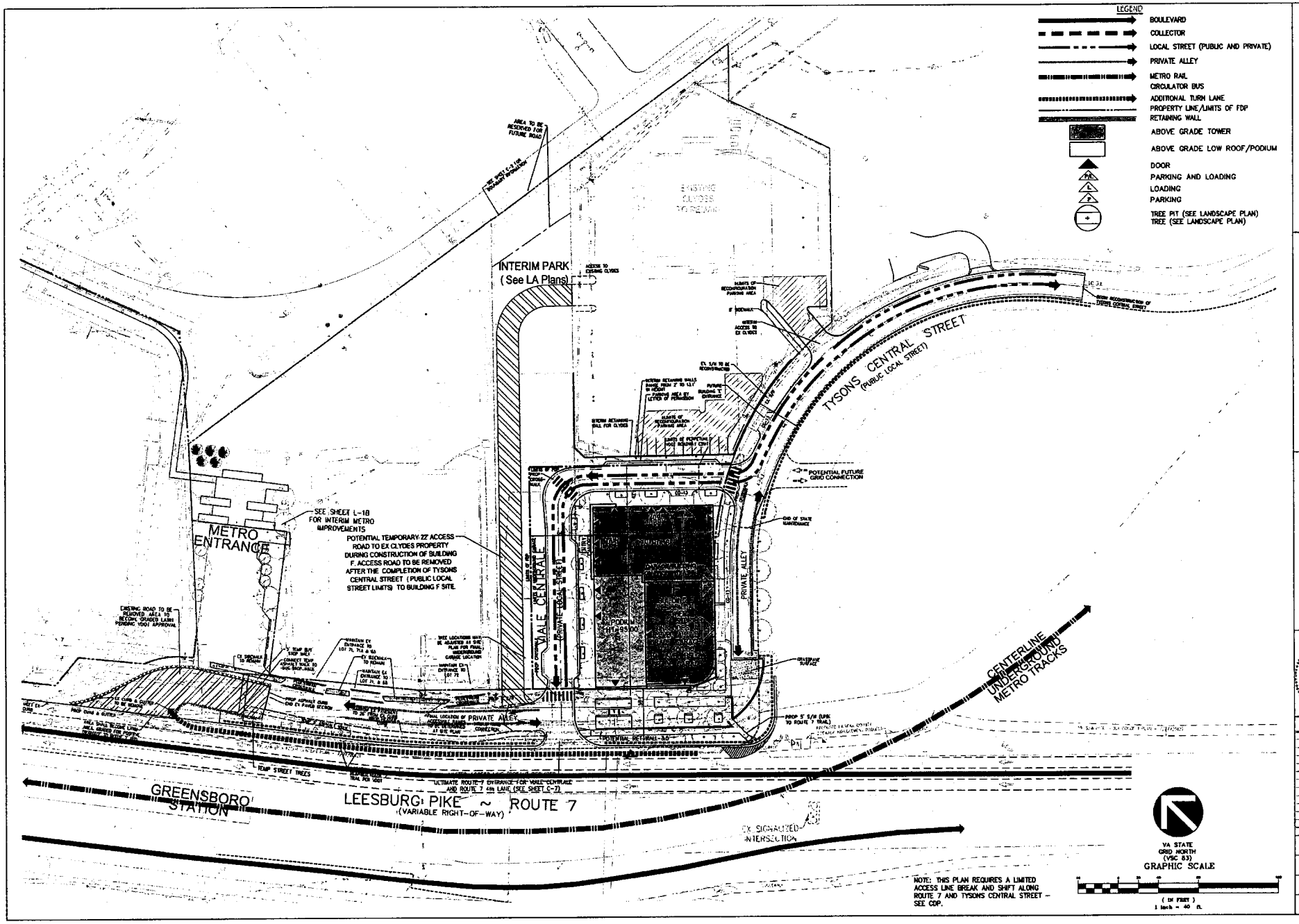


NOTE: THIS PLAN REQUIRES A LIMITED ACCESS LINE BREAK AND SHIFT ALONG ROUTE 7 AND TYSONS CENTRAL STREET – SEE CDP.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP TRAFFIC CIRCULATION PLAN

VIKA REVISIONS

| | |
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| REV. AUGUST 15, 2013 | |
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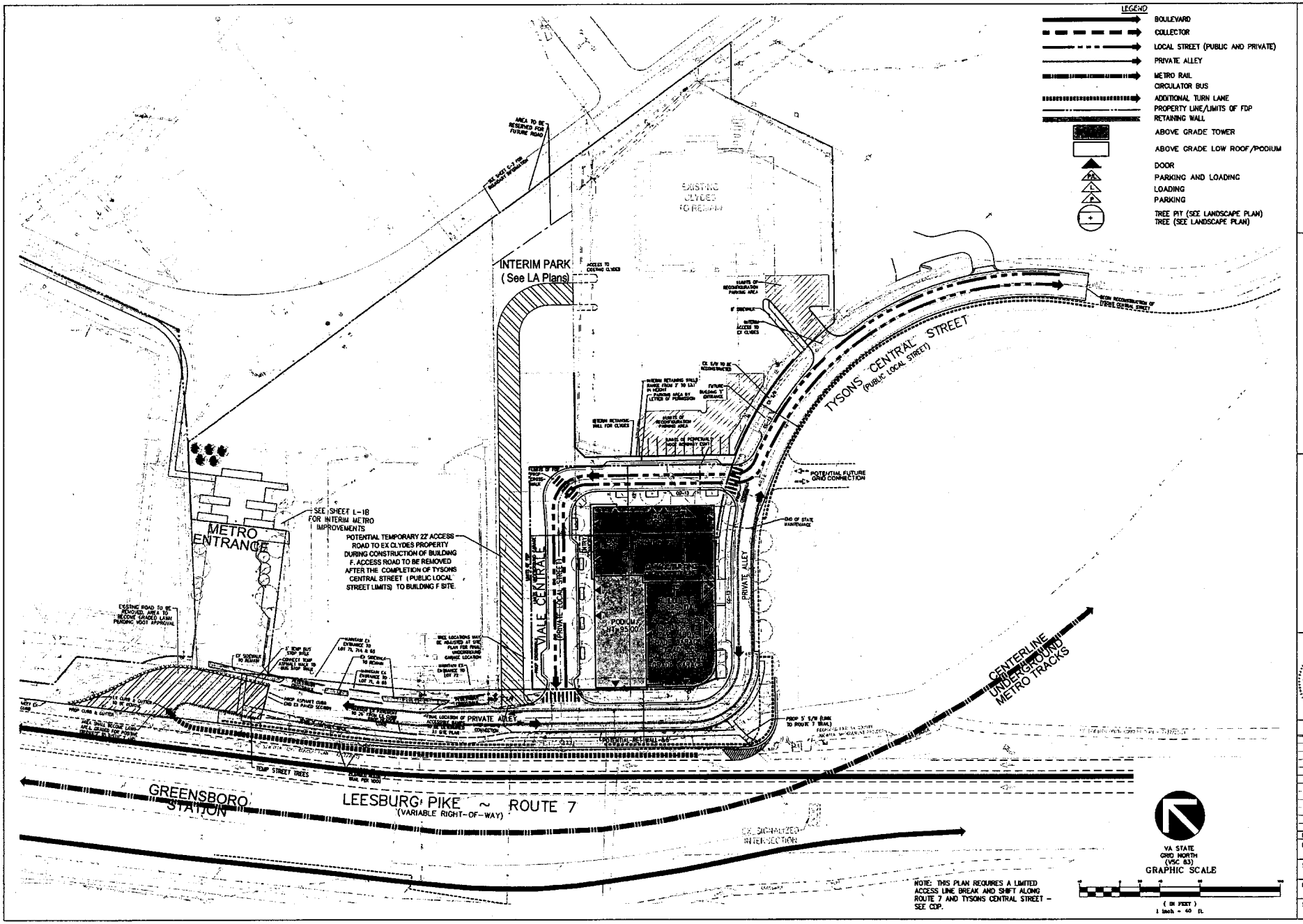
| REV. MAY 13, 2013 | |
| REV. APRIL 18, 2013 | |
| REV. MARCH 11, 2013 | |
| DATE: JAN. 4, 2013 | |
| DES. JFA | DWN KY |
| SCALE: 1"=40' | |
| PROJECT/FILE NO. VV7148G | |
| SHEET NO. C-10 | |




NOTE: THIS PLAN REQUIRES A LIMITED ACCESS LINE BREAK AND SHIFT ALONG ROUTE 7 AND TYSONS CENTRAL STREET – SEE CDP.

VIKA

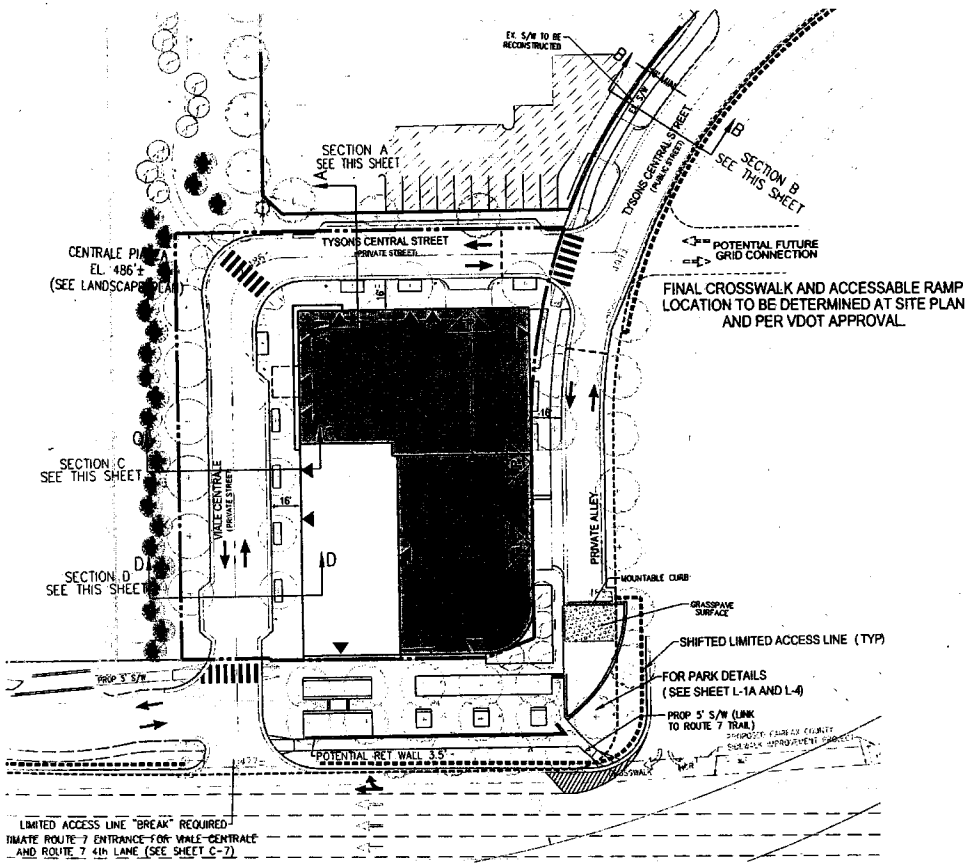
TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDP TRAFFIC CIRCULATION PLAN W/O LIMITED ACCESS LINE BREAK

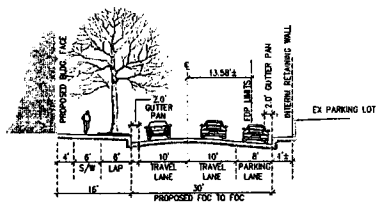
10/15/13

VIKA REVISIONS

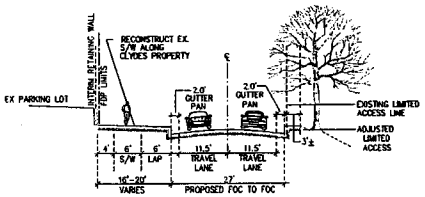
| | |
|---|---|
| REV. AUGUST 15, 2013 | |
| REV. JULY 10, 2013 | |
| REV. MAY 13, 2013 | |
| REV. APRIL 18, 2013 | |
| REV. MARCH 11, 2013 | |
| DATE: JAN. 4, 2013 | |
| DES. JFA | DWN. KY |
| SCALE: 1"=40' | |
| PROJECT/FILE NO. VV7148G | |
| SHEET NO. C-10A | |



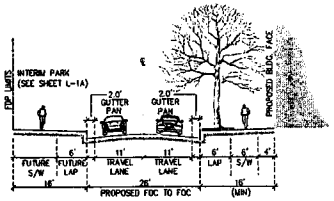

SECTION KEY MAP
SCALE: 1"=30'



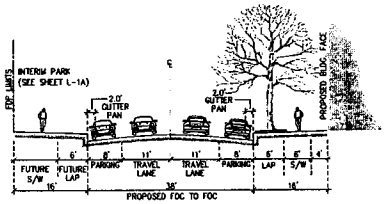

LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PRIVATE STREET)
SECTION A
*LAP=LANDSCAPE AMENITY PANEL




LOCAL STREET
ULTIMATE SECTION
TYSONS CENTRAL STREET
(PUBLIC STREET)
SECTION B
*LAP=LANDSCAPE AMENITY PANEL




LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION C
*LAP=LANDSCAPE AMENITY PANEL




LOCAL STREET
ULTIMATE SECTION
VIALE CENTRALE
(PRIVATE STREET)
SECTION D
*LAP=LANDSCAPE AMENITY PANEL

VA STATE GRID NORTH (VSC 83)
GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

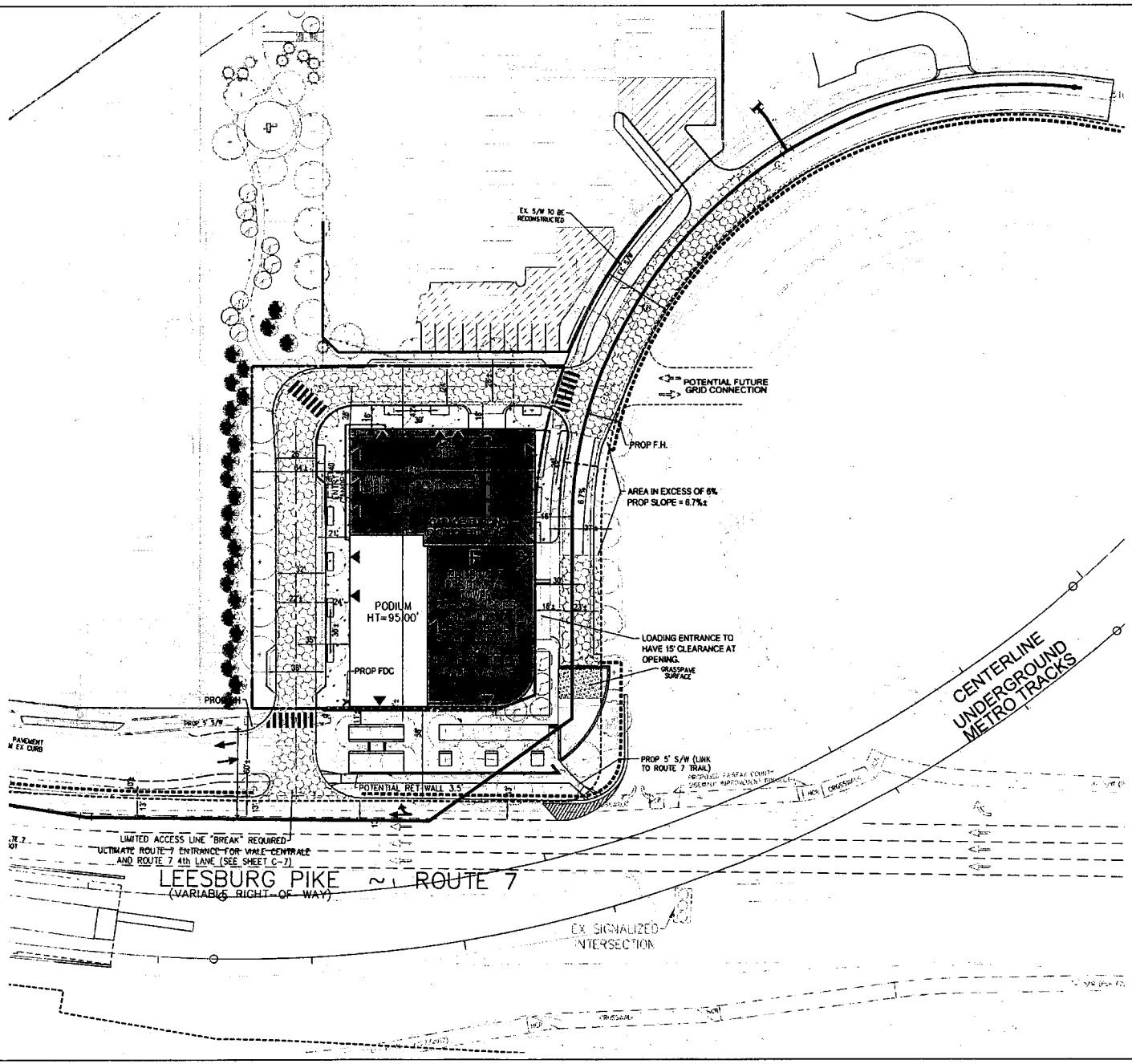
TYPICAL STREET SECTIONS

8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013

| | |
|---|---|
| DATE. JAN. 4, 2013 | |
| DES. JFA | DWN. KY |
| SCALE: 1"=30' | |
| PROJECT/FILE NO. VV7148C | |
| SHEET NO. C-11 | |




## FIRE ACCESS SHEET REQUIREMENTS

1) ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (TO BE PROVIDED)
2) LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS, VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN (PROVIDED)
3) ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS (PROVIDED)
4) DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5) IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
6) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (TO BE PROVIDED)
7) HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8) LOCATION OF OVERHEAD UTILITY LINES. (TO BE PROVIDED)
9) IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED – THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (TO BE PROVIDED)
10) TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (TO BE PROVIDED)
11) LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED. (TO BE PROVIDED)
12) LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13) ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN – HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY? (TO BE PROVIDED)
14) ALL FIRE LANES OVER STRUCTURAL PARKING OR UNDERGROUND VAULTS SHALL BE DESIGNED FOR 450 PSF LOADING. (TO BE PROVIDED)

## BUILDING DATA

| | |
|---|---|
| BUILDING | F |
| TYPE OF CONSTRUCTION | 1B |
| NUMBER OF STORIES | 34 |
| BUILDING HEIGHT | 400' |
| USE GROUP | B |
| BUILDING FOOT PRINT | 21,874± |
| FULLY SPRINKLERED PER NFPA 13 | ✓ YES ___ NO |
| FIRE WALL RATING | 2 HOUR |
| ROOF TYPE | CLASS 3A |

## LEGEND

- = DENOTES VEHICULAR FIRE ACCESS FOR FIRE LANES (450 PSF LIVE LOAD RATED)
- = < 80' BUILDING HEIGHT
- = > 80' BUILDING HEIGHT
- = DENOTES ACCESSIBLE ROUTE

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE LANE ACCESS PLAN

8/15/13

VIKA REVISIONS

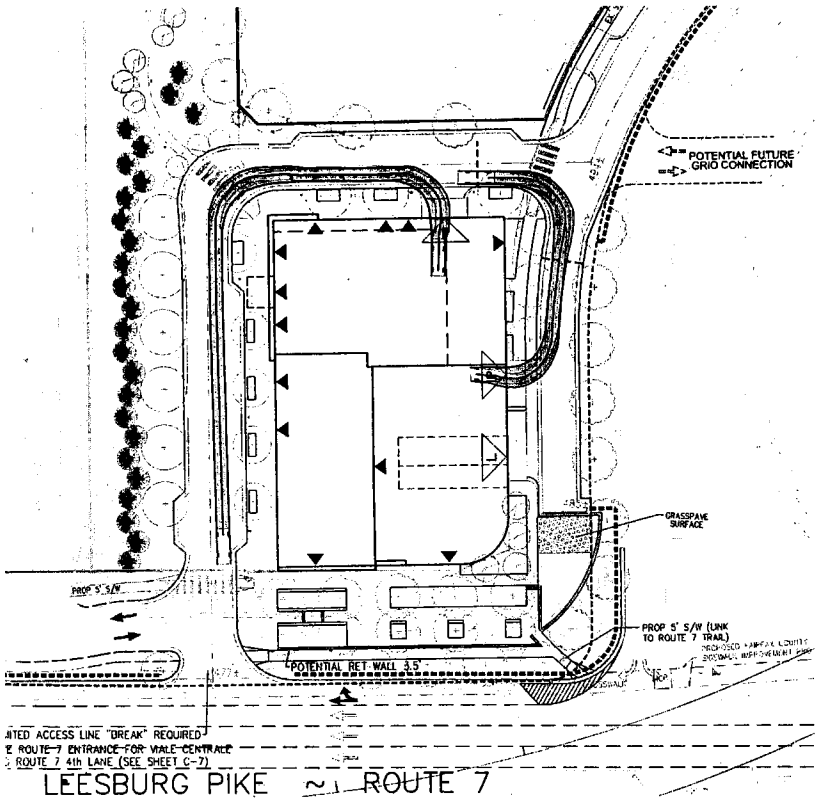
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. | DWN |
|---|---|
| JFA | KY |

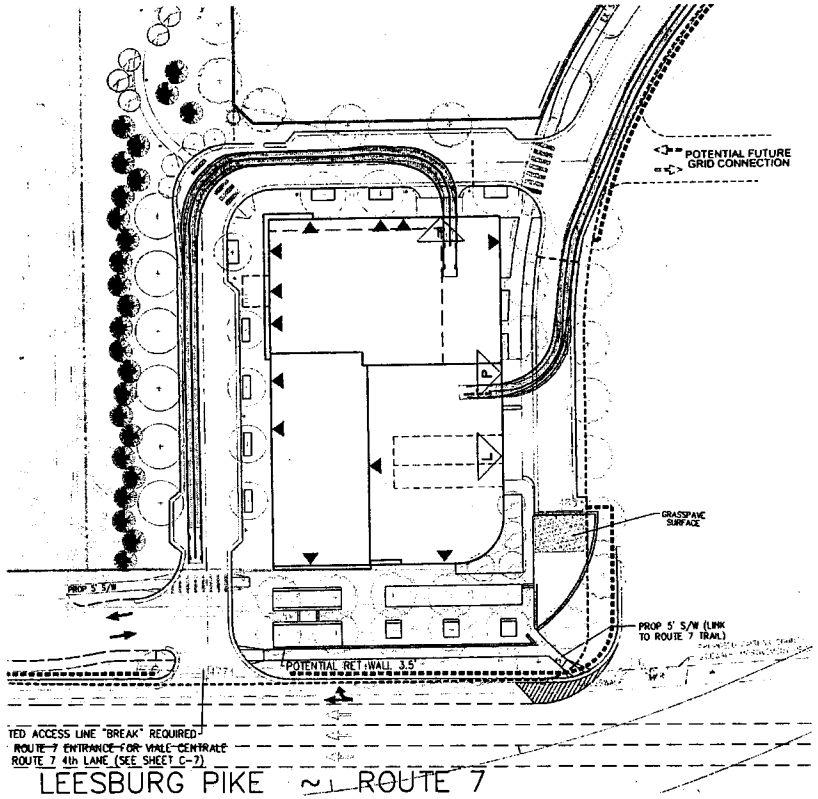
SCALE: 1"=30'

PROJECT/FILE NO. VV7148G

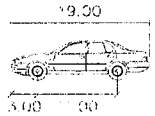
SHEET NO. C-12




AUTO TURN ANALYSIS GOING INTO THE GARAGE MOVEMENTS




AUTO TURN ANALYSIS LEAVING THE GARAGE MOVEMENTS




| P | feet |
|---|---|
| Width | : 7.00 |
| Track | : 6.90 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

DESIGN VEHICLE
NOT TO SCALE

VA STATE GRID NORTH (VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS DESIGN VEHICLE

8/16/13

VIKA REVISIONS

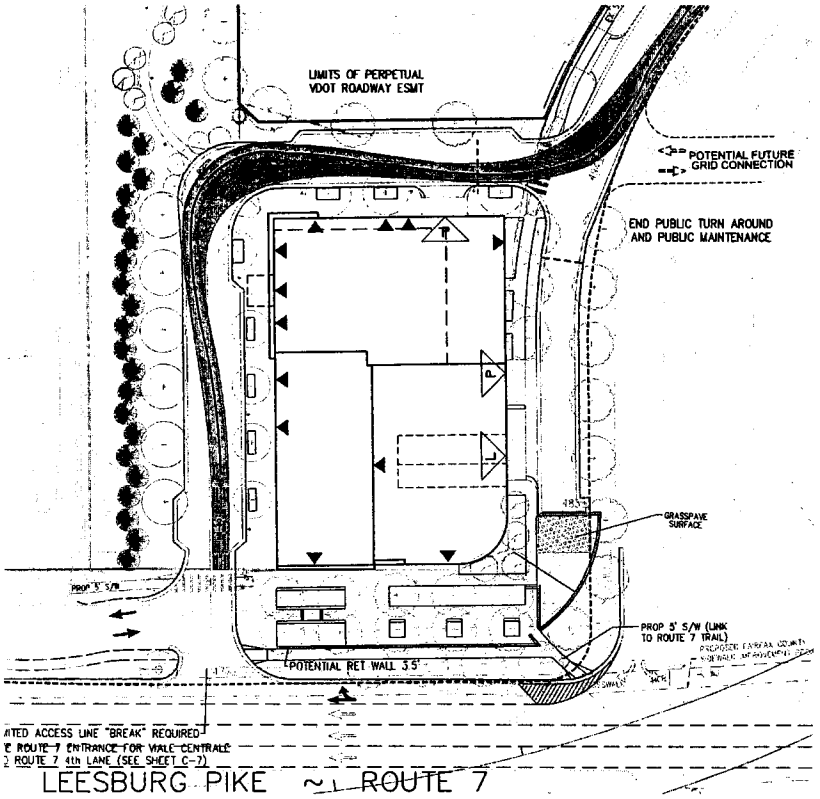
REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

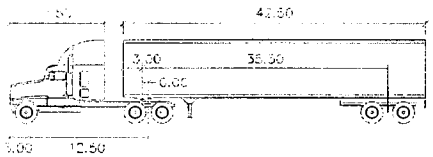
SCALE: 1"=30'

PROJECT/FILE NO. VV7148C

SHEET NO. C-13

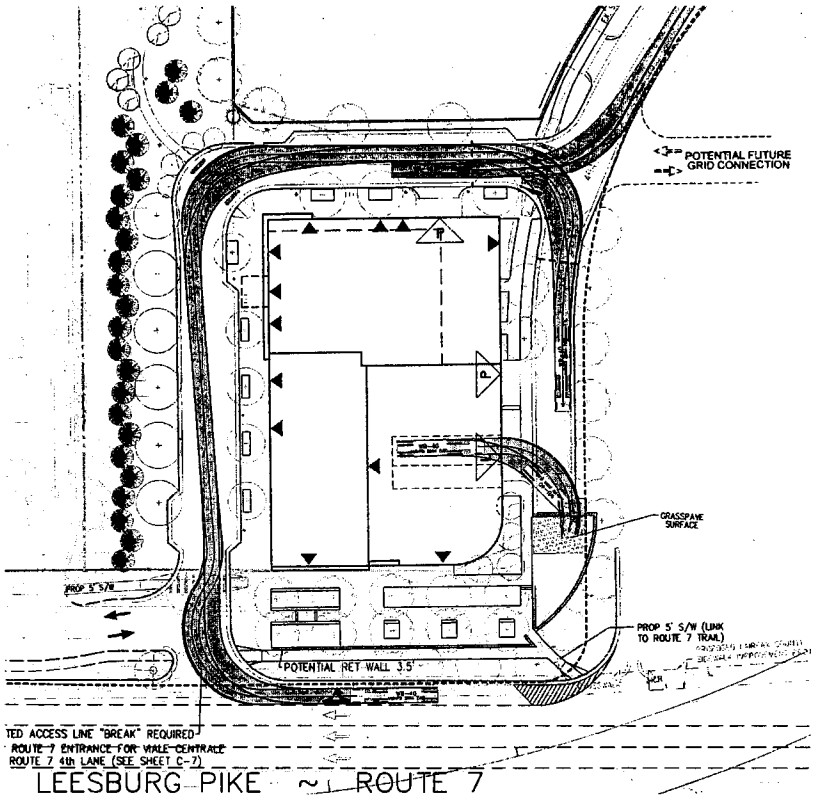



AUTO TURN ANALYSIS WB-50 MOVEMENTS

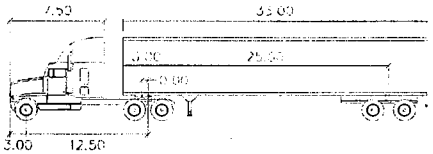



| WB-50 | feet | | |
|---|---|---|---|
| Tractor Width | 8.00 | Lock to Lock Time | 6.0 |
| Trailer Width | 8.50 | Steering Angle | 17.7 |
| Tractor Track | 8.00 | Articulating Angle | 70.0 |
| Trailer Track | 8.50 | | |

CONTROL VEHICLE (WB-50)
NOT TO SCALE




AUTO TURN ANALYSIS WB-40 LOADING MOVEMENTS




| WB-40 | feet | | |
|---|---|---|---|
| Tractor Width | 8.00 | Lock to Lock Time | 6.0 |
| Trailer Width | 8.00 | Steering Angle | 20.3 |
| Tractor Track | 8.00 | Articulating Angle | 70.0 |
| Trailer Track | 8.00 | | |

CONTROL VEHICLE (WB-40)
NOT TO SCALE

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

VIKA

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO TURN ANALYSIS
CONTROL VEHICLE

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
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REV. APRIL 18, 2013
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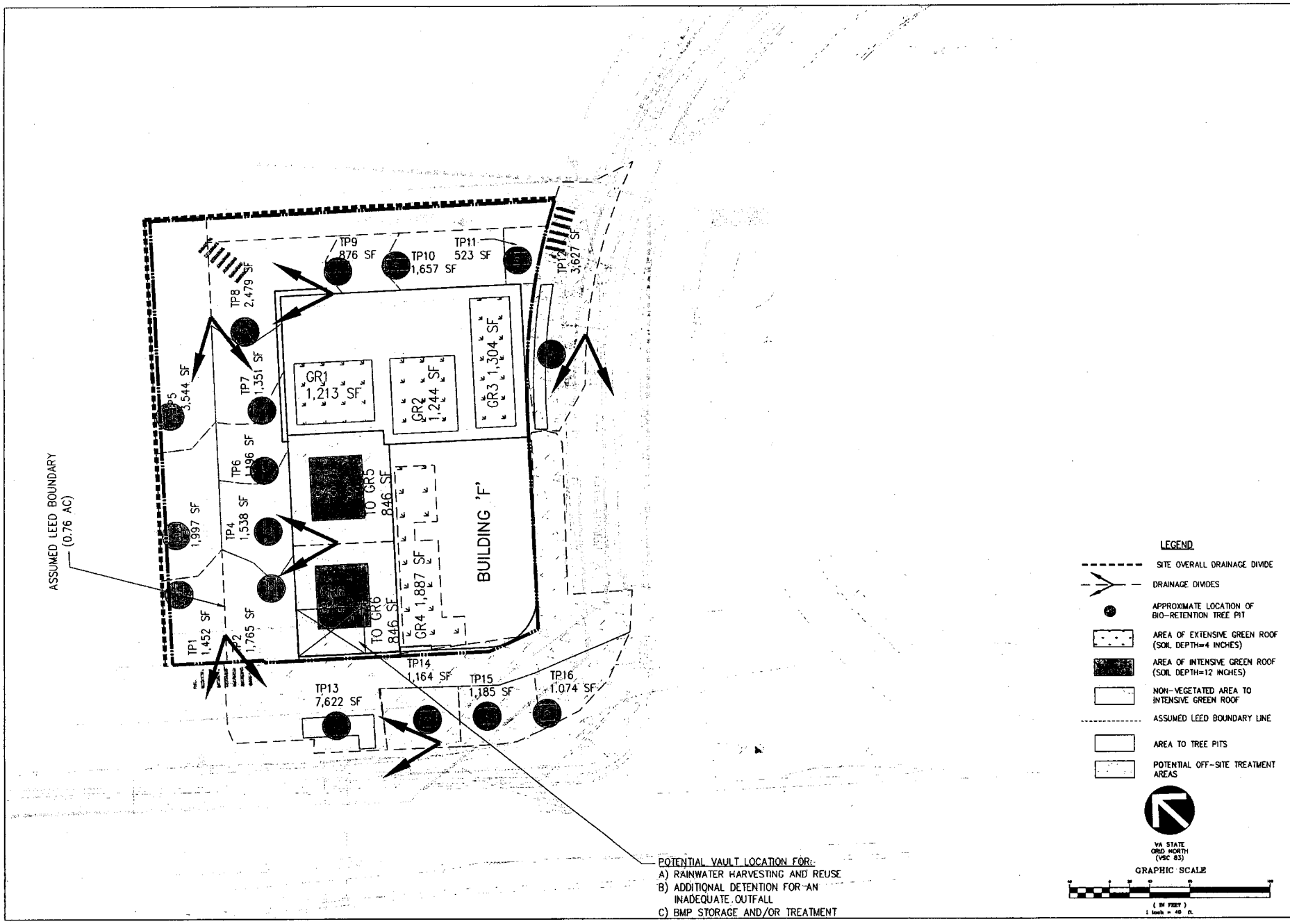
DATE: JAN. 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=30'

PROJECT/FILE NO. VV7148G

SHEET NO. C-14




VIKA

TYSONS CENTRAL
BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OVERALL STORMWATER MANAGEMENT PLAN

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE. JAN. 4, 2013

| DES | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=40'

PROJECT/FILE NO. VV7148G

SHEET NO. C-15

P:\Planning\Projects\7148\dwg\VDP-Building F\7148C_Bldg-F100.dwg 8/15/2013 6:51:20 PM EDT

# 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 (E.G. VEGETATIVE ROOF AND URBAN BIO-RETENTION (TREE PITS) 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 SHALL NOT BE USED ON THE PROJECT DUE TO ITS IMPRACTICALITY. AREAS ON SITE AVAIALBLE FOR INFILTRATION ARE VERY LIMITED DUE TO A LARGE PROPOSED UNDERGROUND GARAGE, UTILITY VAULTS AND, FUTURE PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. THE FDP APPLICATION AREA TOTALS 0.97 ACRES. THE APPLICATION AREA IS ALMOST ENTIRELY ON TOP OF AN UNDERGROUND GARAGE, AND THE AREA IS FURTHER CONSTRAINED BY BUILDING SETBACKS AND PROPOSED SITE INFRASTRUCTURE (UTILITIES, VAULTS, TREES, ETC.). INFILTRATION FACILITIES ARE NOT FEASIBLE ON THE ENTIRE APPLICATION AREA. |
| *AT A MINIMUM, THE FIRST INCH OF RAINFALL SHOULD BE RETAINED ON-SITE THROUGH INFILTRATION, EVAPOTRANSPIRATION AND/OR REUSE. IF, ON A GIVEN SITE, THE RETENTION ON-SITE OF THE FIRST INCH OF RAINFALL IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN ORDER TO SUPPORT THIS GOAL AND ACHIEVE PARTIAL RETENTION OF THE FIRST INCH OF RAINFALL."* | THE TARGET GOAL OF THE RUNOFF REDUCTION METHOD IS TO CAPTURE AND CONTROL THE FIRST INCH OF RAINFALL. TO THIS EXTENT TWO MAIN STORMWATER MANAGEMENT STRATEGIES HAVE BEEN UTILIZED: VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS).<br>• THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS.<br>• THE URBAN BIO-RETENTION TREE PITS AND STORMWATER PLANTERS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE.<br><br>SIZING COMPUTATIONS HAVE BEEN PROVIDED THAT VERIFY THE REQUIRED STORAGE HAS BEEN MET FOR EACH ALTERNATIVE OR THAT CREDIT IS TAKEN FOR ONLY THE APPROPRIATE VOLUME PROVIDED. (SEE RAINFALL DESIGN VALUE SIZING NARRATIVE). EACH OF THESE PRACTICES IS ADEQUATELY SIZED FOR THE PROPOSED DRAINAGE AREAS TO THEM OR CREDIT IS ONLY TAKEN FOR THE VOLUME PROVIDED IN EACH PRACTICE.<br><br>DURING THE SCHEMATIC DESIGN THE TEAM EVALUATED THE POTENTIAL FOR RAINWATER CAPTURE WITHIN THE BUILDING, WITH REUSE BEING TARGETED FOR COOLING TOWER MAKEUP. DURING THIS EVALUATION, SEVERAL STATE OF THE ART HVAC SYSTEMS WERE EVALUATED INCLUDING VARIABLE REFRIGERANT MANAGEMENT, ALL OF WHICH SIGNIFICANTLT DECREASE AND/OR ELIMINATE THE NEED FOR MAKEUP WATER.<br><br>THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 1 INCH – WHEN TAKING INTO ACCOUNT OFF-SITE CREDITS ASSOCIATED WITH BUILDING F CONSTRUCTION. ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. FOR TREATMENT OF THE PROPOSED ROADWAY THE STREETSCAPES HAVE BIO-RETENTION TREE PITS PROVIDED FOR TREATMENT AND RETENTION. AT THE LOWER END OF THE SITE, OFF-SITE AREAS ARE TREATED BY BOTH OFF-SITE AND ON-SITE FACILITIES PROPOSED WITH THE APPLICATION. A TOTAL CONTROLLED AREA OF 0.97 ACRES (ON AND OFF-SITE) OR 100% OF THE SITE HAS BEEN CAPTURED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL. |
| *REDEVELOPMENT PROJECTS IN TYSONS SHOULD INCORPORATE INNOVATIVE STORMWATER MANAGEMENT MEASURES IN A MANNER THAT WILL, FIRST AND FOREMOST, OPTIMIZE REDUCTION OF STORMWATER RUNOFF VOLUME AND CONTROL OF PEAK FLOWS FOR THE REMAINING STORMWATER THAT CANNOT BE COMPLETELY CAPTURED ON-SITE."* | THE RUNOFF REDUCTION PRACTICES SHALL BE USED IN CONFORMANCE WITH THE DCR SPECIFICATION THAT GOVERNS THEM. THE VEGETATIVE ROOF AND URBAN BIO-RETENTION TREE PITS HAVE BEEN DESIGNED IN ACCORDANCE WITH THEIR RESPECTIVE SPECIFICATION. |
| *"AT A MINIMUM, STORMWATER MANAGEMENT MEASURES THAT ARE SUFFICIENT TO ATTAIN BOTH THE STORMWATER DESIGN-QUANTITY CONTROL AND STORMWATER DESIGN-QUALITY CONTROL CREDITS OF THE MOST CURRENT VERSION OF THE LEED-NC OR LEED-CS RATING SYSTEM (OR THE EQUIVALENT OF THESE CREDITS) SHOULD BE PROVIDED. IF, ON A GIVEN SITE, THE ATTAINMENT OF THE STORMWATER DESIGN LEED CREDITS (OR EQUIVALENT) IS DEMONSTRATED NOT TO BE FULLY ACHIEVABLE, ALL AVAILABLE MEASURES SHOULD BE IMPLEMENTED TO THE EXTENT POSSIBLE IN SUPPORT OF THIS GOAL."* | LEED STORMWATER CREDITS 6.1 AND 6.2 SHALL BE OBTAINED THROUGH THE USE OF THE VEGETATIVE ROOF AND THE URBAN BIO-RETENTION (TREE PITS AND STORMWATER PLANTERS). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN ON THE PLANS AS IT IS OUR INTENT TO ACHIEVE LEED CERTIFICATION. A WAIVER SHALL BE SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT AS THIS APPLICATION HAS RESIDENTIAL OPTIONS.<br><br>SIMILARLY, AS THE FINAL LEED BOUNDARIES HAVE NOT YET BEEN IDENTIFIED; THE COMPUTATIONS PROVIDED ON SHEET C-17 ARE BASED ON AN ASSUMED LEED BOUNDARY AREA. THE LEED BOUNDARIES WILL BE REFINED AT THE SITE PLAN LEVEL WITH FINAL COMPUTATIONS FOR EACH SEPARATE BOUNDARY TO SHOW COMPLIANCE |
| *"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 PROPOSES BIO-RETENTION TREE PITS WITHIN THE PROPOSED STREETSCAPE OF THE APPLICATION AREA. ADDITIONALLY, TREE PITS ARE PROVIDED OFFSITE AROUND THE PERIMETER OF THE APPLICATION AREA. THESE BIO-RETENTION TREE PITS CAPTURE AND TREAT THE FIRST INCH OF RAINFALL THAT RUNS OFF OF THE PROPOSED STREETS AND EXISTING OFFSITE STREETS AND EXISTING ROW (SEE OFFSITE FACILITIES SECTION IN THE NARRATIVE). THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION. |
| *"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 ON DEVELOPMENT SITES SHOULD BE PURSUED WHERE FEASIBLE; RESTORATION AND STABILIZATION TECHNIQUES THAT INCORPORATE ECOLOGICALLY AND AESTHETICALLY BENEFICIAL, VEGETATED APPROACHES ARE PREFERRED. OFF-SITE EFFORTS TO RESTORE AND/OR STABILIZE STREAMS IN TYSONS CORNER SHOULD ALSO BE ENCOURAGED. THE ABOVE GUIDELINES ARE INTENDED TO IMPROVE STORMWATER MANAGEMENT CONTROLS SUFFICIENTLY TO ALLOW FOR IMPROVEMENTS TO THE HABITAT AND RECREATIONAL VALUES OF STREAMS IN TYSONS CORNER THROUGH NATURAL RESTORATIVE PROCESSES AND/OR THROUGH RESTORATION PROJECTS* | THIS SUBJECT APPLICATION DOES NOT PROPOSE ANY STREAM RESTORATION AS IT HAS NO OPEN CHANNELS OR STREAMS WITHIN ITS BOUNDARY. IT IS BELIEVED THAT ANY STREAM RESTORATION SHOULD BE COMPREHENSIVE IN MANNER AND NOT PROVIDED IN PIECE MEAL FORM TO BETTER PROVIDE AESTHETIC AND RECREATIONAL VALUE TO TYSONS CORNER. |

## COMPREHENSIVE PLAN IMPLEMENTATION

THE TYSON'S CORNER COMPREHENSIVE STORMWATER MANAGEMENT PLAN SHALL BE IMPLEMENTED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS THAT ARE STRATEGICALLY PLACED TO MAXIMIZE RUNOFF SITERCEPTION. THE BUILDING ROOF AREA SHALL BE CONTROLLED BY A VEGETATIVE ROOF THAT HAS BEEN DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. ROOF AREAS IMPRACTICABLE FOR GREEN ROOF HAVE BEEN SHEETED TO A GREEN ROOF AREA WHERE POSSIBLE. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- 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.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL. THIS SUBJECT APPLICATION PROPOSES MODIFICATIONS OF THE DCR STORMWATER PLANTER FOR IMPLEMENTATION WITH HIGH RISE CONSTRUCTION.
- 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.
- THE TREE PITS AND VEGETATIVE ROOFS 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. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF ROOFTOP AND AT GRADE AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN. THE PHASED CONSTRUCTION AND SWM CONTROLS WILL BE IDENTIFIED IN MORE DETAIL AT SITE PLAN LEVEL, BUT WILL REMAIN IN GENERAL CONFORMANCE WITH THE CDP AND FDP TREATMENT PROVIDED.
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:

1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSYEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM. A WAIVER SHALL BE SUBMITTED UNDER A SEPARATE COVER.
3. 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.
4. ALL REQUESTED 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.
5. 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.

- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR EACH CHAMBER OF THE LEED REUSE VAULT FOR MAINTENANCE.

## DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

THERE ARE NO INFILTRATION BMP'S PROPOSED WITH THIS APPLICATION. THIS IS DUE TO THE FACT THAT INFILTRATION IS NOT FEASIBLE ON THE SITE BASED ON THE GARAGE AND SITE CONSTRAINTS. INFILTRATION IS IMPRACTICABLE BECAUSE OF LIMITED CONTIGIOUS AREAS AROUND THE SITE FOR PRACTICES DUE TO PROPOSED UTILITIES, VAULTS, AND STREETSCAPES. ALL RUNOFF REDUCTION SHALL BE CONTROLLED BY URBAN BIO-RETENTION AND VEGETATIVE ROOF SYSTEMS.

- RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION. AN EVALUATION WAS PERFORMED TO ASSESS THE REUSE DEMAND POTENTIAL FOR THE ART HVAC SYSTEMS, WHICH ARE TO BE EMPLOYED WITHIN THIS APPLICATION. IT WAS FOUND THAT REUSE IN THESE COOLING TOWERS IS NOT PRACTICABLE AS THEY DO NOT REQUIRE MAKEUP WATER. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE RAINWATER HARVESTING IF VIABLE AT SITE PLAN SUBMISSION.

- RUNOFF REDUCTION PRACTICES

THE PROPOSED RUNOFF REDUCTION PRACTICES SHALL INCLUDE VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS). BELOW IS A BREAKDOWN OF THE RUNOFF REDUCTION PRACTICES ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- RUNOFF REDUCTION BMP'S IN THE FORM OF URBAN BIO-RETENTION (TREE PITS) SHALL BE PROVIDED WITH UNDER-DRAINS AND A SUBSURFACE STONE LAYER AS DETAILED IN DCR SPEC#9
- THE BIO-RETENTION TREE PITS SHALL CONFORM TO DCR SPEC#9. THE VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #5.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL IS CAPTURED / CONTROLLED ONLY THROUGH THE USE OF OFF-SITE CREDITS.

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

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

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

PORTIONS OF THE INTENSIVE GREEN ROOF SYSTEM PROVIDED WITH THESE PLANS SHALL BE A TIER 3 DESIGN SINCE THEY ARE DESIGNED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE AREAS. AS SUCH THEY HAVE BEEN OVER DESIGNED TO ACCOUNT FOR THIS ADDITIONAL AREA RUNOFF. AS CAN BE SEEN ON SHEET C-16, 0.04 INCHES OF THE FIRST 1.0 INCH RAINFALL DEPTH SHALL BE CONTROLLED BY THESE TIER 3 TECHNIQUES.

- OFFSITE OR SHARED FACILITIES

TREATMENT OF OFF-SITE EXISTING ROW, IN THE TREE PITS ALONG TYSONS CENTRAL STREET AND ROUTE 7 SERVICE DRIVE, ARE NECESSARY TO TREAT APPROXIMATELY 0.29 ACRES. THIS IS NECESSARY TO ACHIEVE THE 1" GOAL FOR THIS FDP AREA.

- 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 SHALL MEET THE 1" TARGET ONLY THROUGH THE USE OF OFF-SITE CREDITE FOR TREATMENT OF EXISTING ROW IN TREE PITS..
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS). 100% OF THE TOTAL SITE AREA (WHEN INCLUDING OFF-SITE AREAS) IS CAPTURED ALONG WITH 1" OF RAINFALL.
- AS MENTIONED PREVIOUSLY SITE CONSTRAINTS HAVE LIMITED THE USE OF MANY BMP'S PRACTICES (REUSE, INFILTRATION, ETC.)
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, POTENTIAL LEED REUSE VAULTS HAVE BEEN SHOWN SUCH THAT IF AT THE TIME OF FDP/FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE RUNOFF VOLUME OF THE 2YR AND 10YR, 24 HOUR DESIGN STORMS. THE LEED STORMS WILL RESULT IN A GREATER VOLUME REDUCTION THAN THAT CALCULATED IN THE 1" COMPLIANCE COMPUTATIONS – WITH THIS GREATER VOLUME APPLIED TO LEED COMPLIANCE ONLY.
- 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 HAS NOT BEEN PROPOSED WITH THIS SUBJECT APPLICATION DUE TO THE NEED OF A COMPREHENSIVE STREAM RESTORATION PROGRAM.
- THIS SUBJECT APPLICATION SHALL CONFORM TO THE PFM'S SWM REQUIREMENTS FOR ADEQUATE OUTFALL, DETENTION, WATER QUALITY, AND OVERLAND RELIEF.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

WHILE IT IS NOT PRACTICABLE TO RETAIN ALL OF THE SUBJECT SITE, INCLUDING AREAS OF THE SITE PERIPHERY, DUE TO VARIOUS CONSTRAINTS INCLUDING SITE GRADING, OTHER COMPREHENSIVE PLAN REQUIREMENTS, AND VDOT REQUIREMENTS. COMPLIANCE WITH THE COMPREHENSIVE PLAN GOAL FOR CAPTURING/RETAINING THE FULL 1-INCH RAIN EVENT CAN BE MET FOR THIS PHASE BY CAPTURING OFF-SITE AREAS. IF THE RUNOFF REDUCTION MEASURES AND/OR COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY DPWES, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FIRST 1-INCH OF RAINFALL TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN GOAL.

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

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

## FDP OVERALL ALTERNATIVE/ADDITIONAL SWM OPTIONS AND CREDITS

| | | |
|---|---|---|
| TOTAL RUNOFF REDUCTION REQUIRED | 3,521 CFT | SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE) |
| TOTAL RUNOFF REDUCTION PROVIDED | 1,506 CFT | |
| RAINFALL DEPTH RETAINED ONSITE | 1.00 IN | |
| SITE AREA | 0.97 | |

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

| RUNOFF REDUCTION PRACTICE | CONTRIBUTING DA | DA RV | 1" VOL REQUIRED (CF) | VOL PROVIDED (CF) | ACTUAL RUNOFF RETAINED (INCHES) | VOLUME | EQUIVALENT DEPTH RETAINED |
|---|---|---|---|---|---|---|---|
| BIORETENTION (TREES) - Tysons Central Street (A) | 0.08 | 0.95 | 287 | 834 | 1.00 | 287 | 0.08 |
| BIORETENTION (TREES) - Route 7 (A) | 0.20 | 0.95 | 696 | 923 | 1.00 | 696 | 0.20 |
| | | | | | TOTAL VOLUME | 983 | 0.28 |

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 (INCHES) | EXCESS VOLUME | EQUIVALENT DEPTH RETAINED |
|---|---|---|---|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.13 | 0.95 | 447 | 635 | 1.42 | 188 | 0.05 |
| INTENSIVE GREEN ROOF | 0.04 | 0.95 | 134 | 508 | 3.20 | 295 | 0.08 |
| PERMEABLE PAVEMENT | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| BIORETENTION (TREES) | 0.78 | 0.95 | 2616 | 3448 | 1.32 | 832 | 0.24 |
| DISCONNECTION TO SWM PLANTER | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| RAINWATER HARVESTING | 0.00 | 0.95 | 0 | 0 | 0.00 | 0 | 0.00 |
| *NOTE: LEED SPECIFIED STORM FOR THIS PART OF THE COUNTRY IS 3.2" | | | | | TOTAL EXCESS VOL | 1315 | 0.37 |

OVERALL APPLICATION BREAKDOWN BY PRACTICE

| PRACTICE | INCHES CONTRIBUTED TO OVERALL | | |
|---|---|---|---|
| EXTENSIVE GREEN ROOF | 0.13 | IN | TIER I CONTROLS 0.96" |
| INTENSIVE GREEN ROOF (Vegetative areas) | 0.04 | IN | |
| PERMEABLE PAVEMENT | 0.00 | IN | |
| BIORETENTION (TREES) | 0.74 | IN | |
| DISCONNECTION TO SWM PLANTER (Veg. Areas) | 0.00 | IN | |
| RAINWATER HARVESTING | 0.00 | IN | |
| RAINFALL NOT CONVERTED TO RUNOFF | 0.05 | IN | |
| DISCONNECTION TO SWM PLANTER (Non Veg. Areas) | 0.00 | IN | Tier III Controls 0.04" |
| INTENSIVE GREEN ROOF (Non-Vegetative areas) | 0.04 | IN | |
| TOTAL | 1.00 | IN | |

PER CDP – FOR INFORMATION ONLY

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

[illegible]

# TYSONS CENTRAL BUILDING F

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

# STORMWATER MANAGEMENT NARRATIVE

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

DES. JFA DWN. KY

SCALE:

PROJECT/FILE NO. VV7146G

SHEET NO. C-16

## PFM DETENTION COMPUTATIONS

**Pond Estimated Storage Detailed Report: Building F Detention**

Element Details:

| | | | |
|---|---|---|---|
| ID | 21 | Notes | |
| Label | Building F Detention | | |

2YR DETENTION VOLUME REQUIRED = 1,742 CF

**Detention Storage Estimates -- Target Peak Outflow Rate**

| Return Event | Peak In (ft³/s) | Target (ft³/s) | Lower (ac-ft) | Linear (ac-ft) | Curvilinear (ac-ft) | Upper (ac-ft) | Total (ac-ft) |
|---|---|---|---|---|---|---|---|
| 2 | 4.81 | 3.41 | 0.005 | 0.010 | 0.016 | 0.040 | 0.182 |
| 10 | 6.41 | 4.55 | 0.007 | 0.024 | 0.075 | 0.053 | 0.216 |

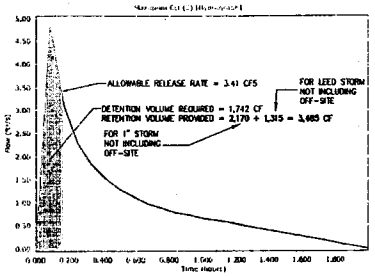
10YR DETENTION VOLUME REQUIRED = 2,309 CF

**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 | 0.000 | 0.152 | 0.000 | 0.152 | 0.000 | 0.152 | 0.000 | 0.152 | 0.000 | 2.000 |
| 10 | 0.000 | 0.151 | 0.000 | 0.151 | 0.000 | 0.151 | 0.000 | 0.151 | 0.000 | 2.000 |

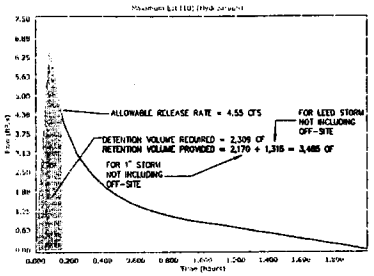
## PFM 2YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: Building F Detention**




## PFM 10YR DETENTION COMPLIANCE

**Pond Estimated Storage Detailed Report: Building F Detention**




**ALLOWABLE RELEASE RATE**

PER LEED CREDIT 6.1 – FOR SITE 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 YEAR RELEASE RATE =4.54 CFS

75% OF EXISTING RELEASE RATE = 4.54 X 75% = 3.41 CFS 2YR ALLOWABLE RELEASE RATE
4.55 CFS 10YR ALLOWABLE RELEASE RATE

## TYSONS CORNER 1" COMPLIANCE COMPUTATIONS

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

Site Name: NVC - CDP

Description: Mixed Use

**Post-Development Land Cover**

data input cells highlighted in yellow

**Drainage Area A**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | 0.97 | 0.97 |
| | | | | Total | 0.97 |

**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 | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Drainage Area C**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Drainage Area D**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Drainage Area E**

| Land Cover Type | HSG A soils | HSG B Soils | HSG C Soils | HSG D Soils | Totals |
|---|---|---|---|---|---|
| Forest / Preserved Open Space - Undisturbed, protected forest and open | | | | | 0.00 |
| Managed Turf (acres) | | | | | 0.00 |
| Impervious Cover (acres) | | | | | 0.00 |
| | | | | Total | 0.00 |

**Rv Coefficients**

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

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

**Land Cover Summary**

| | |
|---|---|
| Forest / Preserved Open Space (ac) | 0.00 |
| Weighted Rv (forest) | 0.00 |
| % Forest | 0% |
| Managed Turf (acres) | 0.00 |
| Weighted Rv (turf) | 0.00 |
| % Managed Turf | 0% |
| Impervious Cover (acres) | 0.97 |
| Rv (impervious) | 0.95 |
| % Impervious | 100% |
| Total Site Area (acres) | 0.97 |
| Site Rv | 0.95 |

**Rainfall / Runoff Summary**

| | |
|---|---|
| Target Rainfall to Retain Onsite (inches) | 1.0 |
| 1-inch Rainfall Volume for entire site (cf) | 3,621 |
| Volume Not Converted to Runoff (cf) | 176 |
| 1-inch Runoff Volume for entire site (cf) | 3,345 |

**Runoff Reduction Summary**

| | |
|---|---|
| Target Runoff Reduction Volume (cf) | 3,345 |
| Runoff Reduction Volume Achieved (cf) | 3,331 |
| Total Runoff Volume Retained (cf) | 3,508 |
| Total Area of Site Captured in a BMP (acres) | 0.97 |

**Conformance with Comprehensive Plan Goal**

Total Site Area Captured by a BMP (%): 100%

Rainfall Depth Retained Onsite (inch): 1.00

**Tyson's Corner Tree Pit Sizing chart (FDP) - ONSITE**

| TREE PIT NUMBER | DA TO TREE PIT (SQ. FT.) | SURFACE AREA REQ'D (SFT) | Rv | Tv REQ'D (CFT) | SURFACE AREA PROV'D (SFT) | PONDING DEPTH (INCH) | SOIL DEPTH (FT) | GRAVEL DEPTH (FT) | PONDING Vr | SOIL Vr | GRAVEL Vr | Tv PROV'D (CFT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree Pit 1 | 1452 | 57 | 0.95 | 115 | 48 | 6 | 4 | 1 | 1 | 0.25 | 0.4 | 91 |
| Tree Pit 2 | 1765 | 70 | 0.95 | 140 | 48 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 101 |
| Tree Pit 3 | 1997 | 79 | 0.95 | 158 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| Tree Pit 4 | 1538 | 61 | 1.95 | 250 | 48 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 101 |
| Tree Pit 5 | 3544 | 140 | 2.95 | 871 | 59 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 122 |
| Tree Pit 6 | 1196 | 47 | 3.95 | 394 | 48 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 101 |
| Tree Pit 7 | 1351 | 53 | 1.95 | 220 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| Tree Pit 8 | 2479 | 98 | 1.95 | 609 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| Tree Pit 9 | 876 | 35 | 1.95 | 288 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| Tree Pit 10 | 1657 | 66 | 0.95 | 131 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| Tree Pit 11 | 523 | 21 | 0.95 | 41 | 72 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 151 |
| TOTALS = | 18378 | 727 | | 3218 | 682 | | | | | | | 1428 |

**Tyson's Corner Tree Pit Sizing chart (FDP) - OFFSITE**

| TREE PIT NUMBER | DA TO TREE PIT (SQ. FT.) | SURFACE AREA REQ'D (SFT) | Rv | Tv REQ'D (CFT) | SURFACE AREA PROV'D (SFT) | PONDING DEPTH (INCH) | SOIL DEPTH (FT) | GRAVEL DEPTH (FT) | PONDING Vr | SOIL Vr | GRAVEL Vr | Tv PROV'D (CFT) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tree Pit 12 | 3627 | 144 | 0.95 | 287 | 439 | 6 | 4 | 1 | 1 | 0.25 | 0.4 | 834 |
| Tree Pit 13 | 7622 | 302 | 0.95 | 603 | 415 | 6 | 4 | 1 | 1 | 0.25 | 0.4 | 788 |
| Tree Pit 14 | 1164 | 46 | 0.95 | 92 | 64 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 134 |
| Tree Pit 15 | 1185 | 47 | 0.95 | 94 | 64 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 134 |
| Tree Pit 16 | 1074 | 43 | 0.95 | 85 | 64 | 6 | 4 | 1 | 1 | 0.3 | 0.4 | 134 |
| TOTALS = | 14672 | 581 | | 1162 | 1046 | | | | | | | 2024 |

**Tyson's Corner Green Roof Sizing chart (FDP)**

| GREEN ROOF NUMBER | INTENSIVE/EXTENSIVE | DA (VEGETATIVE AREA) (SQ. FT.) | DA (NON-VEGETATIVE) (SQ. FT.) | Rv | Tv REQ'D (CFT) | SURFACE AREA PROV'D (SFT) | SOIL DEPTH (in) | MEDIA POROSITY | Tv PROV'D (CFT) |
|---|---|---|---|---|---|---|---|---|---|
| Green Roof 1 | EXTENSIVE | 1213 | 0 | 0.95 | 96 | 1213 | 4.5 | 0.30 | 136 |
| Green Roof 2 | EXTENSIVE | 1244 | 0 | 0.95 | 98 | 1244 | 4.5 | 0.30 | 140 |
| Green Roof 3 | EXTENSIVE | 1304 | 0 | 0.95 | 103 | 1304 | 4.5 | 0.30 | 147 |
| Green Roof 4 | EXTENSIVE | 1687 | 0 | 0.95 | 149 | 1687 | 4.5 | 0.30 | 212 |
| Green Roof 5 | INTENSIVE-PODIUM | 846 | 846 | 0.95 | 134 | 846 | 17 | 0.30 | 254 |
| Green Roof 6 | INTENSIVE-PODIUM | 846 | 846 | 0.95 | 134 | 846 | 12 | 0.30 | 254 |
| Total | | 7340 | 1692 | | 715 | 7340 | | | 1143 |

## TYSONS CORNER COMP PLAN CONFORMANCE SPREADSHEET DRAINAGE AREA 'A'–BUILDING F

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

Site Name: NVC - CDP

| 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 | 0.00 | 0.00 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.97 | 0.97 |
| | | | | D.A. Total (acres) | 0.97 |

Rv (turf): 0.00
Rv (impervious): 0.95

Runoff from 1" Rainfall (cf) = 3,348

data input cells highlighted

| Apply Runoff Reduction Practices | Description of Area | Impervious Cover in Contributing D.A. (ac) | Managed Turf in Contributing D.A. (ac) | Max Volume Received by Practice (ft³) | Description of Credit | % Credit | Volume Received from Upstream Practice (ft³) | Total Volume Received by Practice (ft³) | Surface Area of Practice (ft²) | Storage Vol Provided by Practice (ft³) | Runoff Reduction Vol (ft³) | Remaining Volume (ft³) | Downstream Practice |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vegetated Roof | Intensive* and Extensive** (*4.5" depth and 0.30 porosity, **12" depth and 0.30 porosity) | 0.21 | N/A | 715 | Subtract 100% of provided storage vol. | 100% | N/A | 715 | N/A | 1,143 | 715 | 0 | |
| Bioretention - DCR Level 2 Design Spec (enhanced) | THREE PITS (sheetscape & rain) | 0.76 | 0.00 | 2,616 | Subtract 100% of provided storage vol. | 100% | 0 | 2,616 | N/A | 3,448 | 2,616 | 0 | |
| | | Totals: | 0.97 | 0.00 | | | | | | | | | |

Estimate RWH RR w/ Credit

See Site Data and Summary Tab for Site Results

Total Drainage Area Treated (acres): 0.97

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet): 3,331

## LEED CREDIT 6.1 COMPLIANCE

7148CRF
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC BUILDING F
County : FAIRFAX — State: — User: LW — Date:
Subtitle: EXISTING CONDITIONS — Checked: ___ — Date: ___

Data: Drainage Area : .76 Acres
Runoff Curve Number : 93
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

EXISTING CONDITIONS

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

**RUNOFF VOLUME EXISTING CONDITIONS**

1YR STORM: 0.76 AC X 1.97 (IN) X 1FT/12IN X 43,560 SF = 5,435 CF
2YR STORM: 0.76 AC X 2.45 (IN) X 1FT/12IN X 43,560 SF = 6,759 CF

**LEED REQUIREMENT GREATER THAN 50% IMPERVIOUS**

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

1YR STORM: 5,435 CF X 75% = 4,076 CF
2YR STORM: 6,759 CF X 75% = 5,069 CF

7148PRF
GRAPHICAL PEAK DISCHARGE METHOD — Version 2.00

Project : NVC BUILDING F
County : FAIRFAX — State: — User: LW — Date:
Subtitle: PROPOSED CONDITIONS — Checked: ___ — Date: ___

Data: Drainage Area : .76 Acres
Runoff Curve Number : 96
Time of Concentration: 0.10 Hours
Rainfall Type : II
Pond and Swamp Area : NONE

PROPOSED CONDITIONS

| Storm Number | 1 | 2 |
|---|---|---|
| Frequency (yrs) | 1 | 2 |
| 24-Hr Rainfall (in) | 2.7 | 3.2 |
| Ia/P Ratio | 0.03 | 0.03 |
| Used | 0.10 | 0.10 |
| Runoff (in) | 2.26 | 2.75 |
| Unit Peak Discharge (cfs/acre/in) | 1.578 | 1.578 |
| Pond and Swamp Factor 0.0% Ponds Used | 1.00 | 1.00 |
| Peak Discharge (cfs) | 3 | 3 |

**RUNOFF VOLUME PROPOSED CONDITIONS**

1YR STORM: 0.76 AC X 2.26 (IN) X 1FT/12IN X 43,560 SF = 6,235 CF
2YR STORM: 0.76 AC X 2.75 (IN) X 1FT/12IN X 43,560 SF = 7,587 CF

**TOTAL VOLUME ALLOWABLE RELEASE**

PER LEED POST-DEVELOPMENT VOLUME FOR THE 1YR AND 2YR STORMS MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS RUNOFF VOLUME. STORMWATER MANAGEMENT LID PRACTICES ON SITE PROVIDE A TOTAL STORAGE VOLUME OF 3,102 CF. SEE BELOW PROPOSED 1YR AND 2YR STORM VOLUMES LEAVING THE SITE.

1YR STORM: 6,235 CF – 3,485 CF = 2,750 CF < 75% OF EX VOLUME
2YR STORM: 7,587 CF – 3,485 CF = 4,102 CF < 75% OF EX VOLUME

LEED REQUIREMENTS ARE MET THROUGH THE LID / SWM PRACTICES – APPLICANT RESERVES THE RIGHT TO IMPLEMENT AN UNDERGROUND DETENTION VAULT AT THE TIME OF FINAL ENGINEERING AS DEPICTED ON THE FDP.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

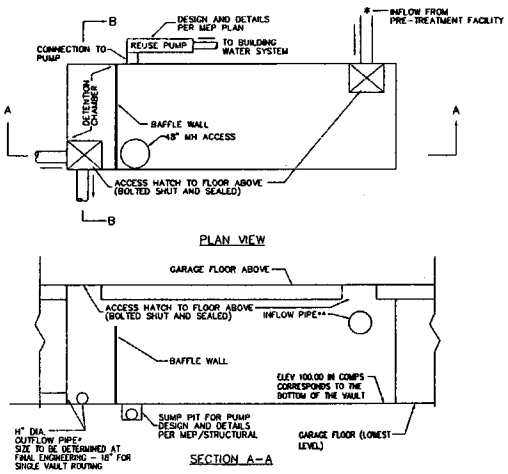
STORMWATER COMPUTATIONS

6/11/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

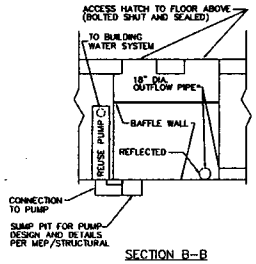
DES. JFA — DWN. KY
SCALE: N/A
PROJECT/FILE NO. W7148G
SHEET NO. C-17



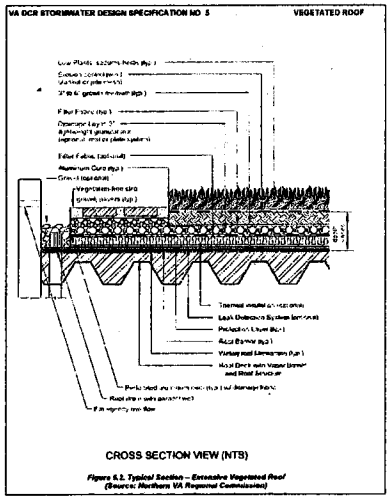

* ONE OUTFLOW PIPE PER VAULT. LOCATION TO BE DETERMINED WITH FINAL ENGINEERING. OUTFALL MAY BE PUMPED
** FINAL NUMBER AND LOCATION OF INFLOW PIPES PER MEP

NOTES:

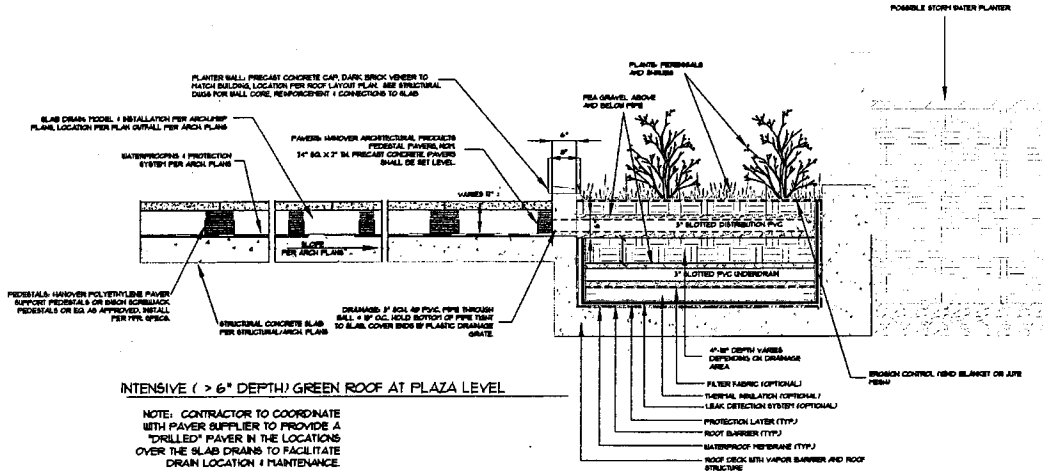
1) FINAL NUMBER, SHAPE, SIZE, LOCATION, AND DESIGN OF STORMWATER MANAGEMENT VAULTS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
2) SUPPORT AND REINFORCING FOR VAULTS PER STRUCTURAL ENGINEERING PLANS.




TYPICAL RETENTION/DETENTION VAULT DETAIL
NOT TO SCALE




EXTENSIVE GREEN ROOF




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

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

FOR DETAIL REFER TO LANDSCAPE SERIES (L SERIES) SHEETS

TREE BOX FILTER DETAIL

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM VAULT AND BMP DETAILS

8/16/13

VIKA REVISIONS

REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 15, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: N/A

PROJECT/FILE NO. VV7148G

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 of processing the application.

This information is required under the following Zoning Ordinance paragraphs:

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

☐ 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 area of existing and proposed accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, link outlets, energy dissipation devices and erosion stabilization measures as shown on Sheet C-5&15

☐ 3. Provide

| Facility Name Type & No | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|---|---|---|---|---|---|---|
| GREEN ROOF | 0.26 AC | 0 | 0.17 AC | 7,340 SF | 1,143 CF | N/A |
| UG-RETENTION | 0.42 AC | 0.29 AC | 0.71 AC | 1,870 SF | 3,814 CF | N/A |
| Totals | 0.68 AC | 0.29 AC | 0.97 AC | | 4,957 CF | |

☐ 4. Grass drainage channels, culverts and pipe systems are shown on Sheet C-6
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 C-6.
Type of maintenance access road surface noted on the plan is ASPHALT (asphalt, aggregate, turf, etc.)

☐ 6. Landscaping and tree preservation plans in and near the stormwater management facility 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 C-18 & 17

☐ 8. A description of the existing components of each numbered site outlet (channels/pipes from the site to a point downstream at least 100 times the site area or within non-tidal areas of at least one square mile (640 acres) is provided on Sheet C-19

☐ 9. A description of how the outfall requirements, including known changes to contributing drainage areas, i.e. drainage divisions, of the Public Facilities Manual will be satisfied is provided on Sheet C-17 & 18

☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an aerial survey or field run is provided on Sheets C-5A

☐ 11. A submission waiver is requested for UNDERGROUND DETENTION

☐ 12. Stormwater management is not required because N/A

Revised 2/1/2001

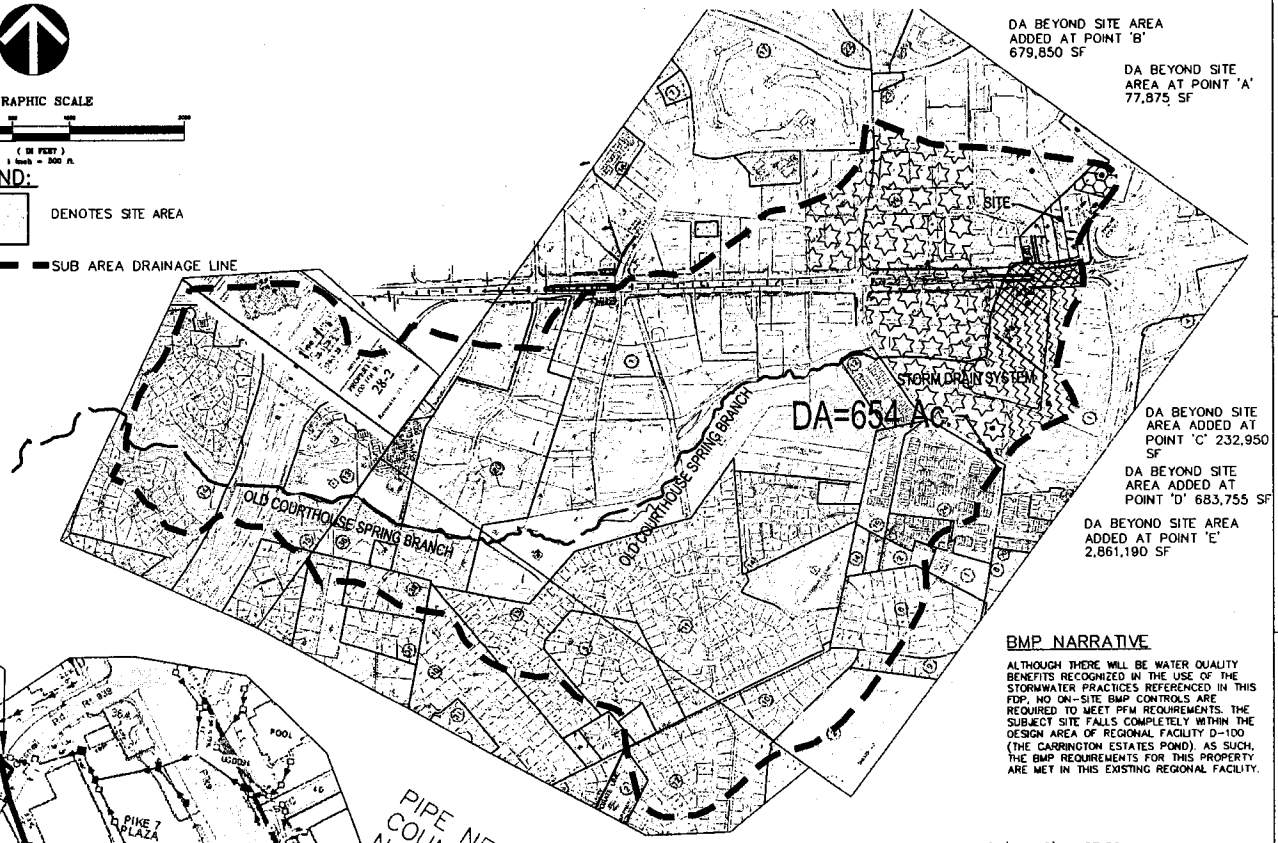
GRAPHIC SCALE

( IN FEET )
1 inch = 300 ft.

LEGEND:

DENOTES SITE AREA

SUB AREA DRAINAGE LINE



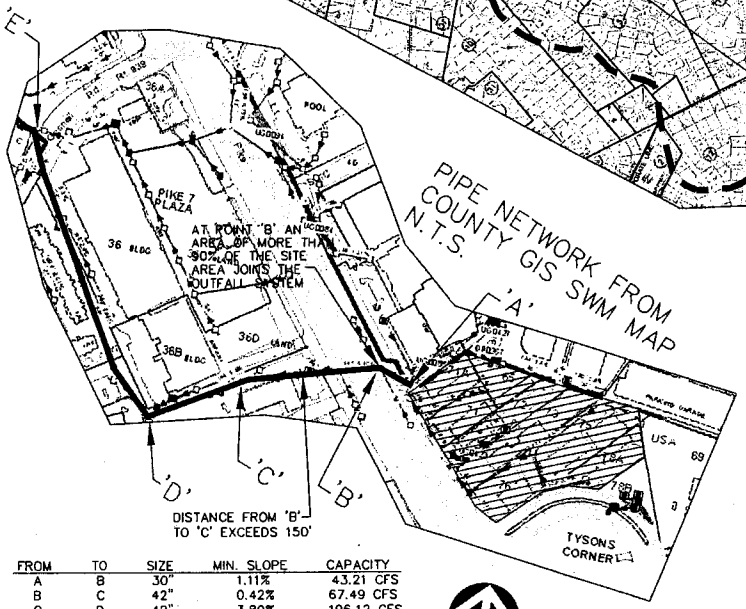

## OUTFALL DESCRIPTIONS

THIS WATERSHED MAP INCLUDES THE FDP SITE AREA, THE CDP SITE AREA, AND CONTRIBUTING SUBSHEDS AS SHOWN ON THIS PLAN. THE ADEQUACY OF OUTFALL FOR THIS FDP IS BASED UPON THE PREMISE THAT THE THE EXISTING OUTFALL WILL BE PROPORTIONALLY RELIED UPON BY EACH CONTRIBUTING SUB-AREA WITHIN ITS WATERSHED. THUS, THIS OUTFALL DESCRIPTION ANALYZES THE CAPACITY OF THE EXISTING OUTFALL, AND THEN DETERMINES WHAT PROPORTION OF THIS CAPACITY IS "USED" BY THE PROPOSED CDP/FDP DEVELOPMENT AREA. THIS PERCENTAGE IS THEN WEIGHTED AGAINST THE PERCENTAGE OF THE TOTAL CONTRIBUTING DRAINAGE AREA WHICH THE SITE AREA REPRESENTS AT EACH GIVEN POINT. IF THE PERCENTAGE OF THE OVERALL DRAINAGE AREA WHICH THE SITE REPRESENTS IS EQUAL TO OR LESS THAN THE PERCENTAGE OF THE OUTFALL CAPACITY THAT THE SITE IS USING AT EACH POINT, THEN THE SUBJECT SITE WILL BE USING NO MORE THAN ITS PORTION OF THE SITE OUTFALL CAPACITY. WITH THE PREMISE ABOVE BEING THE BASIS FOR THIS ANALYSIS, AND WITH ALL OTHER DRAINAGE AREAS IN THIS WATERSHED BEING HELD TO THE SAME STANDARD, THE OUTFALL SHOULD BE ADEQUATE FOR THE DRAINAGE AREA.

IT IS RECOGNIZED THAT THIS METHODOLOGY IS A PRELIMINARY METHOD OF ANALYZING THE OUTFALL FOR THIS PROPOSED DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT AT THE TIME OF FINAL CONSTRUCTION DOCUMENTS FOR THE PROPOSED DEVELOPMENT, THE OUTFALL WITH BE FURTHER ANALYZED, WITH A GREATER DEGREE OF DETAIL, TO ENSURE AN ADEQUATE OUTFALL AS DEFINED IN SECTION 6-0203 OF THE PFM. THE ANALYSIS PROVIDED ON THIS FDP IS INTENDED TO BE AT A GREATER LEVEL OF DETAIL THAN THAT PROVIDED WITH THE CDP, BUT NOT COMPLETE TO THE LEVEL OF THE FINAL CONSTRUCTION DOCUMENTS. THIS FDP LEVEL ANALYSIS IS INTENDED TO FURTHER DEVELOP THE LEVEL OF OUTFALL ANALYSIS FROM THE CDP AND PROVIDE A GREATER DEGREE OF CERTAINTY REGARDING THE ADEQUACY OF THE OUTFALL.

HOWEVER, UNDERSTANDING THAT THE FINAL DETAILED OUTFALL ANALYSIS WILL NOT BE COMPLETED UNTIL THE FINAL CONSTRUCTION DOCUMENTS ARE PREPARED, BOTH THE CDP AND THE FDP PROPOSE POTENTIAL UNDERGROUND DETENTION VAULTS. THERE ARE SEVERAL POTENTIAL USES FOR THESE VAULTS, ONE OF WHICH IS TO PROVIDE ADDITIONAL DETENTION VOLUME FOR THE SUBJECT PROPERTY IN THE EVENT THAT FINAL CONSTRUCTION DOCUMENTS DETERMINE ANY PORTION OF THE SUBJECT OUTFALL IS INADEQUATE AND PROPORTIONAL IMPROVEMENTS TO THE OUTFALL ARE NECESSARY – TO BE PROVIDED ON THE SUBJECT PROPERTY FOR THE PROPOSED DEVELOPMENT.

THE OUTFALL IS A CLOSED CONDUIT AND FLOWS SOUTH-WEST (POINT 'A' TO POINT 'B'). AT THE TIME OF SITE PLAN THIS PORTION OF THE OUTFALL WILL BE ANALYZED UTILIZING THE 10-YEAR STORM EVENT. THE OUTFALL JOINS WITH ANOTHER OUTFALL ON THE NORTH SIDE OF LEESBURG PIKE – ROUTE 7 (POINT 'B') AND IS THEN DIRECTED UNDER ROUTE 7 AND THROUGH AN EXISTING SHOPPING CENTER PIKE 7 PLAZA (POINTS 'B' TO 'C' TO 'D'). THE CONDUIT THEN CROSS UNDER GOSNELL ROAD (RT. 939) – AT THE TIME OF SITE PLAN, ALL OF THESE CLOSED CONDUIT PORTIONS OF THE OUTFALL WITHIN THE EXTENT OF REVIEW (AS DEFINED BELOW) WILL BE ANALYZED UTILIZING THE 10-YEAR STORM EVENT. THE OUTFALL THEN DAYLIGHTS ON THE WEST SIDE OF GOSNELL ROAD (POINT 'E'). THE OUTFALL THEN ENTERS AN OPEN CHANNEL (OLD COURTHOUSE SPRING BRANCH) AND IS CONVEYED TO THE WEST UNDER OULLES TOLL ROAD (RT. 267). THIS NATURAL CHANNEL NEED NOT BE ANALYZED DURING THE SITE PLAN ANALYSIS AS IT IS BEYONF THE EXTENT OF REVIEW DESCRIBED ABOUVE. THIS CHANNEL HAS WELL ESTABLISHED BED AND BANKS BASED ON FIELD OBSERVATIONS. THE STUDY AREA INDICATED ON THIS SHEET IS APPROXIMATELY 654 AC. – GREATER THAN A SQUARE MILE (640 Ac) WHICH IS REQUIRED FOR THE OUTFALL DESCRIPTION IN AN ENTITLEMENT PLAN. BECAUSE THE AREA JOINING THE OUTFALL SYSTEM AT POINT 'B' EXCEEDS 90% OF THE SITE OUTFALL AREA, THE EXTENT OF ANALYSIS REQUIRED AT SITE PLAN MAY BE LIMITED TO 150' DOWNSTREAM OF POINT 'B' – WHICH FALLS IN THE PIPE BETWEEN POINT 'B' AND POINT 'C'.




| FROM | TO | SIZE | MIN. SLOPE | CAPACITY |
|---|---|---|---|---|
| A | B | 30" | 1.11% | 43.21 CFS |
| B | C | 42" | 0.42% | 67.49 CFS |
| C | D | 42" | 3.80% | 196.12 CFS |
| D | E | 96" | 0.90% | 865.27 CFS |

## BMP NARRATIVE

ALTHOUGH THERE WILL BE WATER QUALITY BENEFITS RECOGNIZED IN THE USE OF THE STORMWATER PRACTICES REFERENCED IN THIS FDP, NO ON-SITE BMP CONTROLS ARE REQUIRED TO MEET PFM REQUIREMENTS. THE SUBJECT SITE FALLS COMPLETELY WITHIN THE DESIGN AREA OF REGIONAL FACILITY D-100 (THE CARRINGTON ESTATES POND). AS SUCH, THE BMP REQUIREMENTS FOR THIS PROPERTY ARE MET IN THIS EXISTING REGIONAL FACILITY.

10 YEAR PEAK FLOW ALLOWED FROM SITE (10-YR) = 27.82
SITE AREA = 252,291 SF

ADDITIONAL AREA AT 'A' = 77,875 SF
TOTAL AREA AT 'A' = 330,166 SF
SITE AREA PERCENT OF TOTAL = 76% (252,291 / 330166)
PERCENTAGE OF SYSTEM CAPACITY USED BY SITE AREA = 64% (27.82 / 43.21)

ADDITIONAL SITE AREA AT 'B' = 679,850 SF
TOTAL AREA AT 'B' = 1,010,016
SITE AREA PERCENT OF TOTAL = 25% (252,291 / 1,010,016)
PERCENTAGE OF SYSTEM CAPACITY USED BY SITE AREA = 21% (27.82/131.25)

ADDITIONAL SITE AREA AT 'C' = 232,950 SF
TOTAL AREA AT 'C' = 1,242,966
SITE AREA PERCENT OF TOTAL = 20% (252,291 / 1,242,966)
PERCENTAGE OF SYSTEM CAPACITY USED BY SITE AREA = 14% (27.82/196.12)

ADDITIONAL SITE AREA AT 'D' = 683,755 SF
TOTAL AREA AT 'D' = 1,926,721
SITE AREA PERCENT OF TOTAL = 13% (252,291 / 1,926,721)
PERCENTAGE OF SYSTEM CAPACITY USED BY SITE AREA = 3% (27.82/865.27)

ADDITIONAL SITE AREA AT 'E' = 4,787,911
TOTAL AREA AT 'E' = 4,787,911
SITE AREA PERCENT OF TOTAL = 5% (252,291 / 4,787,911)
PERCENTAGE OF SYSTEM CAPACITY USED BY SITE AREA = 3% (27.82/865.27)*

*STREAM ASSUMED TO MEET OR EXCEED PIPE CAPACITY

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

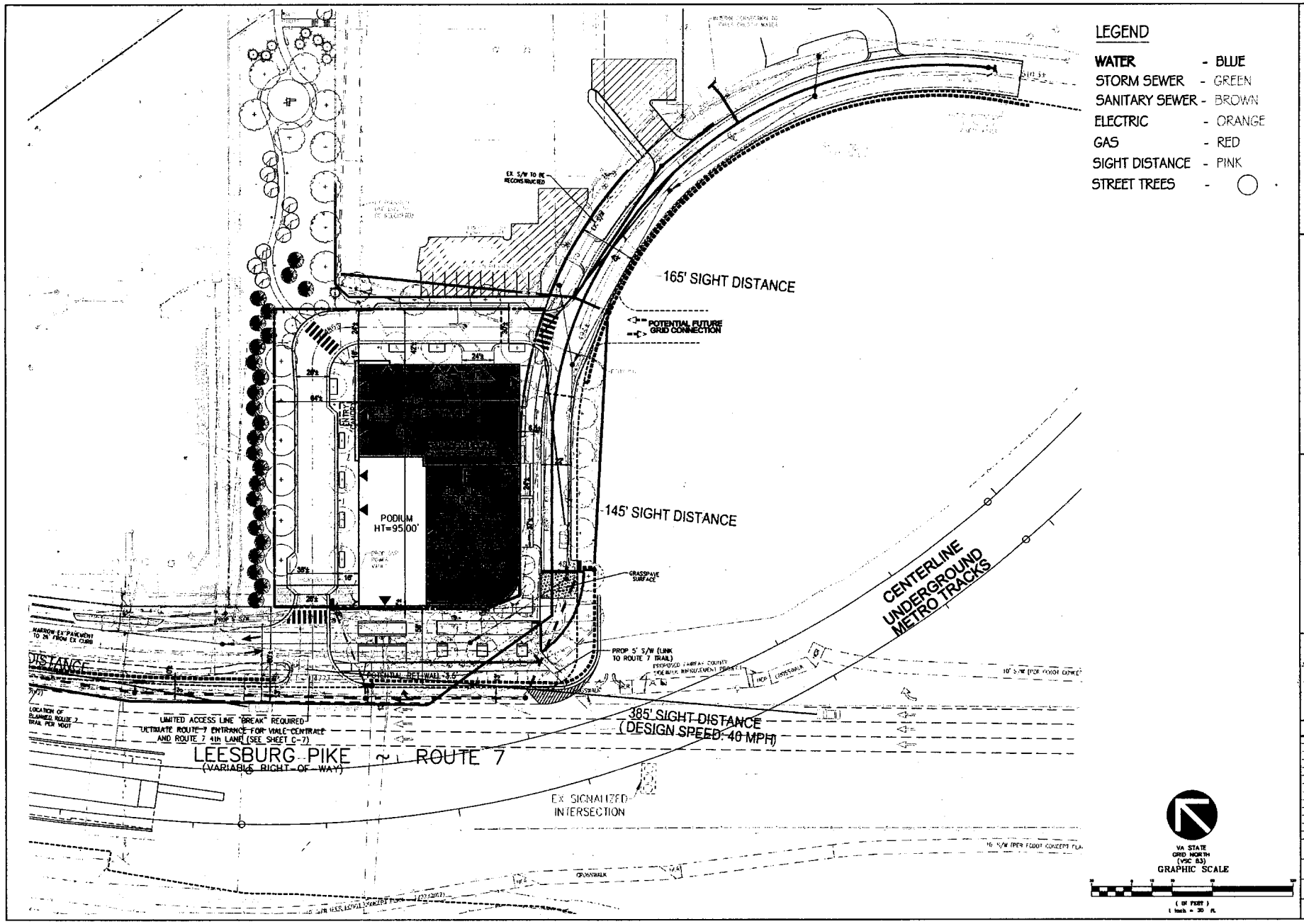
ADEQUATE OUTFALL DESCRIPTIONS

8/15/13

VIKA REVISIONS

REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013

DATE: JAN. 4, 2013
DES. JFA
DWN. KY
SCALE: AS SHOWN
PROJECT/FILE NO. VV7148G
SHEET NO. C-19




VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL PLAN

8/15/13

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013

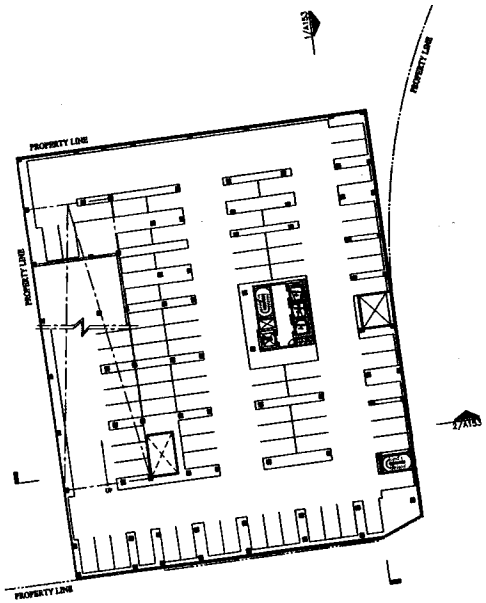
DATE: JAN. 4, 2013

| DES | DWN. |
|---|---|
| JFA | KY |

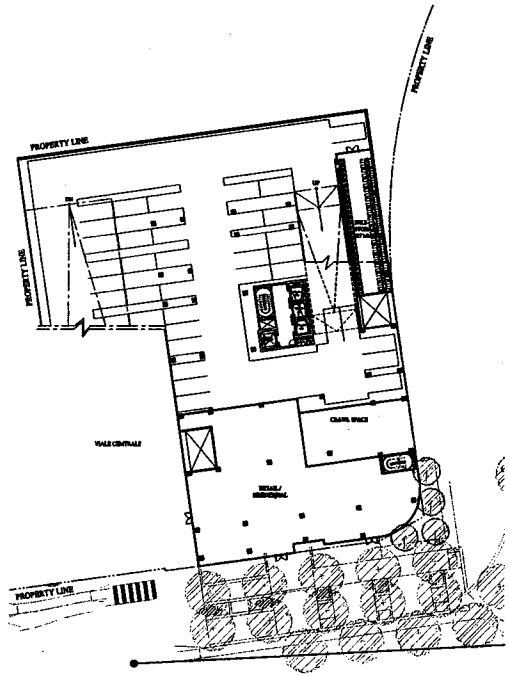
SCALE: 1"=30'

PROJECT/FILE NO. VV7148G

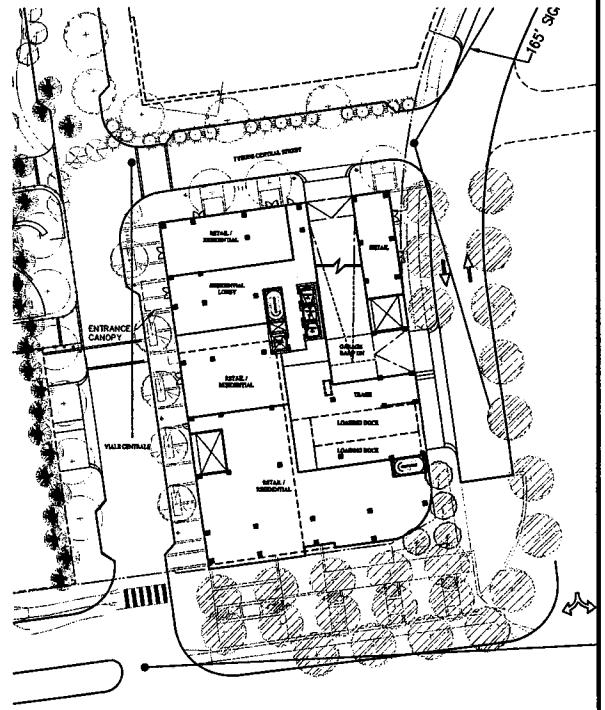
SHEET NO. C-20




1 Typical Below Grade Plan
1"=30'




2 P1 Level Plan
1"=30'




3 1st Floor
1"=30'

NOTE:

1. FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW GRADE EXCAVATION, RELATIONSHIP OF THE BUILDING WITH GRADE LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, BUILDING MASSING AND ABOVE GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. THESE DESIGN DETAILS ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS.

2. REFER TO LANDSCAPE DRAWINGS FOR EXTENT OF STREETSCAPE.

3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.

4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.

5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

0 10' 20' 30'
SCALE: 1" = 30'

N
NORTH

dcs DESIGN
DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1370 International Drive
Suite 400
McLean, Virginia 22102
P 703.556.1275
F 703.821.8076
www.dcsdesign.com

Developer:
RVCommercial
703-448-4168

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
301-951-2045

REVISIONS

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|---|---|
| FDP | 08/16/13 |
| FDP | 06/10/13 |
| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
FLOOR PLANS

Printed On: 8/14/13, 2:36 pm

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|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
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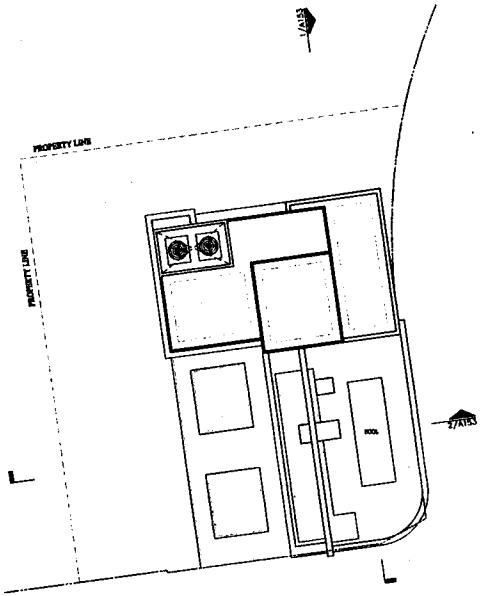
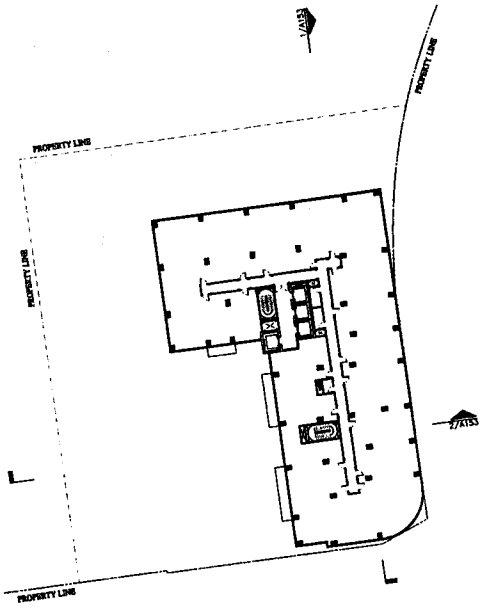
| CHECKED BY | AM |

178-A1_A-151.DWG

DRAWING NUMBER
A-151
SHEET OF




1 Roof / Penthouse Level Plan
1"=30'




2 Typical Residential floor Plan
1"=30'

NOTE:

1. FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW GRADE EXCAVATION, RELATIONSHIP OF THE BUILDING WITH GRADE LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, BUILDING MASSING AND ABOVE GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. THESE DESIGN DETAILS ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS.

2. REFER TO LANDSCAPE DRAWINGS FOR EXTENT OF STREETSCAPE.

3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.

4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.

5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

0 10' 20' 60'
SCALE: 1" = 30'

N
NORTH

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
HVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-831-3045

REVISIONS

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| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
FLOOR PLANS

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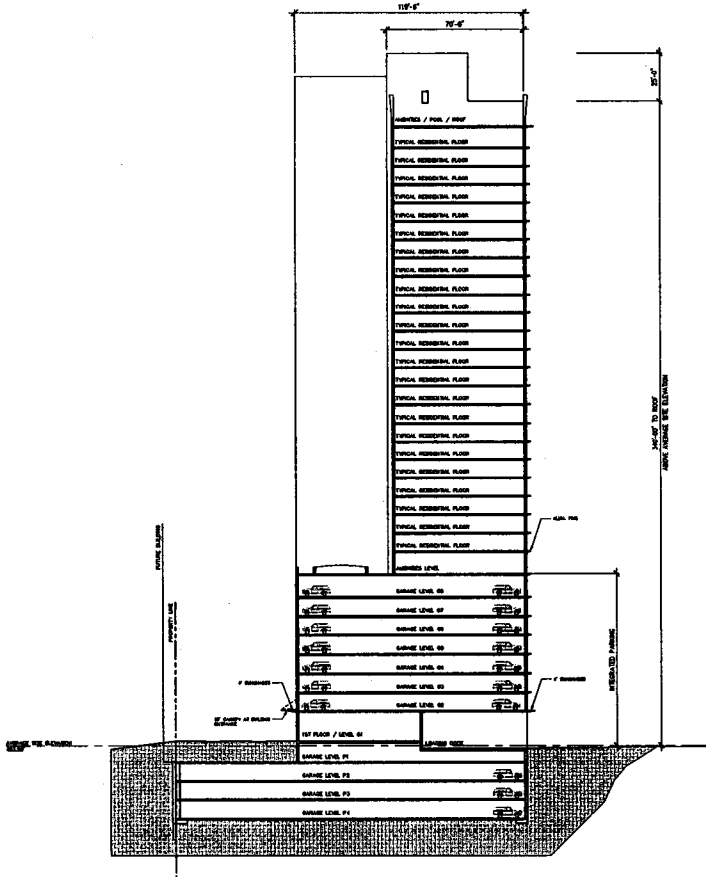
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | HE |
| CHECKED BY | AM |

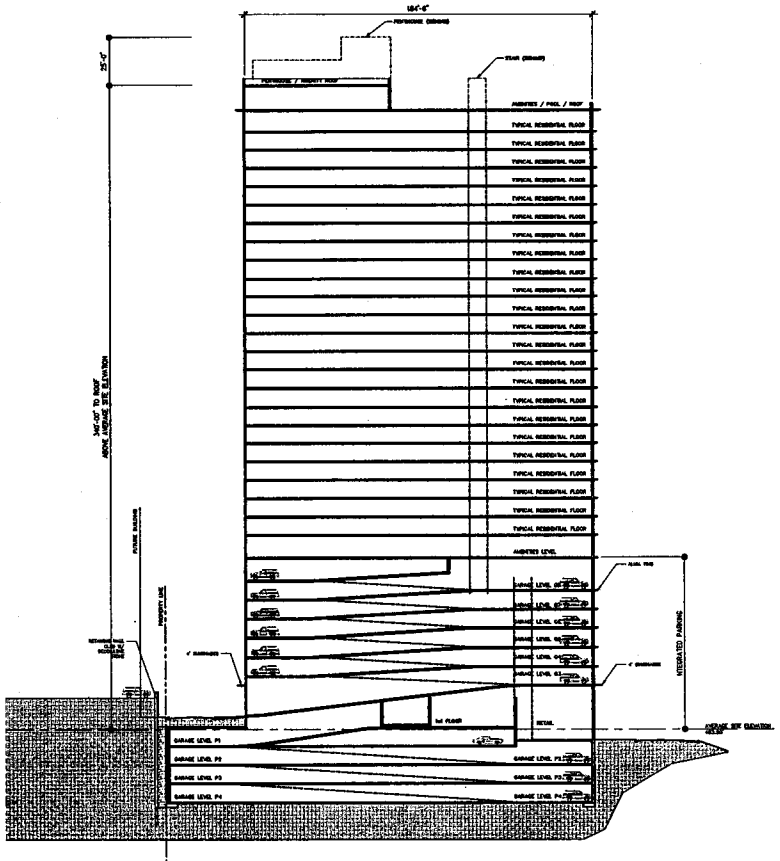
178-01_A-152.DWG

DRAWING NUMBER
A-152

SHEET OF



2 BUILDING SECTION - EAST-WEST



1 BUILDING SECTION - NORTH-SOUTH

NOTE:

1. FLOOR PLANS ARE PROVIDED TO ILLUSTRATE THE OVERALL BUILDING CONFIGURATION, EXTENT OF BELOW GRADE EXCAVATION, RELATIONSHIP OF THE BUILDING WITH GRADE LEVEL SITE AND STREETSCAPE DESIGN, BUILDING ENTRY LOCATIONS, BUILDING MASSING AND ABOVE GRADE ENVELOPE, AND GENERAL RELATIONSHIP OF BUILDING USES. THESE DESIGN DETAILS ARE SUBJECT TO CHANGE AT SITE PLAN AND BUILDING PERMIT SUBMISSIONS.

2. REFER TO LANDSCAPE DRAWINGS FOR EXTENT OF STREETSCAPE.

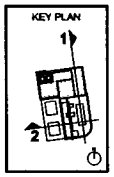
3. REFER TO CIVIL DRAWINGS FOR STORM WATER MANAGEMENT DESIGN, STREET DESIGN AND SECTIONS.

4. UNDERGROUND VAULT AND UTILITIES DESIGN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN APPROVAL.

5. THE CONFIGURATION OF INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

SCALE: 1" = 30'

KEY PLAN



dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
RVCommercial
703-848-4308

Civil Engineer:
VBCA INC and VBCA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
CSG Landscape Architecture
202 821-2045

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 08/10/13 |
| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
BUILDING SECTIONS

Printed On 9/14/13, 1:42 pm

| | |
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | HF |
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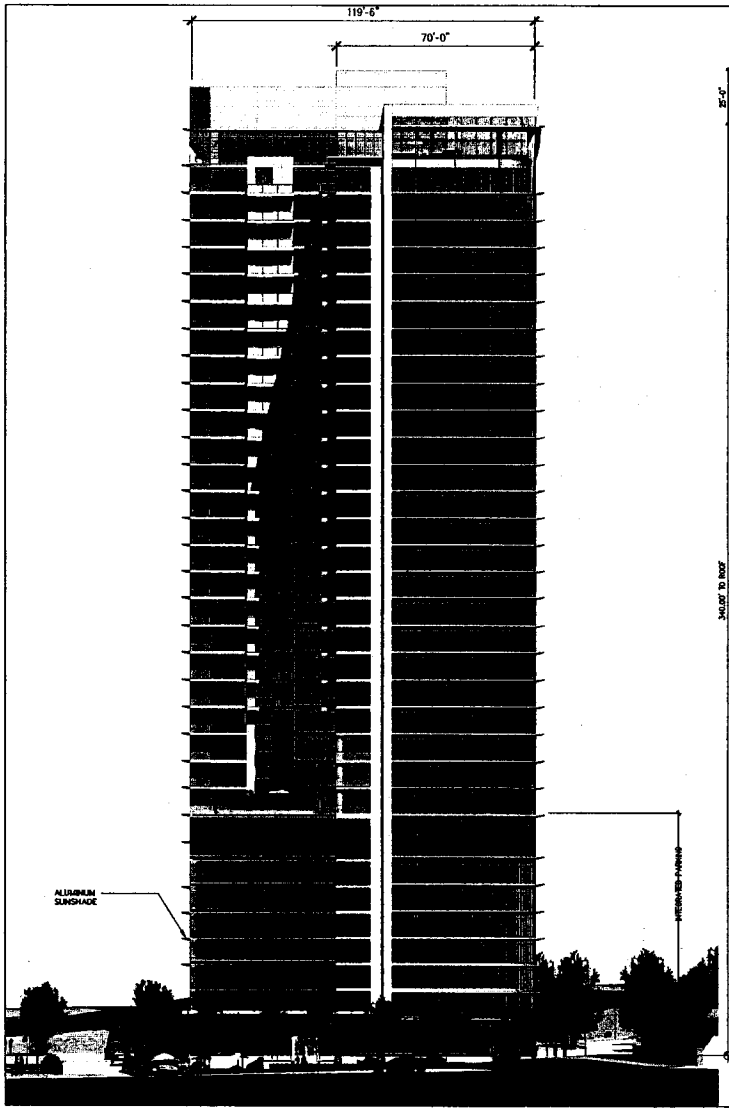
778-07_A-BUILDING

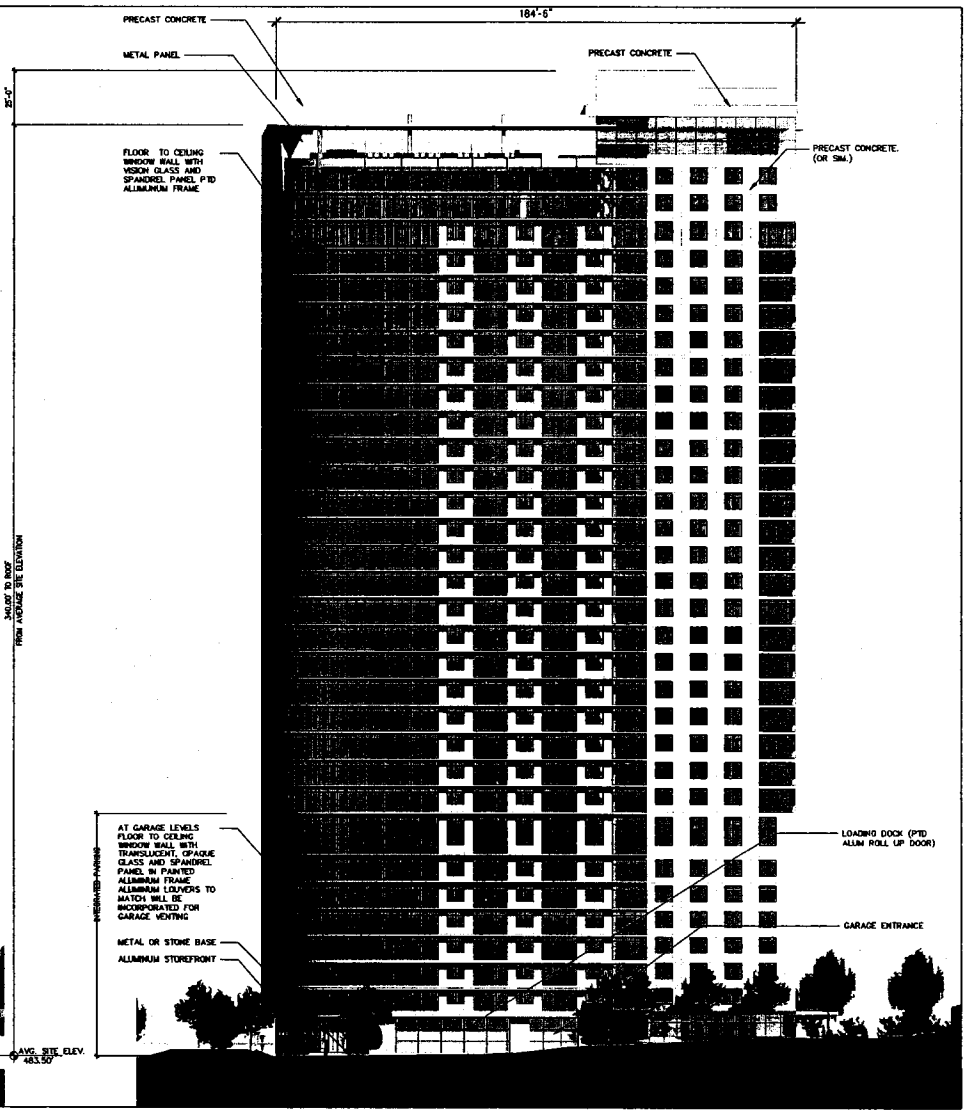
DRAWING NUMBER
A-153

SHEET OF

NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN




2 BUILDING F SOUTH ELEVATION
1/20" = 1'-0"
SEE 1/A-154 FOR TYPICAL MATERIAL DESIGNATION




1 BUILDING F EAST ELEVATION
1/20" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
Suite 300
McLean, Virginia 22102
P 703.556.9215
F 703.821.8096
www.dcsdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
EDG Landscape Architecture
202-621-2043

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 06/10/13 |
| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
BUILDING ELEVATIONS

Printed On: 8/14/13, 1:42 pm

| | |
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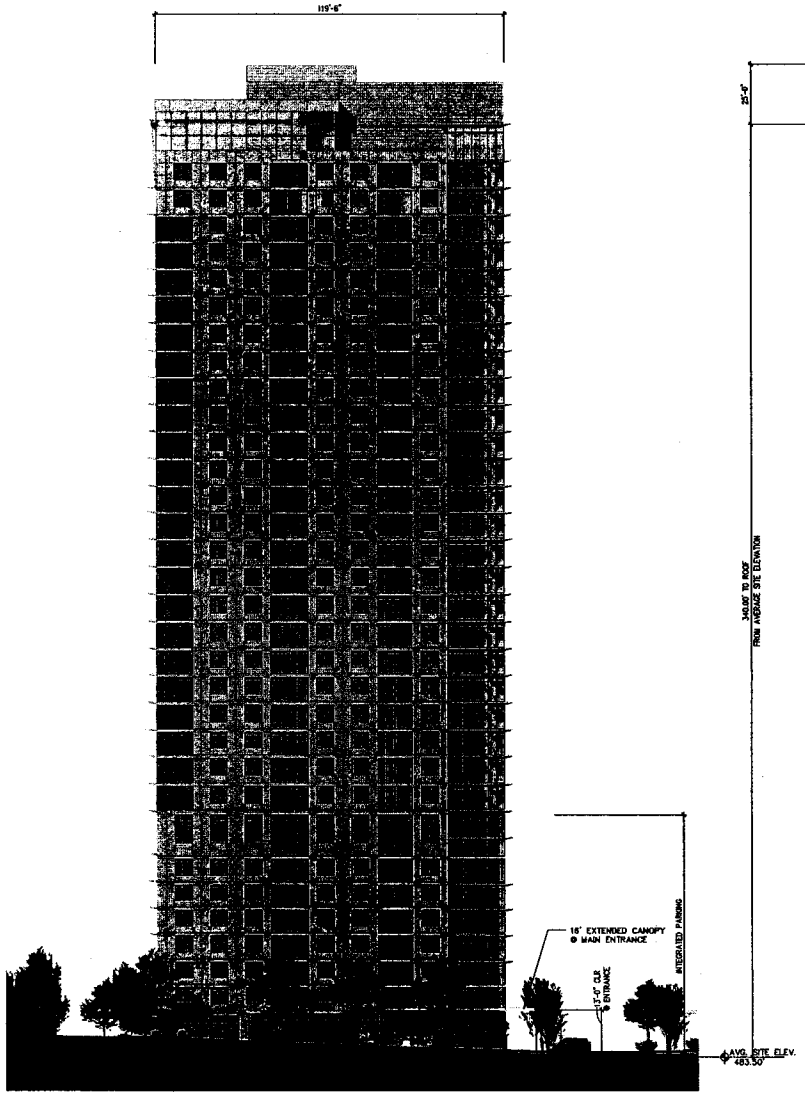
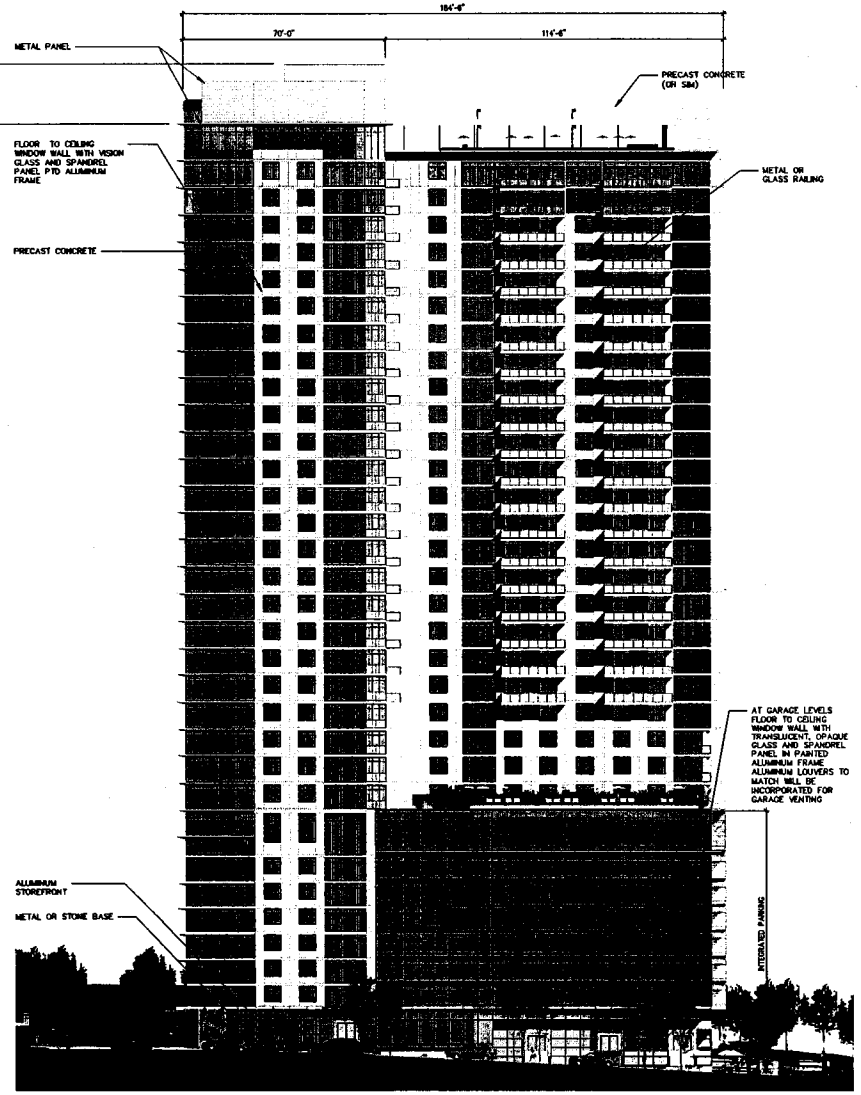



2 BUILDING F NORTH ELEVATION
1/20" = 1'-0"
SEE 1/A-154 FOR TYPICAL MATERIAL DESIGNATION




1 BUILDING F WEST ELEVATION
1/20" = 1'-0"
SEE 1/A-154 FOR TYPICAL MATERIAL DESIGNATION

dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1670 International Drive
Suite 500
McLean, Virginia 22102
P 703.848.2070
F 703.821.8070
www.davisdesign.com

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2045

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 06/10/13 |
| FDP | 05/13/13 |
| FDP | 04/10/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
BUILDING ELEVATIONS

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778-01_A-156.DWG

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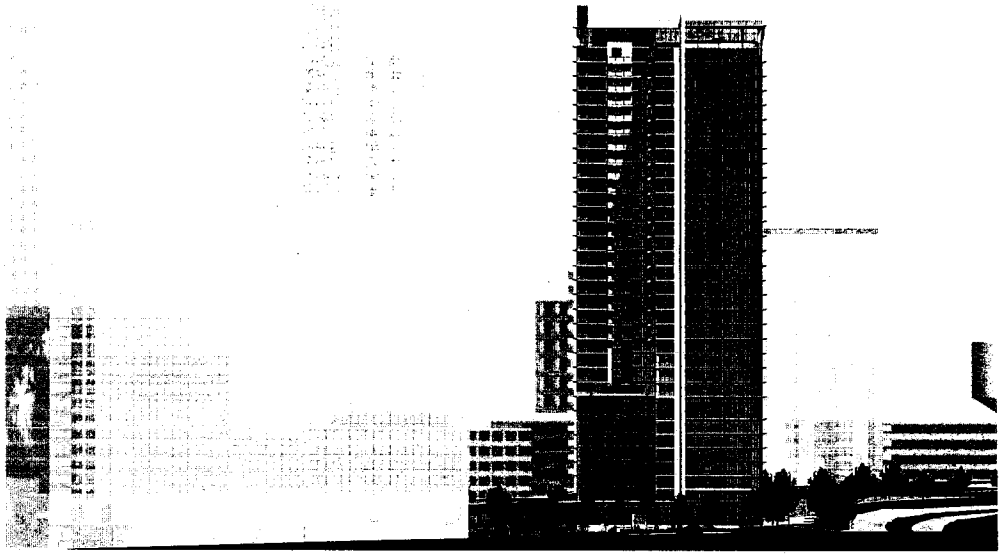
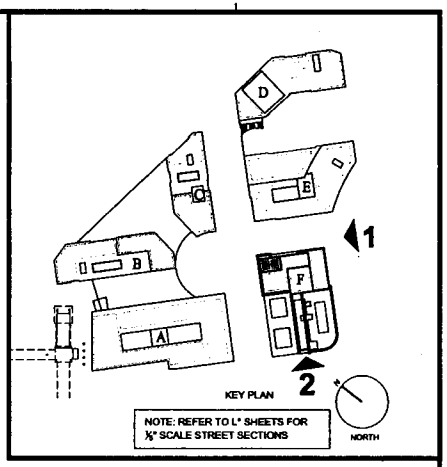
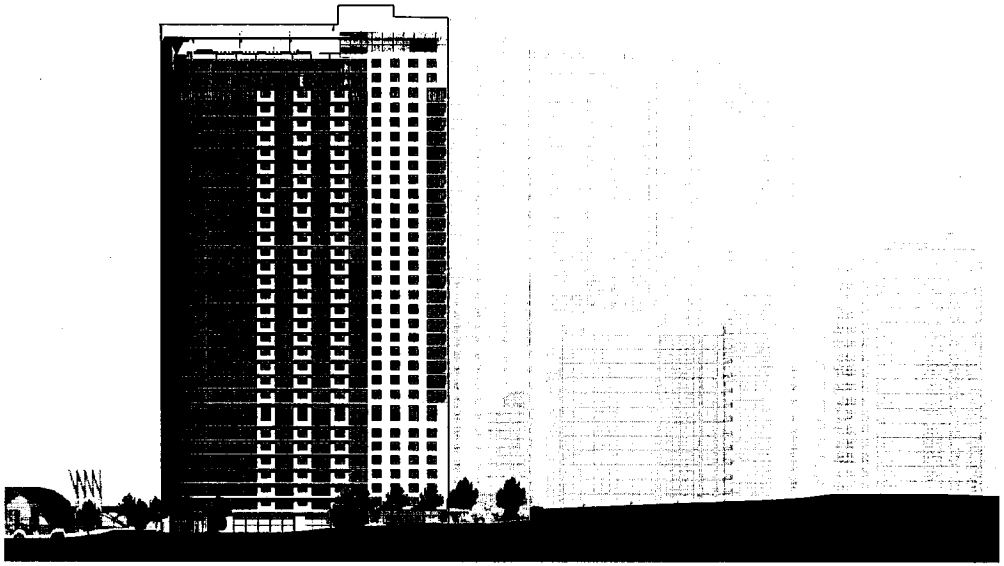


2 BUILDING F SOUTH ELEVATION
1/32" = 1'-0"




NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN



1 BUILDING F EAST ELEVATION
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1670 International Drive
Suite 500
McLean, Virginia 22102

P 703.556.0070
F 703.821.8890
www.dcsdesign.com

Developer:
HVC mesnerial
703-442-4300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2047

REVISIONS

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| FDP | 08/16/13 |
| FDP | 08/10/13 |
| FDP | 05/13/13 |
| FDP | 04/16/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-776.00

DRAWING TITLE
PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT

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776-07 A-156.DWG

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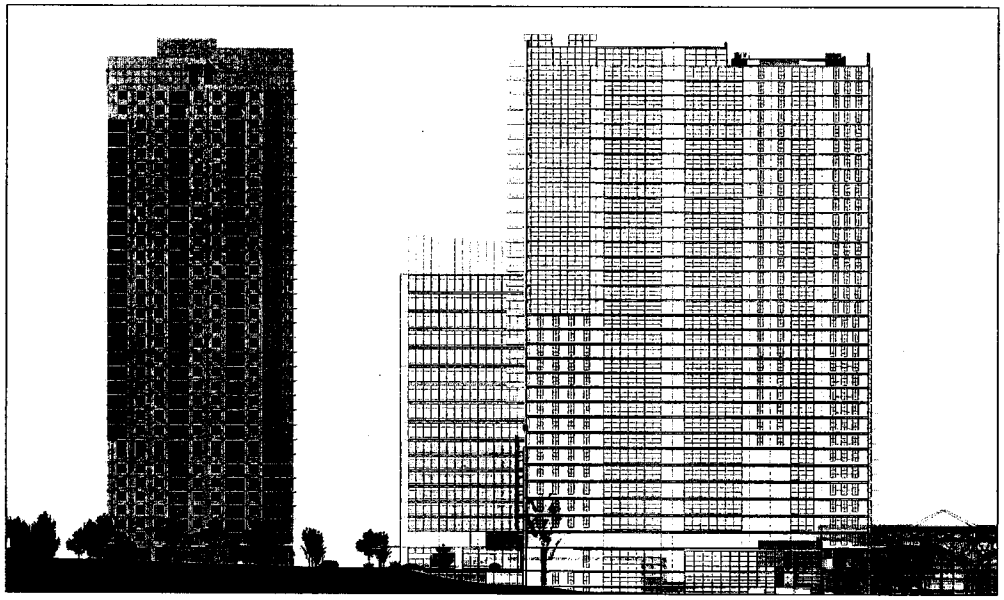
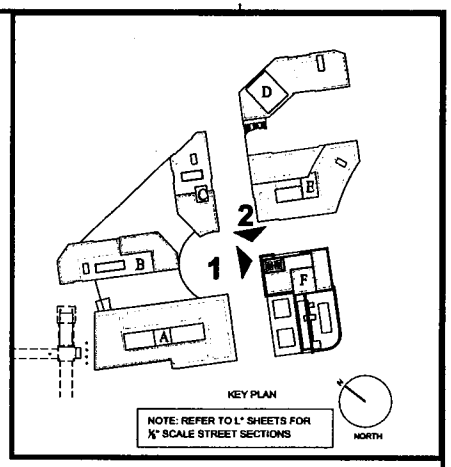
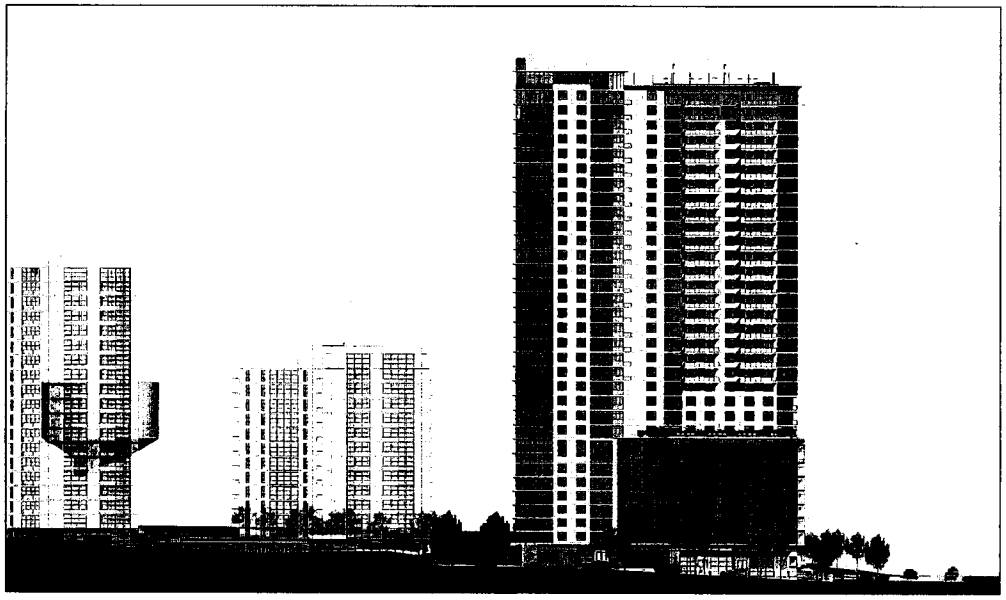


2 BUILDING F NORTH ELEVATION
1/32" = 1'-0"




NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN



1 BUILDING F WEST ELEVATION
1/32" = 1'-0"

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 500
McLean, Virginia 22102

T 703.556.8276
F 703.821.6070
www.dcsdesign.com

Developer:
NVCommercial
703-148-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2045

REVISIONS

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| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
PROPOSED ELEVATIONS WITH PROPOSED DEVELOPMENT

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|---|---|
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| DATE | JAN. 04, 2013 |
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778-M_A-157.DWG

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A-157

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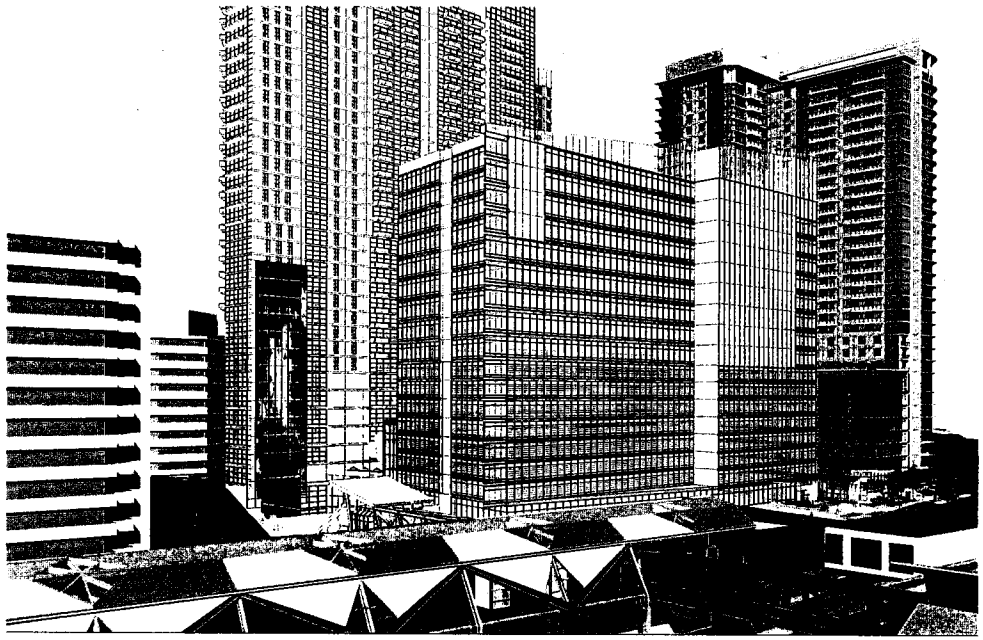
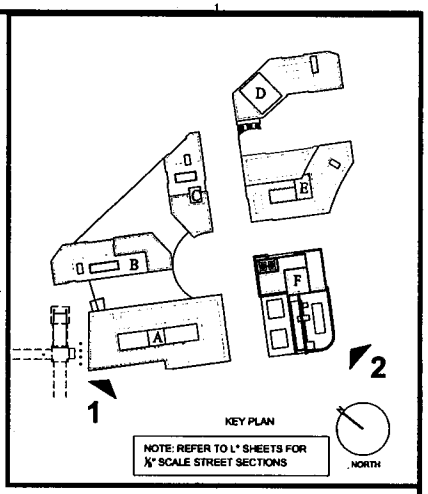


1 ILLUSTRATIVE VIEW
NTS




2 ILLUSTRATIVE VIEW
NTS

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
JVC/Comercial
703-348-4306

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LDG Landscape Architecture
202-821-2045

REVISIONS

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| FDP | 08/16/13 |
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| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW WITH PROPOSED DEVELOPMENT

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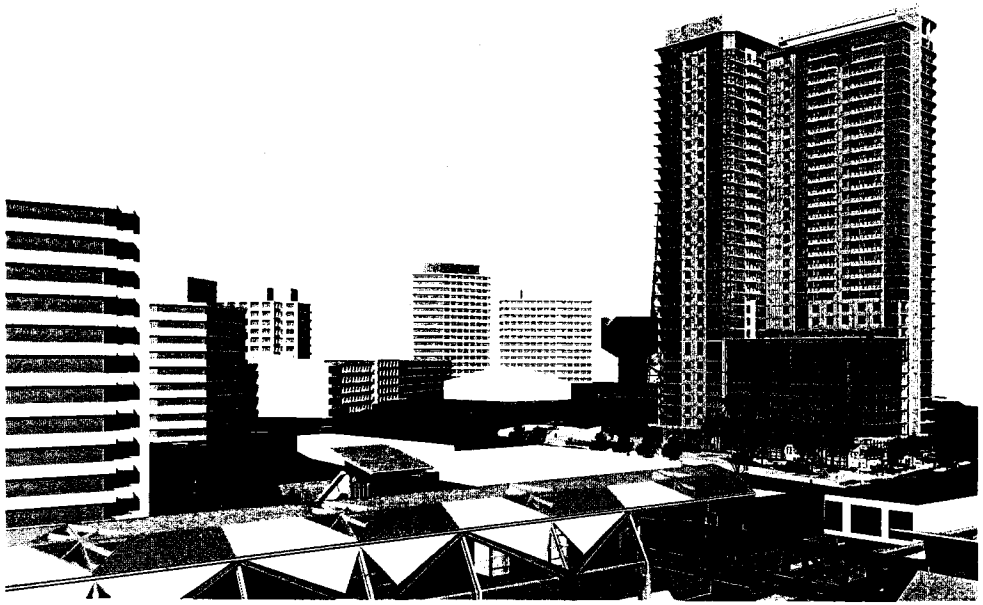
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | RC, IA |
| CHECKED BY | AM |

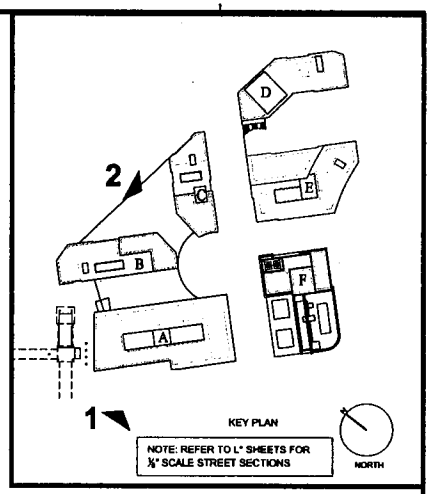
778-07_A-158.DWG

DRAWING NUMBER
A-158

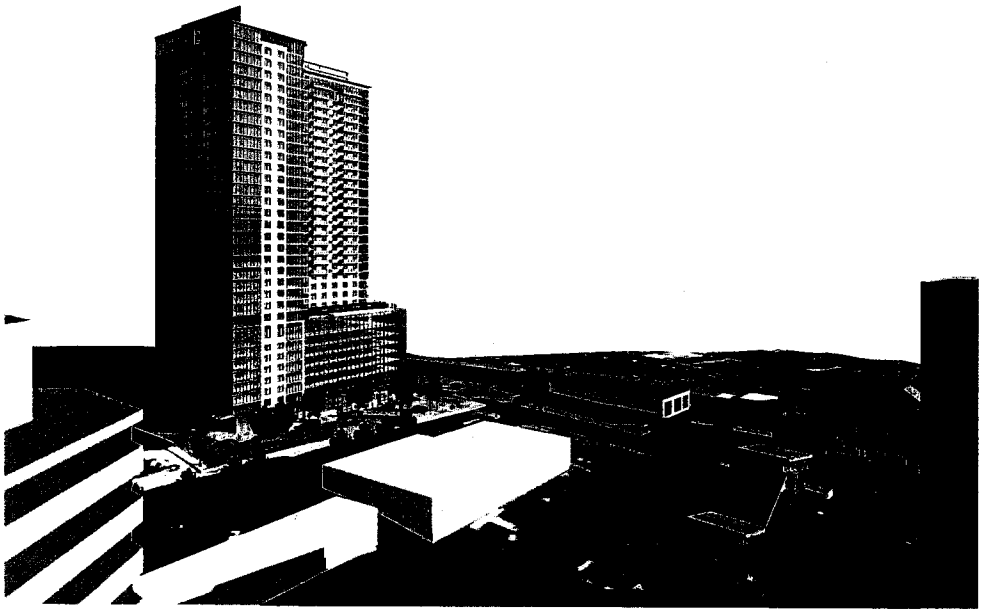
SHEET OF



1 ILLUSTRATIVE VIEW
NTS




2 ILLUSTRATIVE VIEW
NTS



dcs DESIGN

DAVID CARTER SCOTT

Developer:
RYCommercial
703-448-4368

Civil Engineer:
VIKA Inc. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-821-2043

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 08/10/13 |
| FDP | 08/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 309-779.00

DRAWING TITLE
ILLUSTRATIVE VIEW WITH EXISTING ADJACENT DEVELOPMENT

Printed On: 8/14/13, 1:41 pm

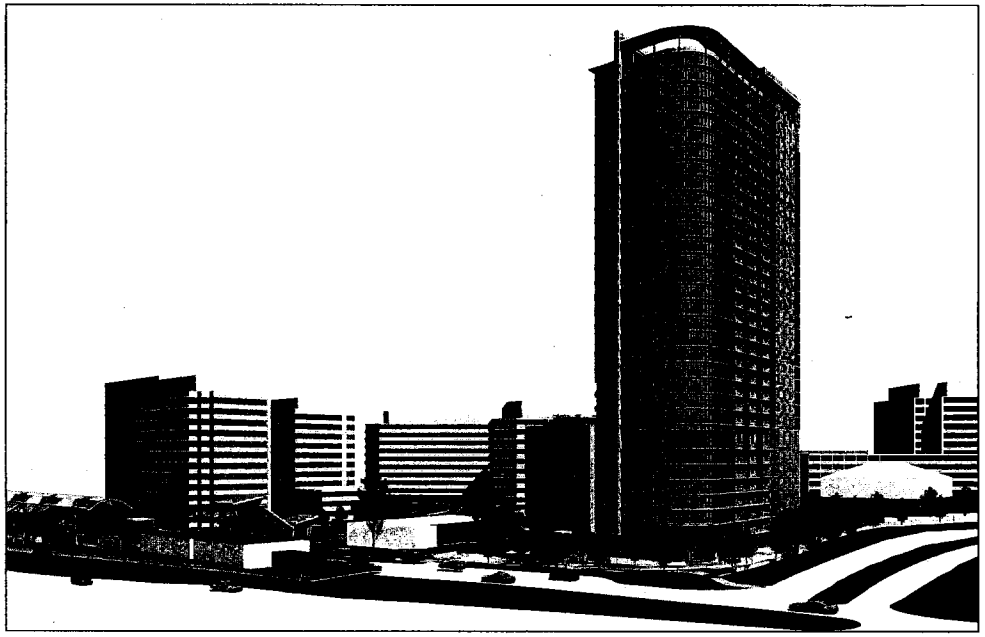
| | |
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | RC, IA |
| CHECKED BY | AM |

774-07_A-159.DWG

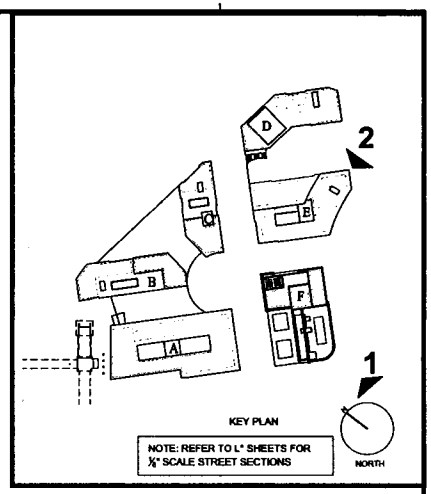
DRAWING NUMBER
A-159

SHEET OF

NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN



1 ILLUSTRATIVE VIEW
NTS




KEY PLAN

NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

2 ILLUSTRATIVE VIEW
NTS

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
RVCommercial
703-448-4368

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LBG Landscape Architecture
202-521-2045

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 06/10/13 |
| FDP | 05/13/13 |
| FDP | 04/16/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW WITH EXISTING ADJACENT DEVELOPMENT

Printed On: 8/14/13, 1:41 pm

| | |
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | RC, JA |
| CHECKED BY | AM |

178-W_A-160.DWG

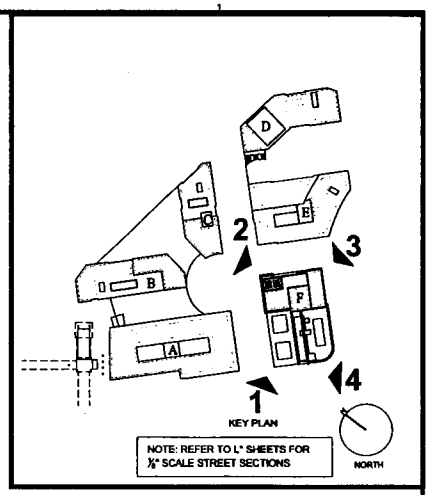
DRAWING NUMBER
A-160

SHEET OF

NOTE: ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REFINED AT FINAL ARCH DESIGN

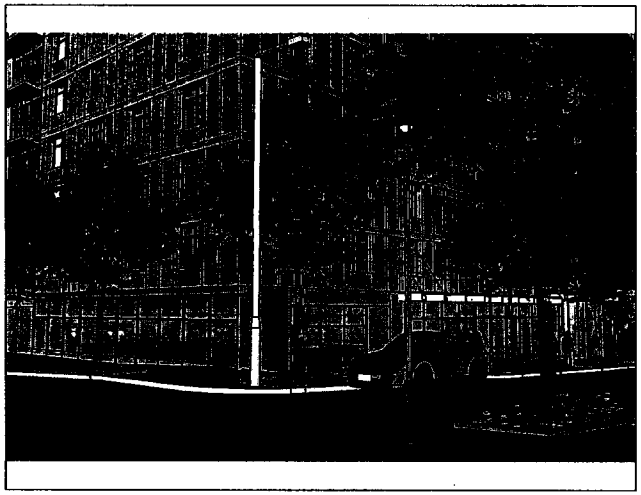
4 ILLUSTRATIVE VIEW
NTS

2 ILLUSTRATIVE VIEW
NTS

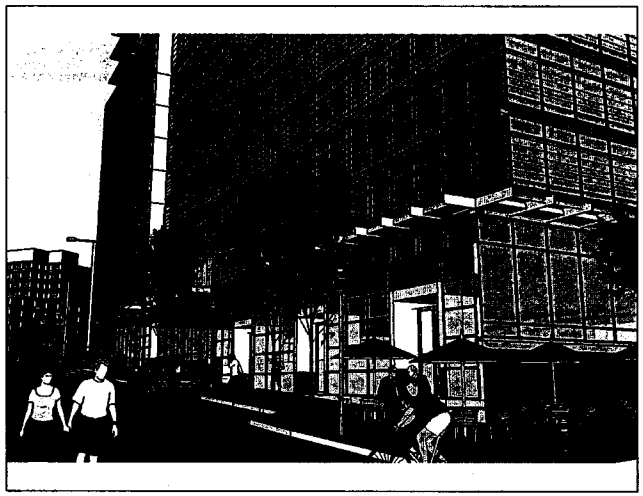



NOTE: REFER TO L* SHEETS FOR 1/8" SCALE STREET SECTIONS

2 ILLUSTRATIVE VIEW
NTS



3 ILLUSTRATIVE VIEW
NTS



1 ILLUSTRATIVE VIEW
NTS

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVC/Monumental
703-448-4308

Civil Engineer:
VIKA Inc. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
DSD Landscape Architecture
202-821-2045

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 08/10/13 |
| FDP | 06/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
ILLUSTRATIVE VIEW WITH EXISTING ADJACENT DEVELOPMENT

Plotted On: 9/14/13, 1:41 pm

| | |
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | RC, IA |
| CHECKED BY | AM |

178-SF_A-161.DWG

DRAWING NUMBER
A-161

SHEET OF

## PRIMARY PEDESTRIAN CORRIDORS

Primary Pedestrian Corridors are intended to have the highest levels of pedestrian activity and interaction. They typically occur near transit stations and are the location of significant retail, major building entries, and social gathering spaces. Primary Pedestrian Corridors support pedestrian circulation, but should also include spaces for outdoor gathering, sidewalk cafes and browsing areas. As a result, these areas typically have the widest streetscape and most animated building facades. These corridors may be identified as a neighborhood destination in and of themselves.

## SECONDARY PEDESTRIAN CORRIDORS

Secondary Pedestrian Corridors typically have significant pedestrian volumes, and generally are utilized for pedestrian movement as opposed to pedestrian interaction. Some retail activity that is generally more neighborhood or district-serving occurs within these corridors. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors. These corridors typically have wider streetscapes to facilitate pedestrian movement, and a significant level of building facade animation to create an interesting and comfortable walking environment.

## TERTIARY PEDESTRIAN CORRIDORS

Tertiary Pedestrian Corridors support pedestrian connectivity through and between neighborhoods. These corridors typically include residential entrances, access to parking, and limited access to loading and service facilities. Any retail which occurs will typically be found at intersections with other more significant streets. Residential yards and stoops typically can be found along this corridor type. Building facades provide some variation and level of detail to create an interesting and comfortable walking environment.

## GATEWAY PEDESTRIAN CORRIDOR

A unique environment adjacent to a high volume boulevard, that may high level of pedestrian activity associated with access to a transit station, but may have reduced retail and place-making opportunities.

## ENHANCED PLACEMAKING OPPORTUNITIES

In addition to pedestrian corridors, locations for enhanced placemaking should be indicated on the pedestrian hierarchy plan. These are intended to highlight certain areas as places of importance, or opportunities to emphasize the character or identity of a district, corridor, or neighborhood. These can be locations of retail, civic facilities, urban open spaces, public art, special architecture and / or other elements which create an identifiable destination.

M metro — METRO STATION

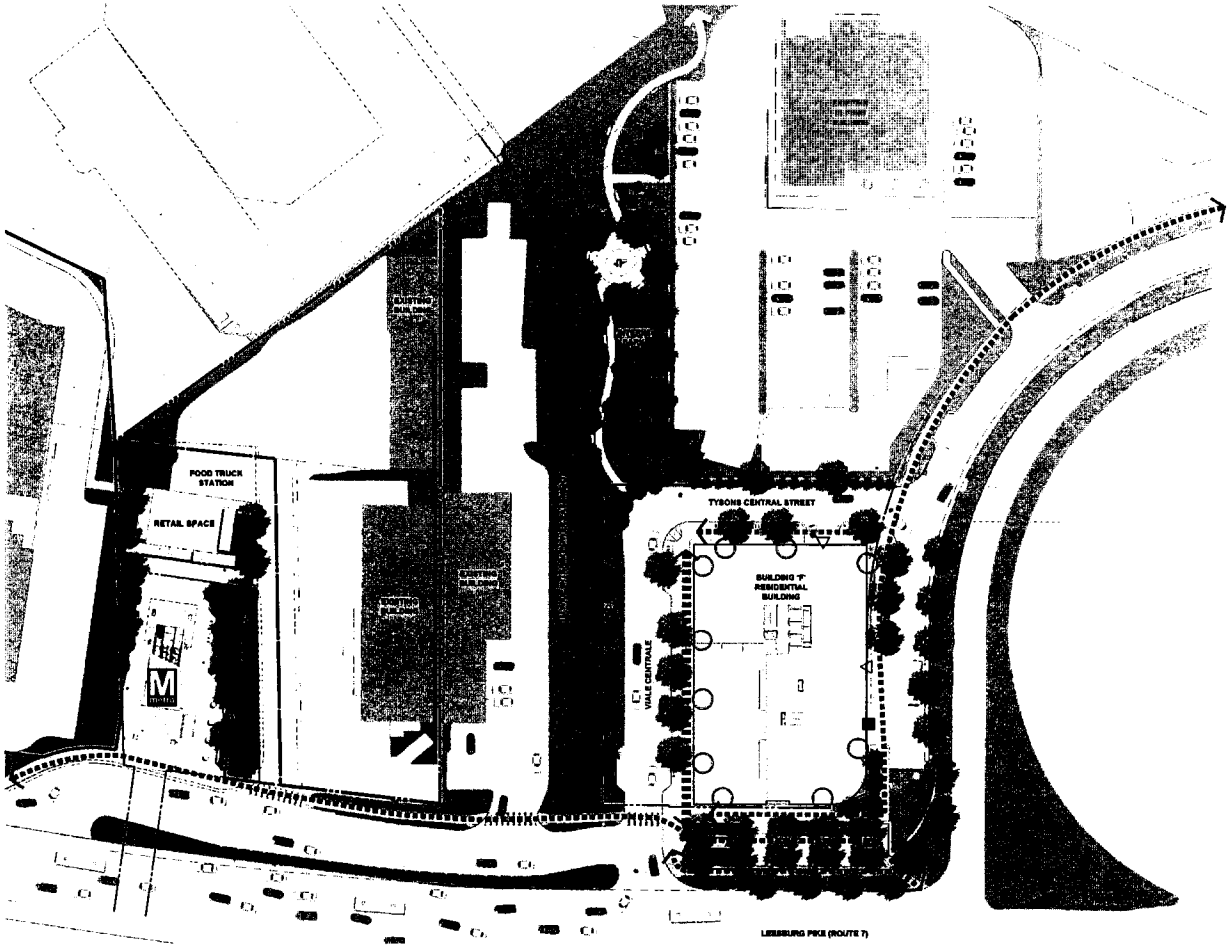
BUILDING ENTRANCE

GARAGE ENTRACNE

LOADING DOCKS

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

0 20 40 80 120




dcs DESIGN

DAVIS CARTER SCOTT ltd
Architecture
Interior Architecture
Land Planning
1676 International Drive
Suite 300
McLean, Virginia 22102
T 703.556.0370
F 703.911.6974
www.dcsdesign.com

Developer:
NVCommercial
703-448-0300

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
EDG Landscape Architecture
703-821-3045

REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
PEDESTRIAN CIRCULATION PLAN

Plotted On: 7/01/13, 2:33 pm

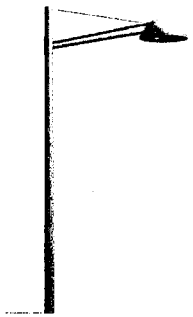
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-pd1_TC_pt1.dwg

DRAWING NUMBER
L-6

SHEET OF

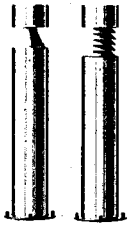
**STREET LIGHTS**
MAKE: SELUX
MODEL: ARC MINI



## 1 STREET LIGHT FIXTURE

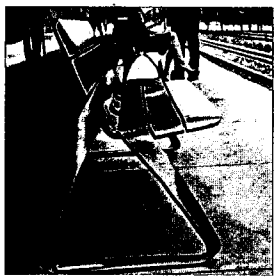
**STICK LIHGTS**
MAKE: BEGA
MODEL: 8984

**BOLLARDS**
MAKE: BEGA
MODEL: 8216



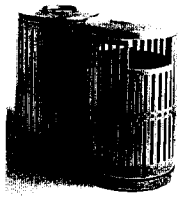
## 2 DECORATIVE SITE LIGHT FIXTURE

**BENCHES**
MAKE: LANDSCAPE FORMS
MODEL: RESTMETRO 40



## 3 SITE BENCH

**TRASH RECEPTACLES**
MAKE: CREATIVE PIPE
MODEL: DEGALDO

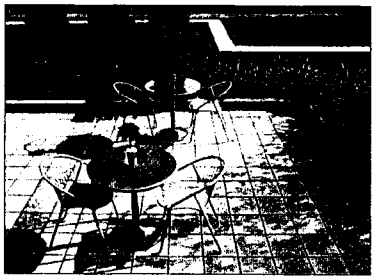


## 4 LITTER RECEPTACLES

**PLANTERS**
MAKE: LANDSCAPE FORMS
MODEL: SORELLA

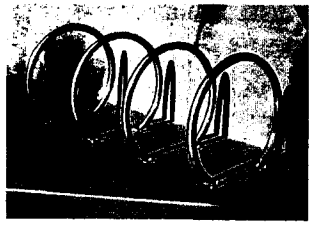
## 5 PLANTER

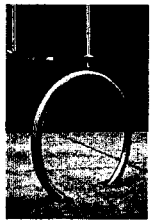
**TABLE & CHAIRS**
MAKE: LANDSCAPE FORMS
MODEL: CATENA



## 6 TABLE AND CHAIRS

**BIKE RACKS**
MAKE: CREATIVE PIPE
MODEL: HORSESHOE RACK





## 7 BIKE RACKS

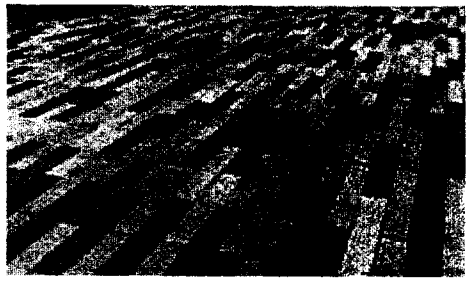
**UMBRELLA**
MAKE: LANDSCAPEFORMS
MODEL: EQUINOX

## 8 UMBRELLA

NOTE:
1. LIGHTING AND SITE FURNISHINGS ARE REPRESENTATIVE OF QUALITY AND MATERIALS. FINAL SELECTION SHALL BE MADE BY THE APPLICANT FROM ITEMS SHOWN OR SIMILAR PRODUCTS IN THE TYSONS URBAN DESIGN GUIDELINES.

2. SELECTION OF LIGHT FIXTURES FOR LIGHTING IN ROW SUBJECT TO CONFORMANCE WITH POWER COMPANY REQUIREMENTS.

**PAVER MATERIAL**
MAKE: WAUSAU PAVERS
TYPE: PLANK STYLE PAVERS



## 9 PAVER

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVC Commercial
703-448-4388

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-642-7800

Landscape Architecture:
LSDT Landscape Architecture
703-821-2043

REVISIONS

| | |
|---|---|
| FDP | 2013.08.16 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
SITE FURNITURE & MATERIAL IMAGES

Printed On: 3/13/13, 2:31 pm

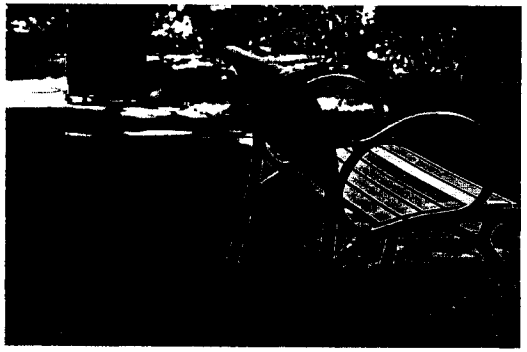
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

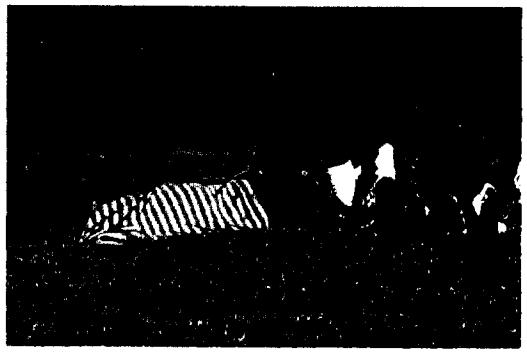
L-7.dwg

DRAWING NUMBER
L-7.1

SHEET OF

BENCH





LAWN AREA

PLAYGROUND EQUIPMENT

LEASH DOG PARK

PARK TRAIL

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-548-4305

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-821-2945

REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.06.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
INTERIM PARK: SITE FURNITURE & MATERIAL IMAGES

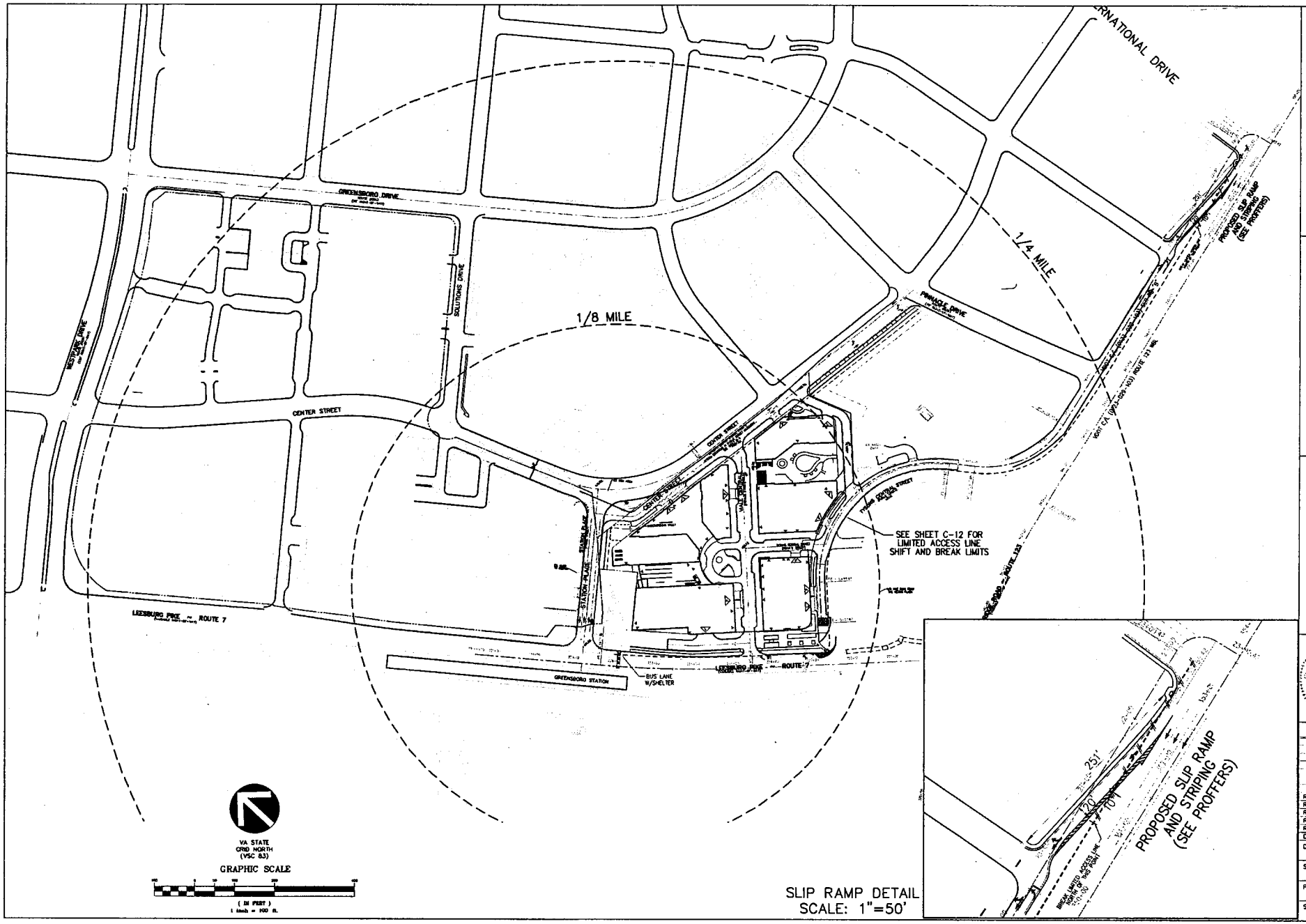
Printed On: 5/29/13, 7:59 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-7.0sq

DRAWING NUMBER
L-7.2

SHEET OF




SLIP RAMP DETAIL
SCALE: 1"=50'

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS CENTRAL 7
SUB-SECTION CONTEXT
STREET GRID PLAN

8/15/13

VIKA REVISIONS

REV AUGUST 15, 2013
REV JULY 10, 2013
REV MAY 13, 2013
REV APRIL 18, 2013
REV MARCH 11, 2013
DATE: JAN. 4, 2013

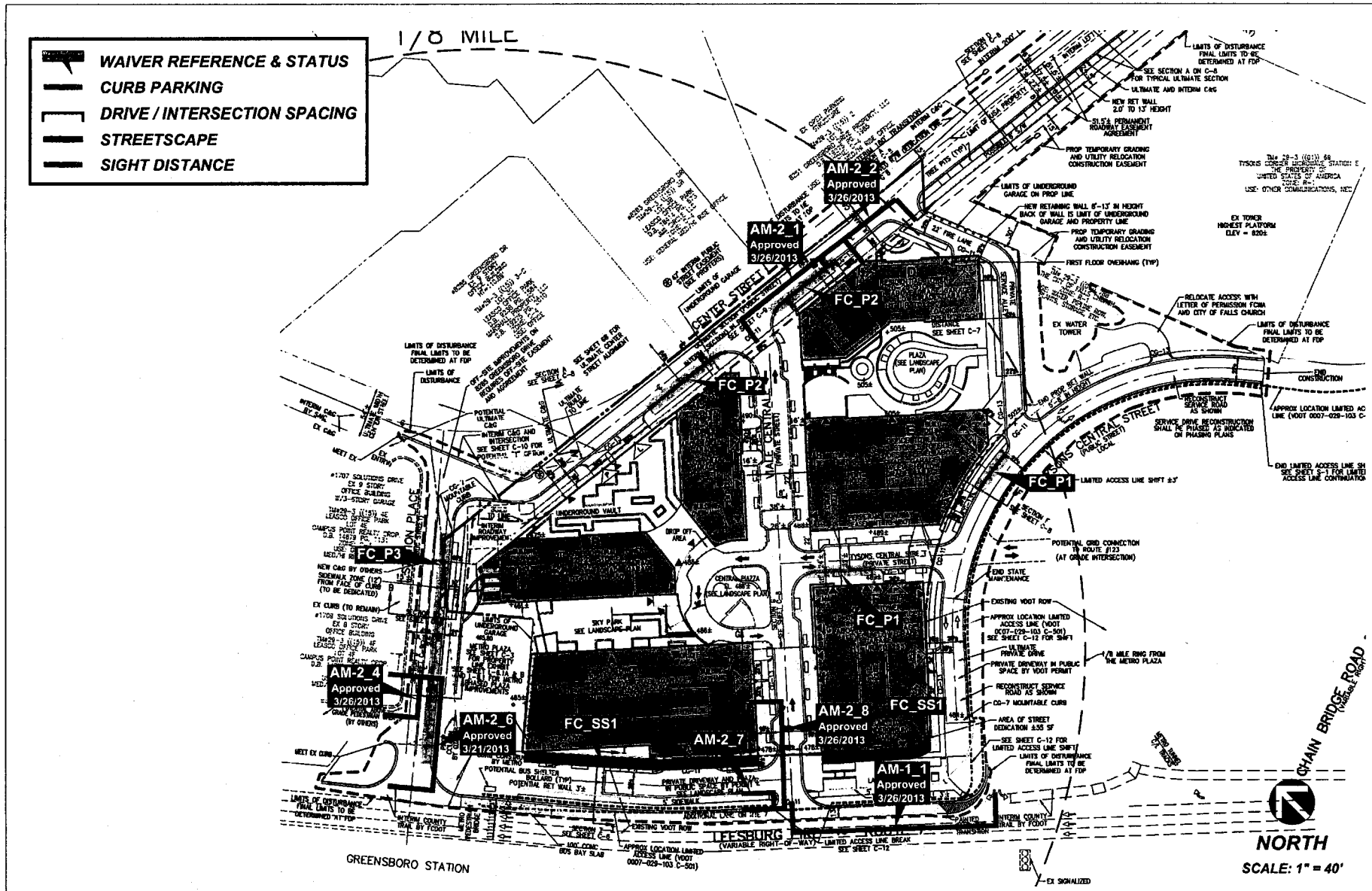
| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: 1"=100'

PROJECT/FILE NO. W7148G

SHEET NO. S-1

P:\LDD13\Projects\W7148G\dwg\W7148G10.dwg 8/15/2013 4:36:38 PM EDT




SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WAIVERS / EXCEPTIONS OF TYSONS CORNER TRANSPORTATION TRAFFIC STANDARDS

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN 4, 2013

| DES. | DWN. |
|---|---|
| JFA | KY |

SCALE: N/A

PROJECT/FILE NO. VV7148C

SHEET NO. S-2

## Summary of Design Standards for Tysons Corner as Applicable to Tysons Central

| CLASSIFICATION / CRITERIA | LOW SPEED BOULEVARD | Leesburg Pike (Route 7) | COLLECTOR | Center Street | Station Place | LOCAL | Tysons Central Street | Viale Centrale | SERVICE STREET | Private Service Alley |
|---|---|---|---|---|---|---|---|---|---|---|
| Raised/Landscaped Median (Table 6, DS-15) | Required (16'-20') | ✓ | Optional[1,7] | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Circulator Route (Table 13, DS-6) | N/A | N/A | Yes @ certain locations | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| On-Street Parking (Table 5, DS-13)[8] | Restricted | ✓ | Required (8') | Need Waiver (FC_P2) | Need Waiver (FC_P3) | Required (7'-8') | Need Waiver (FC_P1) | ✓ | N/A | N/A |
| Target LOS (Table 2, DS-5) | D/E[1] | ✓ | E | ✓ | ✓ | E | ✓ | ✓ | N/A | N/A |
| # of Through Lanes (Table 3, DS-10) | 4-8 lanes | ✓ | 2-4 lanes | ✓ | ✓ | 2 lanes | ✓ | ✓ | 2 lanes | ✓ |
| Design Speed (Table 3, DS-10) | 40 mph | ✓ | 25-30 mph | ✓ | ✓ | 25 mph | ✓ | ✓ | 25 mph or less | ✓ |
| Operating Speed (Table 3, DS-10) | 35 mph | ✓ | 25-30 mph | ✓ | ✓ | 25 mph | ✓ | ✓ | 25 mph or less | ✓ |
| Operational Analysis (Table 4, DS-11) | Required | ✓ | Discretionary | ✓ | ✓ | N/A | N/A | N/A | N/A | N/A |
| Signal Spacing (Table 4, DS-11) | Operational Analysis Req'd[2] | N/A | 425'-660'[5] | N/A | N/A | 325'-660' | N/A | N/A | N/A | N/A |
| Unsignalized, Full Access Spacing (Table 4, DS-11) | Operational Analysis Req'd[2] | N/A | 200'-660' | ✓ | N/A | 100'-660' | ✓ | ✓ | N/A | N/A |
| Unsignalized, Partial Access Spacing (Table 4, DS-11) | 325'-660' | * See Below | 155'-660' | N/A | ✓ | N/A | N/A | N/A | N/A | N/A |
| Driveway Spacing (Table 4, DS-11) | Restricted | N/A | 155' | * See Below | ✓ | 50' | ✓ | *See Below | 50' | *See Below |
| Lane Widths (Table 5, DS-13) | 11' | ✓ | 10'-11'[4] | ✓ | ✓ | 10' | ✓ | ✓ | 10' | ✓ |
| Streetscape Zone Width (Table 14, DS-27) | 33' = 15' Building zone 10' sidewalk 8' landscaping panel | Need Waiver (FC_SS1) | 20-28' = 4'-12' Building zone 8' sidewalk 8' landscaping panel | ✓ | ✓ | 16-24' = 4'-12' Building zone 6' sidewalk 6' landscaping panel | ✓ | ✓ | 5' sidewalk | ✓ |
| Sight Distance (Table 12, DS-23) | 385' (305' SSD) | ✓ | 155' | ✓ | ✓ | 155' | ✓ | ✓ | 155' | ✓ |
| Bike Lane (Table 15, DS-29) | N/A | N/A | 4'-6'[6] | ✓ | ✓ | N/A | N/A | N/A | N/A | N/A |

Notes on Requirements:

1. District Administrator may accept lower LOS pending operational analysis.
2. Spacing must be demonstrated through an operational analysis; 880 to 1,250 feet recommended.
3. Evaluated on a case-by-case basis.
4. 10' for street residential in character; 11' for streets more commercial in nature.
5. New signalized intersections on collectors/avenues within 660 feet of low speed boulevards need operational analysis.
6. Width: vary depending on location relative to curb and curbside parking.
7. On circulator routes medians should be 24'-36' on Avenues and Collectors.
8. Parking may be restricted in the vicinity of circulator routes.

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

Leesburg Pike
- Viale Centrale to Route 123 westbound off ramp 220' (325') (AM-1_1) – VDOT APPROVED 3.26.2013

Center Street (Solutions to Station Place)
- Viale Centrale to Building D Driveway 140' (155') (AM-2_1) – VDOT APPROVED 3.26.2013
- Building D Driveway to Building D Alley 70' (155') (AM-2_2) – VDOT APPROVED 3.26.2013

Station Place
- Alley to SAIC Existing 60' (155') (AM-2_4) – VDOT APPROVED 3.26.2013
- Leesburg Pike to SAIC Existing (north) 125' (225') (AM-2_6) – VDOT APPROVED 3.21.2013

Viale Centrale
- Leesburg Pike to Private Service Alley 20' (225') (AM-2_7)
- Leesburg Pike to Building A Drive 145' (225') (AM-2_8) – VDOT APPROVED 3.26.2013

SEE SHEET C-2 FOR ADDITIONAL STREETSCAPE MODIFICATIONS TO ADDRESS VARIATIONS OF THE ELEMENTS WITHIN THE PROVIDED STREETSCAPE WIDTH.

VIKA

TYSONS CENTRAL BUILDING F
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROAD DESIGN STANDARDS SUMMARY

VIKA REVISIONS

REV. AUGUST 15, 2013
REV. JULY 10, 2013
REV. MAY 13, 2013
REV. APRIL 18, 2013
REV. MARCH 11, 2013
DATE: JAN. 4, 2013

DES. JFA | DWN. KY

SCALE: N/A

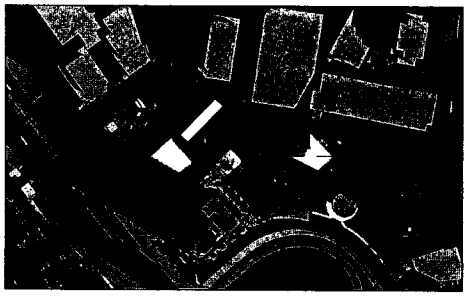
PROJECT/FILE NO. VV71480

SHEET NO. S-3

SUMMER SOLSTICE - 9:00 AM

SUMMER SOLSTICE - 12:00 PM

SUMMER SOLSTICE - 3:00 PM

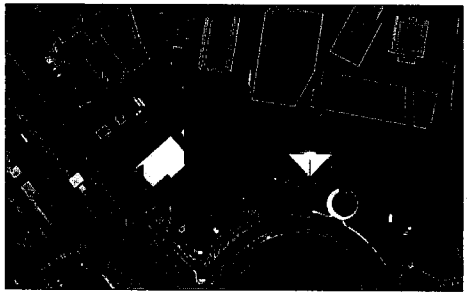


SPRING EQUINOX - 9:00 AM

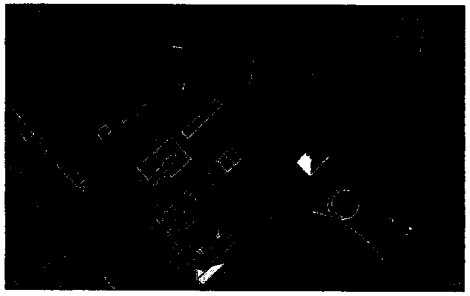
SPRING EQUINOX - 12:00 PM

SPRING EQUINOX - 3:00 PM

WINTER SOLSTICE - 9:00 AM



WINTER SOLSTICE - 12:00 PM



WINTER SOLSTICE - 3:00 PM

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
NVCommercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
202-421-2045

REVISIONS

| | |
|---|---|
| FDP | 08/16/13 |
| FDP | 06/10/13 |
| FDP | 05/13/13 |
| FDP | 04/18/13 |
| FDP | 03/11/13 |

PROJECT TITLE
TYSONS CENTRAL BUILDING F

PROJECT NO. 308-778.00

DRAWING TITLE
SHADOW STUDY

Printed On: 8/14/13, 1:43 pm

| | |
|---|---|
| CA REVIEWED BY | |
| DATE | JAN. 04, 2013 |
| DRAWN BY | RC |
| CHECKED BY | AM |

778-BF_A-162.DWG

DRAWING NUMBER
A-162

SHEET OF

## CDP TREE SCHEDULE (option 1, limits of CDP site)

**STREET TREES (CATEGORY I)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| + | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |

**STREET TREES (CATEGORY IV)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| + | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 28 | | | | | 7000 |

**ORNAMENTAL TREES (CATEGORY II)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 5 | | | | | 625 |

**ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |

| | |
|---|---|
| GROSS SITE AREA: | 252,291 sf |
| AREA OF 30-YEAR TREE CANOPY REQUIRED: (10% gross site) | 25,229 sf |
| TOTAL TREE COVER PROVIDED BY PLANTING (SF) | 14,550 |

## CDP TREE SCHEDULE (option 1: included off-site improvement)

**STREET TREES (CATEGORY I)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| + | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal. | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 19 | | | | | 1425 |

**STREET TREES (CATEGORY IV)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| + | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal. | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 72 | | | | | 18000 |

**ORNAMENTAL TREES (CATEGORY II)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 16 | | | | | 2000 |

**ORNAMENTAL TREES IN ELEVATED DECK (CATEGORY II)**

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 20-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal. | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal. | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 44 | | | | | 5500 |

| | |
|---|---|
| TOTAL TREE COVER PROVIDED BY PLANTING (SF) | 26,925 |

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

**GENERAL NOTE:**

1 NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED FOR C.D.P. FINAL LANDSCAPE CALCULATION WILL BE DETERMINED FOR THE SITE AT THE TIME OF F.D.P.

## LEGEND

PROPOSED ON SITE TREES

OFF SITE TREES

## LEGEND

EXTENSIVE GREEN ROOF

BIO-RETENTION TREE PIT

DETENTION VAULT

BIO-RETENTION PLANTER

UTILITY VAULT

STORM WATER LINE

WATER LINE

SANITARY LINE

LIMIT OF CLEARING AND GRADING (SEE CIVIL DRAWINGS)

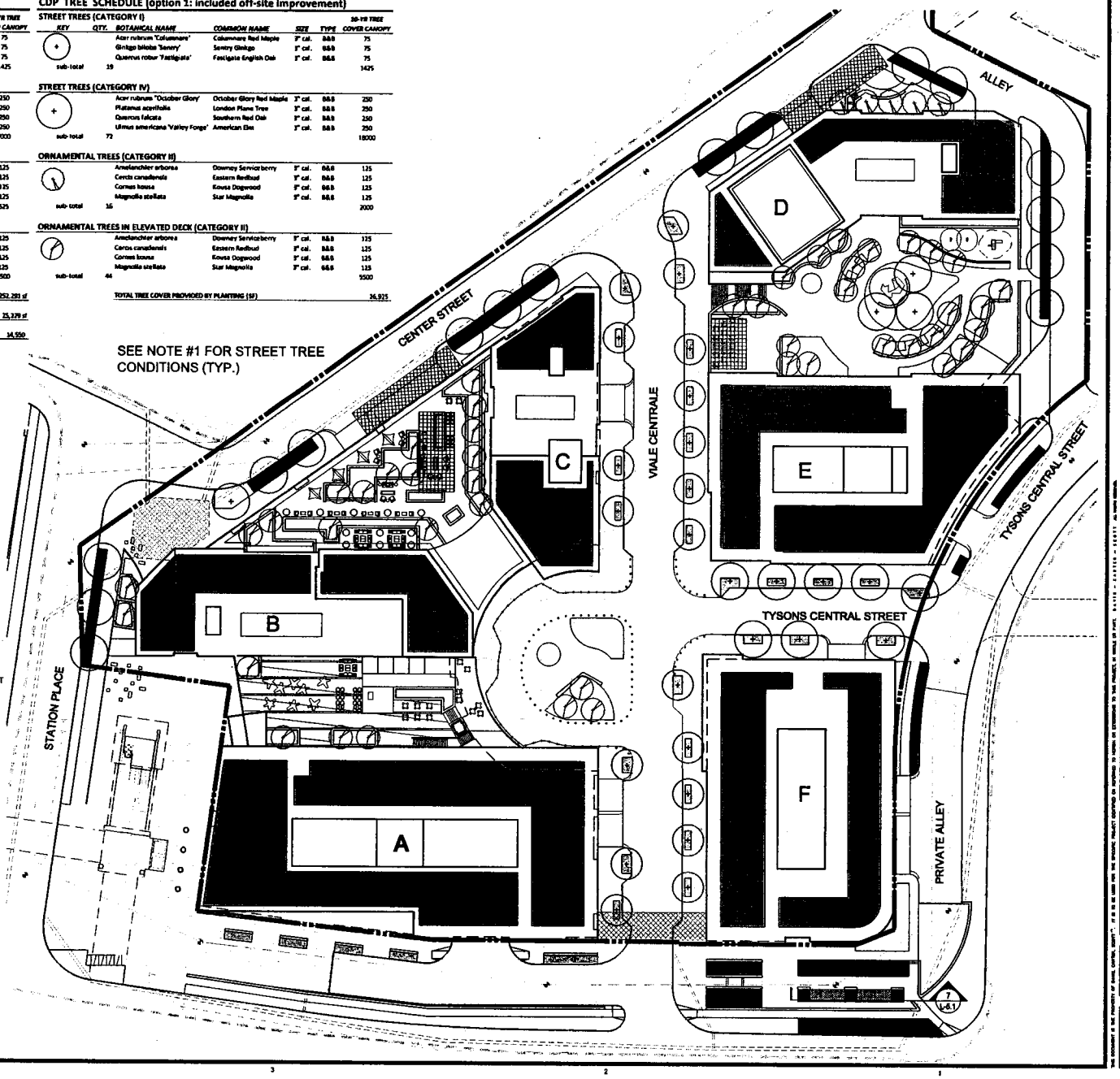
PROPERTY LINE

NOTE:

1. WHERE MINIMUM PLANTING WIDTHS OF 8' ARE NOT PROVIDED, ALTERNATIVE PLANTING SHALL BE USED TO SATISFY SITE PLANTING CONDITIONS. (SEE SHEET L-2.4 AND L-7.1)
2. THE LANDSCAPE AMENITY LANDSCAPE PANELS SHALL PROVIDE SOIL VOLUMES IN ACCORDANCE WITH THE PROFFERS.

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

0 15 30 60 90




dcs DESIGN

DAVIS CARTER SCOTT

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Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LRK Landscape Architecture
703-821 3045

REVISIONS

| | |
|---|---|
| FDP | 2013.06.15 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
CONCEPT LANDSCAPE PLANTING PLAN

OPTION 1

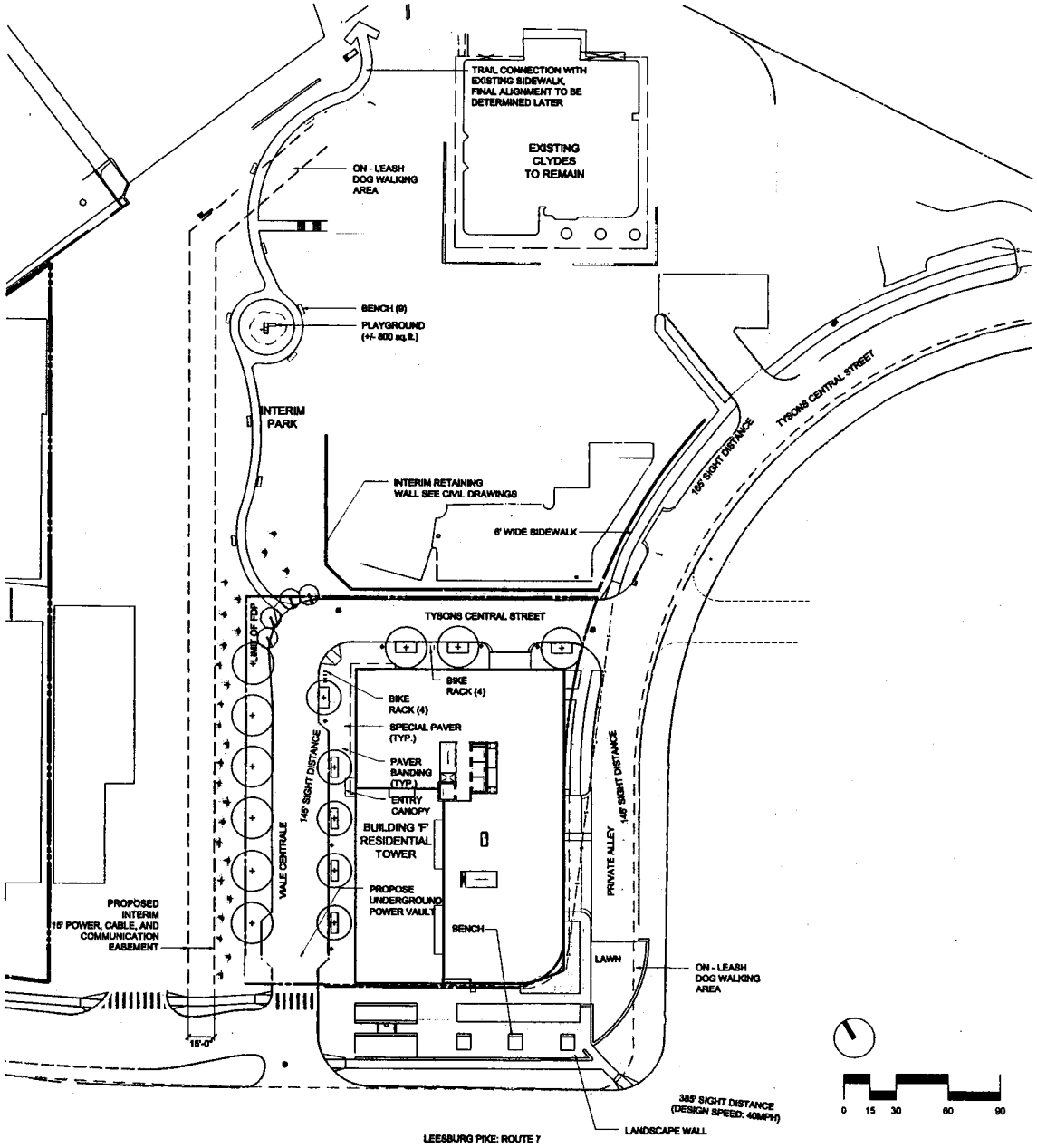
Plotted On: 8/14/13, 6:42 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-1.dwg

DRAWING NUMBER
L-1

SHEET OF




## FDP TREE SCHEDULE (limit of FDP site)

### STREET TREES (CATEGORY I)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal. | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal. | B&B | 75 |
| sub-total | 5 | | | | | 375 |

### STREET TREES (CATEGORY IV)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal. | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal. | B&B | 250 |
| sub-total | 9 | | | | | 2250 |

### ORNAMENTAL TREES (CATEGORY II)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal. | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 4 | | | | | 500 |

| | |
|---|---|
| GROSS SITE AREA: | 42,213 SF |
| AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site) | 4,214 SF |
| TOTAL TREE COVER PROVIDED BY PLANTING | 3,125 SF |

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

**GENERAL NOTE:**

1. TREE CANOPY CALCULATION DO NOT REPRESENT INTERIM PARK PLANTING
2. ALL TREES IN PUBLIC RIGHT OF WAY ARE SUBJECT TO VDOT APPROVAL
3. ALL STREET TREES ARE SUBJECT TO FIRE MARSHALL APPROVAL

## FDP TREE SCHEDULE (included off-site improvement)

### STREET TREES (CATEGORY I)

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | 10-YR TREE COVER CANOPY |
|---|---|---|---|---|---|---|
| | | Acer rubrum 'Columnare' | Columnare Red Maple | 3" cal | B&B | 75 |
| | | Ginkgo biloba 'Sentry' | Sentry Ginkgo | 3" cal | B&B | 75 |
| | | Quercus robur 'Fastigiata' | Fastigiate English Oak | 3" cal | B&B | 75 |
| sub-total | 5 | | | | | 375 |

### STREET TREES (CATEGORY IV)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Acer rubrum 'October Glory' | October Glory Red Maple | 3" cal | B&B | 250 |
| | | Platanus acerifolia | London Plane Tree | 3" cal | B&B | 250 |
| | | Quercus falcata | Southern Red Oak | 3" cal. | B&B | 250 |
| | | Ulmus americana 'Valley Forge' | American Elm | 3" cal | B&B | 250 |
| sub-total | 34 | | | | | 8500 |

### ORNAMENTAL TREES (CATEGORY II)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | Amelanchier arborea | Downey Serviceberry | 3" cal | B&B | 125 |
| | | Cercis canadensis | Eastern Redbud | 3" cal | B&B | 125 |
| | | Cornus kousa | Kousa Dogwood | 3" cal | B&B | 125 |
| | | Magnolia stellata | Star Magnolia | 3" cal. | B&B | 125 |
| sub-total | 8 | | | | | 1000 |

| | |
|---|---|
| GROSS SITE AREA: | 30,640 SF |
| AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site) | 3,064 SF |
| TOTAL TREE COVER PROVIDED BY PLANTING | 9,875 SF |

***Off site trees to remain as a part of overall landscape plan***

| | | |
|---|---|---|
| 23 | Canopy Trees (Category I) | 6250 sf |
| 4 | Ornamental Trees (category II) | 500 sf |

## TREE LEGEND

PORPOSED TREES

TEMPORARY OFF-SITE PLANTING IMPROVEMENT

OFF-SITE PLANTING IMPROVEMENT REMAINS IN THE SITE

dcs DESIGN

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Interior Architecture
Land Planning

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Landscape Architecture:
LSG Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.06.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
LANDSCAPE PLAN

Revised On: 8/14/13, 8:51 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY
L-up01_TC_p01.dwg

DRAWING NUMBER
L-1a

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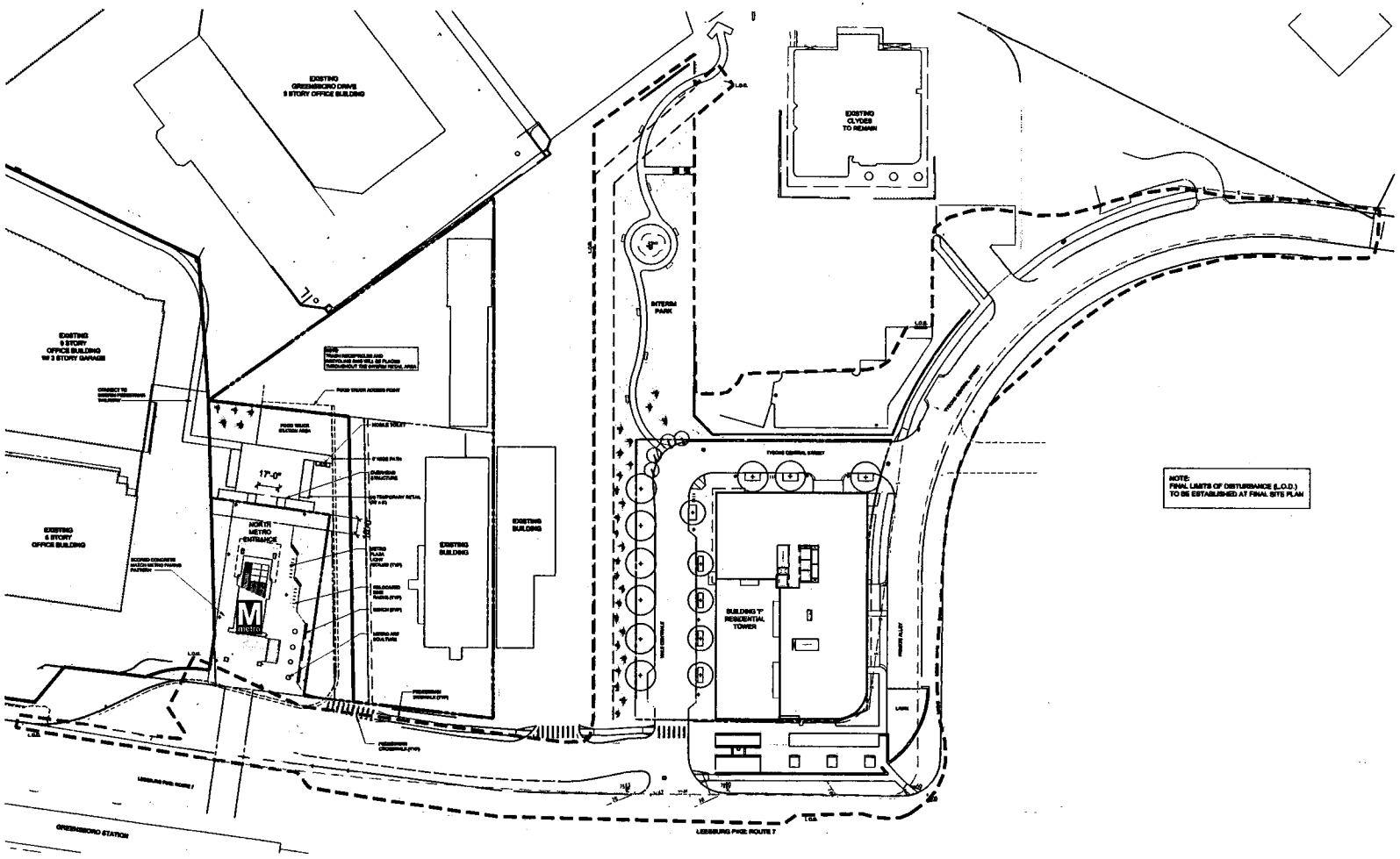


dcs DESIGN

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Landscape Architecture:
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REVISIONS

| | |
|---|---|
| FDP | 2013.06.15 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.15 |
| FDP | 2013.03.11 |

PROJECT TITLE

TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE

LIMITS OF CLEARING & INTERIM METRO PLAZA

Printed On: 6/14/13, 6:51 pm

CA REVIEWED BY

DATE JUNE 20, 2012

DRAWN BY

CHECKED BY

L-up01_TC_ph1.dwg

DRAWING NUMBER

L-1b

SHEET OF

| TYSONS CENTRAL - FDP | | | |
|---|---|---|---|
| RUNNING TREE CANOPY SUMMERY CALCULATION | | | |
| BLDG | GROSS SITE AREA | 10-YEAR TREE CANOPY REQUIRED | 10-YEAR TREE CANOPY PROVIDED |
| A | 210,078.00 | 21,008.00 | 0.00 |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | 42,213.00 | 4,221.00 | 9,875.00 |
| TOTAL CANOPY | 253,291.00 | 25,229.00 | 9,875.00 |
| G:\2010\10065.00 - Tysons Central\01 Caddoc\Attachments\tree_cal_VIKA_20130513\FDP\[Bldg-F Running Canopy T | | | |

**Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet (OPT-2)**

| Step | | Totals | |
|---|---|---|---|
| **A. Tree Preservation Target and Statement** | | | |
| A 1 | Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy calculations | C-0 | see § 12-0509.2 for list of required elements and worksheet |
| **B. Tree Canopy Requirement** | | | |
| B1 | Identify gross site area (SF) = | 42,213 | § 12-0511.1A |
| B2 | Subtract area dedicated to parks, road frontage(SF) = | 0 | § 12-0511.1B |
| B3 | Subtract area of exemptions(SF) = | 0 | § 12-0511.1C(1) through § 12-0511.1C(8) |
| B4 | Adjusted gross site area (B1-B2,B3)(SF) = | 42,213 | Square feet |
| B5 | Identify the site's zoning and/or use | PTC | |
| B6 | Percentage of 10-year tree canopy required = | 10% | § 12-0510.1 and Table 12.4 |
| B7 | Area of 10-year Tree Canopy Required (B4 x B6)(SF) = | 4,221 | Square feet |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | YES | Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request is located | C-3 | Sheet number |
| **C. Tree Preservation** | | | |
| C 1 | Tree Preservation Target Area(SF) = | 126 | Square Feet |
| C 2 | Total canopy area meeting standards of § 12-0490 (SF) = | 0 | Square Feet |
| C 3 | C 2 x 1.25(SF) = | 0 | § 12-0510.3B |
| C 4 | Total canopy area provided by unique or valuable forest or | 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 = | 0 | If area of C 10 is ess 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) = | 4,221 | 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 = | | 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 = | | Square feet |
| D 7 | D 6 x 1.25 (SF) = | 0 | § 12-0510.4B(3) |
| D 8 | Area of canopy planted for wildlife benefits = | | 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 | | 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) = | | § 12-0510.4D(1)(a) |
| D 15 | D 14 x 1.0 = | 0 | Square feet |
| D 16 | Percentage of D 14 represented by D 15 = | 0 | Must not exceed 33% of |
| D 17 | Area of canopy to be planted with no bonus credits = | 9,875 | Square feet |
| D 18 | Total of canopy area provided through tree planting = | 9,875 | 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 | 0 | Square feet |
| D 22 | Amount to be deposited into the Tree Preservation and | 0 | |
| **E. Total of 10-year Tree Canopy Provided** | | | |
| E 1 | Total of canopy area provided through tree preservation (C 10) = | 0 | Square feet |
| E 2 | Total of canopy area provided through tree planting (D 18) = | 9,875 | Square feet |
| E 3 | Total of canopy area provided through offsite mechanism (D 21) = | 0 | Square feet |
| E 4 | Total of 10-year Tree Canopy Provided (SF)= | 9,875 | Total of E 1 through E 3 area should meet or exceed area in B 7 |
| G:\2010\10065.00 - Tysons Central\01 Caddoc\Attachments\tree_cal_VIKA_20130513\FDP\[10-yr Tree | | | |


dcs DESIGN

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REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.06.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
TREE CANOPY COMPUTATIONS

Plotted On: 8/13/13, 3:36 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-1c.dwg

DRAWING NUMBER
L-1c

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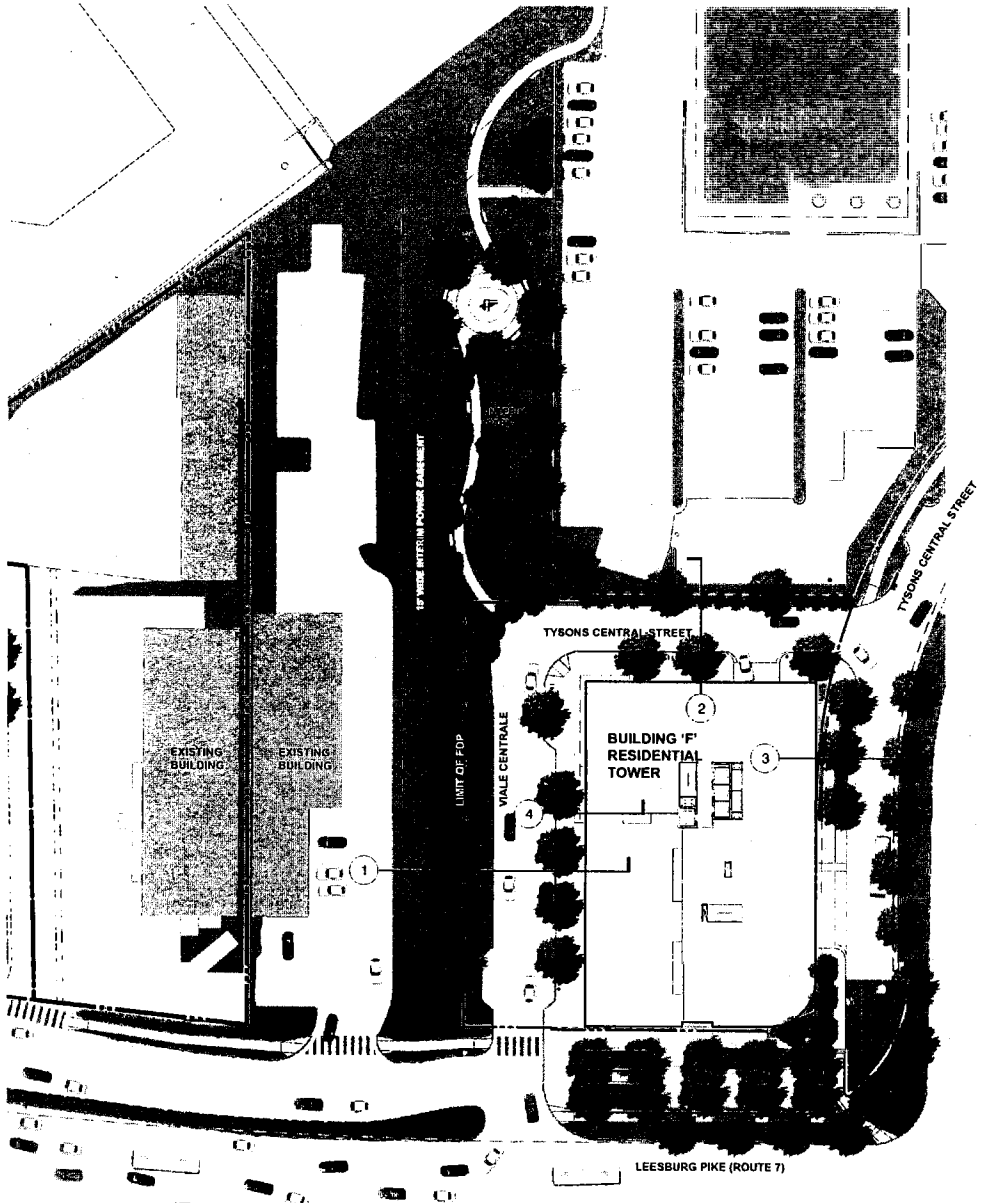


BUILDING 'F'
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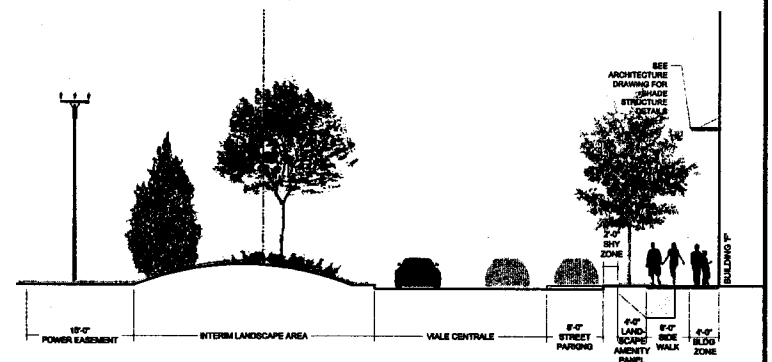
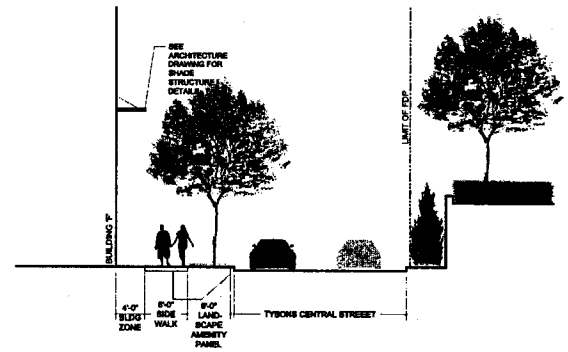
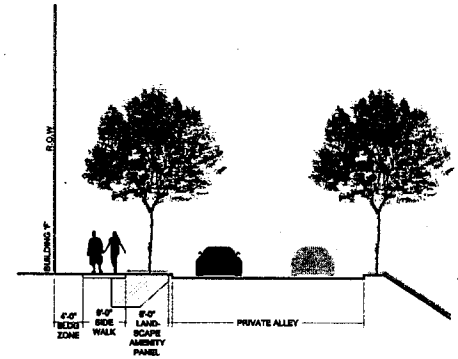


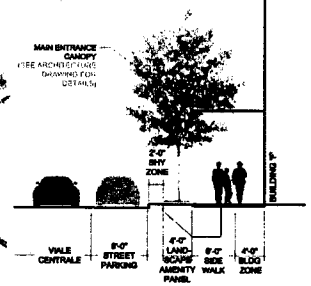

1 BUILDING 'F'
1/8" = 1'-0"




2 BUILDING 'F'
1/8" = 1'-0"




3 BUILDING 'F'
1/8" = 1'-0"




4 EXTENDED CANOPY
1/8" = 1'-0"

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT ltd

Developer:
NVE commercial
703-448-4348

Civil Engineer:
VIKA INC and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
EBG Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
BUILDING 'F' ILLUSTRATIVE SITE PLAN & SECTIONS

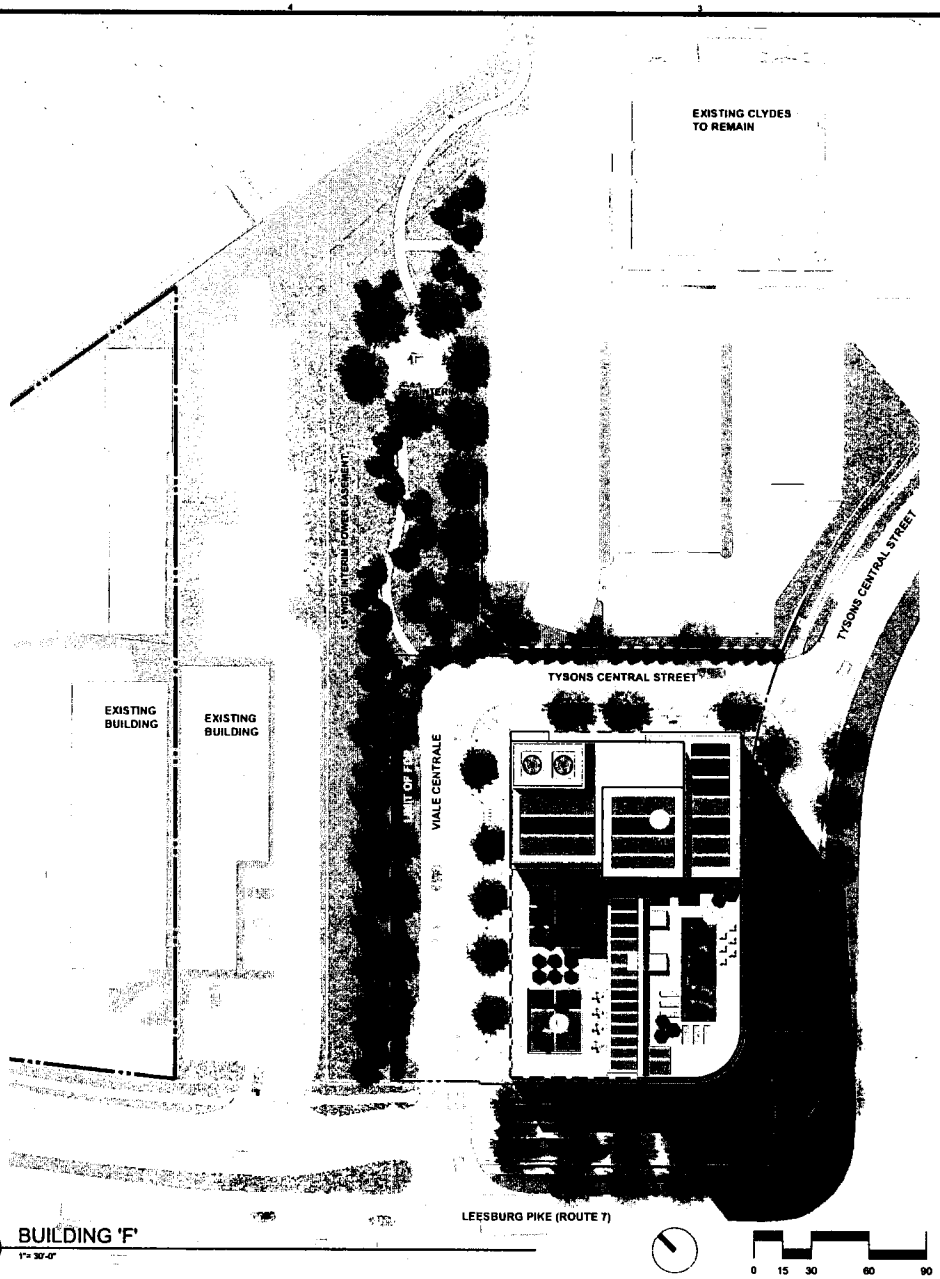
Plotted On: 5/09/13, 1:01 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-2_L4.dwg

DRAWING NUMBER
L-2

SHEET OF




BUILDING 'F'
1"= 30'-0"

## REFERENCE IMAGES

A. EXTENSIVE GREEN ROOF
B. INTENSIVE GREEN ROOF
C. POOL DECK AREA
D. ROOF TERRACE

NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT

Developer:
HVC commercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA LLC
703-442-7800

Landscape Architecture:
LSG Landscape Architecture
703-831-2045

REVISIONS

| | |
|---|---|
| FDP | 2013.08.15 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.16 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
ROOF TOP & PODIUM LANDSCAPE PLAN

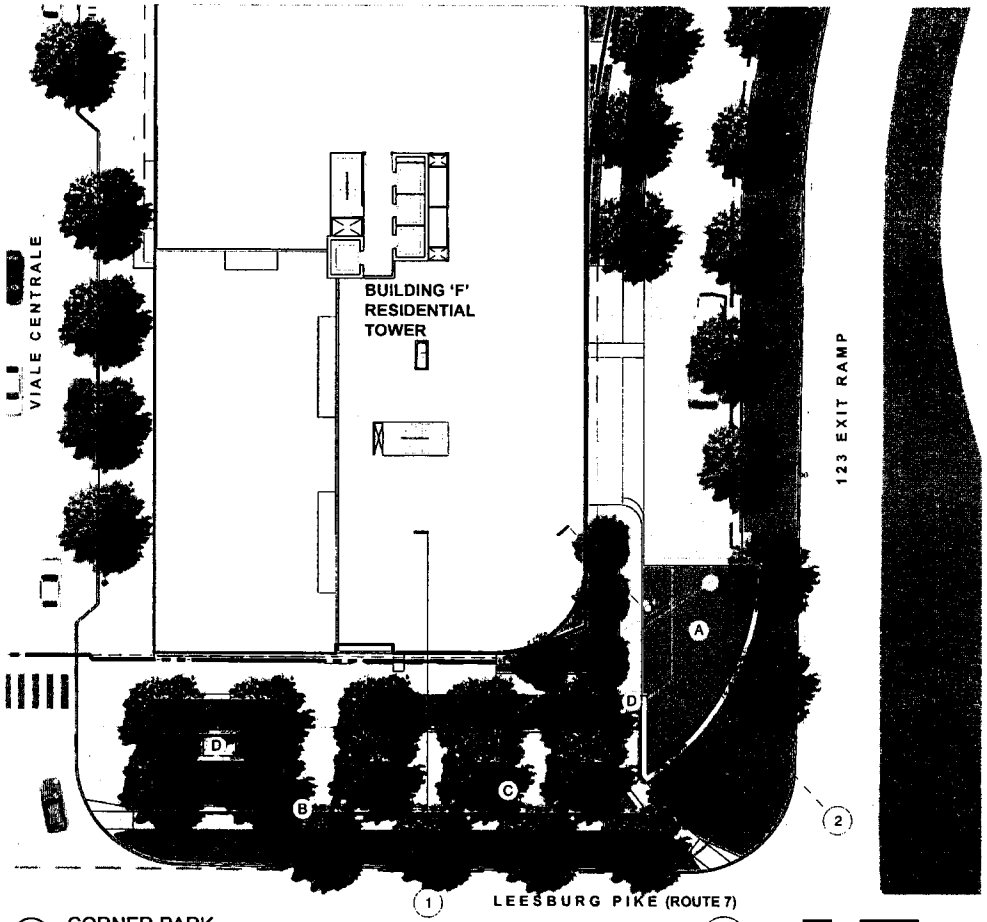
Plotted On: 10/4/13 3:22 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-2,L-4.dwg

DRAWING NUMBER
L-3

SHEET OF




## CORNER PARK
1/16"=1'-0"

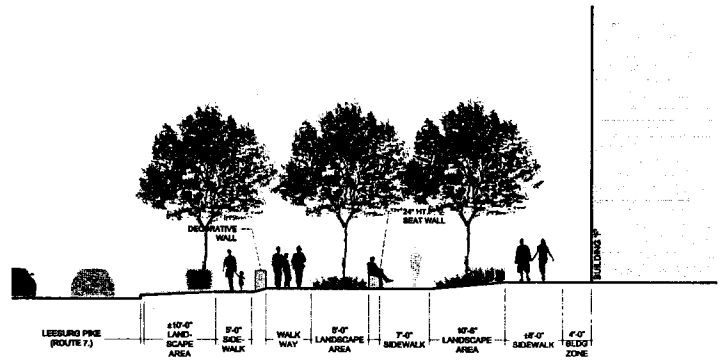
0 8 16 32 48

A. MULTI-USE LAWN AREA (ON-LEASH DOG WALKING AREA)

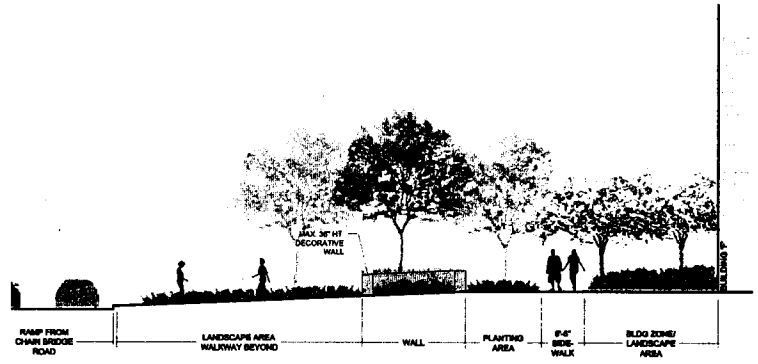
B. MAX. 36" HT. DECORATIVE WALL

C. PICNICKING AND GATHERING SPACE

D. STAIRS

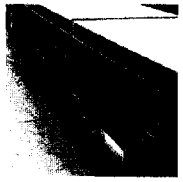



## 1 CORNER PARK
1/8"=1'-0"




## 2 BUILDING 'F'
1/8"=1'-0"

### REFERENCE IMAGES



NOTE:
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

dcs DESIGN

DAVIS CARTER SCOTT ltd

Architecture
Interior Architecture
Land Planning

1676 International Drive
Suite 800
McLean, Virginia 22102

P 703.556.8275
F 703.821.0912
www.dcsdesign.com

Developer:
NVC Commercial
703-448-4308

Civil Engineer:
VIKA INC. and VIKA VIRGINIA, LLC
703-442-7800

Landscape Architecture:
LSC Landscape Architecture
703-821-2045

REVISIONS

| | |
|---|---|
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
CORNER PARK SITE PLAN & SECTIONS

Printed On 5/10/13, 12:44 pm

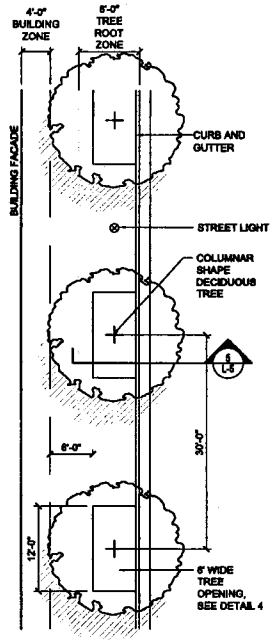
CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-2_L-4.dwg

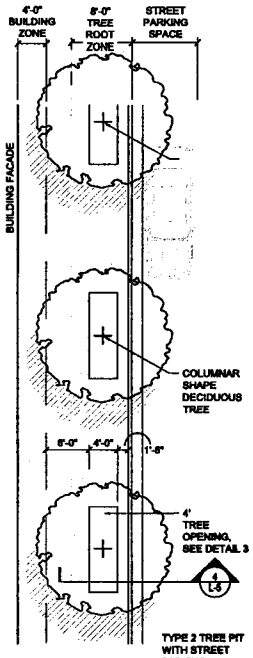
DRAWING NUMBER
L-4

SHEET OF

THE DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT CONTRACTED FOR. REPRODUCTION IS VIOLATION OF OPERATING IN THE PROFESSION OF PLANNING AND ARCHITECTURE.



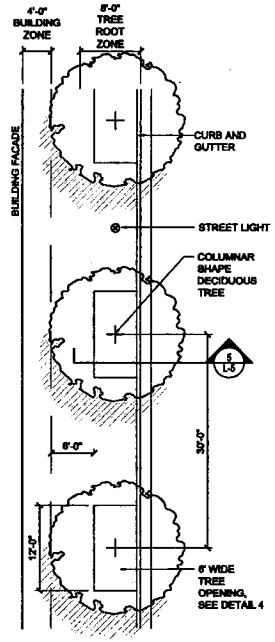

TYPE 1 TREE PIT WITHOUT STREET PARKING




TYPE 2 TREE PIT WITH STREET PARKING

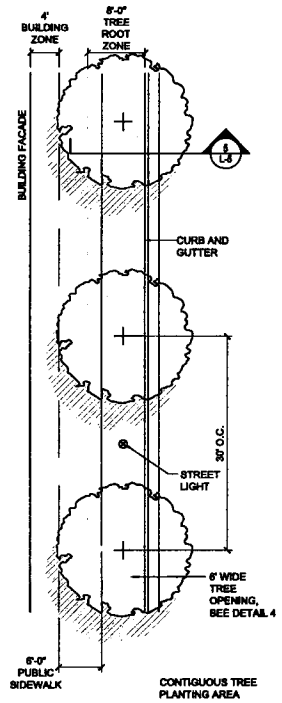
## 1 VIALE CENTRALE

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

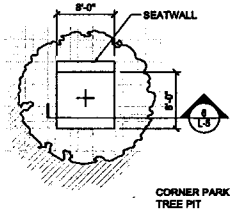



## 2 TYSONS CENTRAL ST.

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



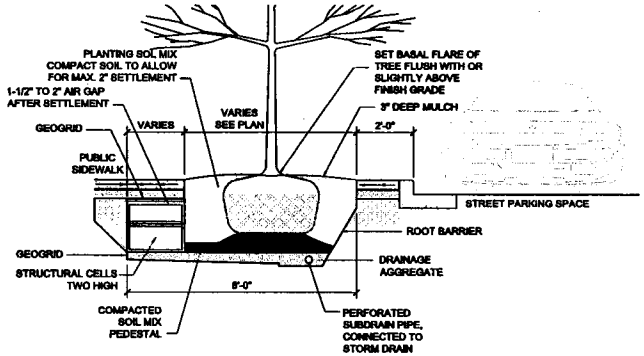

CONTIGUOUS TREE PLANTING AREA




CORNER PARK TREE PIT

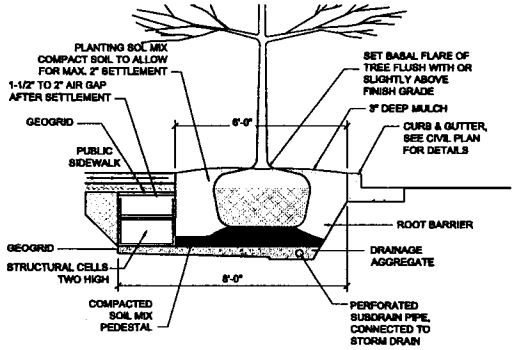
## 3 8' X 8' TREE PIT

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



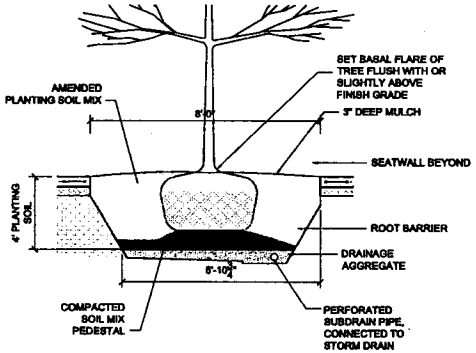

## 4 STREET TREE DETAIL @ STREET PARKING

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




## 5 STREET TREE DETAIL W/ NO STREET PARKING

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




## 6 TREE PIT @ CORNER PARK

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

NOTE:
1. SOIL VOLUME FOR CATEGORY III AND IV TREES SHALL BE 700 CUBIC FEET PER SINGLE TREES AND FOR 400 CUBIC FEET IN SECONDARY PEDESTRIAN ZONES WHERE PAVING ABOVE TREE ROOTING ZONES IS NECESSARY.
2. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
3. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 400 CUBIC FEET SOIL PER TREE.

NOTE:
SEE ARCHITECTURE DRAWINGS FOR STRUCTURE SLAB AND SUB-GRADE CONDITIONS.

dcs DESIGN

DAVIS CARTER SCOTT

Developer: WVCommunitel 703-448-4388

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-442-7600

Landscape Architecture: LKO Landscape Architecture 703-821-2943

REVISIONS

| | |
|---|---|
| FDP | 2013.08.16 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.18 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
TYPICAL TREE DETAILS

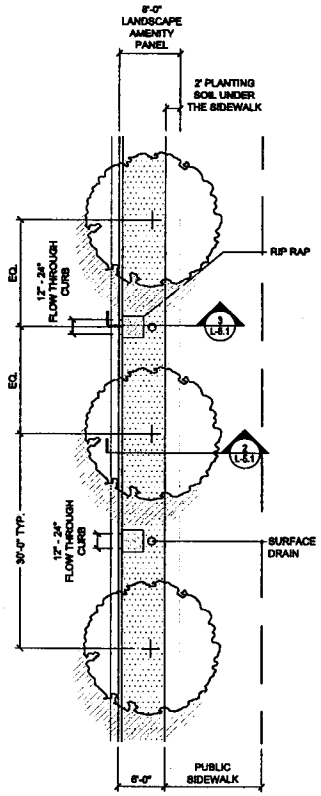
Printed On: 8/12/13, 2:30 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

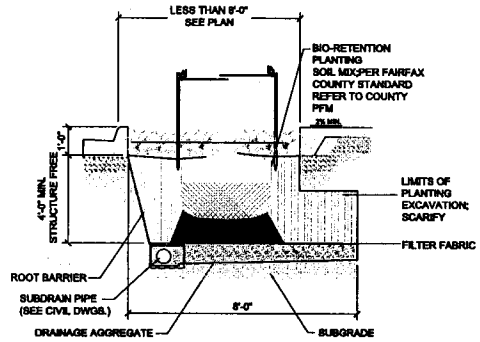
L-4.dwg

DRAWING NUMBER
L-5

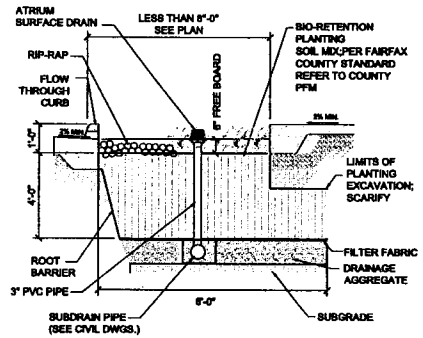
SHEET OF



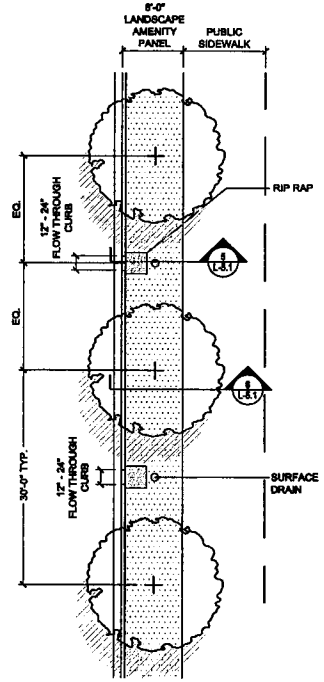

1 LESS THAN 8' WIDE
SCALE: 1/8"=1'-0"



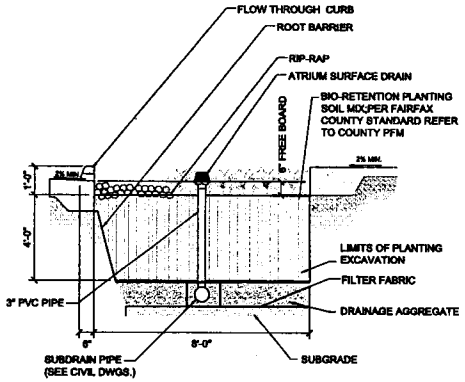

2 PLANTING STRIP
SCALE: 1/8"=1'0"



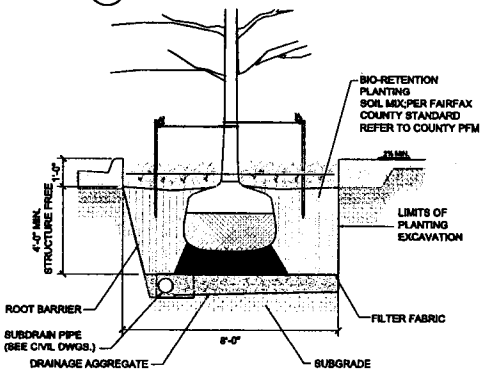

3 STREET TREE (TYPE I)/ BIO-RETENTION
SCALE: 1/8"=1'-0"



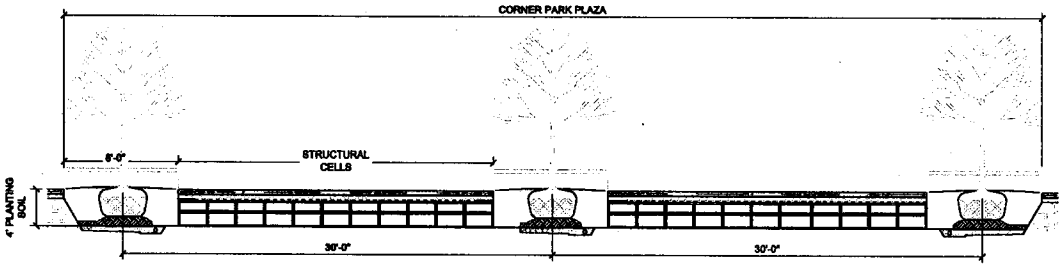

4 8' WIDE RAIN GARDEN
SCALE: 1/8"=1'-0"




5 8' WIDE / BIO-RETENTION
SCALE: 1/8"=1'-0"




6 8' WIDE TREE / BIO-RETENTION
SCALE: 1/8"=1'-0"




7 CORNER PARK TREE PANEL
SCALE: 1/4"=1'-0"

dcs DESIGN

DAVIS CARTER SCOTT

Developer: NVCommercial 703-448-4300

Civil Engineer: VIKA INC. and VIKA VIRGINIA, LLC 703-643-7900

Landscape Architecture: LMT Landscape Architecture. 703-821-2045

REVISIONS

| | |
|---|---|
| FDP | 2013.06.16 |
| FDP | 2013.07.10 |
| FDP | 2013.05.13 |
| FDP | 2013.04.16 |
| FDP | 2013.03.11 |

PROJECT TITLE
TYSONS CENTRAL BUILDING 'F'

PROJECT NO.

DRAWING TITLE
TYPICAL RAIN GARDEN DETAILS

Printed On: 6/14/13, 6:48 pm

CA REVIEWED BY
DATE JUNE 20, 2012
DRAWN BY
CHECKED BY

L-5.dwg

DRAWING NUMBER
L-5.1

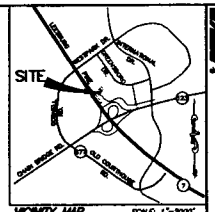
SHEET OF

## NOTES:

1. THE SUBJECT PROPERTIES SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 029-3 ((01)) AS PART OF PARCEL 71A AND IS ZONED C-8.
2. THE INFORMATION SHOWN HEREON WAS COMPILED FROM THE APPROVED SPECIAL EXCEPTION, SE-2008-MD-036.

## AREA TABULATION:

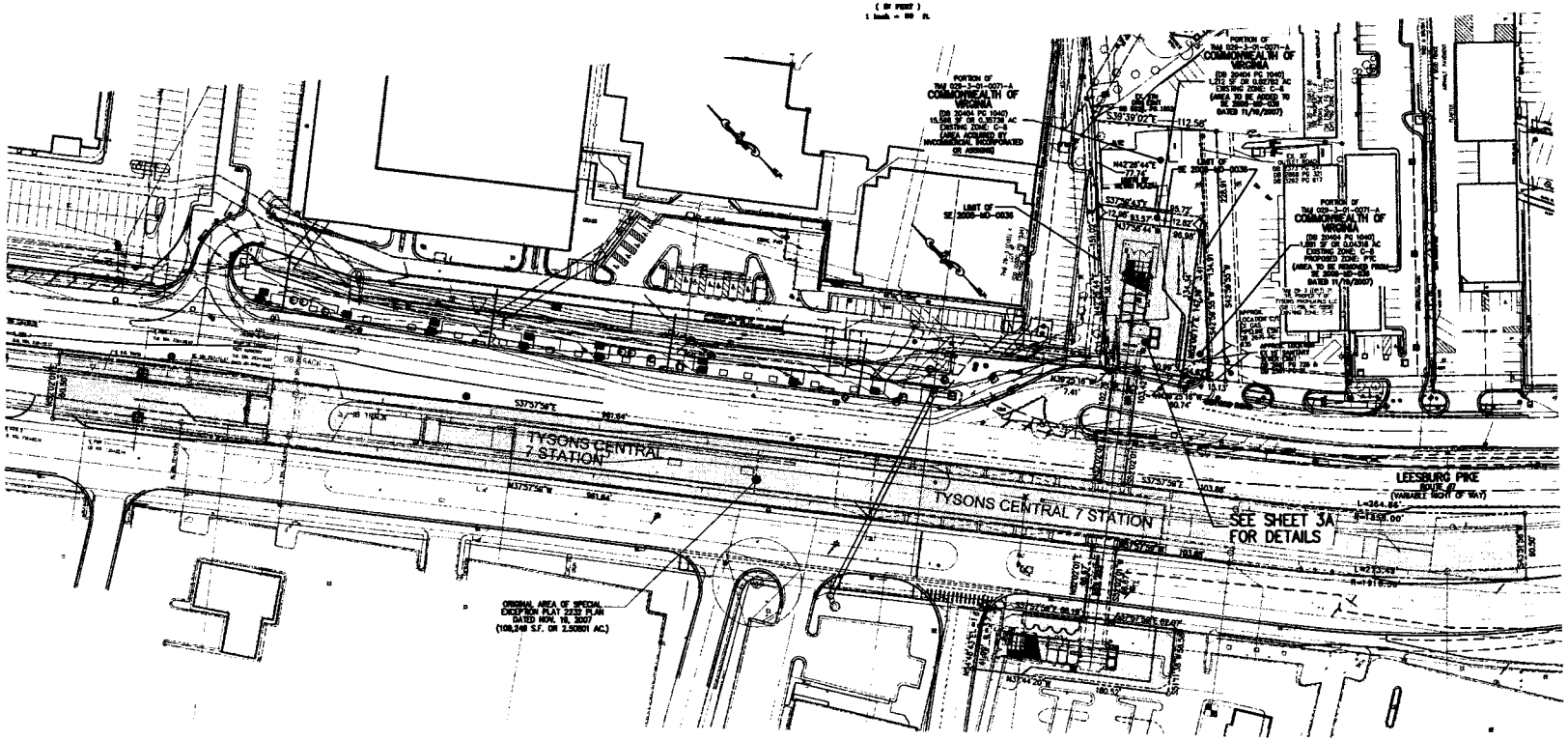
| | |
|---|---|
| ORIGINAL AREA OF SPECIAL EXCEPTION, PREPARED NOV. 19, 2007 | 109,249 SF OR 2.50801 AC. |
| AREA TO BE REMOVED FROM SPECIAL EXCEPTION | 1,891 SF OR 0.04318 AC. |
| AREA TO BE ADDED TO SPECIAL EXCEPTION | 1,212 SF OR 0.02872 |
| AREA REMAINDER OF SPECIAL EXCEPTION | 108,570 SF OR 2.49285 AC. |




COMMONWEALTH OF VIRGINIA
8/19/13
ROBERT R. COCHRAN
Lic.No. 2012
PROFESSIONAL ENGINEER

GRAPHIC SCALE

SEA-2008-MD-036




DESIGNERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA, VIRGINIA LLC
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 CENTRAL 7 STATION

# AMENDED SE PLAT
(SEA-2008-MD-036)

VIKA REVISIONS

| | |
|---|---|
| REVISED: 8/19/2013 | |
| DATE: 5/13/13 | |
| DES. VIKA | DWN. JMB |
| SCALE: 1"=50' | |
| PROJECT/FILE NO. 7148 | |
| SHEET NO. 2A | |

P:\Surveys\L003-PROJECTS\V7148-SV-Reg\V7148-SV-CPCOMMON VCALTH-3A.dwg 8/19/2013 11:54:47 AM EDT

SJB24

## LEGAL DESCRIPTION:

(AREA TO BE REMOVED FROM SE 2008-MD-036)

BEING A PORTION OF THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA AS RECORDED IN DEED BOOK 20404 AT PAGE 1040 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LEESBURG PIKE -ROUTE 7 (SERVICE ROAD -VARIABLE WIDTH), SAID POINT BEING NORTH 39°25'16" WEST, 15.13 FEET FROM THE COMMON SOUTHERLY CORNER OF THE AFORESAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA (DB 20404 PG 1040) AND THE PROPERTY OF TYSONS PROPERTIES LLC AS RECORDED IN DEED BOOK 11768 AT PAGE 558 AMONG THE AFORESAID LAND RECORDS; THENCE RUNNING WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF LEESBURG PIKE -ROUTE 7 (SERVICE ROAD -VARIABLE WIDTH)

1. NORTH 39°25'16" WEST, 24.62 FEET TO A POINT; THENCE LEAVING THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF LEESBURG PIKE -ROUTE 7 (SERVICE ROAD -VARIABLE WIDTH) AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF THE AFORESAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA (DB 20404 PG 1040) THE FOLLOWING THREE (3) COURSES AND DISTANCES:
2. NORTH 52°00'17" EAST, 134.34 FEET TO A POINT; THENCE
3. SOUTH 37°58'44" EAST, 3.41 FEET TO A POINT; THENCE
4. SOUTH 42°59'55" WEST, 135.39 FEET TO THE POINT OF BEGINNING CONTAINING 1,881 SQUARE FEET OR 0.04318 ACRES OF LAND.

## LEGAL DESCRIPTION:

(AREA TO BE ADDED TO SE 2008-MD-036)

BEING A PORTION OF THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA AS RECORDED IN DEED BOOK 20404 AT PAGE 1040 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A REMOTE POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LEESBURG PIKE -ROUTE 7 (SERVICE ROAD -VARIABLE WIDTH), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE AFORESAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA (DB 20404 PG 1040); THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF LEESBURG PIKE -ROUTE 7 (SERVICE ROAD -VARIABLE WIDTH) AND RUNNING WITH THE WESTERLY LINE OF SAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA

1. NORTH 42°28'44" EAST, 138.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WITH THE AFORESAID WESTERLY LINE OF SAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA
2. NORTH 42°28'44" EAST, 12.98 FEET TO A POINT; THENCE LEAVING THE AFORESAID WESTERLY LINE OF SAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF SAID PROPERTY OF THE COMMONWEALTH OF VIRGINIA THE FOLLOWING THREE (3) COURSES AND DISTANCES
3. SOUTH 37°58'43" EAST, 95.72 FEET TO A POINT; THENCE
4. SOUTH 52°00'17" WEST, 12.82 FEET TO A POINT; THENCE
5. NORTH 37°58'44" WEST, 96.98 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1,212 SQUARE FEET OR 0.02782 ACRES OF LAND.

## SEA-2008-MD-036 AMENDED TABULATION:

| | |
|---|---|
| ORIGINAL AREA OF SPECIAL EXCEPTION, SE 2008-MD-036: | 109,249 SF OR 2.50801 AC. |
| MAXIMUM FLOOR AREA RATIO PERMITTED (0.80) | 87,399 SF |
| PROPOSED FLOOR AREA RATIO (0.73) | 78,780 SF OR 1.80808 AC. |
| OPEN SPACE REQUIRED (15%)* | 3,071 SF OR .07050 AC. |
| OPEN SPACE PROVIDED (53%)* | 11,250 SF OR 0.25850 AC. |
| AREA TO BE ADDED TO SPECIAL EXCEPTION: | 1,212 SF OR 0.02782 AC. |
| SUBTOTAL (108,249 SF + 1,212 SF) | 110,461 SF OR 2.53583 AC. |
| AREA TO BE REMOVED FROM SPECIAL EXCEPTION: | 1,881 SF OR 0.04318 AC. |
| TOTAL AREA REMAINING IN SPECIAL EXCEPTION: | 108,580 SF OR 2.49265 AC. |
| MAXIMUM FLOOR AREA RATIO PERMITTED (0.80) | 86,864 SF OR 1.99412 AC. |
| PROPOSED FLOOR AREA RATIO (0.73) | 78,780 SF OR 1.80808 AC. |
| OPEN SPACE REQUIRED (15%)** | 2,940 SF OR 0.06750 AC. |
| OPEN SPACE PROVIDED (34%)** | 10,591 SF OR 0.24313 AC. |

* ORIGINAL OPEN SPACE BASED ON NET SITE AREA OF 0.47 AC (2.51 AC- 2.04 AC IN VDOT ROW)

** REVISED OPEN SPACE BASED ON NET SITE AREA OF 0.45 AC (2.49 AC-2.04 AC IN VDOT ROW)

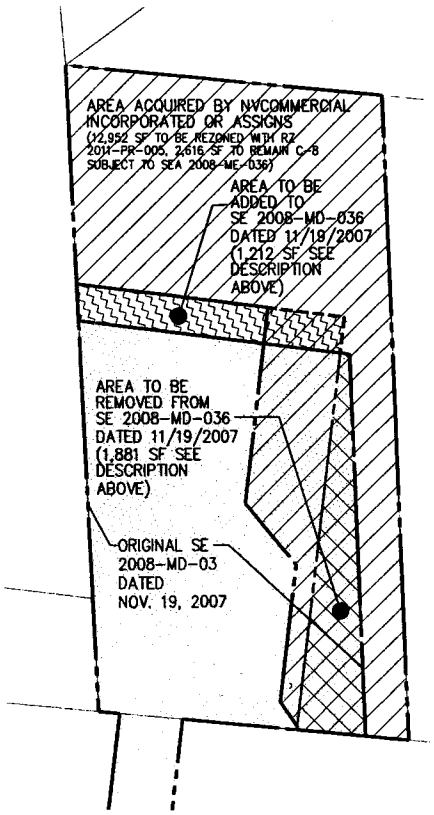
COMMONWEALTH OF VIRGINIA
8/19/13
ROBERT R. COCHRAN
Cert. No. 2043

## SEA-2008-MD-036:

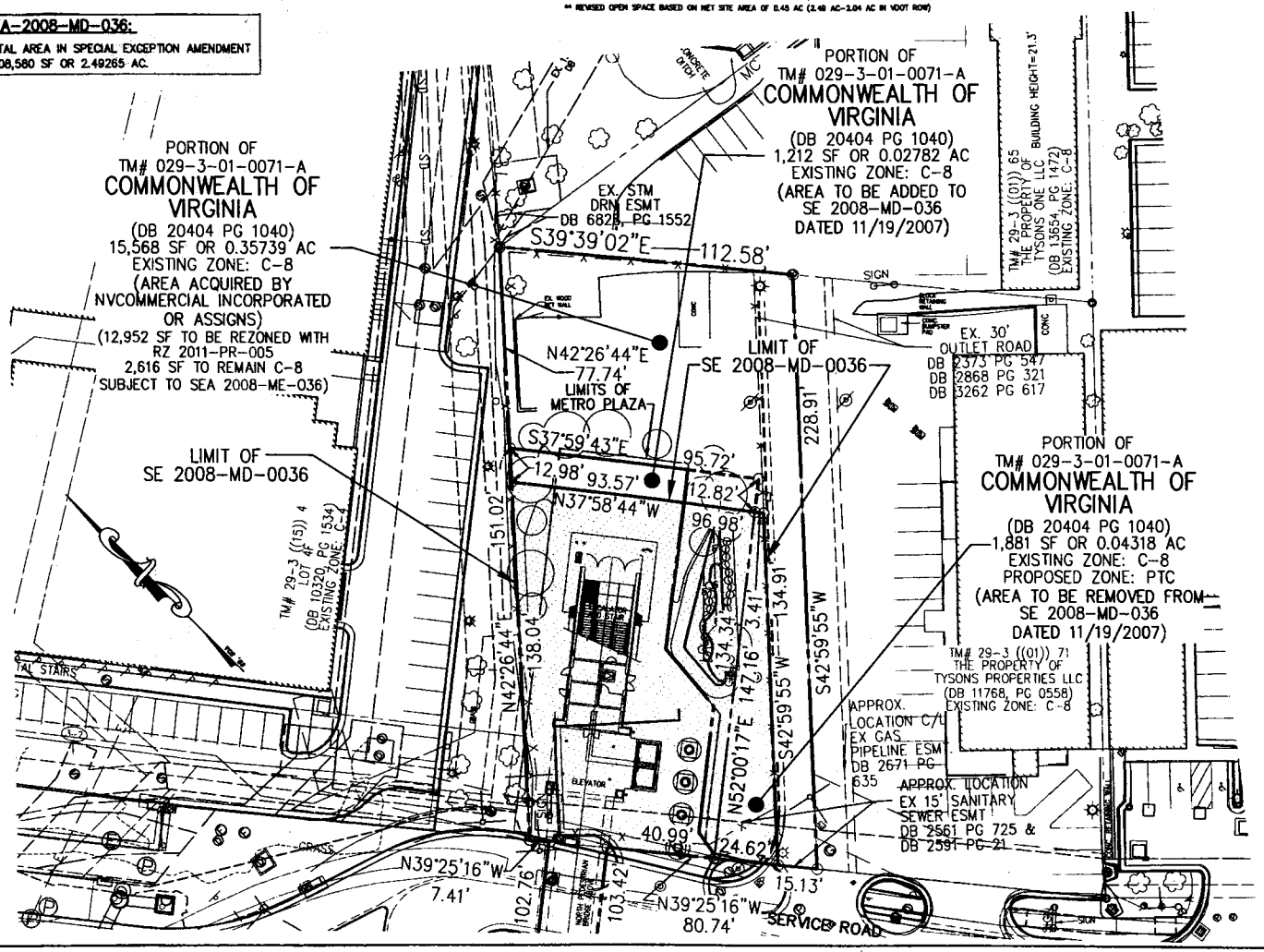
TOTAL AREA IN SPECIAL EXCEPTION AMENDMENT =108,580 SF OR 2.49265 AC.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.




PROPERTY DETAIL




VIKA, VIRGINIA, LLC
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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W W W . V I K A . C O M

# TYSONS CENTRAL 7 STATION

# AMENDED SPECIAL EXCEPTION PLAT AND LANDSCAPE PLAN (SEA-2008-MD-036)

VIKA REVISIONS

| | |
|---|---|
| REVISED: | 8/19/2013 |
| DATE: | 5/13/2013 |
| DES. | VIKA |
| DWN. | JMB |
| SCALE: | 1"=20' |
| PROJECT/FILE NO. | 7148 |
| SHEET NO. | 3A |

SHEET

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**A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT**

## TYSONS CORNER URBAN CENTER BACKGROUND

As a key employment and business center in Fairfax County, Tysons Corner has been the subject of several planning efforts over the past few decades. The most recent effort resulted in a Comprehensive Plan amendment which was approved by the Board of Supervisors (BOS) in June 2010. The effort was largely prompted by the opportunities presented by the expansion of Metrorail's Silver Line, with four new Metro stations in Tysons Corner. Following the adoption of the final Environmental Impact Statement (EIS) for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons Corner based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses. Both amendments were eventually adopted.

The Plan is designed to take advantage of the four new Metro stations, and to set a framework for the transformation of Tysons into a transit-oriented, walkable, green urban center. The Plan envisions that Tysons will be Fairfax County's "downtown," and home to up to 100,000 residents and 200,000 jobs by 2050. The Plan envisions that Tysons will be a 24-hour urban center where people live, work and play, with growth focused around the stations.

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

### Overview of RZ 2011-PR-005

The subject 5.79 acre site is rather steep site, with the highest topography along the northern property line at a height of 499 feet and the lowest point adjacent to the new Metro station at 465 feet. Currently, the site is developed with one- and two-story retail establishments (include establishments such as a Clyde's restaurant, a Virginia ABC

store, video store and mattress store), which are accessed via a service drive from Leesburg Pike. RZ 2011-PR-005, known as Tysons Central, proposes to replace this development in its entirety and redevelop the site into a mixed-use, transit-oriented development located adjacent to the Greensboro Metrorail station.

**Figure 1 Existing Conditions**

The applicant proposes six new buildings on the 5.79 acre site, with two options. Although there is some flexibility in heights, gross floor area and floor area ratio (FAR) in either option, Option 1 is considered the maximum office option while Option 2 is the maximum residential option. Under the options, this application would range between 1,807,000 and 2,029,000 square feet (SF) of development. Under Option 1, the applicant proposes a maximum of 631,000 square feet (SF) of office, 848,000 SF of residential, 155,000 SF of hotel, and 173,000 SF retail. This square footage translates into 2.5 FAR office, with an overall FAR of 7.17. Under Option 2, the applicant proposes 320,000 SF of office, 1,441,000 SF of residential, 155,000 SF hotel, and 173,000 SF of retail. The overall maximum square footage is proposed at 2,029,000 SF with a maximum FAR of 8.05.

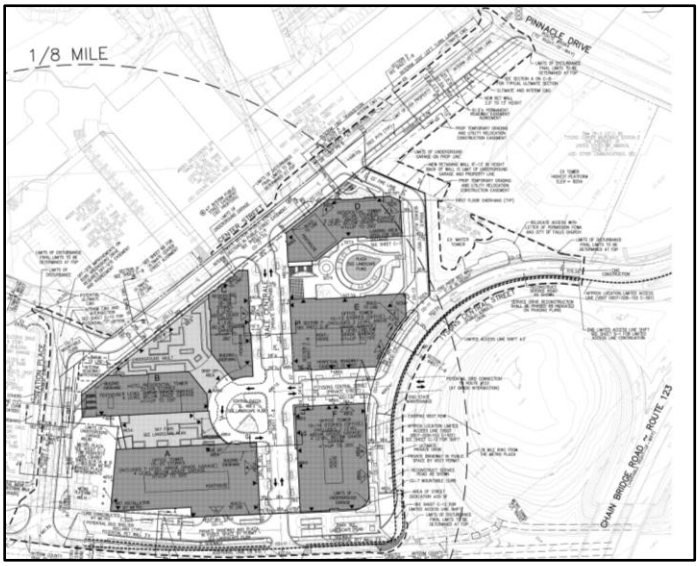



**Figure 2 Proposed Conditions**

The project presents a grid of streets which would serve the development and the surrounding area and will eventually connect throughout the subdistrict, as well as a network of parks and plaza spaces. The site would be bounded by Center Street, Station Place and Tysons Central Street. A new private street, Viale Centrale, would bisect the site and connect Center Street to Leesburg Pike. The range of uses and intensities as proposed is summarized in the following chart.

| **Gross Floor Area in Square Feet**<br>*Maximums as tabulated in CDP/FDP* | | | | | |
|---|---|---|---|---|---|
| Case | Office | Retail/Service | Hotel | Residential | Maximum GFA (FAR) |
| RZ 2011-PR-005 | 320,000-631,000 | 173,000 | 155,000 | 848,000-1,441,000 | 1,807,000-2,029,000 (7.17-8.05) |
| FDP 2011-PR-005 | 0 | 17,000 | 0 | 394,000 | 411,000 (9.74) |

The submitted Conceptual Development Plan (CDP) identifies the uses for each building (office, residential or hotel). Each building allows for “retail and service” as additional uses to be generally located on the ground floors. In addition, the site includes park and plaza areas both internal and along the periphery of the site.

A reduced copy of the proposed CDP is included in the front of this report. The applicant’s draft proffers for this application are included as Appendix 1. The applicant’s affidavit is including in Appendix 4 and the applicant’s statements regarding this application are included in Appendix 5.

## Overview of FDP 2011-PR-005

The first FDP submitted for this application depicts a new residential building (Building F) with between 375 and 414 dwelling units. The building site is on the eastern corner of the site, near the Old Chain Bridge Road and Leesburg Pike interchange. The site is currently developed with a low intensity retail building and surface parking lot which would be razed if the residential building were approved and constructed. The applicant also proposes an interim park space connecting the FDP site to the north in the general area that would be the future Viale Centrale.

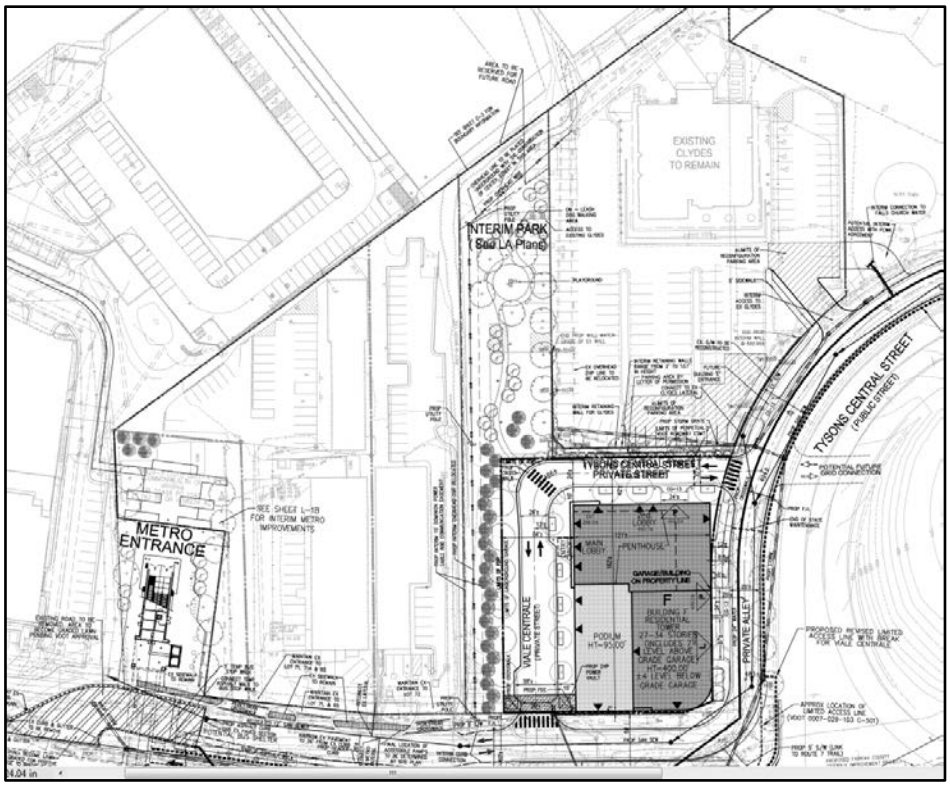



**Figure 3 Proposed FDP Layout**

A reduced copy of the proposed FDP for FDP 2011-PR-005 is included in the front of this report. Staff's draft conditions for this FDP are included as Appendix 2. The affidavit for this application is contained in Appendix 4 and the applicant's statements regarding this application are included in Appendix 5.

## Overview of SEA 2008-MD-036

SEA 2008-MD-036 seeks to remove 1,881 SF of land from the existing special exception for the Greensboro Metro Station. The applicant, who is the contract purchaser for this excess land, seeks to remove the land from the original SE and include it within the rezoning application. In addition, the area of the original SE needs to be amended to include 1,212 SF of land around the escalator landing to the SE area.

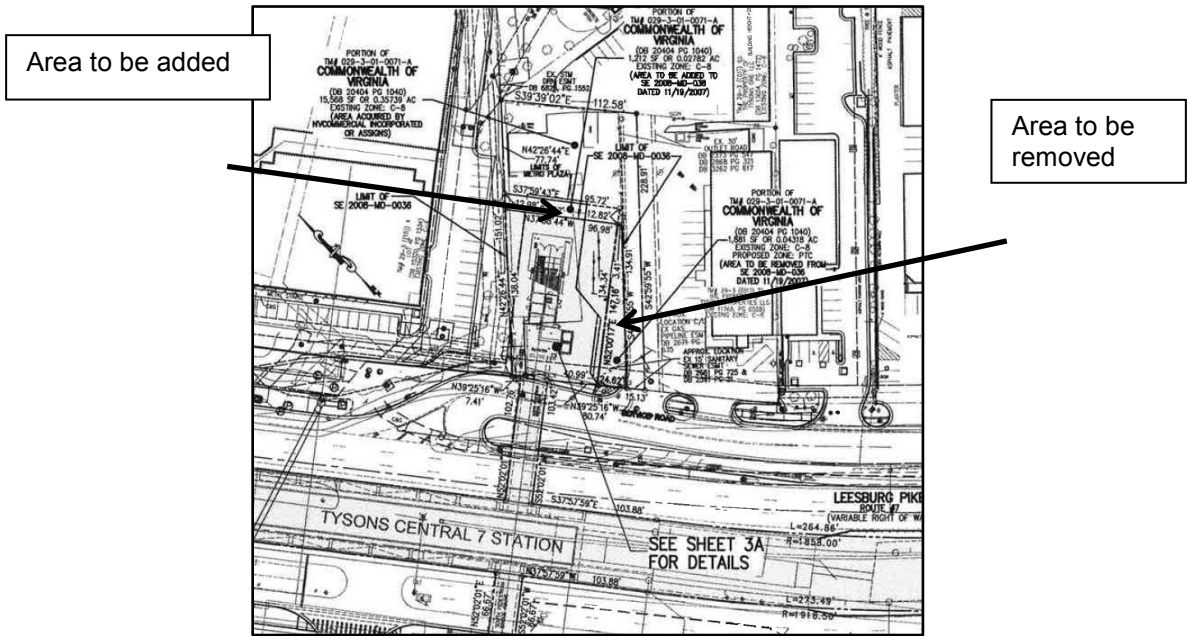



**Figure 4 SEA Plat**

## LOCATION AND CHARACTER

The property is located in the northwest quadrant of Leesburg Pike (Route 7) and Chain Bridge Road (Route 123). It is currently occupied by one- and two-story retail establishments, such as a Clyde's restaurant, a Virginia ABC store, video store and mattress store. Access to the site is provided from an existing service drive which parallels the off-ramp from southbound Chain Bridge Road to westbound Leesburg Pike.

| SURROUNDING AREA DESCRIPTION | | | |
|---|---|---|---|
| **Direction** | **Use** | **Zoning** | **Plan Map** |
| **North** | Office (Beacon Properties)<br>US Army Telecommunications Tower | C-4, RI | Transit Station Mixed Use |
| **East** | Right of way (Old Chain Bridge Road/Leesburg Pike Interchange) | ROW | Right of Way |
| **South** *(across Leesburg Pike)* | Retail (Pike 7 Plaza Shopping Center) | C-7 | Transit Station Mixed Use |
| **West** | Office (SAIC)<br>(PTC application pending) | C-4 | Transit Station Mixed Use |

## BACKGROUND

The retail on this site was built by-right and, for the most part, is unencumbered by proffers or conditions. The applicant seeks to add land to this rezoning application that is currently contained in SE 2008-MD-036, the Special Exception for the Greensboro Metro Station which was approved on February 23, 2009. The applicant has therefore, as discussed above, filed an amendment to that SE to amend that land area.

The records for the above are on file with the Department of Planning and Zoning (DPZ).

## COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

**Plan Area**: Area II

**Planning District**: Tysons Corner Urban Center

**Tysons Corner Urban Center District**: Tysons Central 7 District (North Sub-districts)

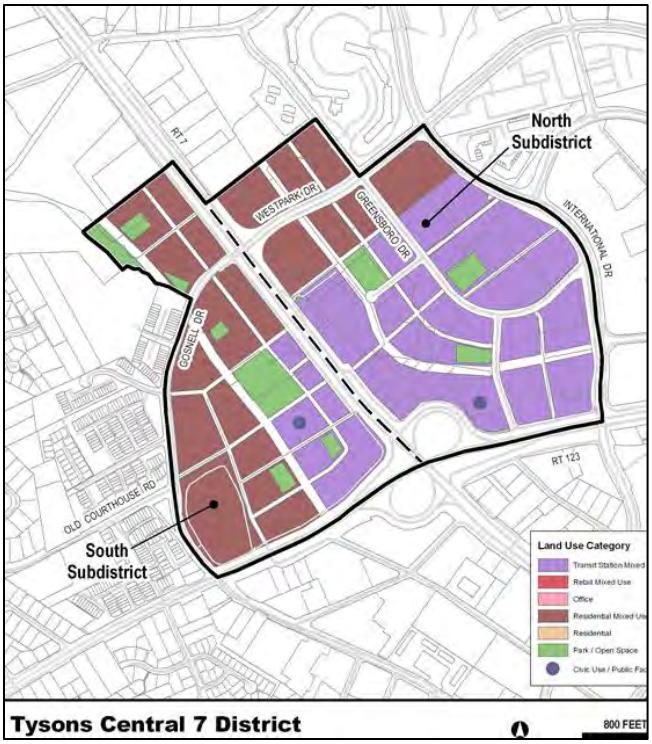



**Figure 4 Land Use Map**

The land use concept for the Tysons West District and reflected in the Comprehensive Plan is depicted above. The Comprehensive Plan recommends the application properties to be planned for Transit Station Mixed Use.

On pages 134-136 of the Tysons Corner Urban Center of the 2011 edition of the Area II Plan, under the heading, "North Subdistrict," the Plan states:

***NORTH TYSONS CENTRAL 7 SUBDISTRICT***

*The North Subdistrict is comprised of about 102 acres, and is generally bounded by Leesburg Pike on the west, International Drive on the north and east, and Route 123 on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Leesburg Pike/Route 123 interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings."*

*Base Plan*

*This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Leesburg Pike/Route 123 interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).*

*Redevelopment Option*

*The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.*

*A Common Green type urban park of at least one acre in size should be provided in the area between Leesburg Pike and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use*

*Concept Map also shows that other open space amenities should be provided throughout the area.*

*To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.*

*The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.*

*Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.*

*For the area developed with freestanding retail uses that is east of the station (adjacent to the Leesburg Pike/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Leesburg Pike can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.*

*For the area fronting Leesburg Pike abutting the station to the west and north, the goal for assembling parcels for consolidation or coordinated proffered development plans is at least 20 acres and should include adequately phased circulation and access improvements, as well as providing the area's envisioned mix of uses. In addition, this area will need to provide a Common Green type urban park of about one acre in size to provide active and passive recreation and leisure opportunities for*

*residents and workers as shown on the land use concept map. 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.*

*For the area north of Greensboro Drive, consolidation should include two or three properties as needed to provide open space and street grid improvements as shown on the land use concept map.*

*For the area north and west of Westpark Drive, consolidation should occur with property in the abutting Tysons West District.*

*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 through the provision of the grid of streets.*

*The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.*

*Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the 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 Land Use guidelines.*

*Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as*

*improvements and mitigation measures identified in the Areawide Recommendations.*

*This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.*

*A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations.*

## DESCRIPTION OF THE DEVELOPMENT PLANS

### RZ 2011-PR-005

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

| | |
|---|---|
| Title: | Tysons Central |
| Prepared By: | VIKA, Inc. and VIKA Virginia LLC; Davis, Carter, Scott Ltd.; LSG Landscape Architecture. |
| Original and Revision Dates: | February 22, 2011 revised through August 15, 2013 |

*Overview*

The CDP is divided into three sections: Civil (C/S) Sheets (22 sheets); Architectural (A) Sheets (39 sheets); and Landscape (L) Sheets (25 sheets). There are also several supplemental sheets (S) at the end of the CDP that provide context and supplemental information which is not proffered in this rezoning.

The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, density credit and conveyances, exhibit for Metro purchase, stormwater management plans, limited access line exhibit, functional drawing and utility

plan, street layouts and sections (for interim and ultimate conditions including Center Street and Viale Centrale), and building/site layouts (with alternatives for Buildings E and F). 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 bicycle circulation and pedestrian hierarchy plans.

*Proposed Road Network and Overall Access*

The application proposes new public and private streets. Private streets include Viale Centrale and the onsite portions of Tysons Central Street. Public streets include Station Place and Center Street. Center Street will likely not be accepted into the public street system by the Virginia Department of Transportation (VDOT) until the ultimate alignment can be constructed.

Station Place is proposed ultimately as a three lane north/south collector connecting the proposed Center Street to existing Leesburg Pike. Center Street is proposed as an east-west collector, running parallel to Leesburg Pike and connecting Pinnacle Drive to points west (including Westpark Drive).

Viale Centrale is proposed as a local street connecting Center Street and Leesburg Pike. The CDP depicts this proposed connection to Leesburg Pike but it also notes that such connection would require a break in the Limited Access Line. The request for the limited access break has been filed with the Virginia Department of Transportation (VDOT), but not approved at this time. For that reason, the applicant also shows an alternative if the break were not to be approved. Under this alternative, Building A would no longer have loading and parking entrances along Leesburg Pike; instead, such features would be focused on Viale Centrale. The Leesburg Pike frontage would consist of some retail and an enhanced park area. Tysons Central Street is proposed as a slip ramp from International Drive, which will ultimately connect to Viale Centrale.

The graphic below shows the overall ultimate street network in this area and how the grid connects to the west towards Westpark Drive.

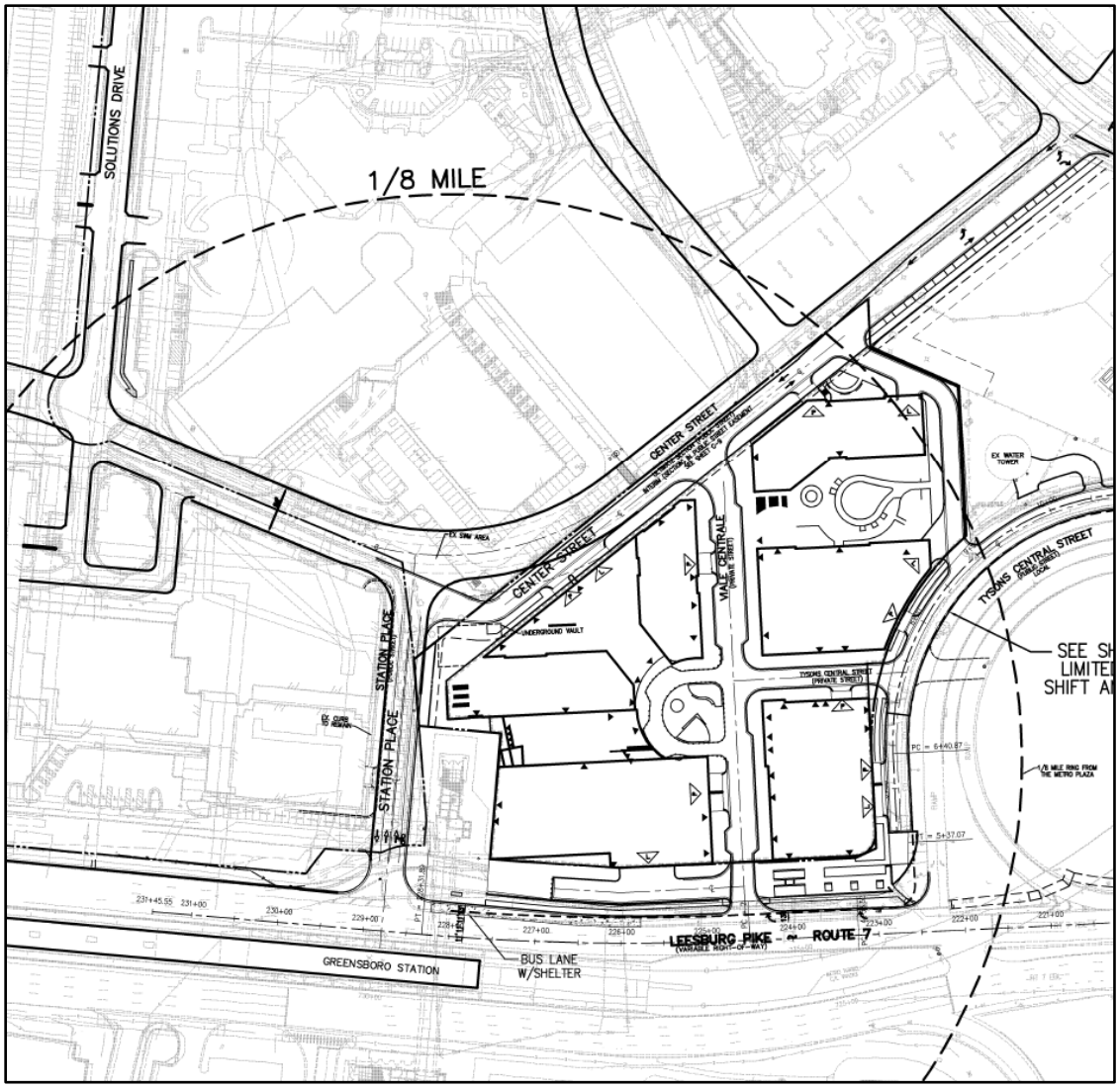



**Figure 5 Adjacent street grid connections**

Because this particular applicant controls only a portion of the area where Center Street is proposed to be constructed, the design of the road is dependent upon the cooperation of the adjacent property owners to provide easements and/or land. Specifically, the ultimate alignment of Center Street as depicted above can only be constructed with the dedication of land from the surrounding property owners, one of which is not currently proposing to redevelop. As such, this ultimate alignment is unfeasible at this time. The applicant has instead proposed two interim alignments for Center Street as shown below.

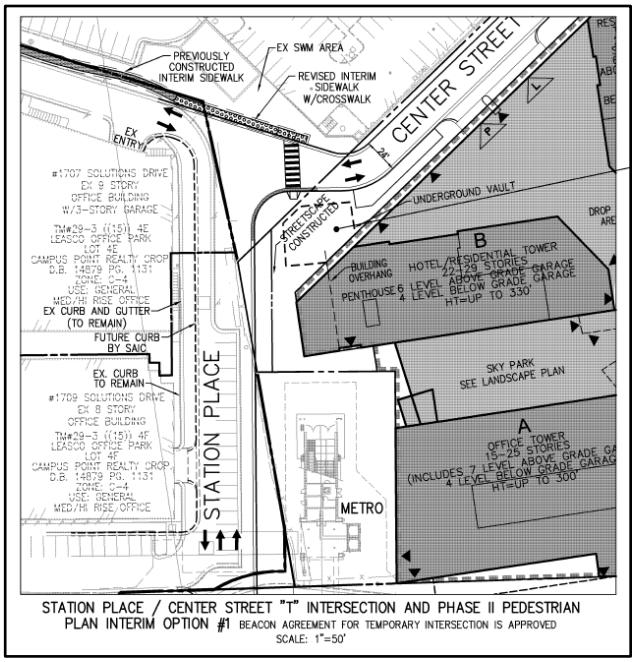



**Figure 6 Option 1 of Center Street**

*Option 1*

Option 1, depicted on the left, aligns Center Street to the south of its ultimate alignment, but achieves a fairly free flow of traffic. This alignment can only be implemented with right-of-way or easements from the adjacent landowner to the north.

*Option 2*

Option 2, depicted on the right, aligns Center Street along the property boundary of the NVCommercial property and is more southerly than either Option 1 or the ultimate alignment. The intersection features a sharp right turn to access Center Street as it goes west and would be controlled by traffic signals. Staff notes that the Center Street alignment may require some limited easements from the abutting property owner to the north as well in specific locations along the roadway.

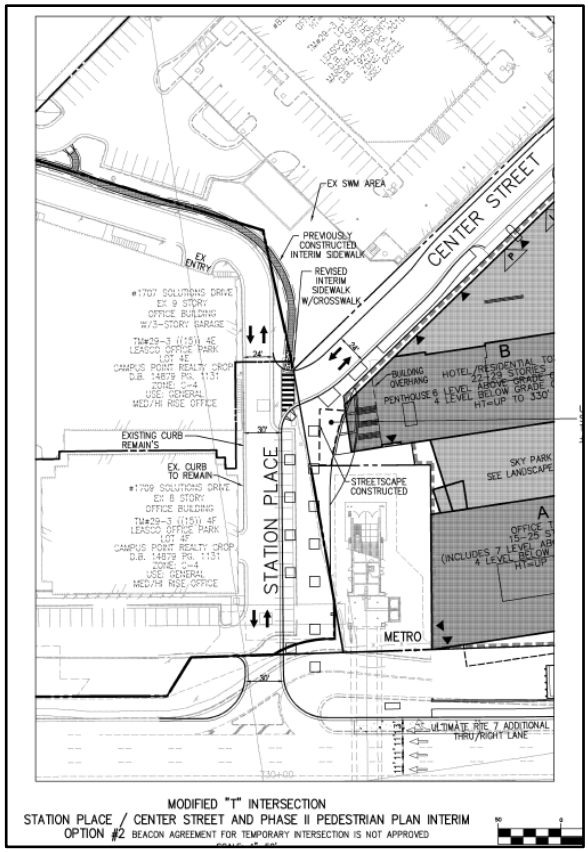



**Figure 7 Option 2 for Center Street alignment**

Tysons Central Street and Viale Centrale are proposed as private streets where they cross the subject site as these streets are located above the proposed underground parking structure that will encompass the entire site.

Center Street, Station Place and parts of Tysons Central Street are proposed to be public streets and incorporated into the grid of public streets.

*Buildings*

**Figure 8 Building Massing**

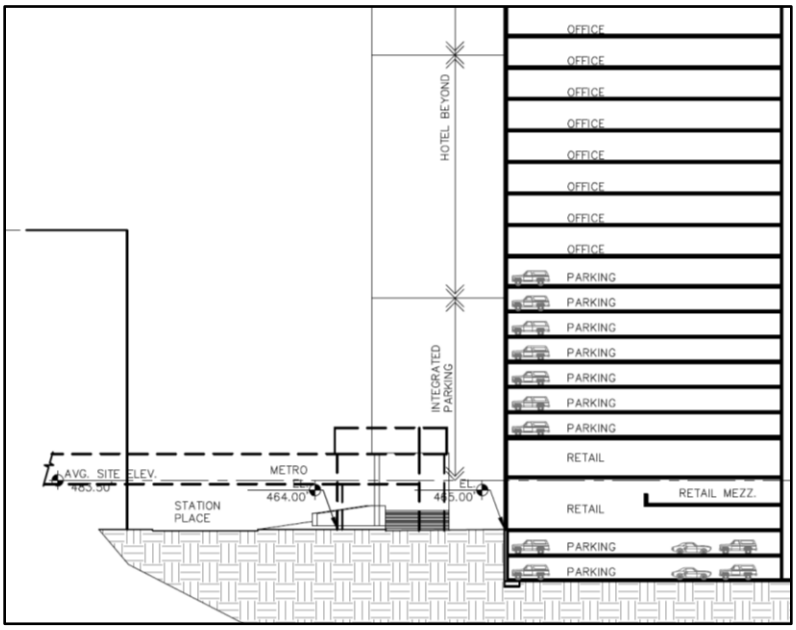
As noted, six new buildings are proposed, as shown in the preceding graphics and described further in the chart below. These graphics show Option 1 (on the left) and Option 2 (on the right). The maximum proposed Floor Area Ratio (FAR) for the site would be 8.05 under Option 1.

| Building Tabulations | | | | | | |
|---|---|---|---|---|---|---|
| | Office GFA range (SF) | Retail / Service range GFA (SF) | Hotel GFA (SF) | Residential GFA (SF) | Number of Multi-family Units/Rooms | Building Height Range (feet)** |
| Building A (Options 1 & 2) | 200,00-320,000 | 40,000-62,000 | 0 | 0 | 0 | 210-300 |
| Building B (Options 1 & 2) | 0 | 20,000-33,000 | 0 | 100,000-170,000 | 100-175 | 250-330 |
| Building C (Options 1 & 2) | 0 | 3,000-8,000 | 0 | 230,000-335,000 | 250-350 | 290-380 |
| Building D (Options 1 & 2) | 0 | 0-20,000 | 0 | 245,000-343,000 | 260-360 | 190-290 |
| Building E | | | | | | |
| Option 1 Office | 190,000-212,000 | 10,000-33,000 | 0 | 0 | 0 | 125-195 |
| Option 1 Hotel | 0 | 10,000-33,000 | 96,000-192,000 | 0 | 150-300 | 75-160 |
| Option 2 | 0 | 10,000-33,000 | 0 | 165,000-195,000 | 170-210 | 140-210 |
| Building F | | | | | | |
| Option 1 | 140,000-240,000 | 10,000-17,000 | 0 | 0 | 0 | 185-265 |
| Option 2 | 0 | 10,000-17,000 | 0 | 300,000-398,000 | 262-414 | 300-400 |
| **Total (Option 1)** | 530,000-631,000* | 83,000-173,000 | 96,000-192,000 | 575,000-848,000 | 510-885 | -- |
| **Total (Option 2)** | 200,000-320,000 | 83,000-173,000 | 0 | 1,040,000-1,441,000 | 1,042-1,509 | -- |

*631,000 SF represents 2.5 FAR

**Height could be higher with penthouse if penthouse is not exclusively mechanical equipment or contains occupiable space or otherwise does not meet ZO standards

The parking structures include both above- and below-grade parking, which will be partially integrated into the building façade. The applicant does not provide a garage treatment palette with the CDP, although the proffers commit to show final architectural treatment for the above-grade parking at the time of Final Development Plan (FDP) review. The FDP submitted provides materials for Building F. Illustrations of the possible treatment and a section of the parking structure are provided in Figure 11 below.



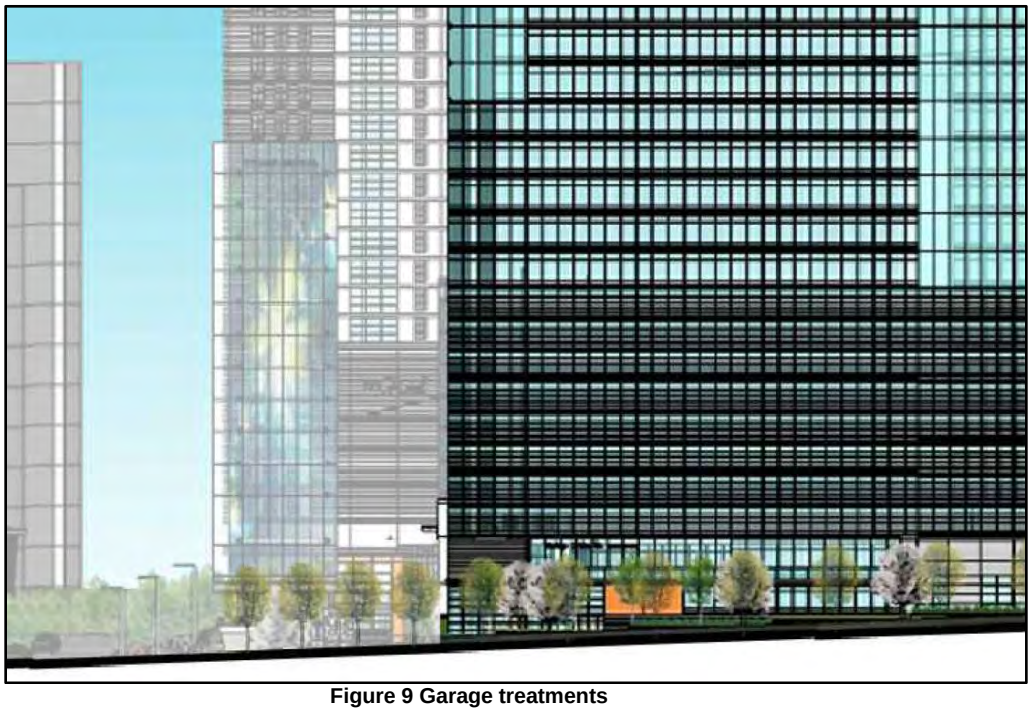



**Figure 9 Garage treatments**

The proffers also commit that the FDPs submitted for the architecture of these buildings will be in substantial conformance with the character with the elevations, illustrations, materials and heights contained within the CDP. The buildings (including final architecture, heights and uses) will be further refined during the FDP process. Building

B includes a possible 140 by 100 foot video screen which would be reviewed further at FDP.

*Phasing*

The applicant intends to develop this project in response to market demand and therefore has not committed to any particular order for the development of the buildings. To address the timing of needed infrastructure, Sheets A-176 through A-178 of the CDP include phasing exhibits which demonstrate how each building could be developed if the surrounding properties have not yet redeveloped (ie, what improvements are needed to serve that building). The applicant proposes six phases which correspond to the six buildings proposed with this development. The draft proffers further detail which road and park and public facilities will be provided with each building.

*Existing Building and Uses and Interim Uses*

The draft proffers allow existing uses within existing buildings to be continued until those buildings are demolished (even if the existing uses would not be allowed by-right in the PTC District). However, the existing uses appear to be permitted in the PTC Zoning District. The proffers also allow the establishment of new uses within a building, provided that: such new uses are uses allowed in the PTC District; no substantive changes are made to the building; and the use restrictions included in the Zoning Ordinance are met.

*Streetscapes*

While final streetscape design will be provided with FDPs, the CDP does provide for typical streetscape sections in keeping with the Comprehensive Plan recommendations. The applicant requests modification to the streetscape standards in the following locations: (The applicant has included a sheet in their CDP graphically depicting the requested waivers).

1. Onstreet parking on southern side of Tysons Central Street adjacent to Building F
2. Onstreet parking on Center Street
3. Onstreet parking on Station Place
4. Building zone along Leesburg Pike frontage

*Parks and Open Space*

The CDP shows six new parks or plazas that are either completely at grade, or at grade on one side. The parks include a Metro Plaza at the new station landing, a corner park along Leesburg Pike, a central piazza along Viale Centrale, a skypark between Buildings A and B, Clyde's Park between Buildings D and E and a pocket park near Building D. All of the residential buildings have additional private open spaces provided on the tops of the residential towers. Depending on the alignment of Center Street and

athletic field contribution, the applicant proposes to provide approximately 2.6 or 2.94 acres of publicly accessible park space with this application

**FDP 2011-PR-005 Final Development Plan** (Reduction at front of staff report)

| | |
|---|---|
| Title: | Tysons Central Building F |
| Prepared By: | VIKA, Inc.; Davis, Carter and Scott Ltd.; and, LSG Landscape Architecture. |
| Original and Revision Dates: | January 4, 2013 as revised through August 15, 2013 |

*Overview*

The FDP is divided into three sections: Civil (C) Sheets (24 sheets), Architectural (A) Sheets (12 sheets) and Landscape (L) Sheets (12 sheets). The Civil Sheets include the notes and tabulations, the existing conditions and vegetation plans, context exhibits, stormwater management plans, street layouts and sections. The Architectural Sheets address the new Building F and include ground floor, roof, phasing plans, underground parking sections, sections through the building, elevations of the building, illustrative views of the building and shadow studies. The Landscape Sheets include landscape plans for the FDP area, tree canopy calculations, typical tree and rain garden details, pedestrian circulation plans and street furniture and material images. The landscape sheets also show the interim Metro plaza plans (hardscape, landscaping and pop-up retail) and an interim park area which occupies the space for the ultimate Viale Centrale.

Overall, the FDP depicts the first new building on the site. Building F, a residential high rise, is proposed at a height of 400 feet with amenity space on the roof of the podium and at the top of the tower. The podium height is proposed at 95 feet and is architecturally integrated through the use of translucent materials, opaque glass and aluminum frames, into the building façade. Even so, eight of the above-grade parking levels will be visible.

Access to the site includes two alternatives. The first option, which is preferred by the applicant, occurs if the limited access break is approved. It will provide a direct connection from Viale Centrale to Leesburg Pike, as well as the Tysons Central Street connection to the north. If the limited access break is not approved, the FDP shows that the primary point of access to the subject site will be via Tysons Central Street which connects to International Drive to the north. The FDP also includes an interim section (two drive lanes and one lane of onstreet parking) for Viale Centrale and an interim Tysons Central Street (two drive lanes and one lane of onstreet parking).

The FDP also shows streetscapes along the frontages which meet the Tysons Corner Urban Street Standards except as discussed above.

*Streetscapes & Landscaping*

The floor plans depict the main residential lobby entrance for Building F along Viale Centrale, with residential and retail uses on the first floor levels along Tysons Central Street, Leesburg Pike and Viale Centrale. The FDP depicts streetscapes on Viale Centrale and the service drive consistent with the recommendations of the Tysons Plan. However, as noted above, the applicant has requested a waiver of the onstreet parking along the south side of Tysons Central and of the building zone along Leesburg Pike.

*Building Design & Uses*

This building is proposed as a residential tower with retail on the first floors (due to grade, retail is proposed for the P1 and 1st floor levels). The applicant proposes a maximum of 394,000 SF of residential use (or 414 units) with a maximum of 17,000 SF of retail uses.

The parking for this building is proposed to be both underground and above-ground. The above-ground parking will be integrated into the tower. The elevations show four levels of underground parking with six levels of above-grade parking shown above the retail levels. The proffers indicate that for the first six levels of above-grade parking, application of architectural screening materials would be used such as metal framing systems with inserted panels of wire mesh, metal, glass or other materials, and precast concrete or masonry spandrels designed to minimize views into the garage spaces from street level. Any additional levels of above-grade parking (greater than the first six levels) would be integrated into the architecture of the tower above.

*Phasing*

The applicant proposes to build the residential building subject to market conditions and proposes to build the streets and park along Leesburg Pike with Building F. In addition, the applicant proposes to construct a temporary park after the construction of Building F is complete. This park is shown to be located in the general area of the future Viale Centrale. In addition, the applicant shows interim improvements around the Metro station including landscaping, hardscape and interim retail (to be housed in shipping containers) around the station. These improvements would be installed within 12 months of the land conveying to the applicant.

**SEA 2008-MD-036 SEA Plat** (Reduction at front of staff report)

| | |
|---|---|
| Title: | Tysons Central 7 Station |
| Prepared By: | VIKA, Virginia LLC |
| Original and Revision Dates: | May 13, 2013 as revised through August 19, 2013 |

The applicant has revised the approved SE Plat, dated August 5, 2008, to amend the land area. The SEA Plat shows 1,881 SF to be removed from the SE (to be incorporated into the overall rezoning CDP). In addition, during construction of the station, the rail project needed to add 1,212 SF to accommodate the escalator landing. This area is shown on the SEA Plat to be added.

## ANALYSIS

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons West District of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; and staff analysis as reflected in the agency memos found in the appendices of this report. Because the Tysons Corner Urban Center Comprehensive Plan text covers those issues and recommendations that are contained in the Residential Development Criteria and the Transit-Oriented Development Guidelines, this staff report will not separately address the Residential Development Criteria and the Transit Oriented Development Guidelines to avoid redundancy.

### *Land Use*

The subject applications are generally designated as Transit Station Mixed Use on the Comprehensive Plan's Conceptual Land Use Map. The Plan defines this land use category as follows:

> ***Transit Station Mixed Use****: These areas are generally located near the Metro stations. They are planned for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The overall percentage of office uses throughout all of the Transit Station Mixed Use areas should be approximately 65%. This target of office uses will help Tysons maintain a balance of land use and transportation over the next 20 years. Individual developments may have flexibility to build more than 65% office if other developments in the category are built or rezoned with a use mix that contains proportionately less office. The residential component should be on the order of 20% or more of the total development. It is anticipated that the land use mix will vary by TOD District or subdistrict. Some*

*districts or subdistricts will have a concentration of offices and other areas will have a more residential character. In all cases, synergies between complementary land uses should be pursued to promote vibrant urban communities.*

The subject application proposes two options for the land use mix on site:

Option One

| Land Use | Gross Floor Area (square footage) | Percentage of Land Use | Land Use FAR (based on total site area including density credits) |
|---|---|---|---|
| Office[1] | 631,000 | 35% | 2.50 |
| Residential | 848,000 | 47% | 3.36 |
| Hotel | 155,000 | 9% | .61 |
| Retail | 173,000 | 9% | .69 |
| **Totals [2]** | **1,807,000** | **100%** | **7.17** |

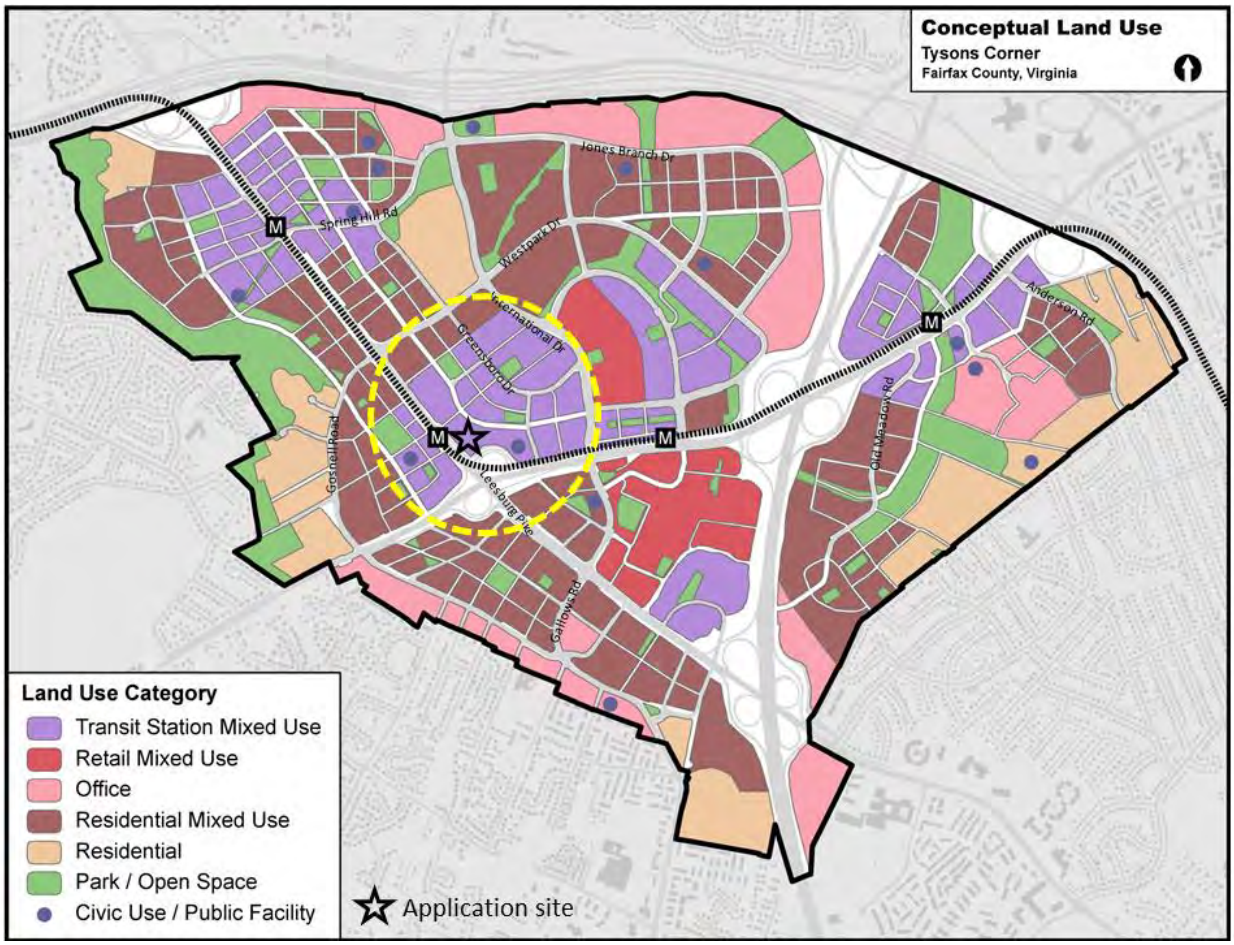
Option Two

| Land Use | Gross Floor Area (square footage) | Percentage of Land Use | Land Use FAR (based on total site area including density credits) |
|---|---|---|---|
| Office | 320,000 | 16% | 1.27 |
| Residential | 1,441,000 | 69% | 5.71 |
| Hotel | 155,000 | 8% | .61 |
| Retail | 173,000 | 8% | .69 |
| **Totals [3]** | **2,029,000** | **100%** | **8.05** |

[1] Two alternative uses (office/retail and hotel/retail) for Building E are proposed for Option One; the office/retail use is calculated in the chart. Office use on site is capped at 2.5 FAR, which is equivalent to 631,000 square feet for the site.
[2] The public facility use is not separated in the calculations; a portion of the retail GFA in Building C will be allocated for the use.
[3] The different uses do not intentionally add up to the proposed maximum GFA on site.

The proposed land use mixes are based on the maximum build out scenarios of the two options, as shown on the CDP. Both options include more residential use than office

use. Office development is particularly low for Option Two at 16%, which is below the Transit Station Mixed Use (TSMU) category's recommended percentage of 65% for office uses. However, the TSMU guidance recommends an overall percentage of 65% for office uses within the whole TSMU area, which covers approximately 38 acres north and south of Leesburg Pike surrounding this station. This 38 acre area is predominantly developed with existing office uses. Therefore, when reviewing the application within the entire TSMU area in the vicinity, the overall mix of existing and proposed uses will be 62% office, 24% residential, 9% hotel and 5% retail, which is compatible with the Plan's guidance. As the surrounding properties redevelop, the overall land use mix will likely shift, and other proposed rezoning applications will be weighed against the context of the broader area.




The applicant also proposes a mix of the options as another redevelopment scenario, but only if the proffered maximum square footages are not exceeded. If the total gross floor area for the different uses proposed under Option Two were added up, the total would exceed the maximum square footage of 2,029,000 SF. However, the purpose of Option Two is to permit flexibility with the different uses. There would be a cap on office use at 631,000 square feet. Though overall land use ranges are not proposed, each

building is proposed with a minimum and maximum range of gross square footage and number of dwelling units, which ensures a mix of uses and heights for the completed development.

A grocery store up to 27,000 square feet in area is proposed as part of the retail uses on site. The Comprehensive Plan notes that non-office uses that generate similar or fewer peak period trips than hotels, such as housing and neighborhood-serving retail, may be approved through a rezoning without a special exception application in areas within 1/4 mile of the Metro station. A grocery store is considered a neighborhood-service retail use, and the grocery store for the site is proposed to be located on the ground floor of Building A, which is adjacent to the Metro station. For that reason, no special exception is required. However, the size, general location and type of retail uses, including the grocery store, will be reviewed and approved on future FDPs for each building.

The land use proposed for the subject applications is in general conformance with the Comprehensive Plan.

*Existing Buildings and Services*

Because many properties in Tysons are developed with existing businesses and leases, it is expected that the existing uses will remain, and perhaps even turn over, until such time as the full redevelopment of the site is realized. This site, for instance, expects to retain approximately 82,403 SF of retail and its associated surface parking until such time as redevelopment occurs. To ensure the continuing viability of the property until full redevelopment, staff has worked with the applicant to craft proffers which will allow the existing uses in the existing buildings to remain in operation. The proffers also allow new uses to occupy space in existing buildings provided that only minor additions (as approved by the Zoning Administrator) are made to the existing buildings or sites and that the new uses are permitted in the PTC District. These proffers are consistent with the provisions of Par. 8 of Sect. 6-505 of the Zoning Ordinance, which contains the use limitations for the PTC District.

The applicant has indicated that existing surface parking lots may be converted to commercial off street parking without an FDP so long as an operational analysis is approved on the points of access to the lots. In addition, the applicant has proffered to supplement the parking lot with additional landscaping although it will likely not meet the PFM requirements for interior and peripheral parking lot landscaping. The applicant has proffered to provide a landscape plan to DPZ for review and approval for any conversion of existing surface parking to commercial offstreet parking so that the landscaping can be supplemented.

*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). Instead, it states:

> *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 1/8 mile of the Greensboro Metro station and is not subject to a maximum intensity. A small amount of the application site, approximately 10,660 square feet is located outside the 1/8 mile radius.

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 a maximum of two floors in Building C. The floor area for this public facility, with a maximum of approximately 14,500 square feet in Building C, is currently calculated towards the intensity. Removing the public facility square footage from the site total will have a nominal impact on the overall FAR. 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 intensity proposed for the subject applications is in general conformance with the Comprehensive Plan.

*Initial Development Level (IDL)*

The Comprehensive Plan sets an IDL for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

| **Category** | **CDP/GDP Office GFA (sq. ft.)** | **FDP/GDP Office GFA (sq. ft.)** |
|---|---|---|
| Existing Development[1] | 26,789,000 | 26,789,000 |
| Approved, Unbuilt Development [2] | 14,393,601 | 5,892,717 |
| RZ 2011-PR-005 [3] | 631,000 | 0 |
| **Total Office GFA** | **42,064,601** | **32,681,771** |

[1] *Report to Board of Supervisors on Tysons Corner*, October 2012
[2] Includes applications approved prior to creation of PTC district and approved PTC applications, including RZ 2011-HM-032, pending BOS approval at publication time
[3] Office uses currently do not exist on site

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." An amendment to the Tysons Corner Urban Center section of the Comprehensive Plan, including review of the current IDL, is in progress at the time of this memo's publication.

The office space proposed for the subject application, combined with existing and approved development, would not exceed the 45 million square feet set as the IDL for office uses in the Comprehensive Plan.

*Phasing Development to Major Transportation Facilities*

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements and public facilities (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 proffers (specifically Proffers 34 and 35) provide commitments that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions.

*Affordable and Workforce Housing*

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

The applicant is committing to provide 20% affordable and workforce dwelling units (WDUs) within the generating building (Proffer 50). The applicant also requests the option of consolidating the WDUs into one or more buildings, which would increase the amount beyond 20% in some buildings.

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 two options for non-residential contributions toward affordable housing in Tysons (Proffer 51). The first option is contribute one-time contribution of $3.00 per hotel or office square footage. The second option is to contribute $0.25 per new office or hotel square foot annually for 16 years. The applicant proposes to exclude ground level commercial retail/services and public uses from these contributions, which conforms to the Comprehensive Plan recommendation.

Staff finds these commitments in conformance with the recommendations relating to affordable housing in the Comprehensive Plan.

*Coordinated Development and Parcel Consolidation*

The Comprehensive Plan's consolidation guidance for the subject application is as follows:

*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.*

*For the area developed with freestanding retail uses that is east of the station (adjacent to the Leesburg Pike/Chain Bridge Road interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict.*

The subject application meets the consolidation goal in the Plan's District Recommendations with the full consolidation of the parcels containing those freestanding retail uses located east of the Greensboro Metro Station and west of the existing water tower.

The Comprehensive Plan also 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.*

Under the CDP, the grid of streets has several alternatives. For Viale Centrale and Leesburg Pike, the applicant includes two street grid options. (see CDP Sheets C-6A and C-6B). The first option, which is preferred by staff and the applicant, shows a direct connection from Viale Centrale onto Leesburg Pike. However, this option requires VDOT to approve a limited access break. VDOT's review of this request is ongoing. For that reason, the application shows a second option which does not have a direct connection between Viale Centrale and Leesburg Pike.

The other section of the grid which includes alternative layouts is Center Street—both its ultimate configuration and the interim configuration as it approaches Station Place. The ultimate configuration of Center Street will require redevelopment of a property to the north as this configuration is shown through existing parking structures. Therefore, the applicant shows two possible interim alignments. One option shows an interim configuration of Center Street, which is contingent on future easements from adjacent property owners to the north. The other configuration keeps the roadway on the applicant's property. Fairfax County Department of Transportation (FCDOT) staff will provide further review of the street grid proposals for overall functionality and feasibility. A discussion of the overall functionality and feasibility of the grid is provided later in this report.

The subject application meets the second objective by providing public parks and private amenities on-site as well as a monetary contribution towards developing athletic fields off-site. The quality of these parks and other park-related Plan objectives is further discussed in this report.

The subject application meets the third objective by providing up to 14,500 square feet of space on-site to a public or community use for 50 years and without rent. This proposal is analyzed further in the Public Facilities section of this report.

The subject application meets the fourth objective by generally conforming to the Plan's urban design guidance, as described in the Urban Design section of this report.

Staff recommended that the applicant provide a potential building massing exhibit for the adjacent site(s) to the north to help demonstrate that the subject application would not preclude the future redevelopment of this property. The CDP includes a massing model of existing development on the adjacent site in an illustrative view (see Sheet A-168). While it does not depict development potential, the area is extensively developed today and generally, the illustration, as well as the proposed CDP, does not show a conflict with future development of the adjacent property.

Given the foregoing, staff believes that the subject application is in conformance with the Comprehensive Plan guidance for consolidation and coordinated development and that a waiver of the minimum district size of 10 acres, as required by the Zoning Ordinance, be approved for the 5.79 acre application.

*Interim Conditions*

The Plan contemplates that the actual redevelopment of zoning approvals in Tysons will occur over time in reaction to market conditions. Because the multiple parcels included in any particular zoning case might have different uses, tenants or lease arrangements, it is likely that even within a single zoning case, not all buildings will be built at the same time. While these situations are expected, they do create a challenge for site design.

The entire development here is proposed to be built on a conjoined parking structure, some levels of which will be above grade. As such, completion of only one of the buildings may leave an entrance, a parking garage, or an upper level park amenity incomplete or exposed until the second building is finished. In addition to building design, the vehicular and pedestrian networks, which are shown as a complete unit in the CDP, may be only partially completed with a particular phase, leaving missing links until build-out. To address these concerns, the applicant has proffered that, with FDP approval, all interim design conditions will be acknowledged and addressed. Staff agrees that the appropriate time to identify and address these interim conditions is with the FDP, at which time the applicant will be better able to determine the exact conditions that need to be addressed and to accommodate changes in the area which might occur between today, when the CDP is approved, and the later date when a FDP approval is sought. In addition to the building design features for interim phases (such as screening for a temporarily open garage), the FDPs will also include a demonstration of how pedestrian access will be provided in a safe, convenient and pleasant manner to the Metro station and surrounding facilities during the interim phase. Staff has also suggested that the FDPs also explore options to provide any possible interim green or park space.

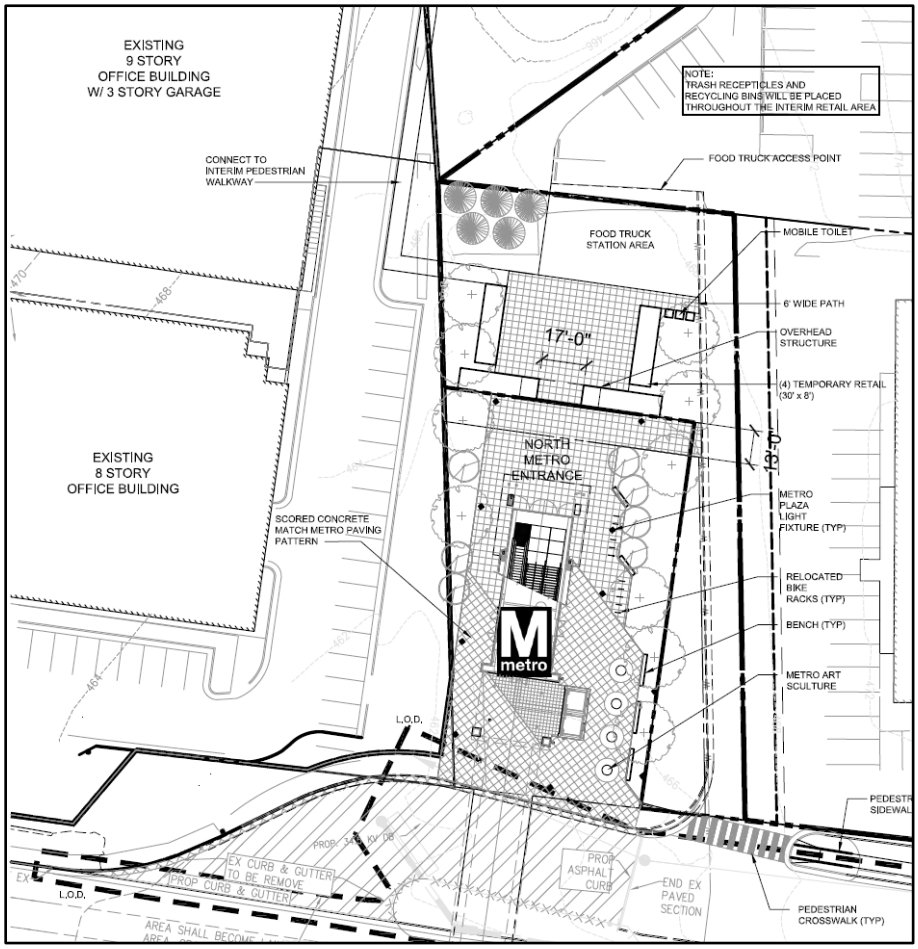



**Figure 10 Interim Metro Plaza**

For instance, with the current FDP, the applicant is also proposing an interim plaza with pop-up retail and landscaping at the Metro station landing. The proffers indicate that, the applicant will install interim improvements, including the extension of paving installed by the Metropolitan Washington Airports Authority (MWAA), benches, bike racks and landscaping that could include “pop-up” retail in temporary buildings like containers or food trucks. These improvements would be provided within 12 months of the applicant’s receipt of the title for the property and permissions from the owner of the remainder of Tax Map 29-3 ((1)) 71A to provide the improvements.

On the whole, the FDP addresses the interim conditions by providing contextual plans showing the new building, Building F, as it would fit into the remaining current conditions. The FDP depicts that the entire building will be built on top of an underground parking structure, which would extend to the edge of the FDP area, including under the streets proposed within that area. Viale Centrale will be constructed in its ultimate road configuration and Tysons Central Street will be constructed in its interim condition. The FDP also shows an interim park in the general area of the future extension to Viale Centrale and interim pedestrian connections linking Building F to Metro and to the development north of the subject site.

*Public Facilities (Comprehensive Plan Recommendations)*

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).

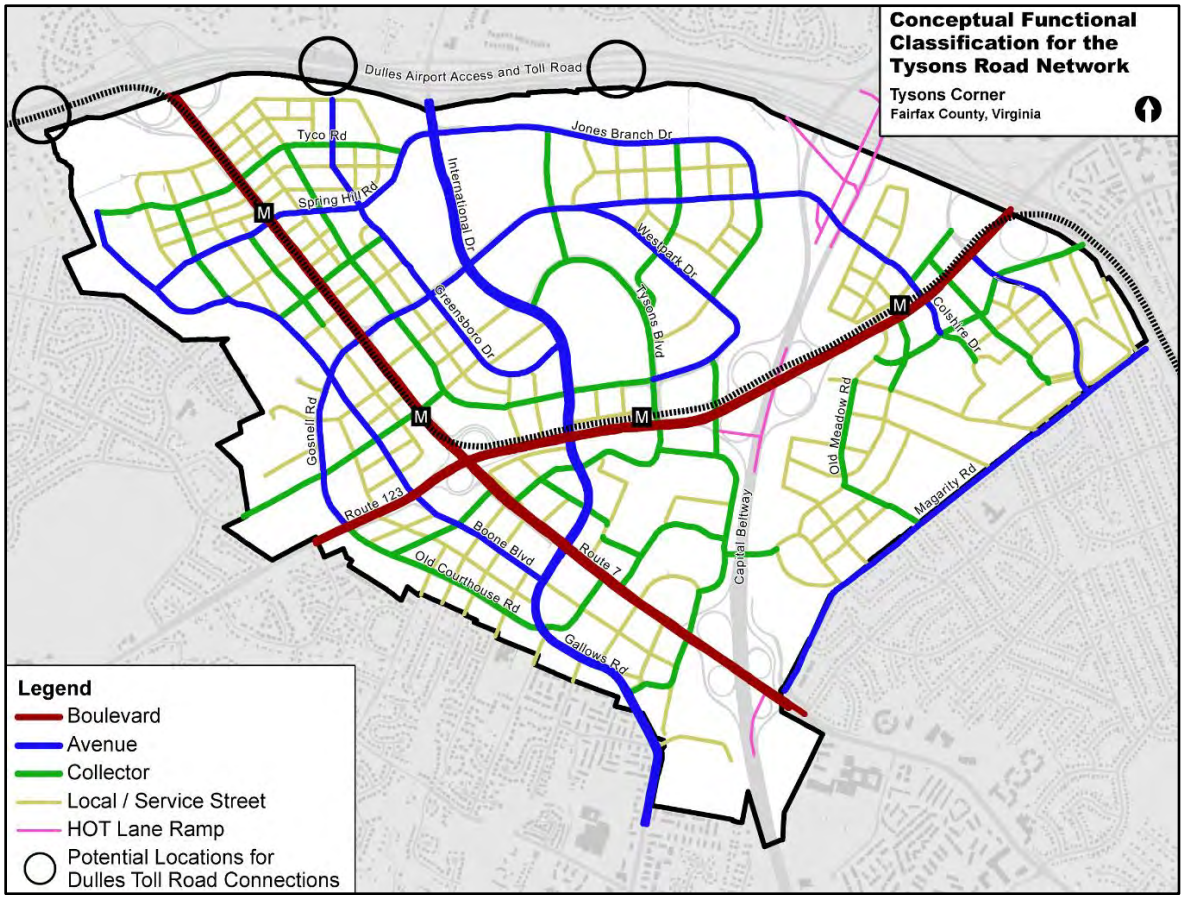
> *Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated 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 North Tysons Central 7 Subdistrict of the Tysons West District.

In order to address the public facility objective, the applicant has proffered to provide approximately 5,400 SF of ground floor space and, if requested, an additional 9,100 SF on the second floor in Building C for up to 50 years (Proffer 56). The applicant currently proposes to provide the space with no rent to a public/community use. The ground floor space will be designed and permitted by the applicant at no cost. In addition, the operating costs, exclusive of real estate taxes, will be waived for the first 10 years with costs applied afterwards for the 5,400 SF ground floor space. Six parking spaces at market rates will also be provided for the use. The 9,100 SF second floor space will be provided as a shell space with construction to be completed by the future user of the space. Operating costs and real estate taxes will be applied to this second floor space.

The public facility commitment is in general conformance with the Comprehensive Plan.

*Street Grid and Design*




The Comprehensive Plan provides recommendations for a conceptual street grid and for street cross-sections for various street types for all rezoning applications. The subject application provides a grid of streets including the three new streets of Center Street, Viale Centrale and Station Place. The street segments provided with this application create important sector links for the grid of streets in the western and central parts of Tysons Corner as these street sections will connect the properties north of Leesburg Pike to one another and provide two new north-south connections from this sector to Leesburg Pike. Specifically, Center Street provides an east-west connection for the North Subdistrict of the Tysons Central 7 District, while Viale Centrale and Station Place create new north-south connections to Leesburg Pike. The subject applications propose to construct the on-site portion of this grid. However, the challenge with this application has been the coordination needed between adjacent property owners (including the United States of America), as well as the necessity for offsite improvements to complete these grid streets.

*Center Street*

In the Comprehensive Plan, Center Street is shown as a collector connecting Galleria Drive to Tyco Road. As illustrated on the conceptual grid map, this street will cut through several sectors of Tysons Corner parallel to Leesburg Pike and Greensboro Drive. As such, all the rezoning applications north of Leesburg Pike have been asked to provide their part of this transportation link. Referred to variously as Park Avenue and Broad Street by other nearby applicants, achieving connectivity through provision of this new grid street has been heavily negotiated with all the proposed developments.

In the area of this rezoning, Center Street is shown on the grid of streets to curve from its alignment parallel to Leesburg Pike to the northeast to cross International Drive. But the ultimate alignment of this curvature for Center Street is expected to impact parking structures, located to the north and offsite from the subject site. These particular properties are not currently seeking to redevelop. During the negotiation for this interim alignment for Center Street, the applicant presented two options. Option 1, a modified "T" intersection, would remain exclusively on the subject site, while Option 2, a "T" intersection, alignment would require easements from the adjacent property to the north [Tax Map Parcel 29-3 ((15)) 0003C] to allow a more optimal interim connection of Center Street to the new Station Place.

Option 2 creates a "T" intersection at Station Place and Center Street which provides greater connectivity and greater through movement of traffic (traffic signals could likely be avoided on some of the intersection approaches). Unfortunately, the applicant and their northern neighbors have not been able to come to an agreement regarding these easements. Staff points out that this street will not be constructed until Buildings A, B or C are constructed and notes the applicant has proffered to revisit the negotiations for the easements during future review for those FDPs.

On the opposite end of Center Street, the applicant proposes to connect Center Street to Pinnacle Drive. In order to do so, the roadway must be built on land owned by the United States of America. Tax Map 29-3 ((1)) 69 is currently used by the Army for a telecommunications tower. Fairfax County and the United States Army have negotiated for conveyance of a permanent road easement to achieve this connection. Conveyance of this easement should occur in relatively short order. The applicant has agreed to construct this road segment with Buildings D or E. Due to topography and the desire to maintain the existing use, a Clyde's restaurant, until redevelopment, the street connection will not be made prior to the issuance of the first Residential Use Permit (RUP) or Non-RUP for Buildings D or E.

*Viale Centrale*

Viale Centrale is a new street which would connect Center Street to Leesburg Pike. This street provides a useful north-south link, but its proximity to the interchange of Leesburg Pike with Chain Bridge Road means that it is governed by a limited access

line. Therefore, ultimately any break in the limited access line would require approval from the Commonwealth Transportation Board (CTB). The applicant has submitted the request for a limited access break to VDOT and that request is not expected to be acted on by the time this rezoning case goes to public hearing before the BOS. Nevertheless, VDOT's Northern Virginia District Office and County staff does generally view the break favorably in terms of the operation of traffic and connectivity for the development.

Since neither staff nor the applicant can be assured that this break will be approved, the applicant has shown a design of how the project could be implemented without the break. Under this alternative layout, access to the site is shown from Center Street and Tysons Central Street, with Viale Centrale ending prior to connecting to Leesburg Pike. While the design is not ideal, it would allow the traffic to function on the site.

In addition, the proffers note that if a limited access break is not approved with the rezoning, the total overall development would be limited to 1,300,000 SF until Center Street is constructed to Pinnacle Drive.

*Station Place*

The final new street proposed with this application is Station Place which connects Center Street to Leesburg Pike. The applicant and the adjacent property owner (who is the applicant for RZ 2010-PR-022) have negotiated an alignment of Station Place in its ultimate three lane configuration once a surface parking lot on the SAIC property is reconfigured. Until that time, the applicant will construct an interim configuration that accommodates at least two travel lanes.

As is discussed above, each road segment proposed here is key to overall district connectivity but is not completely under the control of the applicant. However, staff believes that the applicant has made significant contributions to furthering the grid of streets and has sufficiently planned for contingencies if a segment cannot be obtained.

While overall, the streets 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 certain waivers to the streetscape and on-street parking in certain areas. Staff supports each of these waivers and has provided recommendations on each of those modifications and waivers under separate cover.

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

*Pedestrian and Bicycle Facilities*

The Comprehensive Plan 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 streets proposed in this application are either collector or local streets. Center Street and Station Place are collector streets and accommodate on-road bike lanes in their ultimate configuration. Tysons Central Street and Viale Centrale are local roads and, in this particular location, are expected to accommodate bike traffic without the need for separate lanes because of these roads' lower speeds. The proffers further commit to provide for resident and visitor bike parking at the time of FDP approval. Finally, the FDPs include bike parking for occupants within the parking structures as well as exterior bike parking for visitors. Any further refinements to these locations will be provided at the time of site plan review.

As in every new neighborhood proposed in Tysons Corner, pedestrian connectivity to the Metro station is extensively reviewed to make sure that Metro riders have a safe and attractive route to the station. In this case, when the Metro opens, it is expected that most riders will approach the station from the north. Unfortunately, there is no pedestrian connection at this time to the north, which would affect employees within those existing office buildings to the north and west of the Greensboro Metro Station. To address this issue, the applicant depicts a pedestrian route along Station Place and Center Street and commits in the proffers to work with the adjacent property owners to have a pedestrian path constructed within six months of the approval of this rezoning. The abutting property owners have indicated a willingness to provide easements and funds toward construction of this path.

Staff believes these commitments meet the Comprehensive Plan recommendations for the provision of pedestrian and bicycle facilities.

*Transportation Demand Management (TDM)*

In discussing the needed transportation improvements in Tysons Corner, the Comprehensive Plan begins with transit. The Plan focuses not only on the new Metrorail line, but also on bus and circulator service, accommodation of bike users and the creation of safe and attractive pedestrian linkages. In order to encourage use of all the transportation modes, the Plan recommends the implementation of TDM programs Tysons-wide. Specifically, the Plan defines TDM as "a variety of strategies aimed at reducing the demand on the transportation system, particularly to reducing single occupant vehicles during peak periods, and expanding the choices available to residents, employees, shoppers and visitors." The Plan notes that TDM is critical to its implementation and that "traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities."

The applicant has agreed to a TDM approach, which is consistent with that approved in other recent PTC rezonings, and is proffering the following commitments:

- 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% |

- 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.

- 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 applicants in Tysons Corner have also recognized the value in creating a Transportation Management Association (TMA) to coordinate the efforts to reduce vehicle trips throughout Tysons Corner by promoting multi-modal transportation for landowners in Tysons Corner and have agreed to fully fund the association within 10 years of this approval.

*Parking*

Rather than parking minimums, the PTC district regulations establish parking maximums as an effective TDM tool for transit-oriented developments (TODs). These maximums are seen as a critical component of an effective TDM program as a lack of readily available parking has a bearing on mode choice. The amount of parking provided with the proposed development will conform to the parking provisions of PTC district. Additionally, the applicant has committed to exclude reserved parking spaces from residential unit sales/leases (“unbundle” the parking and the unit). This “unbundling” will allow available parking spaces to be used more efficiently, and will create an incentive for residents to reduce car ownership.

*Streetscape Design*

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. The Plan defines three streetscape zones: the landscape amenity panel, the sidewalk, and the building zone. These zones are shown in the following illustration. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

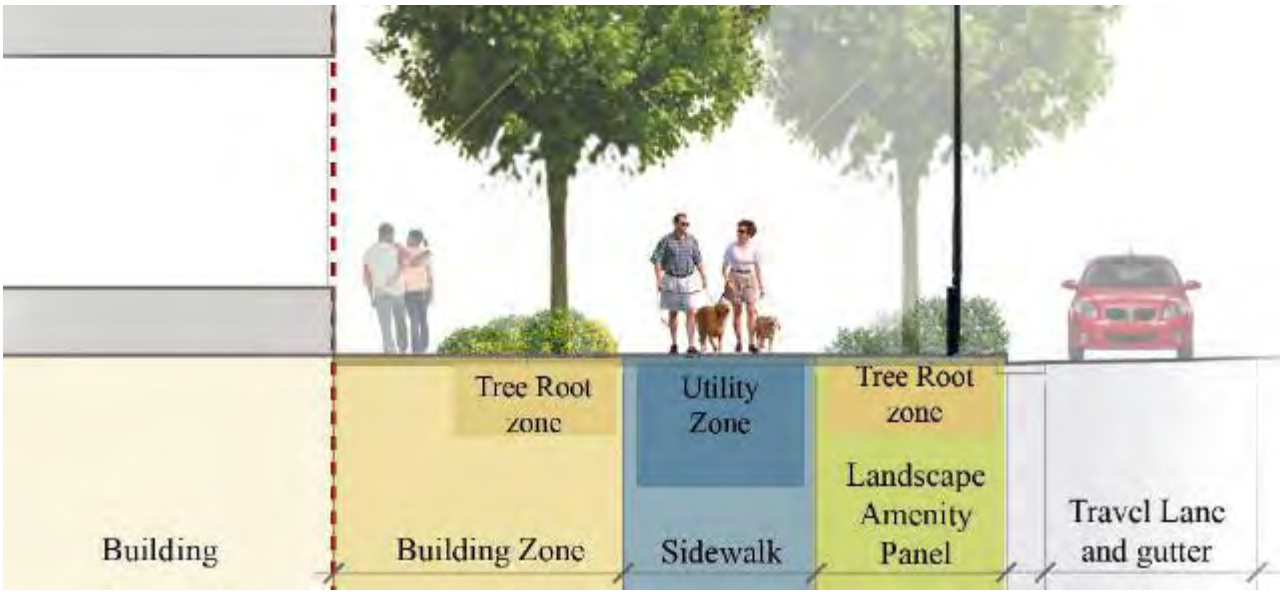



**Figure 11 Streetscapes**

Staff recommends that the sidewalk be included within the public right-of-way to promote unification of the public transportation network. The applicant has proffered that the public right-of-way be extended to the sidewalk and landscape amenity panel and would dedicate the appropriate land area accordingly.

All of the proposed streetscapes meet the dimensional standards set forth in the Plan and the Tysons Urban Design Guidelines (TUDG) with the following exceptions which were discussed previously and will be addressed under separate cover:

1. Onstreet parking on southern side of Tysons Central Street adjacent to Building F;
2. Onstreet parking on Center Street;
3. Onstreet parking on Station Place; and
4. Building zone along Leesburg Pike frontage.

In addition to the dimensions and conceptual design of the streetscape areas, the applicant has proffered to provide a streetscape furnishings and materials plan with each FDP. These details have been provided with the current FDP for Building F and are generally acceptable.

In the context of the overall goals of the Comprehensive Plan, the streetscape designs proposed in the subject applications are in general conformance with the Plan.

*Building and Site Design*

The Comprehensive Plan and TUDG guidance for building and site design includes elements such as: build-to lines; bulk and massing; and step-backs. The subject application generally adheres 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 the highest level of pedestrian activity is expected to occur. As such, those areas should be designed to accommodate more pedestrians and provide for more engaging experiences at the street level (cafes, storefronts, etc.). The proffers commit to appropriate design articulation and fenestration commitments for each zone within the hierarchy.

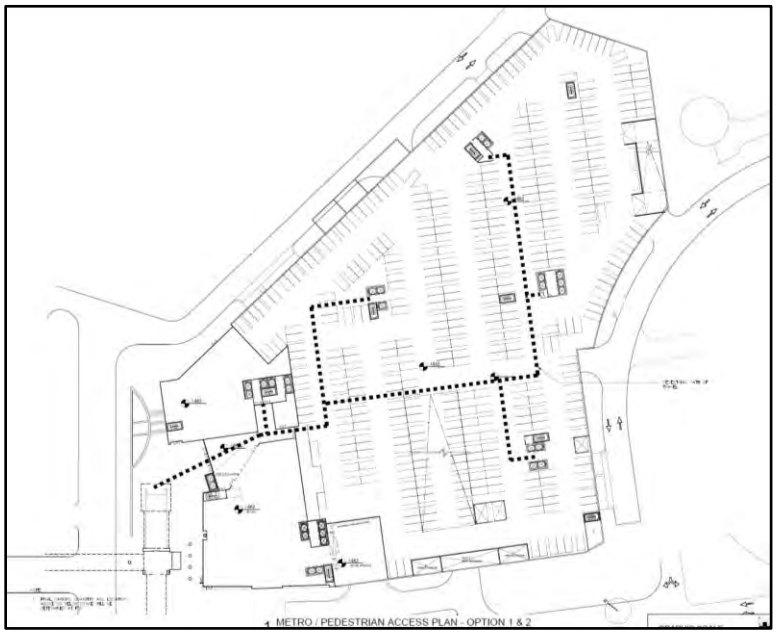



**Figure 12 Underground pedestrian paths**

There is significant topographic change on this property, which has an impact on the pedestrian use of the site. As a pedestrian exits the station at 465 feet, she will need to access the rest of the site either by use of the stairs along Station Place to Center Street or the elevator/stairs inside Building A. Since the entire development will be built on top of underground parking, there is also an additional pedestrian pathway to each building through the parking garage. Using the parking garage, a pedestrian could access any elevator on the site to get to the towers above. While this route would be helpful during inclement weather or as a way to avoid the topography, staff notes that

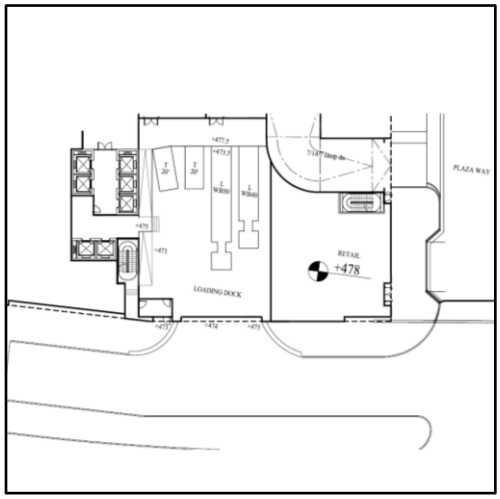
the garage route is just one alternative and both the applicant and staff have focused on making the outdoor path pleasant and safe.

*Building A*

As shown on the plans and described further in the proffers, Building A is situated at the corner of the new Metro plaza and Leesburg Pike. At a prominent location, staff and the applicant have extensively reviewed and refined the design to assure proper street activation.

The applicant shows 27,000 SF of the retail on the ground floor of Building A, which could be a grocery store. Such a use has design implications in that grocery stores require significant loading, which, in turn, could impact the streetscape and overall design of the project. The loading issue was exacerbated by the topography of the site and the fact that the parking structure extends under the entire building site. These two factors meant that loading could only be accommodated along Leesburg Pike, a boulevard in the Tysons Corner Plan. In previous iterations of the proposed development plan, the frontage along Leesburg Pike had a 64-foot wide loading area with five loading bays. With that much width and loading activity, staff felt that the impacts would be significant. Not only would the design be less than aesthetically pleasing, but the mere volume and size of trucks would create a busy and inhospitable environment for most pedestrians within several hundred feet of the Metro station landing.

The applicant has addressed this concern with a combination of redesign, operational limits and commitments to pedestrian amenities. Specifically, the applicant reduced the loading dock width to 36 feet by arranging the interior of the dock as efficiently as possible. In addition, the applicant has proffered to use a dockmaster to oversee the management of the loading dock, to minimize conflicts between trucks and pedestrians, to schedule deliveries to avoid peak pedestrian hours and to ensure that the loading dock doors remain closed when not in use. Finally, the applicant has incorporated hardscape design and uses so that the area provides an active and safe pedestrian environment; this design includes physical barriers (bollards) to separate the pedestrian and loading areas, two pedestrian paths across the space, and paving delineations to help demarcate the pedestrian from vehicular space. The applicant has proffered to further refine the design and details of this area with the FDP submission for Building A.



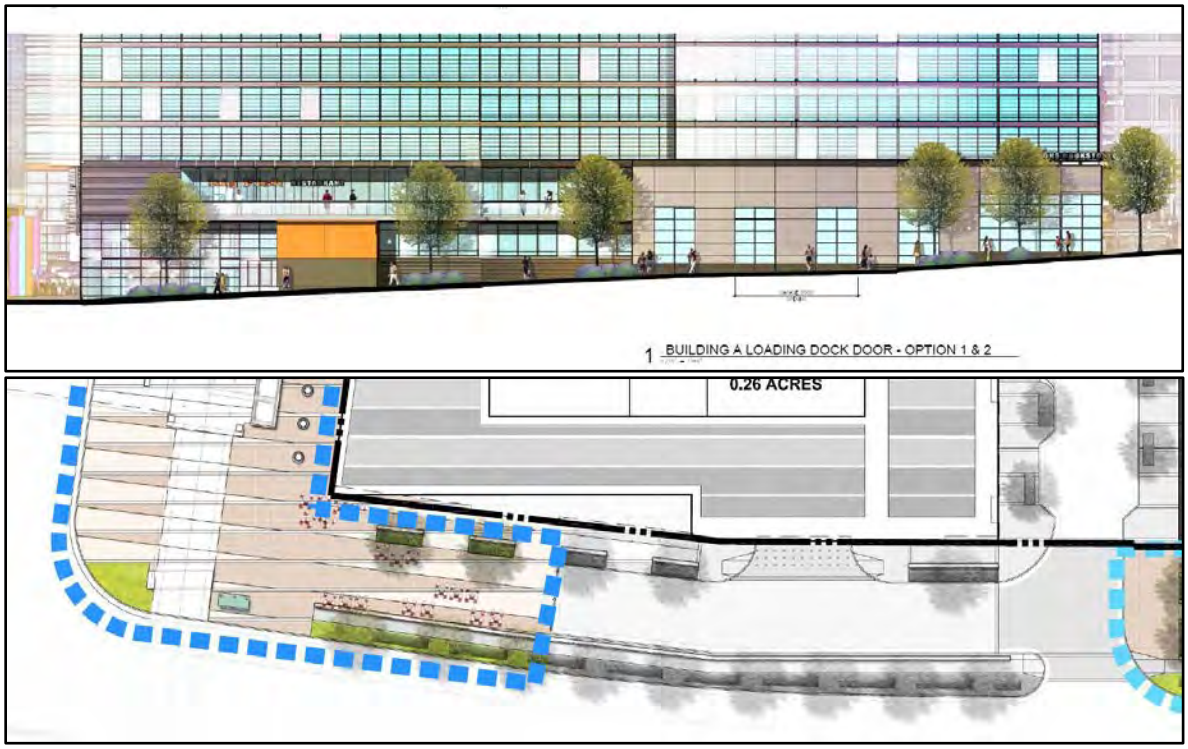



**Figure 13 Internal and External Loading Dock Treatment**

*Building F*

The FDP for Building F includes significantly more detailed plans, showing (illustrative) interior layouts of ground floor, parking and roof levels as well as detailed drawings of the building exterior (all four sides) including building materials. In addition, the Building F features a fully integrated, seamless parking structure design, in which the building tower and base are indistinguishable from one another.

Staff finds generally that the site design is in conformance with the recommended standards for Tysons Corner. However, as noted, further refinements will be expected at FDP.

*Building Height*

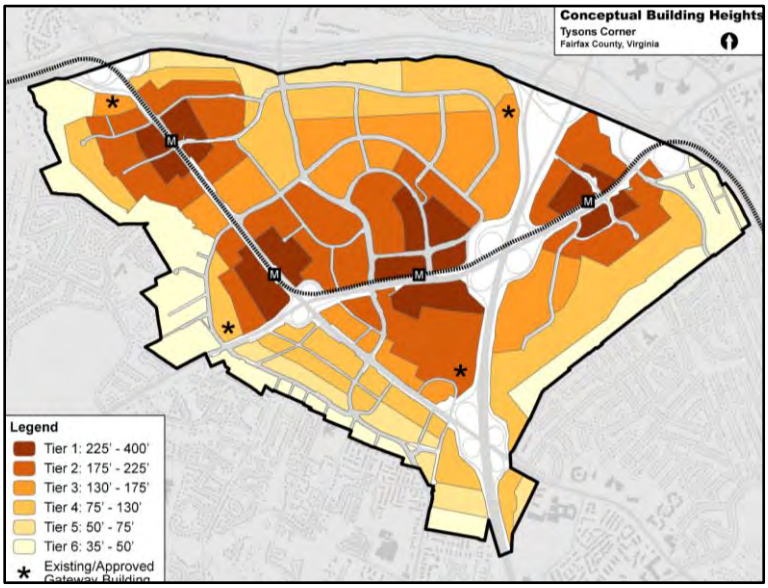



Figure 14 Building Height Map from Comprehensive Plan

The subject property is within the Tier One area, which permits a height range of 225 to 400 feet. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building.

| Building | Proposed Use | Comprehensive Plan Maximum Building Height Range | Proposed Building Height Range |
|---|---|---|---|
| Building A | Office/Retail | Tier 1: 225' - 400' | 210' - 300' |
| Building B | Hotel/Residential/Retail | Tier 1: 225' - 400' | 250' - 330' |
| Building C | Residential/Retail | Tier 1: 225' - 400' | 290' - 380' |
| Building D | Residential/Retail | Tier 1: 225' - 400' | 190' - 290' |
| Building E (Option 1 - Office) | Office/Retail | Tier 1: 225' - 400' | 125' - 195' |
| Building E (Option 1 - Hotel) | Hotel/Retail | Tier 1: 225' - 400' | 75' - 160' |
| Building E (Option 2) | Residential/Retail | Tier 1: 225' - 400' | 140' - 210' |
| Building F (Option 1) | Office/Retail | Tier 1: 225' - 400' | 185' - 265' |
| Building F (Option 2) | Residential/Retail | Tier 1: 225' - 400' | 300' - 400' |

In addition to the height guidance in the Areawide Recommendations, the District Recommendations for the subject property address building height (Page 136):

> *This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.*

Overall, the proposed mix of heights for the development will result in a varied skyline near the Greensboro Metro station, and the applicant proposes to commit to the minimum and maximum buildings heights in the Development Tabulations (Proffer 14). The proposed minimum and maximum building heights are within a suitable range to retain a mix of heights as development progresses. The buildings closest to the Metro station (Buildings A and B) are proposed at maximum heights between 300 to 330 feet, but the tallest proposed building, Building F, is located closer to the Route 7/Chain Bridge Road interchange. Building C, the second tallest building proposed on the site, is located in the interior of the site at the intersection of Center Street and Viale Centrale. However, the close proximity and visibility of Buildings C and F to the Metro station still promote a distinctive skyline as recommended.

The building heights proposed in the subject application are in general conformance with the Comprehensive Plan.

*Tree Canopy and Plantings*

The Comprehensive Plan recommends increased tree planting in Tysons, and recognizes that much of this new planting will be accomplished through the provision of street trees. While the application meets the tree preservation targets, because the Public Facilities Manual (PFM) does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, a PFM modification of the 10-year tree canopy requirements has been requested for this application. The application generally provides the majority of trees as street trees, with additional trees provided in above-grade terraces and parks. The applicant has demonstrated that the Plan's recommended 10% tree coverage goal for a redevelopment would be achieved in these applications, so long as the street trees (in the public rights-of-way) are counted toward the canopy. Staff believes a modification in favor of that shown on the CDPs is appropriate because of the commitment to provide uncompacted soil volumes, and to maintain, irrigate, and replace trees damaged by utility repair.

The applicant has provided a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown

on the plan. Should a conflict prove uavoidable, the applicant has proffered to work with UFMD prior to deletion of any tree shown on the plan.

To ensure that the tree coverage goals proposed in the current applications will be met, the applicant has proffered that with each FDP: (1) to update the tree canopy calculations to reflect any changes in site or building design; (2) to submit a labeled utility plan overlaid on the planting plan; and (3) to submit a drawing that demonstrates that the locations of all proposed trees are viable considering vehicular sight line distance requirements. With these commitments, staff believes that the application satisfies the Plan's tree coverage goals.

*Water Quality*

The applicant has pursued a variety of measures to address stormwater management in a manner which seeks 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. The applicant has also 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 to achieve this goal (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 the first inch of runoff can be retained for this development by capturing 94% of the rainfall volume onsite and supplementing that with offsite retention. 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 therefore 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 proffered elements of the CDP/FDP (and 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 goals of the Comprehensive Plan, staff continues to remind the applicant that regulatory requirements (i.e. PFM, state code) remain in effect and will be required during site plan review for approval.

*"Green" Buildings*

The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) 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*

The Comprehensive Plan anticipates that zoning applications in Tysons Corner will include commitments to design elements and practices which will reduce the use of energy and water resources. The proposed proffers for this application include the following commitments:

- To construct each parking garage with at least one electric vehicle recharging station that will serve at least two parking spaces and the infrastructure (such as conduit) to facilitate additional future stations;
- To provide an assessment of the potential for shared energy systems for site plans with more than one building;
- To provide utility sleeves through the foundations of the buildings to allow for future shared energy or similar systems; and
- To provide master electric, gas, and water usage data, to the extent that such exists, to the County for each building and the entire property.

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

*Noise Impacts*

In order to minimize exposure to unhealthy 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 applicant has submitted a revised noise study which assessed the impacts of noise on the site. The applicant has agreed to mitigate noise impacts in residential and office uses, and has added a proffer to mitigate noise at the at grade park area along Leesburg Pike at Building F. The proffer would be strengthened with the addition of hotel uses as noise sensitive uses and mitigation offered for above grade outdoor recreational areas.

*Urban Parkland Needs*

The Comprehensive Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. According to the Plan, 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 could 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 cited in the Comprehensive Plan to the proposed development and assuming an average household size of 1.75 and one employee per 300 square feet of commercial uses, there is a need for 2.60 to 4.10 acres of urban parkland onsite (Option 1 and 2, respectively). Depending on the future alignment of Center Street and athletic field monetary contribution, the Development Plan shows 2.6 or 2.94 acres of space identified as “public urban park”. Therefore, the actual amount of new, usable public urban park space being provided is approximately one acre less than the need generated depending on the pursued development option.

While Plan guidance provides a benchmark on park quantity, quality is also important. The applicant proposes six distinct onsite public parks. The Metro plaza park is approximately 0.73 acres (which is will likely increase in the future given the ultimate alignment of Center Street to a more northerly alignment). The skypark, directly adjacent but up two levels is approximately 0.26 acres. A 0.10 acre Central Piazza is proposed within a drop off near the intersection of Tysons Central Street and Viale Centrale. Two spaces are proposed around Buildings D and E—a 0.05 acre pocket park at the rear of Building D and a 0.42 acre park, referred to as Clyde’s Park, between those two buildings. Finally, the applicant proposes a 0.31 acre corner park.

Staff believes that the quality and character of the spaces is sufficient to offset the deficiency. The applicant has diligently worked within the constraints of this small and topographically challenging site to create a network of park facilities. The applicant has responded to the challenge by creating publicly accessible park space in every block and by using at-grade and elevated park areas to provide out park uses. The applicant has also proposed using parts of those portions of right of way for Leesburg Pike, which are no longer needed, to accommodate a continuation of the Metro plaza and a passive green area. The applicant has also committed to activate the Metro plaza with retail uses.

Overall, while the application does not meet the amount of publicly-accessible urban park space recommended in the Comprehensive Plan for Option 2, it is staff's opinion that an adequate assortment of publicly-accessible recreational facilities is being provided under both development options. However, staff encourages the applicant to continue to explore opportunities to improve or enhance the proposed park spaces by improved design or programming of the space.

**Figure 15 Park Spaces**

*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, the Plan states the following:

> *…recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields... In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons.*

The Plan suggests that "creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards…[which] may include indoor and rooftop facilities." The Plan also indicates a preference for recreational facilities to be provided onsite or in an area that serves the new development. The Plan text specifically lays out a hierarchy of approaches:

> *Provision of park land and facilities on-site is preferred. If on-site dedication and facility provision are not possible, an equivalent off-site dedication and facility construction within the same district should be sought as a substitution. Where it is not possible to locate facilities within the district, locations that serve Tysons may be substituted. As a last alternative, as for smaller sites, an equivalent monetary contribution to fund local public parks within Tysons may be substituted.*

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development of 1,807,000 to 2,029,000 new square feet of GFA generates a need for 0.40 to 0.46 portion of an athletic field (Option 1 and 2, respectively).

Due to the topographical constraints of the site, it is extremely difficult to provide an athletic facility, or portion thereof, on-site. Therefore, in order to satisfy the athletic field need, the applicant has proffered to provide $2.38 per square foot of new gross floor area in lieu of actual field construction, which is equivalent to the land and facility value provided by other approved rezoning applications. In addition, the applicant has proffered an option to provide early payment by December 31, 2015, on one or more of the proposed six buildings to receive an early payment discount.

Staff finds that the contribution commitment satisfies the need to provide an athletic facility as described in the Comprehensive Plan.

*Other Recreational Facility Needs*

Beyond athletic fields, in the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, the Plan states the following:

> *The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors.*

The applicant is providing an adequate assortment of publicly-accessible recreational facilities onsite. The plan shows two recreational sport court facilities with flexible use in the proposed skypark, and a playground, dog park, and five exercise fitness stations in the proposed Clyde's Park.

*Fairfax County Public Schools*

The proposed development would be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. Kilmer Middle and Marshall High Schools are projected to be over capacity in 2017. The total range of the number of students generated by the application is projected to be as follows:

| | **Total Option 1** | **Total Option 2** |
|---|---|---|
| Elementary | 25-40 | 55-91 |
| Middle | 8-13 | 18-29 |
| High | 14-22 | 30-49 |
| Total | 47-75 | 103-169 |

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.

*Sanitary Sewer*

As development in the Tysons Corner Urban Center is expected to increase dramatically based on the new Comprehensive Plan recommendations, the applicant should be aware that off-site trunk sewer upgrades might be necessary in the future, which would be handled by a pro-rata share contribution.

*Fire and Rescue*

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 FDP 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 the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas) to allow for required emergency vehicle access, such changes could be made provided such modifications are in substantial conformance with the intent of the CDP, FDP and these proffers and are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ), Fairfax County Department of Transportation (FCDOT), Urban Forestry Management Division (UFMD) of DPWES and the Office of Community Revitalization (OCR).

*Fairfax Water*

The subject properties have been historically served by the Falls Church City Public Utility for water. However, the applicant will be required to connect to the Fairfax Water's water system. A 24-inch water main will be required, as shown on the applicant's development plan. Additional water main extensions may be required.

*Telecommunications*

While no specific telecommunications facilities are proposed with these applications, the applicant has proffered to retain the right to place telecommunications equipment on the roofs of the proposed buildings, 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 (PTC) District is to implement the mix of uses, densities, and intensities under the redevelopment option set forth in the adopted Comprehensive Plan for the Tysons Corner Urban Center. These provisions require the applicant to demonstrate that the development furthers the vision of the Tysons Corner Urban Center as outlined in eight objectives that reflect the standards of

the Areawide Recommendations contained in the Plan text (which were discussed in detail above).

As noted, these cases will contain a mix of residential, office, hotel and other non-residential uses (such as ground floor retail) identified as “retail/service”.

The 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.

*Special Exception Standards*

The applicant is requesting to amend SE 2008-MD-036 in order to adjust the land area. Such a request must be reviewed against the Zoning Ordinance’s special exception standards, including Sect. 9-006, Sect. 9-404 and Sect. 9-405.

- *General Special Exception Standards (Sect. 9-006)*

Paragraph 1 requires that the proposed use be in harmony with the Comprehensive Plan. Paragraph 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The electrically powered regional rail facilities are in harmony with the Comprehensive Plan and the purpose and intent of the Zoning Ordinance as they provide multi-modal transportation choices to the regional retail, commercial and future residential uses in the Tysons Corner area. The reduction of land area does not affect these standards. As such, staff believes these standards are satisfied.

Paragraph 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. The use remains in harmony in terms of the massing of the structure and buffering and landscaping in that the structures are proposed to remain as previously approved. In addition, while landscaping was originally proposed in the area to be removed from the Special Exception, this area is now incorporated into a coordinated design for the entire development. The inclusion of that area in the rezoning area creates a more unified and harmonious concept for the

station and the adjacent development. In addition, the area to be added provides more plaza area and is not a significant change to the overall station design. As such, staff believes that this standard is satisfied.

Paragraph 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The pedestrian and vehicular traffic associated with this station will not create a hazard or conflict with the anticipated traffic in the neighborhood. The addition area will not impact either pedestrian or vehicular traffic to the station as the area under consideration does not affect the pedestrian bridges or sidewalks and vehicular access is not provided. As such, staff believes that this standard is satisfied.

Paragraph 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. As described above, the area to be removed did contain some landscaping, but the overall open space still meets the Zoning Ordinance standards and is replaced with a unified design and buildings on the adjacent development. Therefore, staff believes that this standard is satisfied.
Paragraph 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The Zoning Ordinance requires 15% open space in these Zoning Districts, and the applicant is proposing over 15% open space (54%). Therefore, staff believes that this standard is satisfied.

Paragraph 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Staff finds that there are adequate utilities for the needs of this station as the site is served by public water and the Metrorail system will adequately provide electricity to run the trains and operate the stations. The use has no parking or loading requirements per the Zoning Ordinance. The stormwater for the area to remain has already been reviewed by the DCR per the Memorandum of Agreement and the area to be removed has been reviewed by County staff under the stringent recommendations contained in the Comprehensive Plan. Therefore, staff finds that this standard has been satisfied.

Paragraph 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant proposes typical Metro signage, as depicted on the SE Plat and staff notes that the signs are consistent with most Metrorail stations. The signs will be regulated by WMATA policy, which has been established by the area jurisdictions with representation of Fairfax County. Therefore, staff finds that this standard has been satisfied.

- *Standards for all Category 4 Uses*

Paragraph 1 states that, except for electrically-powered regional rail transit facilities, as further qualified in Sect. 9-405 below, all buildings and structures shall comply with the bulk regulations of the zoning district in which located. Sect. 9-405 indicates that parking structures associated with electrically-powered regional rail facilities shall comply with the bulk regulations of the zoning district in which located. With the change in land area, there is still no parking structure associated with this station. As a result, the station is not required to meet the bulk regulations of these zoning districts.

Paragraph 2 states that any rooftop surface or touchdown pad which will be utilized as an elevated helistop shall be designed and erected in a manner sufficient to withstand the anticipated additional stress. There are no rooftop surfaces or touchdown pads for helicopter use associated with the Metrorail station; therefore this standard is not applicable.

Paragraph 3 states that, except in the I-6 District, all maintenance, repair and mechanical work, except that of an emergency nature, shall be performed in enclosed buildings. The change in land area does not affect the stated plan not to conduct ordinary maintenance, repair or mechanical work on the trains at this station, therefore this standard has been satisfied.

Paragraph 4 states that all facilities shall be so located and so designed that the operation thereof will not seriously affect adjacent residential areas, particularly with respect to noise levels. The change in land area does not affect the noise and, with regard to the tracks, parapet walls along the tracks will reduce wheel noise of the rail cars, and all construction work is subject to County noise regulations. Therefore, staff finds that this standard is satisfied.

Paragraphs 5, 6, 7 concern uses associated with aircraft and are thus not applicable to this application.

Paragraph 8 states that before establishment, all uses, including modifications or alterations to existing uses, except regional non-rail transit facilities and electrically-powered regional rail transit facilities operated by WMATA, shall be subject to the provisions of Article 17, Site Plans. This use has already been established and the modification to the land area does not affect the establishment of the use. Therefore, this standard is no longer applicable.

- *Additional Standards for Electrically-Powered Regional Rail Transit Facilities*

Paragraph 1 states that electrically-powered regional rail transit facilities shall not have to comply with the minimum lot size requirements of the district in which located. Staff simply notes that this provision allows the lot size to be the minimum required in order to site the station and therefore finds the standard satisfied.

Paragraph 2 notes that notwithstanding Par. 1 of Sect. 9-404 above, parking structures associated with electrically-powered regional rail transit facilities shall comply with the bulk regulations of the zoning district in which located. There continue to be no parking structures associated with this application; therefore, staff notes that this standard is not applicable to this application.

*Overlay District Requirements*

- *Highway Corridor (HC) (Sect. 7-600)*

The Highway Corridor Overlay District puts additional restrictions on certain automobile oriented uses, including drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts. All of these uses are permitted by the PTC District when shown on an approved FDP. Furthermore, staff believes that the appropriate time to evaluate these uses is when an FDP (or FDPA) is submitted requesting such a use. As discussed earlier in this report, the proposed proffers for this case state that any use allowed in the PTC District as a permitted use would be allowed in the retail/service portion of the requested square footage when the use restrictions are met. The applicant has shown locations for possible pop-up retail at the Metro plaza and staff has found that these types of service/retail meet the requirements of the HC Overlay District due to their pedestrian orientation. Fast food restaurants and quick-service food stores are limited in the HC Overlay District because of their potential for high trip generation. In a high-rise building, which has no surface parking, fast food restaurants and quick-service food stores will be oriented to the pedestrian. Staff therefore believes it is appropriate to permit these two uses to occur within the proposed building.

- *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. The signage on this site would meet the Zoning Ordinance requirements or any approved Comprehensive Sign Plan. As such, this application meets the requirements of the sign control overlay district.

*Waivers and Modifications Requested (for rezoning application unless otherwise noted)*

- Waiver of Sect. 2-505 of the Zoning Ordinance to permit structures and vegetation on a corner lot as shown on the CDP and FDP.

Sect. 2-505 of the Zoning Ordinance prohibits structures and vegetation on a corner lot within a triangle determined by the street and sight lines. However, in this rezoning, all buildings and vegetation have been reviewed against VDOT sight distance requirements and have been found to be designed in a manner consistent with those

requirements. In addition, the applicant has proffered to provide a functional drawing showing, among other things, sight distance lines at driveways and intersections. The proffers further note that if vegetation conflicts with sight distance requirements, the applicant shall work with staff to make minor adjustments to the tree location or remove lower branches. If necessary, the trees can be relocated with coordination with staff. Due to the level of review of this application and proffered considerations related to maintaining sight distances, staff recommends approval of this waiver.

- Waiver of Par. 1 of Sect. 6-506 to permit of minimum district size of less than ten (10) acres for a PTC zoned parcel.

Par. 1 of Sect. 6-506 of the Zoning Ordinance requires a minimum of ten (10) acres in order to rezone to the PTC zoning district. However, the Ordinance allows this minimum district area to be waived should a development proposal be in conformance with the adopted Comprehensive Plan. To that end, and throughout the analysis of this application, staff has reviewed the character of the application to determine that it is in conformance with the Plan. As previously stated, the application meets the consolidation recommendations in the Comprehensive Plan. The development provides the intensity and mix of uses recommended by the plan. The development also provides useful transportation links by providing the grid of streets and pedestrian connections in the subdistrict. The application also meets the Comprehensive Plan as it relates to parks, landscaping, streetscaping, public facilities, stormwater and environmental recommendations. Finally, this development has coordinated with the adjacent rezoning, RZ 2010-PR-022, which encompasses far more than the 10 acre minimum. As such, staff supports this waiver of the minimum district size.

- 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 1682-WSWD-001-1 (found in Appendix 11) has been reviewed by staff and recommended for approval, with the imposition of conditions found in the waiver report, which addresses 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 Par. 2 of Sect. 2-506 to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet, as may be indicated on the FDP to screen mechanical equipment.

The applicant has requested a waiver/modification 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 for the review and approval of the Planning Commission (PC). With this proffer, staff supports this waiver.

- Waiver of Pars. 3(E) and (G) of Sect. 10-104 to increase the maximum fence height from seven (7) to 14 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 seven (7) feet. Staff supports this waiver as the applicant has proffered that all fences, are to be shown on a FDP for the review and approval of the PC and that no fences shall exceed 14 feet in height.

- Modification of Par. 4 of Sect. 11-202 to permit the loading spaces as shown on the CDP.

Par. 4 of Sect. 11-202 states that no loading space or berth may be located within 40 feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets. The applicant has requested this waiver for proposed loading entrances as shown on the CDP. Within residential and/or commercial buildings, the proposed loading entrances have been combined with parking entrances in keeping with the Tysons Street Standards and Tysons Corner Urban Design Guidelines. Therefore, staff supports this waiver to permit those loading areas as depicted on the CDP.

- 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 Central Street and Viale Centrale, which are to be private streets. While staff's desire is that all the streets needed to convey traffic district-wide (as identified in the Comprehensive Plan and subsequent analyses) be public streets, in this case, the applicant has proposed that Tysons Central Street and Viale Centrale be private streets as they sit atop an underground parking structure. Staff supports this wavier as these streets provide pedestrian and vehicular connectivity but must be private given the constrained and topographically-challenged site.

- 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.

- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure, the interim Metro plaza improvements or other park spaces to be filed without an approved FDP.

An FDP is a prerequisite for a site plan. However, in this case, the applicant is requesting that this requirement be waived so that the applicant can file site plans for public improvements without an FDP. In Tysons, it is expected that developments will occur in phases. In order to facilitate the early installation of as many public improvements as possible, staff believes it is appropriate to provide a waiver of the FDP requirement for certain public facilities (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 Par. 3B of Sect. 17-201 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 applicant has 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 supports a waiver of Par. 3B of Sect. 17-201 to permit only those areas of interparcel access as shown on the CDP and as described in the proffers to be provided.

- Modification of Par. 2 of Sect. 17-201 to permit the construction of the sidewalks and on-road bike lane system shown on the CDP.

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 supports the requested modification.

- Waiver of Par. 3(A) of Sect. 17-201 which requires a service drive along Leesburg Pike and Chain Bridge Road

The Comprehensive Plan design of both Leesburg Pike and Chain Bridge Road designate them as boulevards without a service drive. Because the grid provides interparcel access, staff supports this waiver request.

- Waiver of Par. 7 of Sect. 17-201 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 supports this waiver.

- Waiver of Par. 4 of Sect. 17-201 to allow only for the dedication and construction of roads as depicted on the plans and indicated in the proffers

Par. 4 of Sect. 17-201 requires "the dedication and construction of widening for existing roads, existing roads on new alignments and proposed roads, all as indicated on the adopted comprehensive plan." 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 on their site and has worked with cooperative land owners to provide Station Place. As such, staff supports the waiver of Par. 4 of Sect. 17-201 to that shown in the plans and proffers.

*Landscaping/Tree Canopy Waivers*

The applicant has requested the following waivers of the PFM:

- Modification of Sect. 12-0601.1B of the PFM to reduce the minimum planter opening area for trees used to satisfy the tree cover requirement in favor of that shown on the plans.
- Modification of Sect. 12-0515.6B of the PFM 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 Sect. 12-0501 of the PFM to permit the 10 year tree canopy requirements as shown on the plans and as proffered.
- Modification of Sect. 12-0511 of the 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. Therefore, since the applicant has agreed to maintain the trees in these bioretention pits, staff is comfortable that the trees will survive and can be counted for the tree canopy.

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 Landscaping Waivers*

- Waiver and/or modification to interior parking lot landscaping requirements of Sect. 13-202 for interim surface lots, structured parking and spaces on private streets as either depicted on an FDP or shown on a landscape plan.

Interior parking lot landscaping can be waived where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Interior parking lot landscaping may be required per the PFM and Zoning Ordinance along streets or along parking structures, but staff notes that the extensive streetscaping requirements along the streets in this development, as depicted conceptually on the CDP, are significant and are to be further refined at FDP. As the FDP would need to remain in conformance with the CDP and would require review and approval by the Planning Commission, staff is comfortable modifying the interior parking lot landscaping requirements to what is shown on the CDP or future FDP. In addition, for existing surface parking lots which may be converted to commercial offstreet parking, the applicant has proffered to submit a landscaping plan to DPZ for review and approval so that additional landscaping can be provided.

- Waiver and/or modification to peripheral parking lot landscaping requirements of Sect. 13-203 for interim surface lots, structured parking and spaces on private streets as depicted on an FDP.

As above, peripheral parking lot landscaping can be waived where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties. Peripheral parking lot landscaping may be required per the PFM and Zoning Ordinance along streets or along parking structures, but staff notes that the extensive streetscaping requirements along the streets in this development are conceptually depicted on the CDP with further refinement to be shown at FDP. As the FDP would need to remain in conformance with the CDP and would require review and approval by the Planning Commission, staff is comfortable modifying the peripheral parking lot landscaping requirements to what is shown on the CDP or future FDP. In

addition, for existing surface parking lots which may be converted to commercial offstreet parking, the applicant has proffered to submit a landscaping plan to DPZ for review and approval so that additional landscaping can be provided.

*Other Requested Waivers and Modifications*

The remaining requested waivers and modifications should be addressed at the time of site plan review as staff does not have enough information to evaluate those requests.

## CONCLUSIONS AND RECOMMENDATIONS

### Staff Conclusions

The overall Tysons Central development proposal has been extensively reviewed since adoption of the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The application has approached the design process for this site, challenged both by topography and the existing conditions of its adjacent neighbors, in a comprehensive fashion so that the buildings, street grid, landscape, streetscape, and park design fit well with what was envisioned in the Comprehensive Plan.

In general, this application includes detailed design with appropriate building massing, attractive public realm and good integration with adjacent development and the new Metro station. As evidenced by the proffers and discussion in this report, staff expects each building to undergo more design review and rigorous testing against this CDP and the Comprehensive Plan as the buildings are submitted for FDP approval. The proposed grid of streets accommodates both on-site needs and serves the greater Tysons area by providing additional links in the network. The applicant's commitments to the construction of streets will provide connections in this subdistrict which staff will continue to review and negotiate as FDPs are submitted. The projects incorporate a streetscape design which, on the whole, conforms to the recommendations of the Comprehensive Plan. The applicant has worked with staff to design the loading to mitigate its impact on the street and the applicant has committed to further refine the design at the time of FDP.

On the whole, this application conforms to the recommendations of the Comprehensive Plan and good design principles. Staff believes that this development has addressed the many recommendations of the Comprehensive Plan, including transportation, affordable housing, water quality, parks and open space and public facilities. Staff therefore concludes that the subject applications are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the draft proffers and proposed development conditions contained in Appendices 1-3 of this Staff Report.

**Recommendations**

Staff recommends approval of RZ 2011-PR-005, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2011-PR-005, subject to the Board's approval of RZ 2011-PR-005 and the development conditions contained in Appendix 2.

Staff recommends approval of SEA 2008-MD-036 subject to the development conditions contained in Appendix 3.

Staff recommends approval of the following modifications and waivers for RZ 2011-PR-005:

- Modification of Par. 2 of Sect. 17-201 of the Zoning Ordinance to permit the construction of the sidewalks and on-road bike lane system shown on the CDP.
- Waiver of Sect. 2-505 to permit structures and vegetation on a corner lot as shown on the CDP and FDP.
- Waiver of Par. 1 of Sect. 6-506 to permit of minimum district size of less than ten (10) acres for a PTC zoned parcel.
- Waiver to allow the use of underground stormwater management and best management practices in a residential development (1682-WSWD-001-1) subject to the Conditions dated August 13, 2013, contained in Attachment A of Appendix 11 of the staff report.
- Waiver/Modification of Par. 2 of Sect. 2-506 to allow for a parapet wall, cornice or similar projection to exceed the height limit established by more than three (3) feet as may be indicated on the FDP to screen mechanical equipment.
- Waiver of Pars. of 3(E) and (G) of Sect. 10-104 to increase the maximum fence height from seven (7) to 14 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 Par. 4 of Sect. 11-202 to permit the loading spaces as shown on the CDP.
- 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).

- Waiver of Par. 2 of Sect. 6-505 to permit a site plan for public improvements plans associated with public roadway, infrastructure or final or interim park spaces as shown on the CDP to be filed without an approved FDP.

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

- Waiver of Par. 3(A) of Sect. 17201 which requires a service drive along Leesburg Pike and Chain Bridge Road.

- Waiver of Par. 7 of Sect. 17-201 to allow establishment of parking control, signs and parking meters along private streets within the development.

- Waiver of Par. 4 of Sect. 17-201 to allow only for the dedication and construction of roads as 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.

- Modification of the Sect. 12-202 and 12-203 for interior and peripheral parking lot landscaping for new and existing interim surface parking lots to what is shown on an approved FDP or a landscape plan.

**APPENDICES**

1. Draft Proffer Statement: RZ 2011-PR-005

2. Proposed Development Conditions: FDP 2011-PR-005,
3. Proposed Development Conditions: SEA 2008-MD-036
4. Affidavits
5. Applicant's Statements
6. Plan Citations and Land Use Analysis
7. Transportation Analyses (FCDOT and VDOT)
8. Office of Office of Community Revitalization Analysis
9. Environmental Analyses
10. DPWES Stormwater Management Analyses
11. Waiver # 1682-WSWD-001-1 (Underground SWM)
12. Park Authority Analyses
13. Urban Forest Management Branch Analyses
14. Schools Analyses
15. Sanitary Sewer Analyses
16. Fire and Rescue Analyses
17. Fairfax Water Analyses
18. Selected Excerpts from the Zoning Ordinance
19. Glossary of Terms

APPENDIX 1

**PROFFERS**
**NVCommercial Incorporated and Clyde's Real Estate Group, Inc.**
**RZ 2011-PR-005**

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**DRAFT**
**PROFFERS**

**NVCommercial Incorporated and Clyde's Real Estate Group, Inc.**
**RZ 2011-PR-005**

September 27, 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 (referred to hereafter, both collectively and, where appropriate, individually as the "Applicants"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2011-PR-005 (this "Rezoning") is granted.

GENERAL

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the proffered elements of the Tysons Central Conceptual Development Plan ("CDP") dated February 22, 2011 and revised through August 15, 2013, prepared by VIKA, Incorporated, Davis, Carter, Scott Ltd and LSG Landscape Architecture Inc.

   The CDP includes two options; Option 1 represents the maximum commercial proposal. Option 2 represents the maximum residential proposal. Option 1 is depicted as the primary design on Sheets C-6 and C-6A of the CDP. The design variations included in Option 2 are shown in the inset boxes on Sheets C-6 and C-6A. The Applicants reserve the right to develop in accordance with either option or a combination of the two options, provided the maximum gross square footages identified in Proffer 6 are not exceeded.

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 and build-to-lines, general mix of uses, minimum and maximum gross floor area ("GFA"), minimum and maximum building heights, amount and general location and character of urban park land, and general quality and character of the streetscape (the "Proffered Elements"). A future amendment to the Proffered Elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment ("PCA"). Other elements of the CDP may be adjusted or modified with approval of future Final Development Plans ("FDPs") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Ordinance").

3. Minor Modifications. Minor modifications to the Proffered Elements of the CDP may be permitted without the need for a CDPA or PCA 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 provided the development is in substantial conformance with the CDP and these Proffers.

4. Declarations/Owners Associations. The Applicants shall cause the recordation of one or more declarations creating an umbrella owners' association ("UOA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first Non-Residential use Permit ("Non-RUP") or Residential Use Permit ("RUP") for any new construction as shown on the CDP. The respective Governance Documents shall specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, associated sidewalks, streetscapes and furnishings, and site amenities such as, but not limited to, the publicly accessible park areas and implementation/management of a transportation demand management program. Such maintenance obligations shall not apply to the owners of any portions of the Property which have not yet been redeveloped in accordance with the CDP. The Governance Documents shall be included in any offering, sale materials or contracts for any condominiums. Purchasers of land or buildings shall be advised of these obligations in the contract of sale.

PROPOSED DEVELOPMENT

5. Existing Development and Interim Uses.

A. The Property is currently developed with seven existing buildings which contain approximately 82,403 square feet and associated surface parking lots (collectively, the "Existing Development"). The Existing Development on the Property, as shown on the CDP, may remain in use as an initial phase until such time as the portion of the Property on which the existing structure(s) is located is redeveloped in accordance with this application, or as otherwise stated in these Proffers. The structures may not be enlarged, except minor building additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Ordinance. Modifications to the interior and exterior of structures and associated parking areas shall be permitted. Changes may be made to the site conditions as shown in the phasing Sheets A-176 through A-178 of the CDP (the "Phasing Sheets") and changes may be made to accommodate interim uses.

B. Any use that is permitted by-right in the Planned Tysons Corner Urban ("PTC") District, with the exception of residential and hotel uses, may also be permitted within existing structures as an interim use subject to the Use Limitations in Sect. 6-505 and the provisions of Paragraph A above, until such time as the relevant portions of the Property are redeveloped.

C. Any use of existing structures requiring a minor site plan or site plan shall incorporate peripheral and interior parking lot landscaping to the degree practicable, provided existing parking spaces are not reduced.

D. Existing structures may be partially demolished to accommodate the construction in the early phases of development of the Property. In that event, the portion of the existing structures to remain shall be included in the associated FDP for the new development.

E. The Applicants may restore any portion of the Existing Development including any modifications or improvements consistent with this Proffer that later is destroyed or damaged by casualty, subject to Article 15 of the Ordinance.

F. Commercial off-street parking may be provided on an interim basis as set forth in Proffer 41.

G. 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 and interim uses shall be permitted. Such interim buildings/uses shall require approval of an FDP, special exception or special permit as may be applicable but shall be deemed in conformance with the CDP subject to the following conditions:

(i) Interim pop-up uses and/or buildings shall be permitted on the Property adjacent to the Greensboro Metro Station as shown generally shown on Sheet L-8.1 of the CDP and as described in Proffer 52A without the requirement for a FDP.

(ii) Other interim pop-up uses and/or buildings shall be permitted with approval of a FDP in the areas designated for such potential uses on the Phasing Sheets.

(iii) Any use permitted in the PTC District, with the exception of residential and hotel uses, may also be permitted as an interim use within existing or interim buildings, subject to the use limitations of Section 6-505 as may be waived or modified by the Board of Supervisors.

(iv) New interim structures and uses shall provide improvements to pedestrian connectivity and interim streetscaping in accordance with Proffer 24.

(v) It is demonstrated how the new interim structures and uses meet the requirements of Paragraph 8 of Section 6-505 of the Ordinance.

6. Proposed Development. The maximum gross square footage permitted on the Property is 2,029,000 (the "Proposed Development") with no more than 631,000 gross square feet allocated to office use. The Proposed Development will over time replace the Existing Development. The Proposed Development may include all permitted uses in the PTC District, subject to the use limitations of Section 6-505 of the Ordinance, the development tabulations on Sheet C-3 of the CDP (the "Development Tabulations") and these Proffers.

Notwithstanding that shown in the Development Tabulations, the office use permitted for Building E shall be no greater than 212,000 gross square feet with the balance of 419,000 gross square feet of office use to be allocated between Buildings A and F. However, the Applicants reserve the right to transfer office square footage between these buildings with FDP approval as set forth in Proffer 7 provided the maximum gross square footage allocated for office use on the Property does not exceed 631,000.

Retail uses as identified in the Development Tabulations may include any non-residential use permitted in the PTC District, exclusive of office or hotel uses, or uses accessory to the primary use, subject to the use limitation contained in Paragraph 14 of Section 6-505 of the Ordinance (hereinafter referred to as "Retail Uses"). Retail Uses may include grocery stores provided any particular grocery store does not exceed 27,000 gross square feet. The size and general location of Retail Uses shall be shown on the FDP submitted for each building and shall include uses that create activated first floor store fronts, although Retail Uses may also be located above and/or below the first floor, including opportunities for eating establishments and similar uses on the upper floors of buildings.

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

7. Final Development Plans. FDPs for the Property shall be in substantial conformance with the CDP and these Proffers. FDPs approved for individual buildings on the Property shall establish the maximum GFA or maximum number of residential units 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 maximum for that building as shown on the CDP, the excess GFA or dwelling units may be utilized in another building or building(s) within the Property, provided: (1) the excess GFA or dwelling units can be accommodated within the maximum building height for the building utilizing the excess GFA or dwelling units shown on the CDP; (2) the minimum building height for the building providing the excess GFA or dwelling units as shown on the CDP is maintained; and (3) FDP(s) or FDPA(s) for both of the applicable building(s) transferring and utilizing the excess GFA are approved.

In addition, the following information shall be provided with each FDP not filed concurrently with a CDP.

A. A tabulation indicating the development status of all land subject to this Rezoning shall be provided with each FDP and site plan submitted for the Property. The tabulation shall include a listing of all proposed and or completed buildings, along with the GFA, uses, final building heights, and parking approved on the CDP, or any FDP or site plan as may be applicable. The tabulation shall identify the allocation of any excess GFA (as compared with what was originally shown on the applicable CDP) and shall be updated with each subsequent FDP and site plan approved for the Property.

B. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations of all property subject to this rezoning to be updated with each subsequent FDP, 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.

D. Functional Drawings/Sight Distance. Functional drawings to include proposed right-of-way lines associated with public streets; vehicular sight distance lines at all intersections within, and adjacent to, the FDP area overlaid on the Landscape Plan; and details with respect to utilities and/or vegetation conflicts with building entrances and/or intersections as presented on the CDP.

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 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, build-to lines, and building heights as provided in Proffers 11 and 14.

H. Streetscape. A graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 10 and refinement of, and adjustments to, streetscape elements as provided in Proffers 23 and 24.

I. Garage/Loading and Service Area Treatments. Proposed parking garage façade designs and refined loading and service area designs and treatments as provided in Proffers 12 and 13.

J. Landscaping. Detailed landscape plans as provided in Proffer 22.

K. Streetscape Furnishings. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 23.

L. Phasing. Identification of specific proposed phased improvements in accordance with Proffer 8 and those generally set forth on the phasing-related exhibits provided on the Phasing Sheets.

M. Parks and Recreation. For on-site parks and active recreation facilities, depiction of special amenity features committed by building as provided in Proffer 52 as well as the height of any fencing (limited to a maximum of 14 feet) proposed around recreational facilities.

N. Provisions for Bicycles. Bicycle parking and storage as provided in Proffer 37.

O. Parking Spaces. Refinement of the number of parking spaces as provided in Proffer 39.

P. Stormwater Management. Identification of the treatment of stormwater as provided in Proffer 57.

Q. Bus Shelter. Details of the proposed bus shelter location and design as described in Proffer 36.

R. Workforce Dwelling Units. For residential development, the expected location (on-site or off-site) of workforce dwelling units.

8. Development Phasing. The Proposed Development includes six (6) buildings, which are identified on the CDP as Buildings A through F. Development of each building may proceed in any order provided that each such building provides the phasing conditions depicted for such building on the CDP and that all proffers that apply to such building are addressed with the development of that building. Where a proffer establishes an obligation that applies to a building, including associated phasing obligations and potential condemnation actions, reference to "Applicants" in such proffer shall mean the party undertaking the development such building.

The Applicants shall construct the grid of streets and provide pedestrian improvements, public parks, private amenities and public facilities on the Property in conjunction with the development of each individual building in accordance with the Phasing Sheets and as further described in these Proffers. In addition, interim improvements as outlined in Proffer 24D and as may be determined at time of FDP approval shall be provided commensurate with the construction of each building. Adjustments to the phasing may be approved with FDP approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases and are in substantial conformance with the CDP. For purposes of these Proffers "construct" shall mean that: 1) a committed road improvement is substantially complete and is available for use by the public for travel whether or not the improvement has been accepted for maintenance by the state, and 2) a committed publicly accessible park space improvement is substantially complete and open to use by the public for use whether or not the improvement has been accepted by the County or FCPA.

9. Fire Marshal Evaluation. The Applicants have coordinated the layouts depicted on the CDP with the Fire Marshal. Further changes to the CDP and future FDPs shall be permitted without the requirement for a CDPA in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and in substantial conformance with the CDP, future FDPs and these Proffers.

ARCHITECTURAL AND URBAN DESIGN

10. Activated Streetscapes and Ground Floor Elements. The ground floors of all new buildings (excluding new interim buildings) on the Property, but not the parking structures associated with such buildings, shall be designed and constructed with ground floors having a minimum floor to floor height of 16 feet along Leesburg Pike (State Route 7), Station Place, Center Street, Viale Centrale and Tysons Central Street where Retail Uses are proposed to activate the streetscape. In addition, the Applicants shall provide for a hierarchy of activated streetscapes throughout the Property as delineated on Sheet L-1 of the CDP and described below. The specific activation elements to be utilized for each building shall be graphically depicted on the FDP.

A. Gateway Pedestrian Corridor. This area located along a high volume boulevard (Leesburg Pike) may have significant pedestrian volumes, but will be generally used for pedestrian movement as opposed to pedestrian interaction. The Gateway Pedestrian Corridor 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 below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 100 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 (not including the associated parking garages) shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) Entrances to parking structures shall not be permitted. Where parking structures occur along the ground floor façade of buildings, the general façade detailing of the building above shall be continued to the ground plane or other such architectural features provided.

(iii) The loading/trash/service area for Building A shall be screened from public view through the use of doors, recessed entryways, architectural features or other such similar treatments as shown on Sheets A-172 and L-5.2 of the CDP and as described in Proffer 13A. Loading/trash/service doors shall remain closed except when service vehicles are accessing the area.

B. Primary Pedestrian Corridors. These areas are designed to accommodate major pedestrian activity, providing access to the Metro Station (the "Metro Station") for pedestrians and accommodating access to, and encouraging interaction with, a variety of uses on the Property. Primary 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 below) incorporate non-residential uses, functioning entry doors into such 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) The ground floor facades of Buildings A and B that front on to the Metro Plaza shall be designed with active uses and architectural treatments to enliven and energize the Metro Plaza. Such ground floor facades shall incorporate Retail Uses, functioning entry doors with a maximum separation of 75 feet and a minimum of fifty percent (50%) glazed windows and doors or other transparent, translucent materials. Back of house operations and storage associated with the Retail Uses shall not front on to the Metro Plaza.

(iii) Parking structures along the ground floor facades of buildings shall be minimized to the extent possible. Where parking structures occur along the ground floor façade of buildings, the general façade detailing of the building above shall be continued to the ground plane or other such architectural features provided.

(iv) Loading/trash/service areas along other Primary Circulation Corridors shall be minimized to the extent possible. Where these areas occur, they shall be screened from public view through the use of doors, recessed entryways, architectural features or other such similar treatments. Loading/trash/service area doors shall remain closed except when service vehicles are accessing the area.

C. Secondary Pedestrian Corridors. These areas are designed to accommodate moderate pedestrian activity, providing access to the Metro Station for pedestrians and 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 below) 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 thirty-five percent (35%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

(ii) In 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 restrict 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 through the use of doors, architectural treatments or other such similar treatment. Loading/trash/service area doors shall remain closed except when service vehicles are accessing the area.

D. Tertiary Pedestrian Corridors. These areas are designed to accommodate modest pedestrian activity making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors, not located along private alleys, shall incorporate the following elements:

(i) Where the ground floors of buildings (not including the associated parking garages which are addressed below) 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 and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade).

(iii) Parking structures along the ground floor facades shall have screening composed of architectural systems and/or landscaping treatments designed to restrict 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 Pedestrian Corridors. Loading/trash/service areas shall be screened from public view to the extent possible, through the use of doors, recessed entryways and/or similar treatment.

11. Architecture.

A. The architectural treatment of all buildings within the Proposed Development shall create a sense of identity and place, and shall create human scale at the ground plane through the use of unifying elements such as materials, textures, color, window treatments, decorative details, lighting, and landscaping. Buildings shall be designed with high quality architecture and building materials that are typically used on the exterior of Class A office buildings and residential, retail and hotel buildings of a similar quality.

B. Each FDP shall specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and as set forth in these Proffers, as determined by the Department of Public Works and Environmental Services ("DPWES") in consultation with DPZ in consultation with OCR without the need for a formal administrative determination.

C. Build-to-lines ("BTL") have been established as depicted on the CDP, to create an urban, pedestrian-oriented environment where buildings are located close to the street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building facades are intended to be configured in such a way as to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided such are in general conformance with the CDP and are shown on an approved FDP. Awnings and other architectural canopies attached to the building frontage shall not extend beyond the building zone, except as may be shown on an approved FDP. At the time of FDP and/or site plan approval, the Applicant shall identify possible locations along the street level for expanded areas for outdoor dining adjacent to cafes and restaurants and shall provide appropriate building zones for such uses, so that outdoor dining areas do not encroach into the sidewalk area.

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

A. Inclusion of an active layer of occupied space;

B. Continuation of the general façade detailing of the tower above;

C. Extension of retail signage and architectural expressions above the retail level to provide a variety of storefront experiences, as may be permitted by the Ordinance or by an approved Comprehensive Sign Plan; or

D. For up to the first six levels of above grade parking, application of architectural screening materials that may include, but not be limited to, metal framing systems with inserted panels of wire mesh, metal, glass or other materials, and precast concrete or masonry spandrels designed to minimize views into the garage spaces from street level. Any additional levels of above-grade parking (greater than the first six levels) shall be integrated into the architecture of the tower above.

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

13. Building A Loading/Trash/Service Area. Particular care shall be taken to mitigate the view of the loading/trash/service area serving Building A along Leesburg Pike and ensure that the loading area can accommodate safe and convenient pedestrian passage. The architectural treatment and integration of the loading door shall be in general conformance with the character shown on Sheet A-172, or as may be refined at the time of FDP approval.

A. At the time of FDP submission for Building A, the Applicants shall provide detailed designs for the loading door treatment and demonstrate the door's integration with the first floor and general façade architectural detailing of the building in keeping with the design character shown on Sheet A-172. The width of the door for the loading trash /service area shall not exceed 36 feet. Based on the proposed uses of Building A known at the time of FDP submission, the Applicants shall make efforts to minimize the width of the loading door and/or reduce the number of loading spaces to the extent feasible, without the need for a PCA or CDPA. The FDP landscape plan shall seek to provide landscape screening of the loading area from Leesburg Pike through a combination of a low decorative wall, trees and plantings and/or similar treatments in keeping with the design character shown on Sheet L-5.2, subject to Virginia Department of Transportation ("VDOT") approval. The FDP shall also include details of the streetscape treatment (paving patterns, bollards, signage) designed to provide visual cues to the pedestrian of the potential loading activity.

B. Prior to the issuance of the first Non-RUP for Building A, the Applicants shall appoint, and continuously employ, a dockmaster to oversee the management of loading operations for Buildings A, B and C. It shall be the dockmaster's responsibility to: 1) minimize loading conflicts with pedestrian movements; 2) ensure scheduled deliveries avoid peak traffic times such as 7:30 a.m. to 9:30 a.m. and 4:00 p.m. to 7:00 p.m. weekdays; 3) ensure that the loading door remains closed except for the movement of trucks in and out of the loading/trash/service areas; and 4) keep the loading/trash/service areas clean and well maintained at all

times. Delivery restrictions, including limitations on the hours of delivery, may be modified at the time of FDP approval without the need for a PCA or CDPA.

C. The Applicants shall install a sign prohibiting right turn movements by trucks from the new service lane accessing the loading dock on to Viale Centrale.

14. Building Height. The minimum and maximum building height for each building on the Property shall be measured in accordance with the provisions of the Ordinance and as identified in the Development Tabulations. The final height of buildings shall be determined at the time of site plan approval for each building and shall be equal to or less than the maximum height but equal to or greater than the minimum height shown on the CDP.

Building heights shown in the Development Tabulations are exclusive of penthouses and other rooftop structures that are typically excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance. Structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 may be constructed to a height not to exceed twenty-five (25) feet from the roof level of the top floor of the building. All building penthouses and rooftop structures shall be integrated into or compatible with the architecture of the building. The height and extent of any roof top penthouse shall be provided in the FDP, as well as any rooftop parapet, wall, or fencing in excess of that permitted by the Zoning Ordinance. Additional height may be permitted to accommodate features associated with sustainable design and green building practices, such as wind turbines or solar panels, etc., with FDP approval.

15. 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 streets, forming the boundary of the Property, 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. Telecommunications equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage.

BUILDING PRACTICES

16. 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 or is a third party LEED consultant 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 the Department of Planning and Zoning ("DPZ") as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Prior to the issuance of a building permit 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 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 submission 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 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 or less 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 greater than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund

within the County budget supporting implementation of County environmental initiatives.

If the 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 the issuance of a building permit 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 Applicant 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. 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.

17. Non-Residential Building Certifications.

A. The Applicants shall include, as part of the building plan submission for any office or hotel 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®-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, the LEED-AP) 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 issuance of a building permit 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 PFM, in the amount of $2.00/square foot of GFA, as shown on the 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 submission to EDRB 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 or less 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 EDRB demonstrating attainment of LEED-Silver certification or demonstrating that the building has fallen short of LEED-CS Silver certification by greater than three (3) points, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the 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 the issuance of a building permit 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 Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

18. Energy Sustainability. To promote efficient, renewable and sustainable energy practices, the Applicants shall provide the following:

A. Electric Vehicle Charging Infrastructure. A minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces and conduit to facilitate two (2) additional future recharging stations in the parking garage for each building.

B. Shared Energy. For any site plan that includes more than one building, provide an assessment of the potential, within the area subject to the site plan, of shared energy systems, including but not limited to combined heat and power (CHP) (co-

generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome. At a minimum, the Applicants shall ensure that a utility sleeve through the foundations of the proposed buildings, are sized to accommodate a pipe/facility, a maximum of 12 inches in diameter, allowing potential future energy sharing or alternate energy sources.

C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County the Applicants shall provide to the County aggregated non-proprietary energy and water consumption data, as practicable, for each building and the entire Property.

19. Noise Attenuation. The Applicants have submitted to Fairfax County a Traffic Noise Impact Analysis for Building F prepared by Polysonics Acoustics and Technology Consulting, dated September 20, 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 F will be impacted by Ldn as high as 70 dBA. In addition the analysis shows that none of the buildings on the Property will be impacted by Ldn as high as 70 dBA.

A. At building plan submission for Building F, 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 F. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval and shall additionally notify the Chief of EDRB by letter that such submission has been made. 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.

B. Prior to FDP approval for Buildings A, B, C, D and E, 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 a building 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 or hotel component of any buildings and no more than 50 dBA for any office components. The Refined Acoustical Analysis shall be prepared in accordance with County specified acoustical study guidelines. The Applicants shall submit the Refined Acoustical Analysis to the Chief of EDRB for approval and shall additionally notify the Chief of EDRB by letter that such submission has been made. 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.

C. Based on the findings of the Refined Acoustical Analyses, the Applicants 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 Refined Acoustical Analyses 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:

a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

b. 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.

c. 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:

a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

b. 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.

c. 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, office units anticipated by the Refined Acoustical Analyses to be impacted by traffic noise levels projected to be between 70 and 75 dBA Ldn shall be constructed with the following acoustical measures:

a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 70 to 75 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.

c. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

(iv) In order to reduce exterior noise to a level that is approximately 65 dBA Ldn for the outdoor recreational plaza on the southwest corner of Building F (not the tower rooftop level), such plaza shall be shielded from noise impacts from Route 7 by the construction of a parapet wall extending upward a minimum of three (3) feet and a maximum of five (5) feet from the plaza level.

20. Notification of Exterior Noise Levels. The Applicants shall notify potential tenants or purchasers of individual residential units with balconies and/or other outdoor amenities, 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.

21. Bird-Friendly Design Elements. In an effort to reduce bird injury and death due to in-flight collisions with buildings, the Applicant shall include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each building on the Subject Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in commercial buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicant to obtain a bird-friendly LEED credit. Upon the issuance of a building permit for each building, the provisions of this Proffer shall be deemed satisfied as to such building.

SITE DESIGN 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-2.1, L-2.2, and L-5.1 through L-8.2 with adjustments permitted so long as the quality of the landscaping remains consistent with that shown on the CDP.

As part of the site plan submission for each building phase, the Applicants shall submit to the Urban Forest Management Division of the DPWES ("UFMD") for review and approval a detailed landscape plan that is in substantial conformance with the quantity

and quality of plantings and materials landscaping shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets. These details shall include the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations.

23. Streetscaping. Streetscaping shall be installed throughout the Property as conceptually illustrated on Sheets L-5.1, L-5.2, L-7.1 and L-8.2. Streetscape elements shall include: a landscape amenity panel located immediately behind the back 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 Uses. Outdoor display and dining areas shall be permitted within the building zone, but not within the clear pedestrian sidewalk. Streetscaping elements may be adjusted at the time of FDP approval provided the quality and character of the streetscape is consistent with that shown on the CDP.

A. Street Trees. Tree planting sites are set forth on the CDP, subject to revision as may be approved on the FDP or at site plan review by the UFMD and the Fire Marshal. 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 8 feet are not provided, structural cell technology, or other measures acceptable to UFMD, shall be used to satisfy the following specifications for all planting sites:

(i) A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees, 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 hardscape elements), with no barrier to root growth within four feet of the base of the tree;

(iii) A minimum soil depth of four (4) feet as measured to the shallow most point of the tree pit as shown in the tree planting details found on Sheet L-7.1 and L-7.2 of the CDP;

(iv) Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where necessary, such as where paving above rooting zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two

trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;

(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) It is expected 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; and

(viii) It is expected that some street tree planting sites will be designed to accommodate bio-retention functions.

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

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

Maintenance access points to SWM Facilities and electric vaults beneath the streetscape shall be located outside clear pedestrian walkway zone of the streetscape to the extent feasible. These maintenance access points shall be shown on each site plan. 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. Sight distance requirements shall be provided with the landscape plan submitted with each FDP, so as to identify and avoid conflicts with street tree locations. If at the time of site plan approval that street tree locations approved on the FDP are determined to conflict with sight distance requirements, the Applicants shall make efforts to gain approval of said trees by UFMD by making minor adjustments to their locations or by removing their lower branches. 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 and any associated stormwater management facilities without the need for confirmation from DPZ, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by DPZ in consultation with UFMD.

E. Streetscape Furnishings and Materials and Lighting. Unified and high quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A Streetscape Furnishing and Materials Plan 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 Corner Urban Design Guidelines for the Tysons West area, endorsed by the Board of Supervisors on January 24, 2012, as may be amended and or modified and shall be coordinated with any streetscape design efforts put forth by the Tysons Partnership, but shall not be subject to approval by Tysons Partnership.

All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Ordinance. All parking lot and building mounted security lighting shall utilize full cut-off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on the adjacent residences.

F. Signage and Wayfinding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Ordinance. Alternatively, the Applicants may seek approval of a Comprehensive Sign Plan ("CSP"). The placement of traffic control signage on public streets shall be coordinated with VDOT. All signage on public streets is subject to VDOT approval. Wayfinding signage and elements may be provided 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 Tysons Partnership. Wayfinding shall provide

direction to locations of prominent attractions, parks, cultural arts destinations, 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 be responsible for obtaining all required VDOT permits and 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 within publically owned portions of the pedestrian realm. The Applicants shall not be required to repair or restore any elements of the pedestrian realm within publicly-owned areas that are damaged by contractors or permittees that are not acting under the direct authority of the Applicants or the building owner. 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 CDPA/FDPA/PCA. Maintenance commitments include, but are not limited to:

(i) All plantings including trees, shrubs, perennials, and annuals;

(ii) All associated irrigation elements;

(iii) All hard surfaces;

(iv) All streetscape furnishings including benches, trash and recycling containers, bike racks and non-standard structures;

(v) All lighting poles, brackets and fixtures;

(vi) All non-VDOT standard sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;

(vii) Snow removal;

(viii) Leaf removal;

(ix) Trash, recycling and litter removal;

(x) Decorative retaining walls;

(xi) Special drainage features, such a Low Impact Design facilities; and

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

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

H. Phasing. Streetscape improvements shall be provided commensurate with development of the individual buildings as shown on the Phasing Sheets. 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 24D.

24. 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.

A. If an interim condition/phase includes partial demolition of an existing structure, the FDP for that phase shall include all or a portion of the existing structure as necessary to ensure revisions to parking and on-site circulation for the existing structure are adequate.

B. If interim improvements not located on the Property are contemplated with any FDP, such FDP shall specify how and when such improvements are to be constructed. If the Applicants, after good faith efforts, are unable to acquire the necessary rights to construct the off-site interim improvements and condemnation of easements or rights-of-way becomes necessary, the Applicants shall request in writing that Fairfax County acquire the easements or rights-of-way by means of its condemnation powers as described in Proffer 61. At the time of FDP approval, it shall also be determined what course of action shall be required of the Applicants should the County elect not to use, or is unsuccessful in its attempt to use, its condemnation powers.

C. If an interim condition/phase results in street frontage or access insufficient to support planned ground floor Retail Uses, such ground floor areas may be utilized for other non-residential uses or temporary residential leasing offices/amenity spaces until such times as the street frontage or access necessary to support Retail Uses is complete. Temporarily vacant first floor store fronts shall be animated with window dressings, displays, exhibits or similar visually interesting uses to minimize the appearance of vacancy, provided said window displays and/or exhibits shall not interfere with leasing efforts and are in compliance with Article 12 of the Ordinance or an approved Comprehensive Sign Plan.

D. Interim conditions shall comply with the following general standards provided that the improvements are acceptable to Fairfax County, VDOT, and all other utility companies as may be appropriate:

(i) Construction of interim sidewalks a minimum of a five (5) feet in width and installation of interim street lights along the interim sidewalks, as needed to ensure a safe, convenient pedestrian paths.

(ii) Installation of street trees, with a minimum size of 2 inch caliper, approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. Interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees.

(iii) Provision of interim designs for publicly accessible open spaces will include interim landscaping, pedestrian pathways, seating, signage, lighting and recreational facilities as determined at FDP.

(iv) Provision of peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance for new surface parking lots used for interim commercial off-street parking. For interim commercial off-street parking in existing surface lots, peripheral and interior parking lot landscaping in accordance with Article 13-203 of the Ordinance shall be provided to the degree practicable provided existing parking spaces are not reduced.

(v) Application of a screening system (which may be removable) where above grade garage structures that will be interior when later phases are complete are exposed at phase lines. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent facades, and that shall partially obscure the garage view from outside the garage until the next phase is constructed. The use of temporary art works as a part of the screening system shall also be considered as part of the interim screening system. The specific screening system to be utilized for each building shall be determined at the time of FDP approval and graphically depicted on the FDP. Alternate temporary garage screening may be approved with FDP approval.

(vi) Grading and seeding of areas on the Property where existing improvements are removed to accommodate a portion of the Proposed Development, and are not scheduled to commence construction within 18 months.

(vii) Where appropriate, provision of attractive temporary construction fencing, which may include public art, signage or wayfinding elements. Signage shall be in keeping with Article 12 of the Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

TRANSPORTATION IMPROVEMENTS

25. Grid of Streets. The Applicants shall construct and place into operation a new grid of streets throughout the Property including portions of streets identified on the CDP as Center Street, Station Place, Viale Centrale and Tysons Central Street and shall make improvements to existing public streets identified as Leesburg Pike and Tysons Central Street. For the purposes of these Proffers, Leesburg Pike and Center Street shall be considered to run east to west, and Stations Place and Viale Centrale shall be considered to run north to south. The functional classification of the streets is provided below:

| Street | Classification |
|---|---|
| Leesburg Pike (State Route 7) | Boulevard |
| Center Street | Collector |
| Station Place | Collector |
| Viale Centrale | Local (private) |
| Tysons Central Street | Local (a portion of which is private) |
| Private Access Streets | Service Alley (private) |

A. Public Streets. Those streets constructed adjacent to and within the limits of the Property and identified on the CDP as Leesburg Pike, Center Street, Station Place and portions of Tysons Central Street shall be designed and constructed as public streets. Public street improvements proposed herein shall be subject to VDOT approval and be in general conformance with the *Transportation Design Standards for Tysons Corner Urban Center* (the "Design Standards") of the Memorandum of Agreement approved by the Board of Supervisors on September 13, 2011, as may be amended (the "MOA"), subject to modifications/waivers as may be granted. The Applicants shall design and construct these streets to meet the Design Standards. The Applicants 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.

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. Right-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. Dedication shall include the area of the 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 electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk prevent VDOT and/or Fairfax County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicants shall provide dedication from 18 inches back of curb to 18 inches back of curb for the street section and shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney, over the area of the amenity panel/sidewalk. This easement shall allow for the installation of signage necessary for 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.

(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 from 18 inches back of curb to 18 inches back of curb for the street section 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 in fee simple. 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 at 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 for bus shelters identified on the CDP or any subsequent FDP, as determined at the time of site plan.

C. Private Streets and Alleys. The Applicants shall construct and maintain Viale Centrale, Tysons Central Street, and access streets as private streets (the "Private Streets") as shown on the CDP to the standards contained in the PFM. Public access easements in a form acceptable to the Office of the County Attorney shall be granted for the Private Streets and appurtenant facilities to facilitate public access, inspection and emergency access; such public access easements to become effective upon completion of each private street.

D. Definition of Construct. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state or has obtained the release of bond.

E. Naming. The Applicants reserve the right to provide different names for the streets than those shown on the CDP.

F. Street Closures. The Applicants may temporarily close part or all of any streets to accommodate construction activity on the Property provided safe and adequate vehicle and pedestrian access is maintained, and the closure is for as short a time as reasonably possible.

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

26. Leesburg Pike Frontage. The Applicants, subject to approval from VDOT and FCDOT, shall construct improvements along the Property's Leesburg Pike frontage measuring approximately 13 feet back from the existing face of curb to accommodate an additional combination through/right turn lane as shown on Sheets C-6 and C-6A of the CDP. Such improvement shall include a concrete bus stop pad located in the new combination through/right turn lane and a bus shelter as described in Proffer 36, subject to VDOT approval. Said improvements shall be constructed concurrent with the construction of the Viale Centrale/Leesburg Pike intersection as set forth in Proffer 29. In the event that the Limited Access Break described in Proffer 31 is not approved, the construction of said Leesburg Pike improvements shall occur with the construction of Station Place.

27. Station Place

A. If not previously constructed by others, then in conjunction with the submission of the site plan for Buildings A, B or C, whichever occurs first, the Applicants shall submit a Public Improvement Plan (the "Road Plan") for the ultimate improvement of Station Place generally from Leesburg Pike to Center Street.

Station Place shall be designed with an ultimate section measuring approximately 41 feet from face of curb to face of curb to accommodate three lanes of traffic and a bicycle lane on one side of the street as depicted on Sheets C-6, C-6A and C-8 of the CDP with lane assignments and striping determined at site plan. This cross section will be reviewed with FCDOT at the time of FDP submission for the first of Buildings A, B or C and may be further refined at site plan without the need for a PCA and/or CDPA.

B. As a part of the Road Plan, the Applicants shall design and construct an interim section of Station Place from Leesburg Pike to Center Street as depicted on Sheet C-9 and identified as *Station Place/Center Street "T" Intersection and Phase II Pedestrian Plan – Interim Option #1 ("Interim Option 1")*on Sheet C-10, which sets the eastern curb of Station Place in its ultimate location and maintains the western curb of Station Place in its existing location resulting in an interim section measuring 51 feet from face of curb to face with lane assignments and striping determined at site plan. This cross section will be reviewed with FCDOT at the time of FDP submission for the first of Buildings A, B, or C and may be further refined at site plan without the need for a PCA and/or CDPA. It is anticipated that the western curb will be reconstructed in its ultimate location with the redevelopment of 2013 Fairfax County tax maps as Tax Map 29-3 ((15)) 4E and 4F (the "Meridian Parcels").

Construction of *Interim Option #1* Station Place improvements will require off-site right-of-way or easements from the Meridian Parcels and an adjacent parcel identified on the 2013 Fairfax County tax maps as Tax Map 29-3 ((15)) 3C (the "Beacon Parcel"). It is understood that that the necessary off-site right-of-way or easements from the Meridian Parcels will be made available to the Applicants. In the event the Applicants are unable to acquire the rights-of-way and/or easements necessary to construct *Interim Option #1* Station Place improvements through a cooperative agreement with the owners of the Beacon Parcel, then the Applicants shall submit a written request for condemnation to Fairfax County in accordance with Proffer 61.

C. In the event the County elects not to use its powers of condemnation to acquire those off-site rights-of-way and/or easements from the Beacon Parcel to facilitate the construction of *Interim Option #1* Station Place improvements, then the Applicants shall be relieved of its obligation to construct *Interim Option #1* improvements and instead be permitted to construct a reduced interim section of Station Place identified as *Modified "T" Intersection Station Place/Center Street and Phase II Pedestrian Plan – Interim Option #2 ("Interim Option #2")*on Sheet C-10 which sets the eastern curb of Station Place in an interim location and maintains the western curb of Station Place in its existing location resulting in an interim section measuring 24 to 30 feet from face of curb to face. In this event, the Applicants shall reserve the right-of-way for the ultimate design of Station Place and shall escrow with DPWES the cost of the future relocation of the eastern curb to its ultimate location and any reconstruction of the streetscape along the east side of Station Place.

D. The final design of either *Interim Option #1* or *Interim Option #2* improvements to Station Place as generally described above shall be further refined and determined in conjunction with the submission of the FDP(s) and site plan(s) for Buildings A, B or C.

E. Construction of Station Place shall be provided consistent with the Phasing Sheets, except where modified by FDP, prior to the issuance of the first RUP or Non-RUP for Buildings A, B or C, whichever occurs first.

F. If Station Place is to be constructed by others prior to the Applicants' obligation to construct as stated above, then upon written demand by Fairfax County, the Applicants shall dedicate and convey at no cost the right-of-way and ancillary easements necessary to facilitate such construction by others provided: (i) sufficient interim access to/from the existing on-site uses is maintained at all times; and (ii) such improvements to the Property are minimized and coordinated with the Applicants prior to site plan approval for the improvement of this section of Station Place. In addition the Applicants shall escrow, or demonstrate that it has otherwise provided, its share of the cost of the ultimate improvements along the Property's frontage prior to the issuance of the building permit associated with Buildings A, B, or C, whichever occurs first. The specific streetscape improvements as reflected on the Phasing Sheets along the Building A and B frontages shall be constructed by the Applicants with the development of Buildings A and B and associated Metro Plaza improvements.

28. Center Street. The Applicants shall construct Center Street through the Property connecting Station Place and Pinnacle Drive. The ultimate alignment of Center Street shall be designed as a 54 foot section from face of curb to face of curb as depicted Sheet C-8 on the CDP.

A. Center Street Between Station Place and the Property's Eastern Boundary. Between Station Place and the Property's eastern boundary, the Applicants shall construct Center Street as a 24 foot interim section from face of curb to face of curb to accommodate two lanes of traffic (one in each direction) as shown on Sheets C-6, C-6A and C-9 of the CDP. It is anticipated that the future redevelopment of adjacent properties will provide widening or realignment to accommodate additional lanes and on-street bicycle facilities. The section of Center Street connecting Station Place and Viale Centrale shall be constructed prior to the issuance of the first RUP or Non-RUP for Buildings B or C, whichever shall be completed first, unless otherwise determined jointly by the Applicants and Fairfax County at the time of FDP approval for .Buildings B or C. The section of Center Street between Viale Centrale and the Property's eastern boundary shall be constructed prior to the issuance of the first RUP or Non-RUP for Buildings D or E whichever shall occur first.

Construction of this section of Center Street as shown on Sheets C-6, C-6A and C-9 of the CDP will require off-site rights-of-way and/or easements from the adjacent parcel identified on the 2013 Fairfax County tax maps as Tax Map 29-3

((15)) 2, 3B and 3C (the "Off-Site Parcels"). The Applicants shall make diligent efforts to obtain the necessary off-site rights-of-way and/or easements to construct Center Street through a cooperative agreement with owners of the Off-Site Owners.

(i) In the event the Applicants are unable to acquire the right-of-way and/or easements necessary to construct the above improvement through a cooperative agreement with the owner(s), which may include a reservation of advanced density credit for dedicated rights-of-way consistent with the Ordinance, then the Applicants shall submit a written request to Fairfax County in accordance with Proffer 62.

(ii) In the event the County elects not to use its powers of condemnation to acquire the off-site rights-of-way and/or easements to facilitate the construction of the above improvement, then the Applicants shall be relieved of their obligation to construct the section of Center Street shown on Sheet C-6 and be permitted to construct the *Interim Option #2* alignment of Center Street with an interim section dimension as shown on Sheet C-10. In the event the Applicants construct the *Interim Option #2* alignment, then the Applicants shall fully fund and install traffic signals at the time of the construction of the intersections of Station Place and Center Street, Center Street and Pinnacle Drive; and Leesburg Pike and Station Place, or as may be warranted by VDOT. Should any of the signals not be warranted, the Applicants shall escrow their pro rata cost of the unwarranted signal(s), as set forth in Proffer 32, with Fairfax County for future installation by others.

B. <u>Center Street Between the Property's Eastern Boundary and Pinnacle Drive</u> Between the Property's eastern boundary and Pinnacle Drive, the Applicants shall construct an interim section of Center Street measuring approximately 37.5 feet from face of curb to face of curb to accommodate three lanes of traffic as shown on Sheets C-6, C-6A and C-9 of the CDP. This section of Center Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building D or E, whichever shall occur first.

Construction of this interim section will require 15 feet of off-site right-of-way previously reserved on property shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((15)) 2 as well as permission and a roadway license from property shown on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 69. In the event the Applicants are unable to acquire the permission and roadway license necessary to construct the above improvement through a cooperative agreement with the owners, then the Applicants shall escrow the cost of constructing the interim section from its eastern boundary to Pinnacle Drive and thereby be relieved of their obligation to construct that section of Center Street. Such escrow shall be posted prior to the approval of a site plan for Building D or E, whichever occurs first.

C. Northern Alignment by Others. In the event, Center Street is reconstructed by others on a more northern alignment, the Applicants shall construct, an enhanced streetscape/public open space area specifically located on the Property as shown on Sheet L-4.2. In addition, the Applicants shall reconstruct the loading and parking entrances between Buildings B and C as may be required with the realignment of Center Street.

D. Tysons Grid of Streets Transportation Fund Credit. In the event the Applicants, at their sole discretion, construct the off-site portion of Center Street extending from the Property's eastern boundary to Pinnacle Drive as more fully described in Paragraph B above in advance of their obligation to do so as specified in Paragraph B above, then the Applicants may request and may be granted in-kind credit as outlined in the Board of Supervisor's Guidelines for the Tysons Grid Fund.

29. Viale Centrale. The Applicants shall construct Viale Centrale within the Property from Center Street to Leesburg Pike with a section measuring approximately 38 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction) with parallel parking on both sides of the street in specified locations as generally depicted on Sheet C-6 of the CDP. Construction of the connection to Leesburg Pike will require approval of a break in the existing Limited Access Line along Leesburg Pike (the "Limited Access Break") as described in Proffer 31.

Viale Centrale shall be privately owned and maintained with parking garages and other uses permitted under the street. The Applicants reserve the right to close a portion of Viale Centrale on a temporary basis to accommodate special events such as, but not limited to, art fairs, farmers markets, outdoor concerts, festivals and other such events provided safe and adequate vehicle and pedestrian access is maintained. Viale Centrale from Leesburg Pike to Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building A or F, whichever is completed first.

A. With the construction of either Building A, B or C, whichever occurs first, the Applicants shall, subject to VDOT approval: 1) close the existing connection of the service drive paralleling Leesburg Pike to Leesburg Pike; and 2) remove the portion of the service drive between Station Place and Viale Centrale. With the construction of Building A the Applicants shall: 1) construct a service alley to serve Building A as shown on the CDP; and 2) construct the new connection of Viale Centrale to Leesburg Pike.

B. With the construction of Building F, the Applicants shall, subject to VDOT approval: 1) remove the existing service drive paralleling Leesburg Pike from Viale Centrale to the east and construct a park as shown on the CDP and further described in Proffer 52D; 2) reconstruct the service drive east of Building F as a service alley serving the loading and parking for Building F; and 3) construct the new connection of Viale Centrale to Leesburg Pike.

C. Viale Centrale from Tysons Central Street to Center Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building B or C, whichever is completed first.

D. Due to the potential construction phasing, the Applicants reserve the right to delay the installation of the final specialty paving materials in the Central Piazza until the last of Buildings A, B, C, E and F are constructed. If delayed, alternate interim paving shall be included in the FDP application for the respective buildings.

30. Tysons Central Street

A. Tysons Central Street from Viale Centrale to the existing portion of Tysons Central Street shall be constructed with a section measuring approximately 24 feet from face of curb to face of curb to accommodate two lanes of traffic (one lane in each direction). It shall be privately owned and maintained with parking garages and other uses permitted under the street. This section of Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for Building F.

B. The existing section of Tysons Central Street located along the Property's eastern boundary shall be reconstructed in part in order to improve the grade and relationship to the Property. It is anticipated that this improvement will extend northward along property identified on the Fairfax County 2013 tax maps as Tax Map 29-3 ((1)) 78B and may require reconstruction of its site access by the Applicants. This section of Tysons Central Street shall be constructed prior to the issuance of the first RUP or Non-RUP for either of Buildings D, E or F, whichever is completed first.

31. Limited Access Break. Having filed a request for the Limited Access Break with VDOT, the Applicants shall diligently pursue its approval. If the Limited Access Break is not approved and a direct connection between Viale Centrale and Leesburg Pike cannot be constructed, then the Applicants shall:

A. Construct an alternate grid of streets to serve the Proposed Development as shown on Sheet C-6A; such construction to be phased to development, with the existing service drive paralleling Leesburg Pike remaining open for two way traffic and connected to Leesburg Pike, with the pavement of the service drive narrowed as determined by FCDOT, until such time as the first of Buildings A, B or C is constructed;

B. Construct a public park/plaza along Building A's Leesburg Pike frontage as shown on Sheet L-4.3 prior to the issuance of the first Non-RUP for Building A;

C. Escrow the cost of constructing the connection of Viale Centrale to Leesburg Pike, so as to facilitate construction should the Limited Access Break be approved in the future;

D. Limit development on the Property to the construction and occupancy of four buildings (with a maximum of 1,300,000 GFA) until such time as Center Street is constructed from Station Place to Pinnacle Drive;

E. Resubmit and process a request for approval of the Limited Access Break prior to the site plan approval for the third building to be constructed on the Property; and should the Limited Access Break be approved, construct the connection to Leesburg Pike (utilizing the escrowed funds) and reconstruct the area in front of Building F to a park/plaza like setting; and

F. Provide supplemental operational traffic analyses as may be required by FCDOT or VDOT at the time of FDP and/or site plan submission for each new building (excluding new interim buildings) to demonstrate that the proposed segments of the grid of streets shown on the FDP are adequate to support the proposed building(s). Commitments to the timing of construction of the necessary grid of streets to support the Proposed Development outlined elsewhere in these Proffers may be adjusted at the time of FDP approval based on the supplemental analyses, without the requirement for a PCA or CDPA.

32. Traffic Signals.

A. If requested by VDOT, the Applicants shall complete and submit to VDOT warrant studies for potential signals at the following intersections within 12 months of the issuance of the first RUP or Non-RUP for the second building to be constructed on the Property and each consecutive building:

(i) Station Place and Center Street;

(ii) Center Street and Pinnacle Drive; and

(iii) Leesburg Pike and Station Place.

Such studies shall include a review of both vehicular and pedestrian volume warrants.

B. If a signal(s) is warranted by VDOT, the Applicants shall equip and install the signal along with installation of pedestrian crosswalks and audible pedestrian countdown signals as may be permitted and approved by VDOT, utilizing any escrowed contributions for the signal(s) received by the County and any future escrowed contributions received by the County within ten (10) years of installation of the applicable signal by the Applicants.

C. If a signal at Station Place/Center or Center Street/Pinnacle Drive is not warranted 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, then the Applicants' obligation to construct such signal(s) is deemed null and void and the Applicants shall instead escrow with the County their pro rata share of the signal(s) based on

2020 PM peak trip estimates toward the cost of future signalization of the intersection(s) by others.

D. For any signal 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 Proffers 25B and 61.

E. If the County, upon request of the Applicants or on its own initiative, determines that such signal installations as proffered will be detrimental to traffic operations, the Zoning Administrator may (1) agree to a later date for completion of the traffic signal installation(s) or (2) permit the Applicants to proceed without the signal installations.

33. Route 123 Slip Ramp. Subject to VDOT and Federal Highway Administration ("FHWA") approval, the Applicants reserve the right to design and construct a vehicular connection ("Slip Ramp") within the existing right-of-way on southbound Route 123 between International Drive and Leesburg Pike, providing direct access to Tysons Central Street and Pinnacle Drive. Should the Applicants elect to file a public improvement plan/site plan, as may be applicable, for the Slip Ramp and construct the Slip Ramp, the Applicants may request in kind credit for all costs associated with the design, permitting and construction, including the relocation of all utilities, traffic signals, etc., for the Slip Ramp against their proffered contributions to the Tysons Grid of Streets Transportation Fund as described in Proffer 34. Should VDOT not approve a limited access break for the Slip Ramp, the public improvement plan/site plan or fail to issue the necessary permits for construction of the Slip Ramp, the Applicants shall have no further obligation under this Proffer. Nothing herein shall limit the Applicants ability to file for and receive site plan approvals, building permit approvals, RUPs and Non-RUPS for the entirety of the Proposed Development.

34. Tysons Grid of Streets Transportation Fund. The Applicants shall provide a contribution of $1,000.00 for each residential unit and $6.44 for each square foot of new non-residential space constructed on the Property 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 the initial RUP or Non-RUP for the subject building based on the actual GFA of non-residential space and/or the actual number of residential units in the building. This contribution shall not apply to any public-use facilities constructed on the Property. The Applicant shall receive and deduct credits against the contributions that would otherwise be due to the County for the Grid of Streets Transportation Fund in keeping with the Guidelines for the Tysons-wide Transportation Fund endorsed by the Board of Supervisors on January 8, 2013.

Pursuant to the Guidelines, the Applicants shall receive credits for the following costs:

A. Costs incurred by the Applicant at the request of the County in the preparation of plats, exhibits, agreements and administrative fees to advance the granting of a

license/easement agreement allowing for the construction of Center Street between the Property's eastern boundary and Pinnacle Drive; and

B. Costs incurred by the Applicants in the acquisition of off-site right-of-way and associated easements for the construction of off-site public streets and intersection improvements (including the intersection of Station Place and Center Street).

Furthermore, the Applicants may request in-kind credit for the advancement of the construction of Center Street between the Property's eastern boundary and Pinnacle Drive as referenced in Proffer 28D, the construction of the Route 123 Slip Ramp as referenced in Proffer 33, and the costs borne by the Applicants associated with any Fairfax County condemnation actions requested by the Applicants for the construction of off-site public streets and intersection improvements.

35. Tysons-wide Transportation Funds. The Applicants shall contribute the sum of $5.63 per square foot of new non-residential space and $1,000.00 for each residential unit constructed on the Property to Fairfax County for the Tysons-wide Transportation Fund. This contribution shall not apply to any public-use facilities constructed on the Property, including the public use described in Proffer 55. 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 residential units in the building. The Applicants shall receive and deduct credits against the contributions that would otherwise be due to the 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.

36. Bus Facilities. In conjunction with the Applicants' improvement to Leesburg Pike as discussed in Proffer 26, the Applicants shall install a reinforced concrete bus stop pad within the new combination through/right turn lane and a bus shelter along the Property's Leesburg Pike frontage integrated into the Metro Plaza design. In the event FCDOT and/or WMATA determine that the reinforced concrete bus stop pad and/or bus shelter will not be needed, then the Applicants' obligation to provide a concrete pad and bus shelter shall be deemed null and void.

If not previously constructed by others, then prior to the issuance of the first RUP or Non-RUP for the first new building (excluding new interim buildings) on the Property the Applicants shall design and construct a layover bus bay in the Leesburg Pike right-of-way west of proposed Station Place. The Applicants shall be entitled to utilize any escrowed contributions for the layover bus bay received by the County or any future escrowed contributions received by the County within ten (10) years of installation of the layover bus bay by the Applicants. Should the layover bus bay be constructed by others prior to the obligation of the Applicants to do so, the Applicants shall, prior to the issuance of the first RUP or Non-RUP for the first new building (excluding new interim buildings) on the Property, escrow 50% of the cost of designing and constructing the layover bus bay with the County for disbursement to the constructing party. In the event FCDOT and/or WMATA determine that a layover bus bay will not be needed, then the

Applicants' obligation to provide or partially fund the layover bus bay shall be deemed null and void and any escrowed contributions shall be returned to the Applicants.

PEDESTRIAN AND BICYCLE FACILITIES

37. Bicycle Parking. The Applicants shall provide bicycle racks, and bike storage areas throughout the Property both at the street level and within the parking garages, the specific locations of which shall be determined at the time of FDP approval. The bike racks shall be inverted U-style racks or other design approved by Fairfax County Department of Transportation in consultation with OCR. The total number of bike parking/storage spaces shall be consistent with LEED certification requirements or as may be determined at the time of FDP approval.

38. Pedestrian Path to Metro.

A. The Applicants shall coordinate with the owners of adjacent properties identified as 2013 Tax Map 29-3 ((15)) 3C and 4E (the "Adjacent Properties") to design and construct a five (5) foot wide concrete sidewalk to the Greensboro Metro Station as shown on Sheet C-10 of the CDP. This sidewalk is primarily located off-site of the Property. Provided all necessary easements and cost sharing agreements are in place within six (6) months of the approval of this Rezoning, the Applicants shall construct the sidewalk and open it for public use within 18 months of the approval of this Rezoning.

B. If all necessary easements and cost sharing agreements are not in place within six (6) months of the approval of this Rezoning, upon request of the Applicants, the Zoning Administrator may agree to a later date for completion of the sidewalk installation. However, delay in the sidewalk installation shall not limit the Applicants ability to file for and receive site plan approvals, building permit approvals, RUPs and Non-RUPS for the entirety of the Proposed Development.

C. If all necessary easements and cost sharing agreements are not in place within five (5) years of the approval of this Rezoning, then the Applicants obligation to install such sidewalk shall be null and void and instead the Applicants shall escrow the cost of installing that portion of the sidewalk located on the Property with DPWES.

D. Should another party (including Fairfax County) seek to construct the sidewalk in advance of the Applicants' obligation to do so, upon demand by Fairfax County, the Applicants shall make the necessary right-of-way and/or ancillary easements on the Property available at no cost for the construction of the sidewalk by others.

PARKING

39. 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 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. If changes in the mix of uses or bedroom mix result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking structures, without increasing the height or mass of the above-grade parking structures.

40. Phasing of Parking. Parking shall be provided in phases commensurate with development of the Property. Parking spaces in excess of the maximum parking ratios set forth in the Ordinance may be provided in the early phases of development of the Property, provided that at completion of the full 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.

41. Commercial Off-Street Parking.

A. The Applicants may provide commercial off-street parking on an interim basis in existing surface lots on the Property without approval of an FDP.

B. Commercial off-street parking may be provided on an interim basis in new surface lots on the Property with approval of an FDP.

C. With approval of an FDP, commercial off-street parking may be provided on an interim basis in new parking structures built to support the Proposed Development which due to phasing have excess parking capacity.

D. Prior to site plan approval or issuance of a Non-RUP for commercial off-street parking in existing surface lots, whichever shall occur first, or at the time of FDP approval for commercial off-street parking in new surface lots or garages, the Applicants shall provide an operational traffic analysis ("Operational Analysis") of the points of access to the parking lot(s) to FCDOT and VDOT for review and approval. Such Operational Analyses shall be limited to an assessment of those driveways and/or turn lanes serving the particular parking lot(s) and any proposed access controls.

E. Any establishment of interim commercial off-street parking facilities shall provide interim improvements as set forth in Proffer 24. New surface parking lots shall provide interior and peripheral parking lot landscaping, in accordance with the PFM. Existing parking lots shall not be required to meet PFM requirements for peripheral and interior parking_lot landscaping, but shall provide enhanced peripheral and interior parking lot landscaping to the satisfaction of DPZ. The Applicants shall submit the enhanced landscaping plan to DPZ for review and approval at the time the Operational Analysis described in Paragraph D is

submitted to FCDOT and VDOT. This parking shall be in addition to the permitted parking for the proposed uses on the Property.

42. Parking Spaces along Streets. The Applicants shall provide on-street parking spaces as generally as shown on the FDP for each building subject to VDOT approval as may be applicable for public streets. The spaces may be part of or in addition to the total number of required parking spaces to be provided. 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, car-share parking and/or similar uses.

43. Parking Stipulations.

A. The Applicants shall provide controlled access to the parking garages and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garages. Such controls shall be located so as to avoid vehicle stacking on the public streets.

B. The sale or lease rates of parking spaces shall be "unbundled" from the purchase price or lease rate of the individual dwelling units; meaning a unit's purchase price or lease rate shall be exclusive of parking costs.

C. The Applicants shall be permitted to install and maintain parking controls and fencing on its existing surface parking lots, without the requirement for a FDP, in order to control Metro-related parking by the general public.

44. 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, height, or massing of above-grade parking structures.

TRANSPORTATION DEMAND MANAGEMENT

45. 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 which all other Tysons property owners will contribute to also.

A. The Applicants shall make a one-time contribution to Fairfax County 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. Twenty-five percent (25%) of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Property. The remaining seventy-five (75) percent of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first initial RUP or Non-RUP for the subsequent three (3) new buildings but in any event no later than ten (10) years from the date of this 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 Urban Center, then the Applicants may, at his sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.

D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Property. Further, any funds contributed to the TMA would then be returned to the Applicant.

46. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Tysons Central Transportation Demand Management Plan prepared by Wells + Associates, Inc. dated May 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-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 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 new building on the Property, as determined at the time of site plan approval for each new building, shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

| Development Levels | Percentage Vehicle Trip Reduction |
|---|---|
| Up to 65 million GSF | 30% |
| 65 million GSF | 35% |
| 84 million GSF | 40% |
| 90 million GSF | 43% |
| 96 million GSF | 45% |
| 105 million GSF | 48% |
| 113 million GSF | 50% |

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TPM shall provide the County with 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) Site-wide TDM Program Management.

(ii) TDM Program Branding.

(iii) Transportation Program Web Site.

(iv) Promotion of Real Time Transit Information.

(v) Site Specific Transportation Access Guide.

(vi) Live/work/play marketing to new tenants.

(vii) Pedestrian/bicycle facilities.

(viii) Monitoring/reporting.

(ix) Sustainable annual funding.

(x) Parking Management.

D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.

(i) Residential Transportation Coordinators.

(ii) Try Transit Campaign for new residents

E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.

(i) Office Transportation Coordinators.

(ii) Coordinated Outreach and Marketing Activities with TDM Providers.

(iii) Try Transit Campaign for new employees

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). If not previously appointed, 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 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 Budget no later than 180 days

after issuance of the first building permit for the first new building (excluding new interim buildings) on the Property. Every calendar year thereafter but no later than February 15th, the TPM shall submit an Annual Report, which may revise the Budget in order to incorporate any new construction on the Property. The Annual Report shall include, at a minimum:

a. Details as to the start-up components of the TDM Plan that will be put into action effective with the first new building (excluding new interim buildings) on the Property;

b. The budget needed to implement the TDM Plan (the "Budget") for the coming calendar year;

c. A summary of the then existing development levels in the Tysons Corner Urban Center

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/or Vehicular Traffic Counts conducted in conjunction with each 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 Budget. Thereafter the TPM, in conjunction with each annual report summarizing the results of the TDM Program to be submitted no later than February 15th (the "Annual Report"), shall update the Annual Report and Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the TDM Plan for such year. The expected annual amounts of the Budget are further described in the TDM Plan.

(iii) TDM Account. If not previously established, the Applicant, through the TPM, shall establish a separate interest bearing account with a bank or

other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDMWP and Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant, through the TPM. The TDM Account shall not be eliminated as a line item in any governing budget associated with the Property 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 Budget exceed $99,750.00 (this amount shall be adjusted annually from the date of rezoning approval for the Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's Budget. The TDM Account shall be managed by the TPM.

(iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time, on a building by building basis, at the rate of $0.40 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 (excluding new interim buildings). This amount shall be adjusted annually from the date of rezoning approval of the Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. 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 Budget adjustments as may be required.

(v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a transit incentive program for initial purchasers/lessees within the Proposed Development. 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 initial RUP or Non-RUP for each individual new building (excluding new interim buildings).

(vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicants shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with the Property. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicants 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 (excluding new interim buildings) on the Property, the Applicants shall:

a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or

b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or cash in an interest-bearing account acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to $0.10 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 from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Property has been issued as permitted by VA. Code Ann. Section 15.2-2303.3. using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the Applicants (or the TPM) into the TDM Penalty Fund as provided below.

(vii) Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential 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. Thereafter, Person Surveys shall be conducted every three years and Vehicular Traffic Counts shall be collected annually until the results of three (3) consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Property have been met. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the above, FCDOT may suspend such Person Surveys and/or Vehicular Traffic Counts if conditions warrant.

G. Remedies and Penalties.

(i) 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 TDMWP.

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

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

b. If the results of the traffic counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owners through the TPM. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

| Up to 65,000,000 Square Feet of GFA in Tysons | | 65-84,000,000 Square Feet of GFA in Tysons | | 84-90,000,000 Square Feet of GFA in Tysons | |
|---|---|---|---|---|---|
| Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned | Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned | Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned |
| 0% - 4.9% | 30% | 0.0% - 4.9% | 50% | 0.0% - 4.9% | 65% |
| 5% - 10% | 50% | 5% - 10% | 65% | 5% - 8% | 80% |
| 10.1% - 15% | 65% | 10.1% - 13% | 80% | 8.1% - 10% | 90% |
| 15.1% - 18% | 80% | 13.1% - 15% | 90% | >10% | 100% |
| 18.1 - 20% | 90% | >15% | 100% | | |
| >20% | 100% | | | | |

| 90-96,000,000 Square Feet of GFA in Tysons | | 96-113,000,000 Square Feet of GFA in Tysons | | 113,000,000+ Square Feet of GFA in Tysons | |
|---|---|---|---|---|---|
| Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned | Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned | Meet or Exceed Trip Goal for 3 years by: | Cumulative % Remedy Fund Returned |
| 0.0% - 4.9% | 80% | 0.0% - 4.9% | 90% | > 0.0% | 100% |
| 5% - 8% | 90% | 5% | 100% | | |
| >8% | 100% | | | | |

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

(ii) Upon Stabilization.

a. If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent

of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

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

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

| Exceeded Trip Goals | Penalty |
|---|---|
| Less than 1% | No Penalty Due |
| 1% to 3% | 5% of Penalty Fund |
| 3.1% to 6% | 10% of Penalty Fund |
| 6.1% to 10% | 15% of Penalty Fund |
| Over 10% | 20% of Penalty Fund |

d. The Applicants through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the Applicants fail to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

e. The maximum amount of penalties associated with the Property, and the maximum amount the Applicants 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) (either Penalty and/or Remedy Funds) shall be released to the TPM once three consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

H. 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 Trip Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular 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.

I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in this Proffer, the TPM may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such Person Surveys and Vehicular Traffic Counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.

J. Continuing Implementation. The Applicants through the TPM 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.

K. 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.

L. 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 Applicants 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 transit, transportation, or congestion management improvements within the vicinity of the Property.

47. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit any proposed retail/hotel uses on the Property. Therefore, the Applicants will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will penalties be assessed against any Retail/Hotel Uses, which may be established on the Property.

A. Goals of the Retail/Hotel TDM Program. Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Property during Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Property rather than focusing on the specific trip reductions during the AM or PM Peak Hours.

B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, those components applicable to the Property that are described in Proffer 46 and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicants and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.

(i) Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Property tenants and their employees.

(ii) Regional TDM Programs. The TPM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about regional TDM programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

(iii) Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and Property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

48. 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 building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

    A. Traffic conditions, road hazards, construction work zones, and road detours.

    B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.

    C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

    D. Bus stops pre-wired for real-time arrival/departures information, if available.

    The 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

49. 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.

50. 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. 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, however the Applicants reserve the right to consolidate the WDUs into one or more buildings with the build-out of the Property and thereby increase the number of WDU units in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDU units in the other buildings. 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 Fairfax County 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.

51. Non-Residential Contribution for Workforce Housing. For all non-residential development, excluding ground level commercial retail/services and public uses, the Applicants shall select, within their sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within Tysons Corner. These contributions shall be made to the Board 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 initial Non-RUPs for office buildings or the hotel on the Property, excluding any ground level retail/service uses and public uses. The options shall consist of either (i) a one-time contribution of $3.00 for each square foot of GFA of office or hotel use, or (ii) an annual contribution of $0.25 for each square foot of GFA of new office or hotel use continuing for a total of sixteen (16) years. Should the Board of Supervisors adopt new policies for non-residential affordable housing contributions in Tysons Corner, the Applicants may, within its discretion, elect to comply with these policies in lieu of the contributions described herein without the necessity of a CDPA or PCA.

PARKS AND RECREATIONAL FACILITIES

52. Publicly Accessible Parks. The Applicants shall provide a variety of park space on and adjacent to the Property that will be open and accessible to the public as depicted on the CDP. The Applicants shall retain the area(s) in fee simple and shall record public access easement(s) ensuring that the park space is open to the public for periods of time consistent with urban parks; and provide for perpetual private maintenance. The Applicants shall also work with the Fairfax County Park Authority ("FCPA") to plan and coordinate activities and events within the publicly accessible park areas. A wayfinding and signage system shall be developed in coordination with FCPA at the time of FDP and site plan approval and installed by the Applicants. The construction of the publicly accessible parks shall occur in phases commensurate with the development of the Property as shown on the Phasing Sheets. The following publicly assessed parks shall be provided as generally shown on the CDP:

A. Metro Plaza – A street level park of approximately 0.73 (for Option 1 on Sheet L-4.1) to 0.84 acres (for Option 2 on Sheet L-4.2) located adjacent to the Metro Station escalator pavilion at the corner of Leesburg Pike and Station Place.

(i) The Applicants shall provide interim improvements to the Metro Plaza as shown on Sheet L-8.1 of the CDP. These interim improvements shall include an extension of the paving installed by MWAA and/or enhanced paving, benches, bike racks and landscaping and may include the provision of interim "placemaking" uses, such as pop-up retail uses (temporary Retail Use establishments), on the Property immediately adjacent to the Metro Plaza. Said "pop-up" retail may be housed in temporary buildings such as storage/shipping containers or may be food trucks, or a combination thereof. Any temporary Retail Use establishments shall be tastefully appointed and well maintained. The plaza improvements shall be provided within six (6) months of the Applicants' receipt of title for 2013 Tax Map 29-3 ((1)) part 71A, agreement from the property owner of the remainder of 2013 Tax Map 29-3 ((1)) 71A to provide such improvements on the remainder of Parcel 71A, and receipt of all requisite approvals and permits.

(ii) The Applicants shall also provide permanent improvements to the Metro Plaza Park. Those improvements shall include hardscaping, landscaping, bike racks and, seating, with a water feature and WMATA public art piece as focal elements as conceptually shown on Sheet L-6.1A, contingent on agreements with WMATA, the property owner of the remainder of 2013 Tax Map 29-3 ((1)) 71A and VDOT. Space and requisite utility connections in accordance with FCDOT specifications (electric and telecommunications) shall also be provided for a multi-modal commuter information kiosk; said kiosk to be provided by others. Should Center Street be built in accordance with the *Interim Option #2* alignment, the Metro Plaza improvements shall be provided as conceptually shown on Sheet L-6.1B. More specific details shall be determined at time of FDP approval for Building A or B, whichever shall be approved first. The Metro Plaza shall be constructed prior to the issuance of the initial RUP or Non-RUP for Building A or B, whichever shall occur first.

Applicants may install a video art display, approximately 100 feet by 40 feet in size or another size as may be determined with the FDP approval, on the façade of Building B facing and animating Metro Plaza. The purpose of the video art display shall be to provide artistic displays and not be used for commercial advertisements. Details of the video art display (including size, content, lighting and sound) shall be provided and approved with the FDP for Building B.

B. Sky Park – An elevated public skypark of approximately 0.26 acres that provides gathering spaces with movable seating, plantings, water feature and a recreation area for bocce ball, shuffleboard and/or horseshoes or comparable amenities as

conceptually shown on Sheet L-6.5. Well-marked and visible vertical transportation to the Skypark shall include staircases and glass elevators from both the Metro Plaza level and the Central Piazza level. Wayfinding signage to the Skypark shall be provided from Metro Plaza and Central Piazza. Any private area at the skypark level serving the adjacent uses shall be in addition to the approximate 12,171 square feet of public park space and shall be clearly defined. More specific details, including identification of wayfinding signage locations, shall be determined at time of FDP approval for Building A with construction of the skypark provided prior to the issuance of the first RUP or Non-RUP for Building A.

C. Central Piazza – A street level park of approximately 0.12 acres to be located at the intersection of Viale Centrale and Tysons Central Street. Designed as an urban plaza where employees, residents, hotel and retail patrons meet, greet and interact, the park will include hardscaping, specialty landscaping, seating, and a water feature with sculptural elements or similar focal element as conceptually shown on Sheet L-6.6. More specific design details for the Central Piazza shall be determined at time of FDP approval for Building A, B, or C, whichever shall be approved first. Construction of the Central Piazza shall occur prior to the issuance of the first RUP or Non-RUP for Buildings A, B and C, whichever shall occur first, although the first two of such buildings to be built may incorporate some interim conditions in the piazza as determined at the time of FDP to avoid major reconstruction with the construction of the last of Buildings A, B and C to be built. Such interim conditions shall be shown on the FDPs for the applicable buildings.

D. Corner Park - A street level urban park of approximately 0.31 acres to be located in the southeast corner of the Property between Building F and Leesburg Pike. Contingent on agreement with the Commonwealth of Virginia and VDOT, the urban park shall include lawn panels, hardscape and landscape areas, a decorative stone wall and benches as conceptually shown on Sheet L-6.4. More specific details shall be determined at time of FDP approval for Building F. The Corner Park shall be constructed prior to the issuance of the first RUP or Non-RUP for Building F, unless the alternate grid of streets shown on Sheet C-6A is implemented, in which case the Applicants' obligation to provide the Corner Park shall be null and void.

E. Clyde's Park– A park of approximately 0.40 acres to be located between Buildings D and E. The park shall include walkways and landscape areas, an interactive water fountain, a multi-purpose lawn, playground, climbable sculpture, exercise station and a dog park as conceptually shown on Sheet L-6.3. Any private areas serving the adjacent uses shall be clearly defined. The park or portions of the park may be closed for up to 24 days per year for private events associated with Buildings D or E.

An interim design of the Clyde's Park is provided on Sheet L-6.2; this design would be implemented if Building D or E is constructed prior to the access being

provided from Center Street or Tysons Central Street. More specific details shall be determined at time of FDP approval for the first of Buildings D or E to be approved. Construction of the permanent Clyde's Park shall occur prior to the issuance of the first RUP or Non-RUP for Buildings D or E, whichever occurs last.

F. The Pocket Park– A vest pocket park of approximately 0.05 acres designed with lawn, landscaping and seatwalls with engraved game boards as conceptually shown on Sheet L-6.4. More specific details shall be determined at time of FDP approval for Building D and construction of the Pocket Park shall occur prior to the issuance of the first RUP or Non-RUP for Building D.

53. 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 6-508 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 Board of Supervisors for the provision of recreation facilities serving Tysons Corner.

The specific facilities and amenities to be provided for each individual residential building or shared between two or more buildings shall be determined at the time of FDP approval. Amenities to be provided may include, but not be limited to:

A. Private exterior recreational areas/courtyards to be provided on the ground level, the upper level of the parking podiums and/or the roof level, with seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, and swimming pools;

B. Clubroom for community gatherings;

C. Media/entertainment center; and

D. Fitness center with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts.

54. Athletic Field Contribution. To address the Comprehensive Plan's recommendations regarding the provision of athletic fields in Tysons Corner, the Applicants shall provide a contribution to the Fairfax County Board of Supervisors for the development of athletic fields in Westgate Park or acquisition and development of athletic fields elsewhere serving the Tysons area. The Applicants may elect to make contributions in accordance with the following options:

A. Contribute a fixed sum for one or more buildings on or before December 31, 2015. The fixed contribution for each building as set forth below shall not be subject to adjustment pursuant to Proffer 63:

(i) Building A - $531,000.00

(ii) Building B - $497,000.00

(iii) Building C - $393,000.00

(iv) Building D - $504,000.00

(v) Building E - $340,000.00

(vi) Building F - $571,000.00

The above contribution amounts are based on the mid-point of the GFA range for each building as shown in the Development Tabulations. If at the time of issuance of the first RUP or Non-RUP for any building for which a discounted payment was made in 2015, it is determined that the actual GFA of such building exceeds the mid-point GFA for the building, then the Applicants shall make an additional contribution to the Board of Supervisors equal to $2.38 per square foot of excess GFA. Such additional per square foot contribution shall be subject to adjustment pursuant to Proffer 63 but shall not apply to any public facilities including the public use described in Proffer 55.

B. For buildings that do not make a contribution prior to December 31, 2015, the Applicants shall, prior to the issuance of the first RUP or Non-RUP for the applicable building, contribute $2.38 per each square foot based on the actual GFA in the building. This contribution shall not apply to any public facilities constructed in a building including the public use described in Proffer 55, but shall be subject to adjustment as described in Proffer 63.

PUBLIC FACILITIES

55. Public Facility.

A. To address the Comprehensive Plan's recommendations regarding the provision of public facilities in Tysons Corner, the Applicants shall design, permit, construct and make available for use by Fairfax County or its designee space consisting of approximately 5,400 rentable square feet on the first floor at the northwest corner of Building C, at no cost to the County to house a public/community use which may include educational facilities, institutions of higher education, museums, art galleries/studios, theatres, cultural centers, indoor recreational activities, County or State offices or other uses mutually agreed upon by the Applicants and the County (the "Public Use Space"). The Public Use Space shall be constructed by the Applicants as a shell with interior improvements as follows:

(i) Core and Shell Obligations – Public Use Space

a. General

1) Demising walls necessary to form the space
2) Storefront or ribbon windows along the exterior perimeter of the space
3) Egress stair and egress stair finishes
4) Elevator shaft for the future private elevator to the second floor
5) Exterior entry door – storefront type with glass in accordance with building's standard design retail storefront
6) Door for secondary means of egress

b. Structural

1) Reinforced concrete structure
2) Slab to slab height of +/- 16'-0".
3) Loading capacity of 80 psf live + 20 psf partition = 100 psf total load

c. Core

1) Men's and women's restrooms to meet IBC codes including all plumbing fixtures, finishes, toilet partitions, toilet accessories, etc., to provide a complete and functioning set of restrooms on each floor
2) Water fountains in accordance with IBC codes
3) Gypsum board installed on all the Public Use Space tenant side of all restroom and stairwell core walls, taped and finished ready for paint
4) Gypsum board installed on the exterior walls below and above the exterior windows
5) Adjustable 1" horizontal metal mini-blinds installed at the vision glass of the exterior windows
6) Fire alarm devices and exit signage at the emergency exit stairs and the main entrance
7) Code mandated signage

d. Base Building Plumbing

1) Domestic hot and cold water piping and sanitary piping for the restrooms
2) All fixtures for the typical floor restrooms

e. Heating, Ventilation and Air Conditioning ("HVAC") system -The base building HVAC system has not yet been designed and but is expected to include the following:

1) Roof mounted cooling tower providing condenser water to an air handler(s) in the space

2) Supply duct loop
3) VAV Boxes complete with all thermostats/sensors, control wiring and DDC control boards are stocked on the floor
4) Provision for outside air to meet ASHRAE standards
5) An Energy Management System to monitor and control mechanical equipment functions for the entire building from a remote location. System will be managed and controlled by the Building Engineer
6) Metering equipment to meter the condenser water usage

f. Fire and Life Safety

1) Sprinkler mains designed at a ratio of 1 head per 100 square feet. Laterals and sprinkler heads (heads are installed upright in the shell space) will be installed at code minimums but not less than a ratio of 1 head per 225 SF
2) Fire Alarm System -A complete system as required for the building to obtain a core and shell occupancy permit

g. Electrical System

1) 3-phase 4-wire 277/480 volt main service
2) Electrical closet to include:
   a) High voltage panels to power the lights
   b) Low voltage panels to provide for receptacle loads
   c) Emergency power circuits, risers and connections for lights, security and fire alarm system
3) Generator: A base building emergency generator to provide power to life-safety systems and other legally required stand by systems only. The Public Use Space will not be permitted to place circuits for its equipment or loads on the emergency generator.
4) Metering equipment to separately meter the electrical usage for the Public Use Space

(ii) Interior Improvements Fit-Out Allowance - Public Use Space

All space fit-out with the exception of the Core and Shell Obligations is anticipated to include the following, subject to the public/community use design:

a. Access Control System, if any

b. Gypsum board on all columns

c. Doors and hardware

d. Interior gypsum board partitions

e. Acoustic ceiling grid and tile

f. Floor coverings, e.g. carpet & base, VCT

g. Wall finishes and paint

h. Interior signage beyond code required signage

i. HVAC

1) Installation of Applicant provided VAV boxes including but not limited to the following:
   a) Main tap, balancing damper and ductwork to the VAV box
   b) Connection of the automatic temperature controls to the base building system
   c) Air Balance
   d) Any duct downstream of the VAV box, flex duct and diffusers

j. Fire and Life Safety

1) Turning sprinkler heads down, head relocation and additional heads necessary to meet the public/community use's space layout
2) Fire Alarm devices within the Public Use Space

k. Electrical

1) Lighting fixtures
2) Receptacles and other power connections
3) Communications and data conduits and infrastructure
4) Communications and data wiring and equipment

The design, construction and permit costs of the interior improvements shall not exceed $100.00 per rentable square foot. Should the Public Use Space tenant design the interior improvements such that the cost of design, permits and construction is greater than $100.00 per rentable square foot, the Public Use Space tenant shall either 1) cause the space to be redesigned to a cost that does not exceed the $100.00 per rentable square foot or 2) reimburse the Applicant the difference between the actual cost and the $100.00 per rentable square foot. Should the public/community use design the interior improvements such that the cost of design, permits and construction is less than the $100.00 per rentable square foot allowance, the remaining balance of the allowance may be used by the public/community use to purchase furniture, fixtures and equipment ("FF&E") for the Public Use Space. The Public Use Space shall be made available for a period

of fifty (50) years rent-free. Operating costs exclusive of real estate taxes, if any, associated with the Public Use Space shall be abated for a period of ten (10) years. Following the ten (10) year abatement period, operating costs for the Public Use Space shall be the responsibility of the occupant of the Public Use Space. The Applicants agree to separately meter or sub-meter water and electricity for the Public Use Space. Up to six (6) parking spaces within the garage of Buildings B and C will be made available for the Public Use Space at market rates. Said Public Use Space shall be made available to the County prior to the issuance of a RUP or Non-RUP for more than 100,000 square feet of other uses in Building C, as may be applicable, or as may otherwise be determined at FDP.

B. In addition to the 5,400 rentable square feet on the first floor, the Applicants shall provide approximately 9,100 rentable square feet on the second floor of Building C for future expansion of the public/community use (the "Supplemental Public Use Space"). The Supplemental Public Use Space shall be designed, permitted and constructed as a cold dark shell, at no cost to the County, as follows:

(i) Core and Shell Obligations – Supplemental Public Use Space

a. General

1) Demising walls necessary to form the space
2) Storefront or ribbon windows along the exterior perimeter of the space
3) Egress stair and egress stair finishes
4) Elevator shaft for the future private elevator to the second floor
5) Entry door from the garage – fire-rated hollow metal type
6) Door(s) for secondary means of egress

b. Structural

1) Reinforced Concrete structure
2) Slab to Slab height of 10'-4" which will allow for an eight foot (8'-0") clear finished ceiling height
3) Loading capacity of 80 psf live + 20 psf partition = 100 psf total load

c. Base Building Plumbing

1) Domestic hot and cold water piping at the demising partition for connection by the Public Use Space tenant for the future restrooms and other plumbing fixtures
2) Sanitary piping below the slab for the future restrooms

d. Fire and Life Safety

1) Sprinkler mains designed at a ratio 1 head per 100 square feet; laterals and sprinkler heads (heads are installed upright in the shell space) installed at code minimums for storage
2) Fire Alarm System - a complete system as required for the building to obtain a core and shell occupancy permit

e. HVAC system

1) Condenser water supply and return piping sized to meet the needs of the Supplemental Public Use Space; the piping will be stubbed through the demising wall at a location to be determined
2) Provision for the connection to an outside air supply system
3) Provision for the connection of the future HVAC equipment to the building energy management system

f. Electrical System

1) Meter base and main disconnect in the main electrical room to serve the space
2) Conduit from the main electrical room to the space

The Supplemental Public Use Space shall be made available to Fairfax County or its designee upon one (1) year written notice to the Applicants and verification that the public/community use can, and will, complete the interior fit out of, and occupy, the Supplemental Public Use Space. The Supplemental Public Use Space shall be made available rent-free for a period that is co-terminus with the Public Use Space. Operating costs and real estate taxes, if any, for the Supplemental Public Use Space shall be the responsibility of the occupant of the Supplemental Public Use Space. The Applicants agree to separately meter or sub-meter water and electricity for the Supplemental Public Use Space. Until such time as the Applicants receive notice of the intent to fit out and occupy the Supplemental Public Use Space, the space shall be used by the Applicants or other users for storage.

56. 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 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.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution

shall be modified for that building to reflect the then current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 63. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

STORMWATER MANAGEMENT

57. Stormwater Management. 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 DPWES and DPZ, 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 Applicant may 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®) 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.

A. At the time of each FDP, the Applicant shall provide calculations for that phase showing the proposed volume reductions and shall work cooperatively with DPWES and DPZ to ensure that the 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.

B. 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.

C. With each subsequent site plan, the Applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP. The specific SWM facilities shall be determined at the time of site plan, and as may be approved by the DPWES. While it is anticipated that compliance with the goal of retaining and/or reusing the first inch of rainfall 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 Applicant reserves 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 Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a "good" forested condition.

Where it may be the Applicant's 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 Applicant 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 Applicant shall provide an approved alternative end use or install a properly designed BMP treatment system to achieve runoff reduction and treatment of the runoff.

58. 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 UFMD to sustain the 10-year canopy.

MISCELLANEOUS

59. Tree Preservation and Planting Fund Contribution. At the time of site plan approval for the first building on the Property, the Applicants shall make a one time contribution of $4,200.00 to the Fairfax County Tree Preservation and Planting Fund.

60. 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 Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase I District taxes estimated by the County to be lost as a result of that change in use.

61. Condemnation Procedures. The development of the Property in accordance with these Proffers may require the acquisition of property, rights-of-way and/or easements from parcels that are not part of the Property (collectively referred to as "Off-Site Parcels"). The Applicants shall use its good faith efforts and offer a reasonable fair market value for said property, right-of-way and/or easements. In the event the Applicants are not able to acquire the property, rights-of way and/or easements from Off-Site Parcels necessary to fulfill the obligations described herein, the Applicants shall demonstrate its efforts in writing and submit a written request to Fairfax County to acquire the property, rights-of way and easements by means of its condemnation powers. This Proffer shall not apply to the roadway license associated with 2013 Tax Map 29-3 ((1)) 69 as described in Proffer 28B.

In conjunction with any such request, the Applicants shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary property, rights-of way and/or easements to be acquired; (b) an appraisal, prepared by a MAI (Member of the Appraisal Institute) independent appraiser approved by the County, of the value of the property, rights-of way and/or easements to be acquired and of all damages, if any, to the

residue of the Off-Site Parcels; (c) a sixty (60) year title search certificate of Off-Site Parcels from which the property, rights-of way and/or easement is to be acquired; and (d) cash in an amount equal to appraised value of the property, rights-of-way and easements and of all damages to the residue of the Off-Site Parcels; and (e) a copy of written offers and counteroffers and evidence of owners refusal of such offers and counteroffers. In the event the Owner of the Off-Site Parcels are awarded more than the appraised value of the Off-Site Parcels and of the damages to the residue in a condemnation suit, the Applicants shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicants upon demand shall pay all other costs incurred by the County in acquiring the easements to the County.

Prior to and during any potential condemnation proceedings, the Applicants, its successors and assigns, shall be permitted, at its own risk, to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Property.

62. 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, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

63. Adjustment in Contribution Amounts. Except for contributions to the Tysons Grid of Streets Transportation Fund, the Tysons-wide Transportation Fund, and public schools, 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.

64. 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.

65. 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.

66. 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.

67. 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]

CO-APPLICANT/AGENT FOR OWNER OF 29-3 ((1)) 65/AGENT FOR CONTRACT PURCHASER OF TAX MAP 29-3 ((1)) 71A pt.; CONTRACT PURCHASER OF TAX MAP 29-3 ((1)) 71, 72, 73, 76

NVCOMMERCIAL INCORPORATED

_____

By: Stephen M. Cumbie
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
29-3 ((1)) 75, 78A

CLYDE'S REAL ESTATE GROUP, INC.

_____

By: John G. Laytham
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 65

TYSONS ONE, LLC

By: NVCommercial Incorporated, its Manager

_____

By: Stephen M. Cumbie
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 71

TYSONS PROPERTIES, L.L.C.

By: Lassen Family Limited Partnership, its sole manager/member

By: Sellica Corporation, its sole general partner

_____

By: Lenora R. Lassen
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 72

LEESBURG PIKE INVESTORS, L.L.C.

_____

By: Glenn H. Rosenthal
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 73

MCBAY TYSONS, L.L.C.

_____

By: Sharon H. McBay
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 76

8334 LEESBURG PIKE, LLC

_____

By: Ali Akbar Parvizian
Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

CONTRACT PURCHASER OF TAX MAP 29-3 ((1)) 71A PT.

TYSONS CENTRAL LLC

_____

By: Stephen M. Cumbie
Its: Administrative Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 29-3 ((1)) 71A PT.

COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF TRANSPORTATION

_____

By: Richard R. Bennett
Its: State Right-of-Way Director

[SIGNATURES END]

# DRAFT FINAL DEVELOPMENT PLAN CONDITIONS

## FDP 2011-PR-005

## October 2, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-005 on property located at Tax Map 29-3 ((1)) 73 (pt.), 75 (pt.) and 76 (pt.) , 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 Central Building F ," prepared by VIKA, Inc.; Davis, Carter and Scott Ltd.; and, LSG Landscape Architecture; and dated January 4, 2013 as revised through August 15, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.

# PROPOSED DEVELOPMENT CONDITIONS

SEA 2008-MD-036

October 2, 2013

If it is the intent of the Board of Supervisors to approve SEA 2008-MD-036 located at Tax Map 29-3 ((1)) 71A Part and Portions of the Right of Way for Route 7, for an electrically powered regional rail transit facility pursuant to Sect. 9-401 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (all the conditions were previously approved, and this approval is noted with an asterisk*):

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. A copy of these development conditions shall be included in all relevant plans, as determined by the Virginia Department of General Services (DGS), of each station.*

4. Certification from DGS shall be provided to the Fairfax County Department of Transportation and Department of Planning and Zoning that the project conforms to these special exception conditions prior to the issuance of a Non-Residential Use Permit (Non-RUP). Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. As noted in the Memorandum of Understanding dated July 19, 2007, if the special exception development conditions are not addressed by DGS during its regulatory role for the Project, then Fairfax County shall be permitted access to all approved plans and shall be permitted to inspect the property facilities to verify that all special exception conditions were satisfactorily implemented by the Project. In such event, a schedule for such inspections shall be coordinated in writing by the Project with the Department of Planning and Zoning, Zoning Evaluation Division.*

5. Noise attenuation measures shall be utilized in order to meet Federal criteria and State and Fairfax County Noise Ordinance regulations except when necessary to meet WMATA safety practices.*

6. Vibration attenuation measures shall be utilized in order to meet WMATA standards and Federal criteria, and State and Fairfax County Zoning Ordinance regulations.*

7. Vibration attenuation measures as specified in the amended ROD dated November 17, 2006 shall be provided unless modifications are approved by the Fairfax County Department of Planning and Zoning.*

8. Stormwater management plans shall be implemented as determined by the Virginia Department of Conservation and Recreation (DCR) as based on the Memorandum of Understanding dated July 19, 2007 between Fairfax County and the Metropolitan Washington Airports Authority. As noted in the June 14, 2007 letter from the Office of the Governor to the Fairfax County Executive, the stricter of the state or Fairfax County standards shall be applied by the state reviewing authority.*

9. Signs shall be regulated by Washington Metropolitan Area Transit Authority (WMATA) standards.*

10. Advertising within the station shall be regulated by WMATA standards.*

11. Lighting shall be in conformance with WMATA standards and safety practices, and the standards contained in the Fairfax County Zoning Ordinance. The symbolic standard WMATA globe sidewalk lighting shall be allowed along the sidewalks and areas leading to the stations within the boundaries of the Special Exception.*

12. Erosion and Sediment control plans shall be implemented as determined by DCR. The stricter of the state or Fairfax County standards shall be applied by the state reviewing body.*

13. In order to maximize the survivability of vegetation onsite and to encourage innovative landscaping techniques, development of the landscape plan, including the selection of plantings to be used, shall be coordinated with Urban Forest Management Division of Fairfax County Department of Public Works and Environmental Services (UFMD), and UFMD shall be contacted for input during its development. Upon its completion of a landscape plan, a copy of the landscape plan shall be submitted to the Department of General Services (DGS) and UFMD for comment. Comments from UFMD received by DGS, or their designee, within 15 working days shall be considered for implementation.*

14. The project shall satisfy minimum planting area requirements for all proposed planting onsite unless modified and may include the use of soil cells, or other innovative techniques as recommended by UFMD. Planting details illustrating innovative techniques shall be included with landscape plans provided to UFMD for review.*

15. Additional pedestrian connections to the station such as pedestrian bridges and walkways may be established subject to the submission of a detailed design proposal to the Department of Planning and Zoning for staff evaluation and Administrative review at the Planning Commission.*

16. The pedestrian bridges shall be a minimum of 16 feet wide from handrail to handrail.*

17. Designs for significant changes to the architecture, landscaping and integration of the stations to the surrounding communities shall be submitted to the Chairman of the Board of Supervisors and the District Supervisor for review and comment.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty six (36) months after the date of approval unless the use has been established or construction has commenced on the elevated and/or at grade guideway as applicable. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

APPENDIX 4

# 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:** September 19, 2013

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal JG
Office of the County Attorney

**SUBJECT:** **Revised** Affidavit
Application No.: FDP 2011-PR-005
Applicant: NVCommercial Incorporated
PC Hearing Date: 10/16/13
BOS Hearing Date: None scheduled

**REF.:** 119751

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 9/16/13, which bears my initials and is numbered 119751c, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Amy Moxley, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\119751\JEG\Affidavits\542334.doc

# REZONING AFFIDAVIT

DATE: September 16, 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

119751c

in Application No.(s): FDP 2011-PR-005
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

---

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| NVCommercial Incorporated<br>Agents:<br>Stephen M. Cumbie<br>Russell (nmi) Marks<br>Jack W. Waghorn | 8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Applicant/Contract Purchaser of Tax Map 29-3 ((1)) 73 pt., 76 pt. |
| Clyde's Real Estate Group, Inc.<br>Agents:<br>Jeffrey R. Owens<br>John G. Laytham<br>Thomas M. Meyer | 3236 M Street, NW<br>Washington, DC 20007 | Title Owner of Tax Map 29-3 ((1)) 75 pt. |
| Sittler Development Associates, LLC<br>Agent:<br>J. David Sittler | 1856 Old Reston Avenue<br>Reston, VA 20190 | Consultant/Agent for Applicant |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

11975|c

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| McBay Tysons, L.L.C.<br><br>Agents:<br>Sharon H. McBay<br>Matthew W. McBay<br>Kathleen M. Rugh | 1713 Chesterbrook Vale Court<br>McLean, Virginia 22101 | Title Owner of Tax Map 29-3 ((1)) 73 pt. |
| 8334 Leesburg Pike, LLC<br>f/k/a 8334 Leesburg Pike Associates<br><br>Agents:<br>Ali Akbar Parvizian<br>Nasrin Parvizian (nmi)<br>Massud Parvizian (nmi)<br>Inger Parvizian (nmi)<br>Ghassem (Gus) Parvizian (nmi)<br>Abdolreza Parvizian (nmi) | 5869 Westhiemer Road<br>Houston, TX 77057 | Title Owner of Tax Map 29-3 ((1)) 76 pt. |
| The Evans Property Group LLC<br><br>Agent:<br>James A. Evans | 8230 Old Courthouse Road, Suite 350<br>Vienna, VA 22182 | Consultant/Agent for Clyde's Real Estate Group, Inc. |
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.<br><br>Agents:<br>Martin D. Walsh<br>Lynne J. Strobel<br>Timothy S. Sampson<br>M. Catharine Puskar<br>Sara V. Mariska<br>G. Evan Pritchard<br>Jonathan D. Puvak<br>Elizabeth D. Baker<br>Inda E. Stagg<br>Megan C. Rappolt<br>Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby | 2200 Clarendon Boulevard, Suite 1300<br>Arlington, Virginia 22201 | Attorneys/Planners/Agent |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

11975|c

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| VIKA, Incorporated<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>Philip C. Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| VIKA Virginia, LLC<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>Philip C. Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| Davis, Carter, Scott Ltd<br>Agents:<br>Douglas N. Carter<br>Steve Saff (former)<br>Triet (nmi) Nguyen<br>Andrew R. Makin (former) | 1676 International Drive, #500<br>McLean, Virginia 22102 | Architects/Agent |
| M.J. Wells & Associates, Inc.<br>Agents:<br>Robin L. Antonucci<br>Christopher R. Kabatt<br>Terence J. Miller<br>Michael R. Pinkoske<br>Justin B. Schor<br>William F. Johnson | 1420 Spring Hill Road, Suite 610<br>McLean, Virginia 22102 | Transportation Consultant/ Agent |
| LSG Landscape Architecture Inc.<br>f/k/a Lewis Scully Gionet Inc.<br>Agents:<br>Sunny J. Scully (former)<br>Robert K. Esselburn<br>Steve H. Choi | 1919 Gallows Road, Suite 110<br>Vienna, Virginia 22182 | Landscape Architects/Agent |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Polysonics Corp.<br>Agents:<br>George (nmi) Spano<br>Darshit (nmi) Joshi<br>Christopher J. Karner | 405 Belle Air Lane<br>Warrenton, VA 20186 | Noise Consultant/Agent |
| Kimmel Company<br><br>Agent:<br>Joel D. Kimmel | 11257 S Glen Rd. Suite A<br>Potomac, MD 20854 | Real Estate Broker/Agent for<br>8334 Leesburg Pike, LLC |

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**REZONING AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
NVCommercial Incorporated
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)
Stephen M. Cumbie
Peter H. Lunt

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Stephen M. Cumbie, President, Director; Peter H. Lunt, EVP, Director; Connie P. Greer, Former Secretary; Heather M. Carmines, Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
McBay Tysons, L.L.C.
1713 Chesterbrook Vale Court
McLean, Virginia 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Sharon H. McBay, Manager, Member
Matthew W. McBay, Manager, Member
Shauna McBay Lonergan, Manager, Member
Wilbur L. McBay Trust f/b/o Sharon H. McBay, Matthew W. McBay and Shauna McBay Lonergan, Member

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde's Real Estate Group, Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Clyde's Restaurant Group, Inc.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

11975/c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde's Restaurant Group Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Clyde Inc.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Qualified Terminal Interest Property Trust under the Will of Stuart C. Davidson f//b/o Sally F. Davidson
John G. Laytham

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens, Stuart P. Davidson, Olga Merck Davidson, Alexander J. Davidson, Lindsay Shea
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

119751c

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The Evans Property Group LLC
8230 Old Courthouse Road
Suite 350
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
James A. Evans, Member/Manager
Stephen D. Evans, Member

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, 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: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Davis, Carter, Scott Ltd
1676 International Drive, #500
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc f/k/a Lewis Scully Gionet Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Mark R. Lewis, Mark C. Gionet, Robert K. Esselburn, Yunhui Connie Fan

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

11975|c

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christohper 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)
Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
J. David Sittler

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
8334 Leesburg Pike, LLC f/k/a 8334 Leesburg Pike Associates
8334 Leesburg Pike
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Ali Akbar Parvizian, Managing Member
Nasrin Parvizian, Member
Massud Parvizian and Inger Parvizian, as tenants by the entirety, 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)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

**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)
Gordon E. Jacobs, Denise A. Jacobs

==========

**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: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Kimel Company
11257 S Glen Rd. Suite A
Potomac, MD 20854

**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)
Joel D. Kimel

---

**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: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)
8334 Leesburg Pike Associates [FORMER]
5869 Westhiemer Road
Houston, TX 77057

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

General Partners:
Ghassem (Gus) Parvizian (nmi)
Abdolreza Parvizian (nmi)
Ali Akbar Parvizian
Nasrin Parvizian (nmi)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**REZONING AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

11975lc

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

**REZONING AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

119751c

for Application No. (s): FDP 2011-PR-005
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS: (NOTE:** If answer is none, enter "**NONE**" on line below.)

Clyde's of Georgetown, Inc., the sister company to Clyde's Real Estate Group, Inc., a title owner listed in Paragraph 1(a) of this affidavit, donated in excess of $100 to Friends of Pat Herrity.

**(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 16 day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

FORM RZA-1 Updated (7/1/06)

# 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:** September 19, 2013

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal JG
Office of the County Attorney

**SUBJECT:** **Revised** Affidavit
Application No.: SEA 2008-MD-036
Applicant: NVCommercial Incorporated
PC Hearing Date: 10/16/13
BOS Hearing Date: 10/29/13

**REF.:** 121528

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 9/16/13, which bears my initials and is numbered 121528b, when you prepare the staff report.

Thank you for your cooperation.

Attachments
cc: (w/attach) Amy Moxley, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\121528\JEG\Affidavits\542331.doc

# SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 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

121528 b

in Application No.(s): SEA 2008-MD-036
(enter County-assigned application number(s), e.g. SE 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 are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| NVCommercial Incorporated<br><br>Agents:<br>Stephen M. Cumbie<br>Russell (nmi) Marks<br>Jack W. Waghorn | 8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Applicant/Agent for Contract Purchaser of Tax Map 29-3 ((1)) 71A pt. |
| Commonwealth of Virginia<br>Virginia Department of Transportation<br><br>Agents:<br>Richard R. Bennett<br>James L. Van Zee | 14685 Avion Parkway, Suite 230<br>Chantilly, VA 20151 | Title Owner of Tax Map 29-3 ((1)) 71A pt. and portions of the public right-of-way associated with Route 7 |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

**Special Exception Attachment to Par. 1(a)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528 b

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| VIKA, Incorporated<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>P. Christopher Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| VIKA Virginia, LLC<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>P. Christopher Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| LSG Landscape Architecture Inc.<br>Agents:<br>Robert K. Esselburn<br>Steve H. Choi | 1919 Gallows Road, Suite 110<br>Vienna, Virginia 22182 | Landscape Architects/Agent |
| Sittler Development Associates, LLC<br>Agent:<br>J. David Sittler | 1856 Old Reston Avenue<br>Reston, VA 20190 | Consultant/Agent for NVCommercial Incorporated |
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.<br>Agents:<br>Martin D. Walsh<br>Lynne J. Strobel<br>Timothy S. Sampson<br>M. Catharine Puskar<br>Sara V. Mariska<br>G. Evan Pritchard<br>Jonathan D. Puvak<br>Elizabeth D. Baker<br>Inda E. Stagg<br>Elizabeth A. Nicholson | 2200 Clarendon Boulevard, Suite 1300<br>Arlington, Virginia 22201 | Attorneys/Planners/Agent |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**Special Exception Attachment to Par. 1(a)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528b

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Tysons Central LLC<br><br>Agents:<br>Stephen M. Cumbie<br>Russell (nmi) Marks | 8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Contract Purchaser of Tax Map 29-3 ((1)) 71A pt. |

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036 121528 b
(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:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) NVCommercial Incorporated
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)
Stephen M. Cumbie
Peter H. Lunt

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

**Special Exception Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528 b

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Commonwealth of Virginia, Virginia Department of Transportation
14685 Avion Parkway, Suite 230
Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
A public entity with no shareholders or owners.

---

**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

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(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528 b

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr.,
Harry L. Jenkins, Robert R. Cochran,
Mark G. Morelock, Jeffrey B. Amateau,
Kyle U. Oliver, P. Christopher Champagne

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Mark R. Lewis, Mark C. Gionet,
Robert K. Esselburn, Yunhui Connie Fan

---

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528 b

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Bryan H. Guidash, Michael D. Lubeley, Thomas J. Colucci, Michael J. Coughlin, J. Randall Minchew, M. Catharine Puskar, Peter M. Dolan, Jr., Jay du Von, John E. Rinaldi, Kathleen H. Smith, William A. Fogarty, John H. Foote, Lynne J. Strobel, Garth M. Wainman, H. Mark Goetzman, Nan E. Walsh, Martin D. Walsh

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
J. David Sittler

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(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number (s))

121528b

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Tysons Central LLC
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Members: Stephen M. Cumbie, Russell (nmi) Marks, Peter H. Lunt, Cumbie Family Trust f/b/o Druscilla French and Taylor B. Cumbie

Administrative Members: Stephen M. Cumbie, Russell (nmi) Marks

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**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)

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(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036 121528b
(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, and 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 "Special Exception Affidavit 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.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): SEA 2008-MD-036
(enter County-assigned application number(s))

121528b

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1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE**: If answer is none, enter "**NONE**" on the line below.)
None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 2008-MD-036
(county-assigned application number(s), to be entered by County Staff)



## SPECIAL EXCEPTION AFFIDAVIT

DATE: September 16, 2013
(enter date affidavit is notarized)

121528b

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.)

Clyde's of Georgetown, Inc., the sister company to Clyde's Real Estate Group, Inc., a title owner listed in Paragraph 1(a) of this affidavit, donated in excess of $100 to Friends of Pat Herrity.

**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 "Special Exception 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 16 day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

**DATE:** September 19, 2013

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal
Office of the County Attorney

**SUBJECT:** **Revised** Affidavit
RZ 2011-PR-005
Applicant: NV Commercial Incorporated and Clyde's Real Estate Group Inc.
PC Hearing Date: 10/16/16
BOS Hearing Date: 10/29/13

**REF.:** 111447

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 9/16/13, which bears my initials and is numbered 111447d, when you prepare the staff report.

Thank you for your cooperation.

Attachments
cc: (w/attach) Amy Moxley, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

\\s17PROLAWPGC01\Documents\111447\JEG\Affidavits\542324.doc

# REZONING AFFIDAVIT

DATE: September 16, 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)

111447d

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): RZ 2011-PR-005
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

---

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| NVCommercial Incorporated<br><br>Agents:<br>Stephen M. Cumbie<br>Russell (nmi) Marks<br>Jack W. Waghorn | 8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Co-Applicant/Agent for Owner of 29-3 ((1)) 65/Agent for Contract Purchaser of Tax Map 29-3 ((1)) 71A pt.; Contract Purchaser of Tax Map 29-3 ((1)) 71, 72, 73, 76; |
| Clyde's Real Estate Group, Inc.<br><br>Agents:<br>Jeffrey R. Owens<br>John G. Laytham<br>Thomas M. Meyer | 3236 M Street, NW<br>Washington, DC 20007 | Co-Applicant/Title Owner of Tax Map 29-3 ((1)) 75, 78A |

(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: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

111447d

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Tysons One, LLC<br><br>Agents:<br>Robert A. Young<br>Stephen M. Cumbie<br>Russell (nmi) Marks | c/o NVCommercial Incorporated<br>8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Title Owner of Tax Map 29-3 ((1)) 65 |
| Tysons Properties, L.L.C.<br><br>Agents:<br>Lenora R. Lassen<br>Fred M. Gober | 14016 Welland Terrace<br>North Potomac, Maryland 20878 | Title Owner of Tax Map 29-3 ((1)) 71 |
| Leesburg Pike Investors, L.L.C.<br><br>Agent:<br>Glenn H. Rosenthal | 8391 Old Courthouse Road, Suite 320<br>Vienna, Virginia 22182 | Title Owner of Tax Map 29-3 ((1)) 72 |
| McBay Tysons, L.L.C.<br><br>Agents:<br>Sharon H. McBay<br>Matthew W. McBay<br>Kathleen M. Rugh | 1713 Chesterbrook Vale Court<br>McLean, Virginia 22101 | Title Owner of Tax Map 29-3 ((1)) 73 |
| 8334 Leesburg Pike, LLC<br>f/k/a 8334 Leesburg Pike Associates<br><br>Agents:<br>Ali Akbar Parvizian<br>Nasrin Parvizian (nmi)<br>Massud Parvizian (nmi)<br>Inger Parvizian (nmi)<br>Ghassem (Gus) Parvizian (nmi)<br>Abdolreza Parvizian (nmi) | 8334 Leesburg Pike<br>Vienna, VA 22182 | Title Owner of Tax Map 29-3 ((1)) 76 |

(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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| Commonwealth of Virginia<br>Virginia Department of Transportation<br>Agents:<br>Richard R. Bennett<br>James L. Van Zee | 14685 Avion Parkway, Suite 230<br>Chantilly, VA 20151 | Title Owner of Tax Map 29-3 ((1)) 71A pt. |
| VIKA, Incorporated<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>P. Christopher Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| VIKA Virginia, LLC<br>Agents:<br>John F. Amatetti<br>Robert R. Cochran<br>P. Christopher Champagne<br>Anthony C. Morse<br>Andrea R. Crossett | 8180 Greensboro Drive, Suite 200<br>McLean, VA 22102 | Engineers/Agent |
| Davis, Carter, Scott Ltd<br>Agents:<br>Douglas N. Carter<br>Steve Saff (former)<br>Triet (nmi) Nguyen<br>Andrew R. Makin (former) | 1676 International Drive, #500<br>McLean, Virginia 22102 | Architects/Agent |
| M.J. Wells & Associates, Inc.<br>Agents:<br>Robin L. Antonucci<br>Christopher R. Kabatt<br>Terence J. Miller<br>Michael R. Pinkoske<br>Justin B. Schor<br>William F. Johnson | 1420 Spring Hill Road, Suite 610<br>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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| LSG Landscape Architecture Inc.<br>f/k/a Lewis Scully Gionet Inc.<br>Agents:<br>Sunny J. Scully (former)<br>Robert K. Esselburn<br>Steve H. Choi | 1919 Gallows Road, Suite 110<br>Vienna, Virginia 22182 | Landscape Architects/Agent |
| The Evans Property Group LLC<br>Agent:<br>James A. Evans | 8230 Old Courthouse Road, Suite 350<br>Vienna, VA 22182 | Consultant/Agent for Clyde's Real Estate Group, Inc. |
| Sittler Development Associates, LLC<br>Agent:<br>J. David Sittler | 1856 Old Reston Avenue<br>Reston, VA 20190 | Consultant/Agent for NVCommercial, Incorporated |
| Polysonics Corp.<br>Agents:<br>George (nmi) Spano<br>Darshit (nmi) Joshi<br>Christopher J. Karner | 405 Belle Air Lane<br>Warrenton, VA 20186 | Noise Consultant/Agent |
| Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.<br>Agents:<br>Martin D. Walsh<br>Lynne J. Strobel<br>Timothy S. Sampson<br>M. Catharine Puskar<br>Sara V. Mariska<br>G. Evan Pritchard<br>Jonathan D. Puvak<br>Elizabeth D. Baker<br>Inda E. Stagg<br>Kara M. W. Bowyer (former)<br>Megan C. Rappolt<br>Elizabeth A. Nicholson<br>f/k/a Elizabeth A. McKeeby | 2200 Clarendon Boulevard, Suite 1300<br>Arlington, Virginia 22201 | Attorneys/Planners/Agent |

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

111447d

DATE: September 16, 2013
(enter date affidavit is notarized)

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

| **NAME** (enter first name, middle initial, and last name) | **ADDRESS** (enter number, street, city, state, and zip code) | **RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above) |
|---|---|---|
| CBRE, Inc.<br><br>Agent:<br>Robert D. Faktorow | 8270 Greensboro Drive<br>McLean, VA 22102 | Real Estate Broker/Agent for<br>Leesburg Pike Investors, L.L.C. |
| Kimmel Company<br><br>Agent:<br>Joel D. Kimmel | 11257 S Glen Rd. Suite A<br>Potomac, MD 20854 | Real Estate Broker/Agent for<br>8334 Leesburg Pike, LLC |
| Tysons Central LLC<br><br>Agents:<br>Stephen M. Cumbie<br>Russell (nmi) Marks | 8230 Leesburg Pike, Suite 500<br>Vienna, VA 22182 | Contract Purchaser of Tax Map<br>29-3 ((1)) 71A pt. |

(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: September 16, 2013
(enter date affidavit is notarized)

1114470

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
NVCommercial Incorporated
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)
Stephen M. Cumbie
Peter H. Lunt

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
Stephen M. Cumbie, President, Director; Peter H. Lunt, EVP, Director; Heather M. Carmines, Secretary; Connie P. Greer, former Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tysons One, LLC
c/o NVCommercial Incorporated
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
NVCommercial Incorporated, Manager
Members: The Young Group, Inc., Courtney B. Young, Steven P. Young II, Joseph G. Wetzel, Robert A. Young & Nancy B. Young (deceased) as tenants by the entirety, Stephen M. Cumbie, Peter H. Lunt, Russell (nmi) Marks, Cumbie Family Trust f/b/o Druscilla French and Taylor B. Cumbie

---

**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 Young Group, Inc.
6718 Whittier Avenue Suite 220
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Robert A. Young
Nancy B. Young (deceased)

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Robert A. Young, President/CEO/Director
Nancy B. Young, Secretary (deceased)

(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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Tysons Properties, L.L.C.
14016 Welland Terrace
North Potomac, Maryland 20878

**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)
Lassen Family Limited Partnership, Sole Manager/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)
Leesburg Pike Investors, L.L.C.
8391 Old Courthouse Road, Suite 320
Vienna, Virginia 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Managers: Glenn H. Rosenthal and Ronald D. Strawn (former)
Members: Loretta K. Rosenthal, Michael (nmi) Mellor, Alan L. Meltzer, Shelton Zuckerman Family Trust f/b/o Shelton Zuckerman, David B. Lutz & Jackie Lutz

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
McBay Tysons, L.L.C.
1713 Chesterbrook Vale Court
McLean, Virginia 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Sharon H. McBay, Manager, Member
Matthew W. McBay, Manager, Member
Shauna McBay Lonergan, Manager, Member
Wilbur L. McBay Trust f/b/o Sharon H. McBay, Matthew W. McBay and Shauna McBay Lonergan, Member

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde's Real Estate Group, Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Clyde's Restaurant Group, Inc.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde's Restaurant Group Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Clyde Inc.

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Clyde Inc.
3236 M Street, NW
Washington, DC 20007

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Qualified Terminal Interest Property Trust under the Will of Stuart C. Davidson f//b/o Sally F. Davidson
John G. Laytham

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Directors: Sally F. Davidson, John G. Laytham, Thomas M. Meyer, Claude J. Andersen, Jeffrey R. Owens, Stuart P. Davidson, Olga Merck Davidson, Alexander J. Davidson, Lindsay Shea
Officers: Sally F. Davidson, Chairman of the Board; John G. Laytham, President; Thomas M. Meyer, EVP and Asst. Secretary; Claude J. Andersen, Secretary; Jeffrey R. Owens, Treasurer; Virginia I. Laytham, Asst Secretary

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
The Evans Property Group LLC
8230 Old Courthouse Road
Suite 350
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
James A. Evans, Member/Manager
Stephen D. Evans, Member

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, 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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Davis, Carter, Scott Ltd
1676 International Drive, #500
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Douglas N. Carter, Lena I. Scott, Patricia A. Appleton, C. Robert Atkinson, Marcia K. Calhoun, Christine C. Garrity, Christopher L. Garwood, Alan K. Houde

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc f/k/a Lewis Scully Gionet Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Mark R. Lewis, Sunny J. Scully (former), Mark C. Gionet, Robert K. Esselburn, Yunhui Connie Fan

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[✓] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich (former), William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, 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)
Commonwealth of Virginia, Virginia Department of Transportation
14685 Avion Parkway, Suite 230
Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
A public entity with no shareholders or owners.

==========

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Richard R. Bennett, State Right-of-Way and Utilities Director; Gregory A. Whirley, Commissioner; Richard L. Walton, Jr., Chief of Policy and Environment

(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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
8334 Leesburg Pike, LLC f/k/a 8334 Leesburg Pike Associates
8334 Leesburg Pike
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Ali Akbar Parvizian, Managing Member
Nasrin Parvizian, Member
Massud Parvizian and Inger Parvizian, as tenants by the entirety, 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)
Polysonics Corp.
405 Belle Air Lane
Warrenton, VA 20186

**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)
Gordon E. Jacobs, Denise A. Jacobs

==========

**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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
J. David Sittler

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Sellica Corporation
11820 Danville Drive
Rockville, MD 20852

**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)
Lenora R. Lassen, Lori S. Albert, Terri E. Gober

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
Lenora R. Lassen, President/VP/Director; Lori S. Albert, Secretary; Terri E. Gober, Treasurer; Fred M. Gober, Executive Director/Director

(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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
Kimel Company
11257 S Glen Rd. Suite A
Potomac, MD 20854

**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)
Joel D. Kimel

==========

**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)
CBRE, Inc.
8270 Greensboro Drive
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
CBRE Group, Inc.

==========

**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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)
CBRE Group, Inc.
11150 Santa Monica Boulevard
Los Angeles, CA 90025

**DESCRIPTION OF CORPORATION:** (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)
Publicly traded

==========

**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 Central LLC
8230 Leesburg Pike, Suite 500
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)
Members: Stephen M. Cumbie, Russell (nmi) Marks, Peter H. Lunt, Cumbie Family Trust f/b/o Druscilla French and Taylor B. Cumbie
Administrative Members: Stephen M. Cumbie, Russell (nmi) Marks

==========

**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: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)
Lassen Family Limited Partnership
14016 Welland Terrace
North Potomac, Maryland 20878

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

General Partner:
Sellica Corporation

Limited Partners:
Lenora R. Lassen
Raymond E. Lassen Irrevocable Trust f/b/o Lenora R. Lassen
Terri E. Gober
Lori S. Albert
Lassen Grandchildren Trust f/b/o underage grandchildren of Lenora R. Lassen

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

8334 Leesburg Pike Associates [FORMER]
5869 Westhiemer Road
Houston, TX 77057

(check if applicable) [✓] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

General Partners:
Ghassem (Gus) Parvizian (nmi)
Abdolreza Parvizian (nmi)
Ali Akbar Parvizian
Nasrin Parvizian (nmi)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**REZONING AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number(s))

---

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

**REZONING AFFIDAVIT**

DATE: September 16, 2013
(enter date affidavit is notarized)

111447d

for Application No. (s): RZ 2011-PR-005
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "**NONE**" on line below.)

Clyde's of Georgetown, Inc., the sister company to Clyde's Real Estate Group, Inc., a co-applicant listed in Paragraph 1(a) of this affidavit, donated in excess of $100 to Friends of Pat Herrity.

(**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 16 day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

APPENDIX 5

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

September 19, 2013

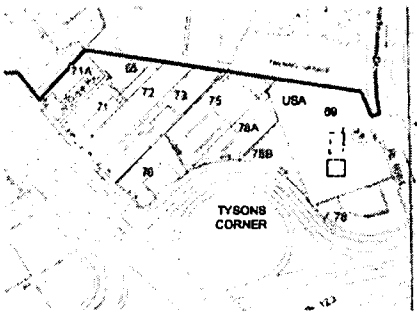
***Via Hand Delivery***

Barbara C. Berlin
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ 2011-PR-005
Request for Rezoning from the C-8, HC, SC Districts to the PTC, HC, SC Districts
NVCommercial Incorporated and Clyde's Real Estate Group, Inc. ("NVC" and "Clyde's"; together, the "Applicants")
TM 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76 and 78A (the "Application Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proposed rezoning of consolidated properties located in the Tysons Central 7 District of Tysons. NVC and Clyde's are co-applicants. NVC is the contract purchaser of Parcels 65, 71, 71A pt., 72, 73, and 76 while Clyde's is the owner of Parcels 75 and 78A. The Applicants are requesting a rezoning of the Application Property from the C-8 (Highway Commercial Corridor), HC and SC Districts to the PTC (Planned Tysons Corner Urban), HC and SC Districts in order to permit the construction of a transit-oriented, mixed use development with an overall floor area ratio ("FAR") of up to 8.05. When complete, development of the Application Property will consist of six multi-story towers, noted as Buildings A, B, C, D, E and F on the Conceptual Development Plan ("CDP"), with structured parking and associated public amenities. A mixture of office, hotel, residential, eating establishment and retail uses is proposed.




**Property Description** – The Application Property is a consolidation of eight parcels of land totaling 5.79 acres and is located in the northern quadrant of the intersections of Leesburg Pike (Rte. 7) and Chain Bridge Road, Providence Magisterial District. Currently established on the Application Property is a mixture of low rise retail and commercial uses; Clyde's Restaurant occupies Parcels 75 and 78A.

All existing uses are accessed from an existing service/frontage road adjacent to the ramp for the grade separated interchange of Leesburg Pike and Chain Bridge Road ("Tysons Central Street"). However, the Application Property is located adjacent to the proposed Greensboro Station serving the Silver Metro line currently under construction through Tysons (the "Metro Station"). The proposed northern pedestrian entry/exit point for the Metro Station will be located on a portion of Parcel 71A located immediately adjacent to the Application Property. All but a small portion of Parcels 75 and 78A of the Application Property is located within ⅛ mile of the Metro Station entrance, making it a prime location for redevelopment in a transit-oriented, pedestrian friendly mode.

A 53 foot change in elevation challenges development on the Application Property, which has its lowest elevation of approximately 461 feet above sea level located near the southwestern corner of Parcel 71A and its highest elevation of approximately 514 feet above sea level located near the northeastern corner of Parcel 75.

**Zoning History** – All of the Application Property is zoned C-8, HC and SC, which allows a variety of retail and service uses. To the best of our knowledge, there are no proffers or development conditions from previously approved zoning actions that encumber development of the Application Property.

**Description of Development Proposal**

Overall Vision -- Referred to as Tysons Central, the proposed development seeks to transform the current mixture of small, aging retail structures in to a mixed use development that capitalizes on its proximity to Metro while significantly enhancing the Metro Station area. As currently planned, the Metro Station entrance area lacks good pedestrian linkages, a strong design element and a sense of excitement and vitality. Tysons Central will bring well designed buildings with high quality materials within steps of the Metro Station, providing a lively interface between uses on the site and transit riders. A comprehensive pedestrian system will provide safe and convenient passage for those working, residing or visiting Tysons Central and adjacent properties.

The Applicants are working with Dulles Transit Partners in creating an urban plaza at the entrance to the Metro Station (the "Metro Plaza"). Upon descending the Greensboro Station escalator, the experience will be vibrant and urban. Views will include a hard surface plaza, broken with vignettes of greenery, a water feature and public art. Seating areas will invite users to stop, enjoy the amenities and people watch. An office building and an iconic hotel/residential tower with ground level retail or restaurant uses will front on the plaza. Vertical transportation will invite and transport pedestrians further into Tysons Central and lead them up to a public plaza, referred to as Central Piazza, ringed by a mixture of office and residential towers with ground level retail and service uses.

The European styled piazza is primarily hardscape with a central area including a water feature, trees and seating to accommodate a space for public gatherings. Between the Metro Plaza and

Central Piazza is an elevated Sky Park. This public park space will permit visual connections to both the plaza and piazza and help link the spaces. The Sky Park will include lounge areas, a shade structure and landscaping to create a park space near the station, but more relaxed than that anticipated with the heavy pedestrian movement at the Metro Plaza. Clyde's Park, the Corner Park and the Pocket Park are other public park spaces designed to offer a variety of passive and active recreational opportunities. These areas are supplemented by private areas intended for use by residents.

While the pedestrian will be the focus of the proposed development, additions to the grid of streets are also provided.

- A new local street, identified as Station Place, is envisioned along the western periphery of parcel 71A. Station Place will provide access to the Metro Station and adjacent properties from Leesburg Pike and will intersect with a new street paralleling Leesburg Pike identified as Center Street.
- Center Street will extend eastward from the adjacent SAIC/Meridian Property to Pinnacle Drive. Initially, Center Street will be constructed as an interim street, respecting the existing development on adjacent properties to the north. Ultimately with the redevelopment of adjacent parcels, Center Street may follow a slightly different alignment conceptually depicted on the CDP.
- Viale Centrale is a new local street connecting Center Street with Leesburg Pike. With right-in and right-out only access from Leesburg Pike, this new street provides an important link and reduces traffic on Station Place.
- In addition, access to the Application Property is provided along the existing public street to the west identified as Tysons Central Street on the CDP. A new street, also called Tysons Central Street, located between Buildings E and F will connect the existing Tysons Central Street with Viale Centrale. This short section of street as well as Viale Centrale are proposed as private streets as they are located over underground parking.

With the exception of parallel parking on the street grid, all parking will be structured. The architects have taken advantage of the site's natural topography to design parking in to the slope. Structured parking will include both below grade parking and above grade levels in the buildings. Access to the parking garages is provided from Tysons Central Street, Center Street and Viale Centrale. Care has been taken to ensure that the majority of street frontages are activated, with office lobbies, retail/hotel uses, residential lobbies and attractive architectural elements and streetscape treatments.

The CDP provides for two development options; Option 1 maximizes commercial uses and Option 2 that maximizes residential uses. The Applicants reserve the right to develop in accordance with either option or a combination of the two. Option 1 proposes a maximum of 1,807,000 gross square feet ("GSF") with an overall floor area ration ("FAR") of 7.17. The mix of uses is approximately 35% office, 47% residential, 9% hotel, and 9% retail and service uses. Option 2 proposes a maximum of 2,029,000 gross square feet with an overall FAR of 8.05 and a mix of 15% office, 69% residential, 8% hotel and 8% retail uses.

## Land Use Mix and FAR

| Use | GSF | Percentage of Total | FAR [1] |
|---|---|---|---|
| **OPTION 1** | | | |
| --Office | 631,000 | 35% | 2.50 |
| --Residential | 848,000 | 47% | |
| --Hotel | 155,000 | 9% | |
| -- Retail | 173,000 | 8% | |
| TOTAL | 1,807,000 | 100% | 7.17 |
| **OPTION 2** | | | |
| --Office | 320,000 | 15% | 1.27 |
| --Residential | 1,441,000 | 69% | |
| --Hotel | 155,000 | 8% | |
| -- Retail | 173,000 | 8% | |
| TOTAL | 2,029,000 | 100% | 8.05 |

[1] Based on a land area of 252,291 SF

Six distinct buildings are proposed as follows:

Building A – Building A will be situated within the southwestern corner of the Application Property, immediately adjacent to the proposed northern pedestrian entry/exit platform for the Metro Station. The proposed use of Building A, under both Options 1 and 2, is office with retail uses which may include a small grocery store and/or eating establishments. The building could range from 15-25 stories with a maximum height of 300 feet and a maximum GFA of 382,000 square feet.

Building B – Building B will be situated north of Building A at the intersection of Station Place and Center Street. This structure may be up to 29 stories with a maximum height of 330 feet. This tower is planned for approximately 358,000 gross square feet, with a 200 room hotel occupying the lower floors and between 100 and 175 multi-family residential dwelling units above. Hotel amenities and related retail uses will occupy and enliven the ground level. The Applicants reserve the right to develop Building B as a hotel only or as a residential tower only, with ground floor retail uses.

Building C – Building C will be situated to the east of Building B at the intersection of Center Street and Viale Centrale. The building is proposed to be between 28 and 38 stories and have a maximum height of approximately 380 feet. Proposed primary use of this approximately

343,000 gross square foot building is residential with an element of ground level neighborhood serving retail and public facility uses.

Building D – Building D will be situated on the northeastern portion of the Application Property in the vicinity of the current Clyde's Restaurant. The building is proposed to be between 20 and 26 stories and have a maximum height of approximately 290 feet. Proposed primary use of this 245,000 to 363,000 gross square foot building is residential with 260 to 360 multi-family dwelling units and associated amenities.

Building E – Building E will be situated immediately south of Building D, also in the vicinity of the current Clyde's Restaurant. Under Option 1, the building is proposed to be 8 to 16 stories and have a maximum height of approximately 195 feet. Proposed primary use of this 106,000 to 245,000 gross square foot building is either office or hotel with neighborhood serving retail, restaurant and service opportunities.

Under Option 2, Building E will include up to 228,000 gross square feet, including residential and retail, restaurant and service uses, and a maximum height of 210 feet.

Building F – Building F is situated at the interchange of the Route 7 and Route 123 and adjacent to Viale Centrale and Tysons Central Street. Under Option 1, the proposed primary use of this up to 257,000 gross square foot building is office with ground floor neighborhood serving retail and service opportunities. The building is proposed to be up to 19 stories and have a maximum height of approximately 265 feet.

Under Option 2, Building E is primarily residential with approximately 262 to 414 units, 415,000 gross square feet, 27 to34 stories and a maximum height of 400 feet.

Phased Site Development – It is anticipated that the proposed development will be phased. Due to the nature of the design with the six proposed buildings constructed on top of one large plinth, multiple buildings could well be built concurrently. Phasing options are depicted on the CDP. Each phase provides interim development scenarios that conform to the overall vision for Tysons with critical links within the street grid provided. Parks and open space adjacent to the phased development will be constructed to serve the occupants of the constructed buildings and to ensure that pedestrian access to the Metro Station is maintained.

**Comprehensive Plan Recommendations**

The Application Property is located in the Tysons Central 7 District of Tysons Corner Urban Center in the Area II Plan (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons Central 7 - North Subdistrict recommendations. The Application Property is recommended for Transit Station Mixed Use, which is described as a balanced mix of retail, office, arts/civic, hotel, and residential uses, with office comprising approximately 65% and residential comprising 20% or more of the total development throughout all Transit Station Mixed-Use areas. Planned intensity

recommendations are based on a tiered approach. The majority of the Application Property, 96%, is located in within ⅛ mile of a proposed Metro Station entrance and the remaining 4% is located within ¼ mile of the Metro Station entrance. Sites within ¼ mile of a Metro station are not subject to a maximum FAR, however, office use within ¼ mile in excess of 2.5 FAR requires approval of a special exception or granting of bonus intensity.

**Intensity Tiers and FAR**

| Intensity Tiers | Land Area and Density Credits | GFA | FAR |
|---|---|---|---|
| < ⅛ mile | 241,631 SF | Option 1 – 1,789,000<br>Option 2 – 2,009,000 | 7.40<br>8.32 |
| ⅛ - ¼ mile | 10,660 SF | Option 1 – 18,000<br>Option 2 –20,000 | 1.69<br>1.88 |
| TOTAL | 252,291 SF | Option 1 – 1,807,000<br>Option 2 – 2,029,000 | 7.17<br>8.05 |

The proposed rezoning and CDP are in keeping with the intensity recommendations of the Plan. Tysons Central's maximum overall FAR of 7.17 for Option 1 includes a combined office and high trip generating retail FAR of 2.50. The mix set forth in the tabulations on the CDP is approximately 35% office, 47% residential, 9% hotel, and 9% retail and service, which provides a full complement of uses to ensure activity both day and night.

Under Option 2, it is not anticipated that combined office and high trip uses will approach 2.50 FAR. The mix under Option 2 becomes 15% office, 69% residential, 8% hotel and 8% retail/service. However, this land use mix is still in conformance with the Comprehensive Plan recommendations for Transit Station Mixed Use when reviewed in the context of existing and proposed uses in an expanded area adjacent to the Greensboro Station. All together approximately 38.4 acres of land between Leesburg Pike, Westpark Drive, Greensboro Drive and Pinnacle Drive are planned for Transit Station Mixed Use. This includes the Application Property, approximately two-thirds of the property to the west currently under consideration for rezoning to the PTC District under RZ 2010-PR-022 (the "Solutions Plaza Application"), and the properties to the north and east of the Application Property. The proposed mix of uses for the combination of the Application Property, the Transit Station Mixed Use portion of Solutions Plaza and Westpark Plaza Application properties and the existing uses on the balance of the area planned for Transit Station Mixed Use is 63% office, 28% residential, 3% hotel and 6% retail, as provided in the table below. This mix is in keeping with the Transit Mixed Use description in the Comprehensive Plan.

**Tysons Central 7 District Planned Transit Mixed Use**
**(Area North of Leesburg Pike, South of Greensboro, West of Pinnacle)**

| Tax Map ID | Owner | Land Area (SF) | Use (GFA) |
|---|---|---|---|
| **Existing Development to Remain** | | | |
| 29-3 ((15)) 3A | EOP Marshall I, LLC | 151,358 | 266,590 (Office) |
| 29-3 ((15)) 3C | Marshall Property LLC | 111,176 | 198,995 (Office) |
| 29-3 ((15)) 2 | 8251 Greensboro Drive Property LLC | 174,240 | 179,514 (Office) |
| 29-3 ((15)) 3B | WRIT 8283 Greensboro Drive LLC | 131,192 | 236,200 (Office) |
| 29-3 ((1)) 78 | Elizabeth Bles | 39,461 | 23,455 (Retail) |
| **Solutions Plaza Application** [1] | | | |
| 29-3 ((15)) 4D | Meridian | 164,076 | |
| 29-3 ((15)) 4E | Meridian | 120,497 | Combined |
| 29-3 ((15)) 4F | Meridian | 77,979 | 1,997,364 (Office) |
| 29-3 ((15)) 7C | Campus Point Realty Corp. | 104,251 | 112,000 (Retail) |
| 29-3 ((15)) 7D | Campus Point Realty Corp. | 66,548 | |
| **NVC/Clyde's Application (Option 2)** | | | |
| 29-3 ((1)) 75 | Clyde's Real Estate Group Inc. | 58,779 | |
| 29-3 ((1)) 78A | Clyde's Real Estate Group Inc. | 26,014 | Combined |
| 29-3 ((1)) 71 | Tysons Properties LLC | 25,523 | 320,000 (Office) |
| 29-3 ((1)) 72 | Leesburg Pike Investors, LLC | 35,693 | 1,441,000 (Resi) |
| 29-3 ((1)) 73 | McBay Tysons LLC | 40,353 | 155,000 (Hotel) |
| 29-3 ((1)) 76 | Parvizian Abdolreza et al, Parvizian Inc. | 31,440 | 173,000 (Retail) |

| USE | GFA | PERCENT |
|---|---|---|
| **Office** | **3,198,663** | **63%** |
| **Residential** | **1,441,000** | **28%** |
| **Hotel** | **155,000** | **3%** |
| **Retail** | **308,455** | **6%** |
| **TOTAL** | **5,103,118** | **100%** |

[1] The Solutions Plaza Application includes residential uses, hotel use and additional retail uses, but these uses are located on parcels planned for Residential Mixed Use, not Transit Mixed Use, and thus have not been included in this analysis.

The Plan also provides guidance on consolidation, street grid, urban design, urban park standards and a host of other topics. Below is a description of how the proposed rezoning and CDP for the Application Property meets the major elements of the Plan and the specific subdistrict recommendations. Where the description of compliance with the major elements also satisfies the subdistrict recommendations, it is so noted and not repeated.

| Plan Guidance | Applicants' Proposal |
|---|---|
| **Major Elements of the Plan** | |
| □Mix and arrangement of uses | The proposed mix of uses is in keeping with overall guidance in the Land Use section and the North Subdistrict description. The Conceptual Land Use Map identifies the Application Property as appropriate for Transit Mixed Use, allowing office, hotel, residential and retail uses. Office use accounts for 35% of the total GFA; residential uses account for 47%, hotel accounts for 9% and retail/services are proposed at 8% under Option 1 and 15% office, 69% residential, 8% hotel and 8% retail under Option 2. As outlined above, when the Option 2 mix is analyzed in context of a larger area, the resultant mix conforms to the Comprehensive Plan's guidance. Retail, service and eating establishments are proposed along Metro Plaza and Viale Centrale. These uses will help create a lively pedestrian environment. |
| □Affordable and workforce housing | Twenty percent of the residential units will be provided as workforce housing in keeping with the Plan guidance. Contributions to workforce housing by the commercial components are detailed in the proffers. |
| □Green building expectations | Residential structures will be designed and constructed to meet a minimum of LEED (NC) certification or an equivalent. The office and hotel buildings will be designed and constructed to meet a minimum of LEED Silver certification. |
| □Stormwater Management | With the use of innovative stormwater management techniques and facilities, the Applicants proposal will help protect the downstream receiving waters in the Tysons area from further degradation and provide sufficient controls to proportionally improve the condition of the receiving waters.<br><br>It is the intent of this application to commit to a stormwater management plan which not only attempts to mimic the pre-developed peak release rates for the 1-, 2- and 10-year storms, but also the pre-developed runoff volumes for the 1- and 2-year storms. In order to control both the post-developed peak flow rates and reduce the post-developed runoff |

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| | volumes (similar to LEED), it is the intent of the stormwater management plan to make use of certain low impact development (LID) techniques that will aid in water runoff reduction and reuse, below is a list of possible alternative to provide water quality and quantity:<br><br>• Green roofs will allow for a portion of the runoff volume to be decreased through the uptake by plantings on the green roof.<br>• Tree box filters will also allow for a degree of plant uptake, and can also be designed to infiltrate portions of the runoff volume, depending on the characteristics of the insitu soils.<br>• Pervious hardscapes/streetscapes will allow for infiltration of portions of the runoff volume through the pervious surface into storage below where it will be held for infiltration into the ground, depending on the characteristics of the insitu soils.<br>• Stormwater reuse will allow for runoff volume to be recycled into the water supply of the new buildings for allowable purposes such as grey water, landscape irrigation, and air conditioning unit cooling. So, instead of merely holding runoff to reduce its peak flow rate, detention vaults on a site which as stormwater reuse can hold runoff until it is reused in the buildings. This reuse has the added benefit of reducing the demand on the domestic water supply, while infiltration techniques will have the added benefit of recharging the surrounding water table. |
| ☐Consolidation performance objectives | The assemblage of eight parcels that comprise the Application Property is a logical consolidation, given the uses that currently exist on the Application Property and the more intense uses that are currently located on its periphery. The Applicants have worked for several years in assembling the eight parcels which are owned by seven different entities. The shape and location of the Application Property will assist in achieving many of the performance objectives for developing an efficiently functioning |

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| | community, with a grid of streets, a comprehensive public open space system and pedestrian network. |
| □Transportation | |
| °Grid of streets on and off-site | The Applicants have worked with many of the property owners in the area bounded by Greensboro Drive, Westpark Drive, Leesburg Pike, Route 123 and Pinnacle Drive to prepare a network of streets to provide accessibility and connectivity. The goal was to create a grid that is both effective and practical. The proposed street network was shared with Fairfax County Department of Transportation (FCDOT) during the Tysons planning process. The grid includes a significant new east-west road connecting Westpark Drive with Pinnacle Drive, identified as Center Street. The Applicants have pursued a license agreement from property to the west to provide an off-site connection to Pinnacle Drive, and have coordinated efforts with property owners to the north in order to construct an interim section of Center Street until such time as the adjacent properties are ready to redevelop and can complete the full section of the street.<br>Station Place, a new local street immediately adjacent to the Metro Station will also add to the intended connected grid for Tysons Central 7 North. The Applicants have worked with Meridian, the property owner immediately to the east of the Application Property, who is also processing a PTC rezoning application, in order to coordinate construction of Station Place. Viale Centrale, another local street connecting Leesburg Pike and Center Street, is provided all on-site and provides a key link in the grid of streets. |
| °Vehicle trip reduction objectives | The Traffic Impact Statement ("TIA"), prepared by Wells + Associates, Inc. and submitted with the application includes a Transportation Demand Management ("TDM") vehicle trip reduction goal of 40% for residential and commercial uses. These reduction goals were agreed upon with FCDOT and VDOT during the scoping of the TIA. The proffers however provide greater reductions than included in the TIA. |
| °Parking management | Parking management is critical to the success of a |

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| | TDM program. The Applicants propose to develop parking in phases with the first phases potentially providing more parking than that recommended in the Plan and the PTC District regulations. With later phases, less parking will be constructed so that with completion of the proposed development, the total parking provided is at or below the maximum rates permitted on the Zoning Ordinance. Details of the parking management plan are provided in the TDM program. |
| °Phasing to transportation improvements and programs | The CDP provides a series of phasing exhibits. Based on marketing and timing considerations, the Applicants shall, at their sole discretion, decide the sequence of building construction. With any sequence, critical links within the street grid and pedestrian network, and public park spaces will be provided. The Applicants' proffers elaborate on the phasing commitments based on the findings of the Application Property's TIA and a larger area consolidated TIA. |
| °Traffic impact analysis evaluating three time periods; first phase, interim phase and plan build-out | The TIA referenced above provides the evaluation over three phases. |
| □Urban Design | |
| °Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons. | Davis Carter Scott, the project's architect, has studied the physical characteristics of the Application Property and has identified design opportunities and challenges. It has also reviewed in the vision and design guidelines for Tysons as set forth in the Plan. The proposed site design creates a new urban center with iconic mixed use buildings at the foot of the metro escalator and a variety of exciting public spaces. Together, the landscape architect and architect have recommended building forms, massing, streetscapes, pedestrian connections, public plazas, 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. | Six new buildings are proposed, with heights ranging from a potential of 75 feet for Building E to a maximum of 400 feet for Building F, an iconic residential signature tower. The entirety of the Application Property falls within Building Height Tier 1, with a maximum building height of 400 feet. |

| | |
|---|---|
| | All proposed heights are in keeping with the Plan's building height map. |
| °Shadow and wind studies demonstrating that the design creates an inviting environment and does not cause a canyon effect. | The architects have sited the buildings to avoid canyon effects and to ensure sufficient natural light, particularly in public spaces. Shadow studies have been provided in the CDP. |
| □Urban park standards | A preliminary analysis of the urban park standards and the needs of the future residents, employees and visitors of the Application Property has been prepared. The urban park standard recommended for Tysons Urban Center is 1.5 acres for each 1000 residents and 1.0 acre for each 10,000 employees. The recommended park area for the Application Property varies based on the amount of commercial and residential uses proposed. A park and open space system has been designed for Tysons Central providing a variety of public urban parks, which are key to attracting residents and employees. Overall 1.8 acres of park area are provided with Option 1 and 1.93 acres with Option 2. As part of the park system, a significant enhancement to the Metro Station entrance area is proposed. Transforming this area from a mundane and not overly functional space to a vibrant and bustling promenade activated with water features, public art and ground level uses, will provide a highly utilized public park space that will be enjoyed daily. The Applicants also propose an interconnected series of park spaces on the top of the parking plinth. The key feature is a European styled piazza, reached by a vertical transportation element from the Metro Plaza or at- grade on Viale Centrale. This piazza will be brought to life by people coming to and from the Metro Station and the large number of office workers and residents in the area. It will include a mixture of hardscaping and landscaping along with specialty paving, outdoor seating, and a central water feature. Additional areas of open space are provided in a Sky Park between Buildings A and B, and in three ground level parks east of Viale Centrale. These include Corner Park located along Leesburg Pike; Clyde's Park, a highly amenitized park between Buildings D and E; and Pocket Park, a small passive park along Center Street). Private park |

| | |
|---|---|
| | areas are proposed on the roofs of the residential and hotel buildings and throughout the development. |
| □Active recreation facilities | Active recreational facilities such as swimming pools, play areas, lawn games, fitness centers, are proposed within the buildings, private open space and park areas. Contributions to athletic fields in the Tysons area are detailed in the proffers. |
| □Public Facilities | In addition to extending of the grid of streets and providing of parks and open spaces, the Applicants is working with Dulles Transit Partners to provide extensive enhancements to the Metro Plaza. This is an important feature to implementing the Tysons vision where transit facilities are attractive, convenient and lively spaces that encourage the use of transit and become one of the focal points in the urban neighborhood. The Applicants have also proffered to make interim improvements to the plaza area which may include interim "pop-up" retail uses so that the immediate area around the station is enhanced as quickly as possible.<br><br>In addition, the Applicants have proffered to design, permit, construct and make available to the County approximately 5,400 square feet of space on the first floor of Building C to house a public/community use which most likely would be a an educational facility or institution of higher education, but could also be a museum, art gallery/studio, theatre, cultural center, County or State offices or other similar use. The Applicants are also providing approximately 9,100 square feet on the second floor of Building C for future expansion of the public/community use |
| □Demonstrating how other properties in the subdistrict and in the general vicinity of the proposal can develop in conformance with the Plan | The Applicants have worked with their neighbors to develop a proposed grid of streets for the subdistrict resulting in appropriately sized, walkable blocks. Plans showing how these new blocks that are not a part of the Application Property can develop with a variety of buildings, heights and uses in conformance with the Plan will be provided. |
| **Tysons Central 7 North Subdistrict - Redevelopment Option Guidance**<br>1. Development proposals should provide for the following: | |
| □The vision for this subdistrict is to remain one of Tysons greatest concentrations of | As previously described in Major Elements of the Plan, the Tysons Central Option 1 CDP proposes a |

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| office space, with the provision of more office buildings with highest intensities near the Metro Station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations. | mixture of uses, including office (35%), residential (47%), hotel (9%) and retail (8%). Office buildings are situated closest to the Metro Station, Route 7, and the Route 7/Route 123 interchange with other buildings being mixed in this compact development. Under Option 2, Building A remains and is expanded for office use directly adjacent to the Metro Station. |
| □Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations. | A logical area has been assembled for this application. The area is comprised of eight small and odd shaped parcels which have been brought together to form a sizeable redevelopment opportunity. It is substantial enough to provide for extensions of the grid of streets, a well thought out park and open space system, a well connected pedestrian system and a mix of uses to ensure 24 hour activity. Green building practices and workforce housing are being provided in conformance with Plan guidance. Detailed phasing plans have been included in the CDP indicating how streets, park space, parking, streetscapes and amenities can be developed with the construction of each building. |
| ° For the area developed with freestanding retail uses that is east of the Metro Station (adjacent to the Route 7/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated | With this amended application, the proposed development has consolidated all the land east of the Metro Station and west of the existing water tower. Full consolidation in keeping with the Comprehensive Plan recommendations has been achieved.<br><br>The Applicants have worked diligently to provide a critical vehicular connection between Pinnacle Drive and Solutions Drive. This is accomplished by constructing the new street along the Application Property's northern boundary to its eastern corner and then utilizing committed right-of way dedication on adjacent property to provide a connection to Pinnacle Drive. To widen this connection to a full street section, the Applicants have worked with the |

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| property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict. | U.S. Government in an effort to secure street easements, that process is on-going. The Applicants will continue to work with many of the property owners in the area bounded by Greensboro Drive, Westpark Drive, Leesburg Pike, Route 123 and Pinnacle Drive to coordinate accessibility and connectivity. |
| □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 Applicants propose to construct a key section of Center Street on the Application Property. This will be an interim section until such time as properties to the north redevelop and complete the street. The Applicants have worked with its neighbors to coordinate a grid that will work for all. |
| The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Area-wide Urban Design and Transportation Recommendations. | As described above, the Applicants are planning to construct Center Street from its western boundary to Pinnacle Drive. Utilizing right-of-way on adjacent Parcel 2 and a potential easement on adjacent Parcel 69 owned by the U.S. Government, Center Street would extend to Pinnacle Drive. |
| □Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the Environmental Stewardship recommendations. | A park and open space system has been designed for Tysons Central providing a variety of public urban parks, which are key to attracting residents and employees. Overall 1.8 acres of publicly accessible park area are provided under Option 1 and 1.93 acres under Option 2. |
| □When redevelopment includes a residential component, it should include recreational facilities and other amenities for the residents, as well as | The proposed residential towers will include a comprehensive package of recreational amenities, including indoor and outdoor leisure facilities. It is anticipated these will include swimming pools, |

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| affordable/workforce housing as indicated under the Areawide Land Use Recommendations. | fitness gyms, sport courts, clubrooms and exercise areas. The specific amenities for each building will be formulated at the time of Final Development Plan approval. Twenty percent of all residential units will be provided as workforce units. |
| □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. | The Traffic Impact Statement ("TIA") prepared by Wells + Associates, Inc. details the impacts of the proposed development on the transportation infrastructure and identifies appropriate mitigation measures. |
| □This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending on location, as conceptually shown on the Building Height Map in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro Station with a maximum height of 400 feet. | Six new buildings are proposed, with heights ranging from 85 feet for Building E to 400 feet for Building B, the iconic hotel residential signature tower. All proposed heights are in keeping with the Plan's building height map. |
| □A potential circulator alignment extends through this subdistrict as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the Intensity section for Areawide Land Use Recommendations. | The circulator map included in the Comprehensive Plan shows a conceptual circulator routes along the Application Property's Center Street frontage. However, the County has undertaken a Circulator System Study to study and refine the alignments. No circulator route has been proposed adjacent to the Application Property in the study. |

**Waivers and Modifications**

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or 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 Sheet C-2 of the CDP. Waivers related to the urban road design standards are provided on Sheet S-5 of the CDP.

**Implementing the Tysons Vision**

Approval and construction of the proposed development will create an exciting urban experience that is anticipated when exiting the Greensboro Metro Station. The proposed development will further the vision of the Comprehensive Plan by creating an attractive, vibrant and urban mixed-use development that is active both day and night. It will transform an underdeveloped and aging land mass into a pedestrian friendly, transit-oriented mixed use community. The Metro Plaza, Central Piazza, pocket parks and sidewalks will invite pedestrians to explore this new neighborhood. A connected street grid, will promote the new urban form envisioned in the Comprehensive Plan. New residential opportunities will help address the current imbalance between those who work and live in Tysons. The provision of on-site workforce housing will allow for diversity and the construction of sustainable buildings will promote environmental awareness. It will be a significant and welcome change to this critical area of Tysons.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Elizabeth D. Baker

Elizabeth D. Baker
Senior Land Use Planner

{A0539900.DOC / 1 SOJ for Application 11/26/12 003736 000006}

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September 19, 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: FDP 2012-PR-005
NVCommercial Incorporated (the "Applicant")
Tax Map 29-3 ((1)) 73 pt., 75 pt., and 76 pt. (the "Application Property")

Dear Ms. Berlin:

This letter serves as the statement of justification for an application seeking Final Development Plan ("FDP") approval for a residential/mixed use building located in the Tysons Central District of the Tysons Corner Urban Center. The Applicant, NVCommercial Incorporated, is processing a concurrent application for the rezoning of the Application Property and additional properties, jointly referred to as Tysons Central, to the Planned Tysons Corner Urban ("PTC") District.

## I. Final Development Plan Area

The Tysons Central development proposal includes six new buildings. It is an area with superior redevelopment potential because it is developed with relatively low intensity buildings and is situated immediately adjacent to the future Greensboro Metro Station. The FDP area is 42,213 square feet in size and is identified in the Fairfax County tax records as 29-3 ((1)) 29-3 ((1)) 73 pt., 75 pt., and 76 pt. It is situated in the northern quadrant of the interchange of Leesburg Pike (Route 7) and Chain Bridge Road (Route 123). All if the Application Property is located within ⅛ mile of the metro station entrance.

## II. Proposed Development

The Conceptual Development Plan ("CDP") for the Application Property provides for six buildings, one of which is identified as Building F. Two development options are provided on the CDP for Building F; Option 1 being an office building with a Gross Floor Area ("GFA") of up to 257,000 square feet and Option 2 being a residential building with a GFA of up to 415,000 square feet. This application seeks approval of a FDP for Option 2 along with interim uses on the remainder of adjacent Parcel 73.

Building F will be located at the intersection of Leesburg Pike and a new proposed local street referred to as Viale Centrale. Leesburg Pike is planned as a low speed boulevard and provides for high volume vehicle and pedestrian movements. Viale Centrale is part of the proposed new grid of streets and ultimately is planned to extend northeastward to connect with future Center Street. It is envisioned that Viale Centrale will be a two lane street with on-street parking and will offer a pedestrian-friendly setting with retail storefronts, cafés and restaurants. Tysons Central Street, a new private street, is planned along the Application Property's north eastern perimeter. Tysons Central Street is a short connector street providing access to the existing Tysons Central Street that exists adjacent to the Leesburg Pike/Chain Bridge Road interchange ramp.

Proposed as a 27 to 34 story residential building, Building F will also include between 10,000 and 17,000 square feet of retail, service and amenity uses fronting on to Leesburg Pike, Viale Centrale and Tysons Central Street at the ground level. Pedestrian access to residential lobbies is proposed from Viale Centrale and the north side of Tysons Central Street. Parking is provided in a combination of underground and seven grade structures with on-street parking along Viale Centrale. Access to the structured parking will be provided from Tysons Central Street and the private alley to the rear of the building. A residential tower sits atop the parking podium. With a minimum height of 325 feet and a maximum height 400 feet, Building F will create a dramatic addition to the Tysons skyline, offering wonderful views for its residents and making the most of its metro location. Building F will include a maximum GFA of 411,000 with between 375 and 414 dwelling units.

The architectural style of the building is contemporary with a sleek silhouette, floor to ceiling glass and metal windows and projecting balconies. The base of the building will include residential and retail/service entries and extensive transparent glazing. The Applicant will include passive amenities and active recreational facilities within Building F and on its podium and rooftop levels. 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. The podium is situated on the south side of the building to ensure maximum use.

The streetscapes along the frontages of Building F are designed to meet or exceed the recommendations in the Tysons Urban Design Guidelines (the "Guidelines"). The Applicant will be providing a minimum 16 foot streetscape along Viale Centrale and Tysons Central Street. This will be composed of a six foot landscape/amenity panel, a six foot clear sidewalk and a minimum four foot building zone. A more extensive streetscape is planned along Leesburg Pike, where the existing service drive will be removed to create the boulevard treatment envisioned in the Tysons Plan. This area is enhanced in the southern portion of the Application Property to create a public park area identified as "Corner Park". This area will accommodate emergency fire access when needed, but will incorporate as a mixture of hardscaping and landscaping and function to provide seating, picnicking and gathering spaces for the residents of Building F and the larger community.

## III. Proposed Interim and Off-Site Improvements

The Applicant proposes to make interim improvements adjacent to the Application Property; specifically on the reminder of Parcel 73 not included in this application. These improvements will provide for the interim use of Parcel 73 as a park area. The Applicant intends to remove the existing building and asphalt paving on Parcel 73 and improve the area with a large open lawn panel, trees, pathways and benches. This will be an ideal spot for a picnic on the lawn, a game of frisbee or can jam, or as a convenient dog exercise area. It will provide an area of respite in this neighborhood transitioning from suburban retail use to a transit oriented mix of uses. It is envisioned that the interim park use will remain until such times as Buildings A, B or C are constructed.

In order to construct the proposed grid of streets, the Applicant will be reconstructing a portion of the existing Tysons Central Street adjacent to the Leesburg Pike/Chain Bridge Road interchange ramp. The street grade will be lowered to meet the proposed grade of the new grid; this will require off-site improvements as Shown on Sheet C-7.

While the Applicant intends to construct Viale Centrale to Route 7 with the construction of Building F, Sheet C-7A of the FDP shows an alternate interim access utilizing the existing service drive from Viale Centrale to the service drive's current access on to Route 7. In the event there is a delay in the approval of the Leesburg Pike/Viale Centrale intersection; Building F can easily access the street network from the existing service street. In order to ensure a pleasant environment for pedestrians walking to Metro or elsewhere in the community, the Applicant will be installing a missing link in the sidewalk paralleling the service drive between the Application Property and the Metro station.

## IV. Comprehensive Plan Guidance

The Application Property is located in the Tysons Central 7 District of Tysons Corner Urban Center in the Area II Plan (the "Plan"). Guidance is provided in both the Areawide Recommendations and in the more site specific Tysons Central 7 - North Subdistrict recommendations. The Plan recommends that the Application Property be developed in keeping with Transit Mixed-Use land use category which calls for a balanced mix of retail, office, arts/civic, hotel, and residential uses. The Plan encourages the development of residential uses in order to improve the balance between the number of people working in Tysons and the number of people living in Tysons. 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 between 75 and 83 WDUs with this FDP.*

- Green building expectations

  *Building F will meet a minimum of LEED certification, although the Applicant may choose to design and construct the building to meet LEED Silver certification.*

- Stormwater management

  *Stormwater management (SWM) measures for the Application 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/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 with many of the property owners in the Tysons Central area from Westpark Drive to Pinnacle Drive 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 constructing Viale Centrale from Leesburg Pike to Tysons Central Street and Tysons Central Street from Viale Centrale to the eastern boundary of the Application Property. A fourth lane on Leesburg Pike will be added along the CDP Application Property's frontage at the time the connection of Viale Centrale to Leesburg Pike is constructed. These improvements advance the creation a grid of streets in the near future.*

- Urban design

  - Achievement of the building, site design, and public realm design guidelines to achieve the urban aesthetic vision for Tysons

    *Davis Carter Scott, the project's architect, has studied the physical characteristics of the Application Property and has identified design opportunities and challenges. It has also reviewed in the vision and design guidelines for Tysons as set forth in the Plan. Proposed Building F is an iconic mixed use building in close proximity to the metro escalator. Together, the landscape architect and architect have designed a building form 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 Plan recommends maximum heights of 225 to 400 feet for the Application Property. Building F is proposed to be a minimum height of 325 feet and a maximum height of 400 feet in keeping with Plan guidance.*

- Active recreation facilities

  *With this FDP application, the Applicant will include active recreational facilities within its building, on its podium and rooftop, and on an interim basis, in the open space area on the undeveloped portion of Parcel 73. 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. An open lawn panel on Parcel 73 will accommodate a number of active and passive activities.*

## V. <u>Requested Waivers and Modifications</u>

To the best of our knowledge, there are no known hazardous or toxic materials on the Application Property or are there any planned with the proposed uses. 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.

Approval and construction of Building F will create an exciting urban experience at the Greensboro Metro Station. The proposed development will further the vision of the Comprehensive Plan by creating an attractive, vibrant and urban mixed-use development that takes full advantage of the new Silver Line transit opportunities. It will begin the transformation of an underdeveloped and aging land area into a pedestrian friendly, transit-oriented mixed use community. New residential opportunities will help address the current imbalance between those who work and live in Tysons. The provision of on-site workforce housing will allow for

diversity and the construction of sustainable buildings will promote environmental awareness. It will be a significant and welcome change to this critical area of Tysons.

Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Elizabeth D. Baker

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Senior Land Use Planner

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August 19, 2013

Barbara C. Berlin
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Application for Special Exception Amendment Application (SEA 2008-MD-036)
NVCommercial Incorporated (the "Applicant")
Tax Map 29-3 ((1)) 71A pt. and portions of right-of-way associated with Rt. 7 (the "Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for an application seeking a special exception amendment affecting 110,461 square feet of property (approximately 2.54 acres) located at the future Greensboro Metro Station in the Tysons Corner area of Fairfax County. The majority of the Property (109,249 square feet or 2.51 acres) is governed by SE 2008-MD-036 which was approved by the Board of Supervisors on February 23, 2009. The special exception permits regional transit use, specifically the Tysons Central 7 Metro Station, now referred to as the Greensboro Metro Station. A small portion of the Property as well as adjacent properties identified as Tax Map 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76, 78A have been proposed for rezoning to the Planned Tysons Corner Urban (PTC) District through application RZ 2011-PR-005. This special exception application seeks to: (1) remove an area of 1,881 square feet from the approved special exception to allow it to be rezoned PTC and incorporated into a mixed-use, transit-oriented development; and (2) add an area of 1,212 square feet to the special exception to ensure all constructed rail-related facilities are included in the special exception area. This will result in a revised special exception area of 108,540 square feet (approximately 2.49 acres).

The Property is located north and south of Route 7 and within the median of Route 7. The areas to be deleted from, and added to, the special exception area are portions of Tax Map 29-3 ((1)) 71A located north of Route 7. The portion of land to be deleted is currently undeveloped, although facilities for the Greensboro Station are currently under construction immediately to the west. Proposed use of the deleted land area is shown on the Conceptual Development Plan associated with RZ 2011-PR-005. The portion of land to be added includes an area of concrete pavement to accommodate pedestrian activity at the escalator building.

In accordance with the Ordinance requirements of Article 9-011, please accept the following information regarding the proposed special exception application.

- Type of operation. Deletion and addition of these small land areas do not affect the remainder of the Special Exception; the type of operation remains unchanged.

- Hours of operation. Amendments to the special exception area do not affect the remainder of the Special Exception; the hours of operation remain unchanged.

- Number of patrons. Amendments to the special exception area do not affect the remainder of the Special Exception; the number of patrons remains unchanged.

- Number of employees. Amendments to the special exception area do not affect the remainder of the Special Exception; the number of employees remains unchanged.

- Traffic Generation. Amendments to the special exception area do not affect the remainder of the Special Exception; the traffic generation remains unchanged.

- Area to be served. Amendments to the special exception area do not affect the remainder of the Special Exception; the area to be served remains unchanged.

- Building façade and architecture. Amendments to the special exception area do not affect the remainder of the Special Exception; the building façade and architecture remain unchanged.

The Property is located in the Tysons Central 7 portion of the Tysons Corner Urban Center (the "Plan"). The Plan identifies the Property as appropriate for Transit-Mixed Use and as part of the Route 7 boulevard.

To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards subject to any waivers or modifications previously approved.

Thank you very much 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.

Elizabeth D. Baker

Elizabeth D. Baker
Senior Land Use Planner

APPENDIX 6

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 15, 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-PR-005, NVCommercial Incorporated and Clyde's Real Estate Group, Inc.
FDP 2011-PR-005, NVCommercial Incorporated and Clyde's Real Estate Group, Inc.
SEA 2008-MD-036, NVCommercial Incorporated

This memorandum, prepared by 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 February 22, 2011, as revised through July 10, 2013; Special Exception Amendment (SEA) application dated May 13, 2013; and the latest proffers dated July 10, 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 along Route 7 (Leesburg Pike) near the Greensboro Metro station in the Tysons Corner Urban Center. The applicant seeks to rezone 5.79 acres on Tax Map Parcels 29-3 ((1)) 65, 71, 71A pt., 72, 73, 75, 76, 78A from the C-8 Highway Commercial District, Highway Corridor Overlay District (HC), and Sign Control Overlay District (SC) to the Planned Tysons Corner Urban (PTC) District, HC and SC Districts. The application property is located within the North Tysons Central 7 subdistrict of the Tysons Central 7 District.

The proposed development for the site includes two options for redevelopment with a maximum of 2,029,000 square feet of gross square footage or a floor area ratio (FAR) of 8.05 of office, hotel,

residential and retail uses. Option One proposes up to 631,000 square feet of office use, 848,000 square feet of residential use, 155,000 square feet of hotel use, and 173,000 square feet of retail uses for a total of 1,807,000 square feet of development. Option Two proposes up to 320,000 square feet of office use, 1,441,000 square feet of residential use, 155,000 square feet of hotel use, and 173,000 square feet of retail use for a total of 2,029,000 square feet of development. Overall, the office uses will be capped at 631,000 square feet, which is equivalent to 2.5 FAR for the site. Both proposals include the development of six new buildings, which vary between a minimum of 75 feet to a maximum of 400 feet. The existing buildings on site will not remain as part of the site's final redevelopment plan.

A concurrent FDP application is filed with the rezoning request. FDP 2011-PR-005 is filed for Parcel 29-3 ((1)) 73 pt., 75 pt., and 76 pt., which is referred to as Building or Block "F." The site measures 42,213 square feet in area (.97 acres) and is located in the southeast corner of the application site near the Chain Bridge Road (Route 123) and Leesburg Pike (Route 7) interchange. A residential building with retail/service uses, measuring between 325 to 400 feet in height or between 27 to 34 stories, is proposed for the site. Up to 398,000 square feet of residential and 17,000 square feet of retail/service uses are proposed for the new building.

SEA 2008-MD-036 is filed to amend SE 2008-MD-036 for removal of 1,881 square feet of Metrorail-related property to be incorporated into the concurrent rezoning application. The proposed use of the property is shown on the CDP.

## LOCATION AND CHARACTER OF THE AREA

The subject property is generally bounded by existing office uses to the north and west and commercial uses across Route 7 to the south. To the east, there is the Route 123/Route 7 interchange, a water tower, and a telecommunications tower. The site is currently developed with low density retail and commercial buildings, a single-story restaurant and adjoining parking lots. The adjacent parcels to the west, bordered by Westpark and Greensboro Drives, are subject to ongoing rezoning and final development plan applications ("Solutions Plaza" RZ/FDP 2010-PR-022 and "Westpark Plaza" RZ 2013-PR-009) for mixed-use 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 134-136, the Plan, as applied to the application area, states the following:

**"Tysons Central 7**

Tysons Central 7 District has two subdistricts, separated by Route 7. The North Subdistrict is envisioned to be a vibrant 24-hour mixed use center with residential, retail, and hospitality uses, as well as a high concentration of office space. The South Subdistrict is envisioned as a civic center with a great public space and a significant new public building or buildings. The South Subdistrict will also include a mix of public, residential and commercial uses. The transformation in the South Subdistrict will be influenced by redevelopment that comes with the extension of Boone Boulevard. The northwestern portions of both subdistricts provide connectivity to the Tysons West District by means of the grid of streets, which provides streets parallel to Route 7.

Along Route 7, a transformed streetscape will create a wide tree-lined boulevard on either side of the at-grade Metro station. This redesign will result in a calming of traffic through this office area while maintaining the capacity of Route 7. The streets leading to and from Tysons Central 7 will be pedestrian-friendly, encouraging people to walk and bike and leading people to the civic center and the business areas of the district.

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.

**North Tysons Central 7 Subdistrict**

The North Subdistrict is comprised of about 102 acres, and is generally bounded by Route 7 on the west, International Drive on the north and east, and Route 123 on the south. This area contains the highest natural elevation in the County, which make its skyline visible from great distances. Office use is the predominant land use in the subdistrict. Two hotels are situated at opposite ends of the area, one on the east side and one on the west. In addition, a small number of freestanding retail uses are concentrated in the area adjacent to the Route 7/Route 123 interchange, which is also the location of a water tower and a U.S. Army Communications Tower. Since the tower has a strategic location near the highest point in Fairfax County, the communications tower function is expected to remain, although it is desirable that the tower itself be removed and its functions incorporated onto the top of a new building or buildings.

Base Plan

This area is planned for office with support retail and service uses at intensities up to 1.65 FAR. The exception is the area adjacent to the Route 7/Route 123 interchange, which is planned for and developed with retail uses and two existing public facilities (a communication tower and water tower).

Redevelopment Option

The area will continue to have one of the highest concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarters buildings. However, the subdistrict is envisioned to become a vibrant 24-hour mixed use area with an increased intensity and diversity of land use including more office and hotel use and the addition of residential and retail uses.

A Common Green type urban park of at least one acre in size should be provided in the area between Route 7 and Greensboro Drive as generally shown on the Land Use Concept Map. It should be large enough for open-air activities. Public art and water features are encouraged to make the space appealing and attractive. The Land Use Concept Map also shows that other open space amenities should be provided throughout the area.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- The vision for this subdistrict is to remain one of Tysons' greatest concentrations of office space, with the provision of more office buildings with highest intensities near the Metro station. However, to become a vibrant 24-hour area, the area's diversity of land use including hotel, residential and retail uses should be provided at intensities and land use mixes consistent with the Areawide Land Use Recommendations.

- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings, and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.

    - For the area developed with freestanding retail uses that is east of the station (adjacent to the Route 7/Route 123 interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a

significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict...

- 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 through the provision of the grid of streets.

- The major circulation improvement for this subdistrict is a new street connecting Westpark Drive to Pinnacle Drive and potentially extending to International Drive, where the new street would align with Tysons Boulevard. Redevelopment along the planned new street alignment should provide the right-of-way and construct the street, in phases if necessary. In addition, other streets (creating urban blocks) as well as other pedestrian and bike circulation improvements should be provided to improve connectivity. The ability to realize planned intensities will depend on the degree to which access and circulation improvements are implemented consistent with the Areawide Urban Design and Transportation Recommendations.

- Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design Recommendations and the urban park and open space standards in the 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 Land Use guidelines.

- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.

- This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building

height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet.

- A potential circulator alignment extends across this subdistrict, as described in the Areawide Transportation Recommendations. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the discussion of Intensity in the Areawide Land Use Recommendations."

**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 designated as the Transit Station Mixed Use land use category on the Comprehensive Plan's Conceptual Land Use Map for Tysons (see Page 22). The Plan defines this category 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."

The subject application proposes two options for the land use mix on site:

Option One

| Land Use | Gross Floor Area (square footage) | Percentage of Land Use | Land Use FAR (based on total site area including density credits) |
|---|---|---|---|
| Office[1] | 631,000 | 35% | 2.50 |
| Residential | 848,000 | 47% | 3.36 |
| Hotel | 155,000 | 9% | .61 |
| Retail | 173,000 | 9% | .69 |
| **Totals [2]** | **1,807,000** | **100%** | **7.17** |

Option Two

| Land Use | Gross Floor Area (square footage) | Percentage of Land Use | Land Use FAR (based on total site area including density credits) |
|---|---|---|---|
| Office | 320,000 | 16% | 1.27 |
| Residential | 1,441,000 | 69% | 5.71 |
| Hotel | 155,000 | 8% | .61 |
| Retail | 173,000 | 8% | .69 |
| **Totals [3]** | **2,029,000** | **100%** | **8.05** |

[1] Two alternative uses (office/retail and hotel/retail) for Building E are proposed for Option One; the office/retail use is calculated in the chart. Office use on site is capped at 2.5 FAR, which is equivalent to 631,000 square feet for the site.
[2] The public facility use is not separated in the calculations; a portion of the retail GFA in Building C will be allocated for the use.
[3] The different uses do not intentionally add up to the proposed maximum GFA on site.

The proposed land use mixes are based on the maximum build out scenarios of the two options, as shown on the CDP. Both options include more residential use than office use, and office development is particularly low for Option Two at 16%, which is below the Transit Station Mixed Use (TSMU) category's recommended percentage of 65% for office uses. However, the TSMU guidance recommends an *overall* percentage of 65% for office uses within the TSMU areas, which cover a large portion of the immediate area north of Route 7 and is predominantly developed with existing office uses. When reviewing the application within the entire TSMU area in the vicinity, the overall mix of existing and proposed uses will be 62% office, 24% residential, 9% hotel and 5%

retail, which is compatible with the Plan's guidance. As the surrounding properties redevelop, the overall land use mix will likely shift, and other proposed rezoning applications will be weighed against the context of the broader area.

The applicant also proposes a mix of the options as another redevelopment scenario, if the proffered maximum square footages are not exceeded (Proffer 1, Conceptual Development Plan, July 10, 2013). In Option Two, the total gross floor area for the different uses do not add up to the proposed maximum square footage of 2,029,000 square feet, including a cap on office use at 631,000 square feet, to permit flexibility with the different uses. Though overall land use ranges are not proposed, each building is proposed with a minimum and maximum range of gross square footage and number of dwelling units, which ensures a mix of uses and heights for the completed development.

A grocery store up to 27,000 square feet in area is proposed as part of the retail uses on site. The Comprehensive Plan notes that non-office uses that generate similar or fewer peak period trips than hotels, such as housing and neighborhood-serving retail, may be approved through a rezoning without a Special Exception application in areas within 1/4 mile of the Metro station (Page 26). A grocery store is considered a neighborhood-service retail use, and the grocery store for the site is proposed to be located on the ground floor of Building A, which is adjacent to the Metro station. However, the size, general location and type of retail uses, including the grocery store, will be reviewed and approved on future FDPs for each building.

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 1/8 mile of the Greensboro Metro station and is not subject to a maximum intensity. A small amount of the application site, approximately 10,660 square feet is located outside the 1/8 mile radius.

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 a maximum of two floors in Building C. The floor area, totaling approximately 14,500 square feet in Building C, is currently calculated towards the intensity. Removing the public facility square footage will have a nominal impact on the overall FAR. 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 intensity proposed for the subject applications is in general conformance with the Comprehensive Plan.

**Initial Development Level (IDL)**

The Comprehensive Plan sets an initial development level (IDL) for office uses in Tysons and recommends that a Tysons-wide summary of existing and approved development be provided with all rezoning applications in Tysons (Pages 24-26).

The following table summarizes the built and approved (both CDP and FDP actions) office floor area in Tysons and the office space proposed with the subject application.

| **Category** | **CDP/GDP Office GFA (sq. ft.)** | **FDP/GDP Office GFA (sq. ft.)** |
|---|---|---|
| Existing Development[1] | 26,789,000 | 26,789,000 |
| Approved, Unbuilt Development [2] | 14,393,601 | 5,892,717 |
| RZ 2011-PR-005 [3] | 631,000 | 0 |
| **Total Office GFA** | **42,064,601** | **32,681,771** |

[1] *Report to Board of Supervisors on Tysons Corner*, October 2012
[2] Includes applications approved prior to creation of PTC district and approved PTC applications, including RZ 2011-HM-032, pending BOS approval at publication time
[3] Office uses currently do not exist on site

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." An amendment to the Tysons Corner Urban Center section of the Comprehensive Plan, including review of the current IDL, is in progress at the time of this memo's publication.

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 34 and 35, Tysons Grid of Streets Transportation Fund and Tysons-wide Transportation Funds, July 10, 2013) that address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds as set forth in the adopted BOS guidelines. These commitments are in conformance with the Comprehensive Plan, subject to Fairfax County Department of Transportation's review of the proposed improvements to be credited against the monetary contributions.

**Affordable and Workforce Housing**

The applicant is proposing to meet the Comprehensive Plan guidance for the provision of affordable and workforce housing (Pages 33-35) by proffering to adhere to the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. These guidelines may be accessed at:

http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons_wdu_policy_guidelines_final_signed.pdf

The applicant is committing to provide 20% affordable and workforce units (WDUs) within the generating building (Proffer 50, Workforce Dwelling Units, July 10, 2013). The applicant also requests the option of consolidating the WDUs into one or more buildings, which would increase the amount beyond 20% in some buildings.

The Plan also recommends that applicants contribute $3.00 (or $0.25 annually) per non-residential square foot toward affordable housing opportunities in Tysons (Page 35):

> "Non-residential development throughout Tysons should contribute a minimum of $3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least 25 cents per nonresidential square foot over a period of time to be determined at the time of rezoning to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Non-residential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If non-residential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.
>
> The provision of workforce housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons."

The applicant is proffering to two options for non-residential contributions toward affordable housing in Tysons (Proffer 51, Non-Residential Contribution for Workforce Housing, July 10, 2013). The first option is contribute one-time contribution of $3.00 per hotel or office square footage. The second option is to contribute $0.25 per new office or hotel square foot annually for 16 years. The applicant proposes to exclude street level commercial retail/services and public uses, which conforms to the Comprehensive Plan recommendation.

**Coordinated Development and Parcel Consolidation**

The Comprehensive Plan's consolidation guidance for the subject application is as follows (Tysons West North Tysons Central 7 Subdistrict Recommendations, Page 135):

> "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.
>
> - For the area developed with freestanding retail uses that is east of the station (adjacent to the Leesburg Pike/Chain Bridge Road interchange) and west of the existing water tower, full consolidation should be provided in order to address circulation and access needs associated with a significant increase in intensity for this area. If full consolidation cannot be achieved, coordinated proffered development plans encompassing most of this area may be an appropriate alternative if critical vehicular circulation improvements which connect Pinnacle Drive to both Solutions Drive and Route 7 can be provided and if it can be demonstrated that any unconsolidated property can be developed in accordance with the Plan. Under both circumstances, this area will also need to coordinate access and circulation with the abutting portion of this subdistrict."

The subject application meets the consolidation goal in the Plan's District Recommendations with the proposed full consolidation of the parcels with the freestanding retail uses. The Comprehensive Plan also 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."

In the CDP, the applicant includes two street grid options (see CDP Sheets C-6A and C-6B) in addition to the proposed development plan. The first grid option shows a street grid without a limited access break to Route 7 due to ongoing Virginia Department of Transportation (VDOT) review of the limited access break request at the time of this memo's publication. The second grid option shows the ultimate configuration of Center Street, which is contingent on future easements from the adjacent property. Fairfax County Department of Transportation (FCDOT) staff will provide further review of the street grid proposals for overall functionality and feasibility.

The subject application meets the second objective by providing public parks and private amenities on-site as well as a monetary contribution towards developing athletic fields off-site. The quality of these parks and other park-related Plan objectives is to be further evaluated by Fairfax County Park Authority staff.

The subject application meets the third objective by providing up to 14,500 square feet of space on-site to a public or community use for 50 years and without rent. 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 recommends that the applicant provide a potential building massing for the adjacent site(s) to the north to help demonstrate that the subject application would not preclude the future redevelopment of this property. The applicant shows a massing model on the adjacent site in an illustrative view (see Sheet A-168), but it is not clear if the model shows existing or conceptual development. Generally, the illustration, as well as the proposed CDP, does not show a conflict with future development of the adjacent property.

Staff believes that the subject application is in conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

**Public Facilities**

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (Page 91).

> "Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.
>
> While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth."

The Plan does not specify a particular use for a recommended public facility in the North Tysons Central 7 Subdistrict of the Tysons West District (Page 136).

The applicant proposes to address the public facility objective with a commitment to provide approximately 5,400 square feet of ground floor space and, if requested, an additional 9,100 square feet on the second floor in Building C for 50 years (Proffer 56, Public Facility, July 10, 2013). The applicant currently proposes to provide the space with no rent to a public/community use. The ground floor space will be designed and permitted by the applicant at no cost, and operating costs, exclusive of real estate taxes, will be waived for the first 10 years with costs applied afterwards. Six parking spaces at market rates will also be provided for the use. The 9,100 square foot second floor space will be provided as a shell space with construction to be completed by the public/community use, and operating costs and real estate taxes will be applied. The applicant also proposes to apply a credit for a proposed waterline improvement in Leesburg Pike against their water availability/tap/meter fees (Proffer 55, Waterline Improvement, July 10, 2013), which staff does not support.

The public facility commitment is in general conformance with the Comprehensive Plan, if the proffer regarding the waterline improvement is amended to staff's satisfaction.

**Parking**

The Comprehensive Plan provides recommendations on maximizing the efficiency of parking to encourage transit use, walking, and bicycling; to limit the urban design impacts of parking; and to

ensure that parking is priced such that spaces are available for those who choose to drive. The Plan recommends specific strategies for managing parking on Pages 64-65:

> "As the Tysons Corner area is developed, and the land use and transportation infrastructure matures, parking requirements should be examined to determine if they are adequate for the changing conditions. Rather than supplying parking for each individual use, parking should be treated as a common resource for multiple uses. Implementing this practice will reap many advantages in creating a more walkable environment. Providing transit service, an effective mix of uses, and an appropriate network of sidewalks will reduce automobile use and, consequently, the need to provide parking.
>
> Additional methods listed below should be pursued to ensure the appropriate amount of parking is provided.
>
> - Encouraging shared parking arrangements across parcel lines.
> - Creating a parking management entity to coordinate shared parking efforts, enforce parking regulations, apply parking pricing strategies where beneficial, and monitor parking demand and supply regularly.
> - Securing parking management agreements such as parking pricing.
> - Unbundling parking from commercial and residential leases and sales.
> - Allowing on-street parking, and where appropriate, counting those spaces towards parking requirements.
> - Implementing "Smart Parking" technology to maximize parking utilization.
> - Providing preferential parking for carpools, vanpools, and car-sharing vehicles.
> - Reductions for shared parking on mixed use sites."

As part of a parking efficiency strategy for the application site, the applicant proposes to count tandem and valet parking towards parking requirements (Proffer 39, Zoning Ordinance Requirements, July 10, 2013) in addition to other strategies. Unbundling parking from the sale of residential units (Proffer 43, Parking Stipulations, July 10, 2013) is also proposed in accordance with the suggested methods in the Comprehensive Plan.

Commercial off-street parking is proposed for the site on an interim bases in existing parking surfaces, and commercial off-street parking provided in new parking structures on an interim basis is proposed with approval of an FDP (Proffer 41, Commercial Off-Street Parking, July 10, 2013). An operational analysis will be provided for any commercial off-street parking, which will be an additional opportunity to review the proposed parking, and the applicant also commits to interior and peripheral parking lot landscaping for new surface parking lots. However, it is not clear how existing parking spaces used for commercial off-street parking will be mitigated, and the applicant does not propose any time limitations on the "interim" status of the parking lots. Staff recommends added

landscaping to supplement any existing trees or other natural features to screen the existing parking lots if they are used for interim commercial off-street parking.

## URBAN DESIGN ANALYSIS

Several urban design issues have been identified and are discussed in the following sections.

### Street Grid and Design

The Comprehensive Plan provides recommendations for both street grids (Pages 46-47, and 96) and street cross sections (Pages 48-56).

Generally, the proposed grid of existing and new streets is in conformance with the Comprehensive Plan. Improvements are proposed to adjoining public streets, including Leesburg Pike (boulevard) and Tysons Central Street (local). The applicant proposes to extend Tysons Central Street into the site as a private, two way street and an east-west connection to Viale Centrale (local). Viale Centrale is one of three proposed public and private streets in addition to Center Street (collector) and Station Place (collector). Viale Centrale is proposed as a private street, running north to south through the site, with two lanes of traffic, and the street will serve as a primary pedestrian corridor through the site. Station Place currently exists as a single lane drive aisle and will be ultimately be redeveloped into a three-lane, two-way street with a bike lane, which will run north to south between Leesburg Pike and Center Street. Center Street will extend east to west from the northern terminus of Station Place to Pinnacle Drive. A private, two-way service alley at the northeast and southwest corners of the site will facilitate fire access, loading and parking circulation along the eastern side of the site.

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.

### 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.

<u>Leesburg Pike</u>
Along the building's frontage between the Metro Plaza and Viale Centrale, the applicant proposes a 4' wide building zone, 8'wide sidewalk, and 5' wide landscape area. An open area measuring approximately 27 feet wide is proposed to function as a loading area and to accommodate outdoor seating outside the active loading zone. A low decorative wall will separate this open area from a 5' wide sidewalk (to also function as a Fairfax County trail) and 6' wide landscape area along Route 7.

Center Street and Station Place
Center Street, in its interim phase, will be developed with a 4' wide building zone, 8' wide sidewalk, and 8' wide sidewalk along the site's frontage. The applicant proposes a 6' wide landscape amenity panel and 10' wide sidewalk along Station Place.

Viale Centrale and Tysons Central Street
Viale Centrale, as a primary pedestrian corridor, is proposed with a 4' wide building zone, 6' wide sidewalk, and 4' wide landscape amenity panel along both sides of the street. The portions of Tysons Central Street along and through the site will be developed with a 4' wide building zone, 6' wide sidewalk and 6' wide landscape amenity panel.

Overall, the proposed streetscapes are in conformance with the Comprehensive Plan's recommendations.

**Building Height**

The subject property is within the Tier One area, which permits a height range of 225' to 400'. The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building.

| Building | Proposed Use | Comprehensive Plan Maximum Building Height Range | Proposed Building Height Range* |
|---|---|---|---|
| Building A | Office/Retail | Tier 1: 225' - 400' | 210' - 300' |
| Building B | Hotel/Residential/Retail | Tier 1: 225' - 400' | 250' - 330' |
| Building C | Residential/Retail | Tier 1: 225' - 400' | 290' - 380' |
| Building D | Residential/Retail | Tier 1: 225' - 400' | 190' - 290' |
| Building E (Option 1 - Office) | Office/Retail | Tier 1: 225' - 400' | 125' - 195' |
| Building E (Option 1 - Hotel) | Hotel/Retail | Tier 1: 225' - 400' | 75' - 160' |
| Building E (Option 2) | Residential/Retail | Tier 1: 225' - 400' | 140' - 210' |
| Building F (Option 1) | Office/Retail | Tier 1: 225' - 400' | 185' - 265' |
| Building F (Option 2) | Residential/Retail | Tier 1: 225' - 400' | 300' - 400' |

*Penthouses, which are proposed up to 25 feet in height, 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 136).

> "This subdistrict contains the highest natural elevation in the County, and its skyline is visible from great distances. This subdistrict has some of the tallest buildings in Tysons, and new buildings are expected to contribute to its distinctive skyline. Maximum building heights

> range from 175 feet to 400 feet, depending upon location, as conceptually shown on the building height map and discussed in the Areawide Urban Design Recommendations. The tallest buildings should be closest to the Metro station with a maximum height of 400 feet."

Overall, the proposed mix of heights for the development will result in a varied skyline near the Greensboro Metro station, and the applicant proposes to commit to the minimum and maximum buildings heights in the Development Tabulations (Proffer 14, Building Height, July 10, 2013). The proposed minimum and maximum building heights are within a suitable range to retain a mix of heights as development progresses. The buildings closest to the Metro station, which include Buildings A and B are proposed at maximum heights between 300 to 330 feet, but the tallest proposed building, Building F, is located closer to the Route 7/Route 123 interchange. Building C, the second tallest building proposed on the site, is located in the interior of the site at the intersection of Center Street and Viale Centrale. However, the close proximity and visibility of Buildings C and F to the Metro station still promote a distinctive skyline as recommended.

The building heights proposed in the subject application is in general conformance with the Comprehensive Plan.

APPENDIX 7

# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 17, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4(RZ 2011-PR-005)

SUBJECT: ADDENDUM RZ 2011-PR-005, FDP 2011-PR-005, and SEA 2008-MD-036; NV Commercial
Land Identification Map: 29-3-((1))-71, 71A, 72, 73, 75, 76, and 78A

This department has reviewed the Conceptual Development Plan (CDP) and Final Development Plan (FDP) dated August 16, 2013 as well as proffers revised through August 23, 2013. Staff previously provided comments on the application on August 8, 2013. The following additional comments respond to proffer changes made since August 8th.

**Transportation Demand Management (TDM)**
In addition to an individual TDM program, previous zoning applications in Tysons have also included a contribution to a future Transportation Management Association (TMA) to be provided within 10 years of an application's rezoning. The TMA is intended to serve as a Tysons-wide organization that promotes multi-modal transportation in Tysons and actively assists Tysons landowners with their individual TDM programs. The ultimate goal of the TMA is to help improve traffic congestion in Tysons, provide alternative transportation choices, and centralize TDM efforts collectively to achieve trip reduction targets discussed in the Comprehensive Plan for Tysons. As such, the TMA is a critical component of changing travel behaviors as Tysons develops into an urban community. The TMA contributions received from rezoning applications are intended to provide the initial funds needed to create the TMA. These funds will be crucial to the operations of the TMA in early years as the organization increases their membership base. Therefore it is important that contributions from zoning applicants be provided in a time frame that maximizes the available funds for TMA start-up.

Unlike other Tysons applications that have committed to providing the contribution 10 years from their zoning action, this application's proffers indicate that initial contributions for the TMA will not be received until the first and second buildings of the development. Since the timing for these buildings is unknown, it is possible that any contribution to the TMA would occur after the time the funds would be most needed. It is thus our recommendation that the applicant revise their proffers to provide the contribution with 10 years of the zoning action in conformance with commitments made by other Tysons applications.

**Transportation Network and Road Phasing**
The NV Commercial application has proposed a grid of streets composed of three new roads: Station Place, Viale Centrale, and Center Street. Station Place and Viale Centrale are intended to serve as north-south connectors to Leesburg Pike, while an interim Center Street is the east-west connector. The construction of this grid of streets, however, is influenced by multiple factors affecting the completion and design of ultimate streets with the proximity of existing remaining development on the SAIC site and the Booz Allen Hamilton site west and north of the subject site. In addition, a limited access break is needed to provide a street connection to Leesburg Pike.

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Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
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The applicant has come to an agreement with the applicant for RZ 2010-PR-022 (Solutions Plaza/SAIC) to provide a full cross section of Station Place. The three lane roadway is to be completed once the existing surface parking on Solutions Plaza is reconfigured. Until then, NV Commercial will construct an interim section of Station Place that accommodates a minimum of two travel lanes.

According to the Tysons Urban Center Area plan, Center Street is expected to be an important east-west grid street that connects multiple areas of Tysons. Addressing this with the subject application has been an iterative process, both as a means to provide more porosity to the development as well as securing an adequately sized street. It was determined through discussion with staff and the applicant that a portion of Center Stret from Pinnacle Drive to Station Place could be constructed to serve as an interim connection. Staff believes the ultimate Center Street should align further north curving off the subject property.

The interim road is physically constrained by the Booz Allen Hamilton site. Multiple alternatives have been examined for an interim Center Street including an option that would allow for an improved angle at the intersection with Station Place, but an easement from the owners of the Booz Allen Hamilton site would be required. Discussions with these owners have been unsuccessful to date. Nevertheless, the applicant has an option which moves the interim connection further south and can be refined further at FDP depending on any future discussion with the adjacent property or circumstances of the area.

Center Street is also expected to be extended to Pinnacle Drive. To accomplish this, a permanent road easement is needed along property owned by the United States. Fairfax County anticipates completion of an agreement between the County and United States Army to facilitate the conveyance of this land area shortly. NV Commercial has agreed to construct this portion of the grid with the development of Building D. Staff further requests that this road be constructed with Building E since this phase of development would also demolish the existing Clyde's Restaurant building which currently conflicts with the future roadway.

Viale Centrale is expected to be a private street that accesses Leesburg Pike. Because of its close proximity to the Leesburg Pike and Route 123 interchange, this new road, combined with the applicant's proposed changes to the existing service drive, and the widening of Leesburg Pike to four lanes requires both a break in limited access and an adjustment to the limited access line. The limited access break must be submitted to the Virginia Department of Transportation (VDOT) and approved by the Commonwealth Transportation Board (CTB). The applicant has initiated this with VDOT. Though the timing is subject to change, the limited access break is expected to be heard at the CTB by the close of 2013.

Because approval of the limited access break for Viale Centrale remains uncertain, staff has significant concerns with this site reaching full build out in the event the limited access break is denied. To this end, staff has recommended that the applicant limit their development to 1.2 million square feet until Center Street is connected to Pinnacle. The square footage limitation represents the reduction of the site's total development from six buildings to four buildings, if the lower square footage option of the development were to be pursued. The applicant's proffers indicate that they will to limit their development to 1.3 million square feet instead.

Furthermore, should the currently proposed limited access break be denied by VDOT, the applicant has proposed to escrow the cost of the completion of Viale Centrale to Leesburg Pike, submit a second limited access break study to VDOT prior to site plan for the third building, and provide an additional traffic analysis at FDP for each building to ensure that there is sufficient traffic capacity with the existing grid of streets.

**Bus Operations and Layover Space**
Staff identified a need for a bus layover space and bus stop along Leesburg Pike. Through discussions with the applicant and the Fairfax Connector it was determined that a layover could be accommodated on Leesburg Pike west of Station Place. The applicant has provided a preliminary design for such a facility that is currently under review by staff. The applicant has indicated their willingness to work with Solutions Plaza to install the layover space with their first building and provide a bus stop along their Leesburg Pike frontage.

**Waivers**
The applicant has requested waivers for on-street parking and streetscape on various new streets. In general, staff supports the requested waivers. Additional comments will be provided under separate cover.

**Slip Ramp Credit**
A slip ramp that would connect Route 123 to the portion of Pinnacle Drive west of International Drive was proposed by the applicant in their Traffic Impact Analysis. Though it is not required for the applicant's site generated traffic, the applicant has indicated in their proffers a willingness to construct the slip ramp in return for credit towards the Tysons Grid Fund. The cost of this slip ramp was not anticipated in the Grid Fund. Further, VDOT has yet to indicate support for the facility. For these reasons staff does not support credit for the slip ramp. The applicant should revise their proffers accordingly.

**Other CDP Issues**

*Phasing*
Phases B and C indicate that Viale Centrale will be temporarily closed for future construction phases. The applicant should clarify the nature of the temporary closing. Any temporary closing of site access and necessary maintenance of traffic should be reviewed by staff at FDP.

*Street Design*
The applicant provided an exhibit for an alternative to the interim modified "T" intersection of Center St. This alternative has a greater skew for the Center Street approach to Station Place despite the accommodation of a third lane. In order to better accommodate vehicle turning movements, FCDOT prefers the modified "T" shown in the CDP, but this alternative may be discussed at FDP. VDOT has also indicated concerns with heavy vehicle turning movements on Viale Centrale and Center Street, in particular. The applicant should make necessary curb adjustments to heavy vehicle trip paths to avoid potential conflicts with the curb and vegetation.

*Sight Distance*
There are potential sight distance conflicts with vegetation at the intersection of Viale Centrale and Route 7. Street trees may need to be relocated prior to site plan. The applicant should also show entrance sight distance for the current FDP area.

AKR/MEC

APPENDIX 6

# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 8, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief MD for AKR
Site Analysis Section, DOT

FILE: 3-4(RZ 2011-PR-005)

SUBJECT: RZ 2011-PR-005, FDP 2011-PR-005, and SEA 2008-MD-036; NV Commercial Land Identification Map: 29-3-((1))-71, 71A, 72, 73, 75, 76, and 78A

This department has reviewed the Conceptual Development Plan (CDP), Final Development Plan (FDP), and proffers revised through July 10, 2013. The following issues are identified by staff.

Transportation Network and Road Phasing

The NV Commercial application has proposed a grid of streets composed of three new roads: Station Place, Viale Centrale, and Center Street. Station Place and Viale Centrale are intended to serve as north-south connectors to Leesburg Pike, while an interim Center Street is the east-west connector. The construction of this grid of streets, however, is influenced by multiple factors affecting the completion and design of ultimate streets with the proximity of existing remaining development on the SAIC site and the Booz Allen Hamilton site west and north of the subject site. In addition, a limited access break is needed to provide a street connection to Leesburg Pike.

The applicant has come to an agreement with the applicant for RZ 2010-PR-022 (Solutions Plaza/SAIC) to provide a full cross section of Station Place. The three lane roadway is to be completed once the existing surface parking on Solutions Plaza is reconfigured. Until then, NV Commercial will construct an interim section of Station Place that accommodates a minimum of two travel lanes.

According to the Tysons Urban Center Area plan, Center Street is expected to be an important east-west grid street that connects multiple areas of Tysons. Addressing this with the subject application has been an iterative process, both as a means to provide more porosity to the development as well as securing an adequately sized street. It was determined through discussion with staff and the applicant that a portion of Center Stret from Pinnacle Drive to Station Place could be constructed to serve as an interim connection. Staff believes the ultimate Center Street should align further north curving off the subject property.

The interim road is physically constrained by the Booz Allen Hamilton site. Multiple alternatives have been examined for an interim Center Street including an option that would allow for an improved angle at the intersection with Station Place, but an easement from the owners of the Booz Allen Hamilton site would be required. Discussions with these owners have been unsuccessful to date. Nevertheless, the applicant has an option which moves the interim connection further south and can be refined further at FDP depending on any future discussion with the adjacent property or circumstances of the area.

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Center Street is also expected to be extended to Pinnacle Drive. To accomplish this, a permanent road easement is needed along property owned by the United States. Fairfax County anticipates completion of an agreement between the County and United States Army to facilitate the conveyance of this land area shortly. NV Commercial has agreed to construct this portion of the grid with the development of Building D. Staff further requests that this road be constructed with Building E since this phase of development would also demolish the existing Clyde's Restaurant building which currently conflicts with the future roadway.

Viale Centrale is expected to be a private street that accesses Leesburg Pike. Because of its close proximity to the Leesburg Pike and Route 123 interchange, this new road, combined with the applicant's proposed changes to the existing service drive, and the widening of Leesburg Pike to four lanes requires both a break in limited access and an adjustment to the limited access line. The limited access break must be submitted to the Virginia Department of Transportation (VDOT) and approved by the Commonwealth Transportation Board (CTB). The applicant has initiated this with VDOT. Though the timing is subject to change, the limited access break is expected to be heard at the CTB by the close of 2013.

Because approval of the limited access break for Viale Centrale remains uncertain, staff has significant concerns with this site reaching full build out in the event the limited access break is denied. To this end, the applicant has agreed to limit their development to 1.2 million square feet until Center Street is connected to Pinnacle Drive. The connection to Pinnacle Drive would then provide sufficient access to the property. The square footage limitation represents the reduction of the site's total development from six buildings to four buildings. Furthermore, should the currently proposed limited access break be denied by VDOT, the applicant has proposed to escrow the cost of the completion of Viale Centrale to Leesburg Pike, submit a second limited access break study to VDOT prior to site plan for the third building, and provide an additional traffic analysis at FDP for each building to ensure that there is sufficient traffic capacity with the existing grid of streets.

Bus Operations and Layover Space
Staff identified a need for a bus layover space and bus stop along Leesburg Pike. Through discussions with the applicant and the Fairfax Connector it was determined that a layover could be accommodated on Leesburg Pike west of Station Place. The applicant has provided a preliminary design for such a facility that is currently under review by staff. It is staff's recommendation that the applicant collaborate with Solutions Plaza to construct the layover space, as approved by FCDOT, prior to development occurring on either site.

Waivers
The applicant has requested waivers for on-street parking and streetscape on various new streets. In general, staff supports the requested waivers. Additional comments will be provided under separate cover.

Slip Ramp Credit
A slip ramp that would connect Route 123 to the portion of Pinnacle Drive west of International Drive was proposed by the applicant in their Traffic Impact Analysis. Though it is not required for the applicant's site generated traffic, the applicant has indicated in their proffers a willingness to construct the slip ramp in return for credit towards the Tysons Grid Fund. The cost of this slip ramp was not anticipated in the Grid Fund. Further, VDOT has yet to indicate support for the facility. For these

reasons staff does not support credit for the slip ramp. The applicant should revise their proffers accordingly.

Other CDP Issues

*Phasing*
Phases B and C indicate that Viale Centrale will be temporarily closed for future construction phases. The applicant should clarify the nature of the temporary closing. Any temporary closing of site access and necessary maintenance of traffic should be reviewed by staff at FDP.

*Street Design*
The applicant provided an exhibit for an alternative to the interim modified "T" intersection of Center St. This alternative has a greater skew for the Center Street approach to Station Place despite the accommodation of a third lane. In order to better accommodate vehicle turning movements, FCDOT prefers the modified "T" shown in the CDP, but this alternative may be discussed at FDP. VDOT has also indicated concerns with heavy vehicle turning movements on Viale Centrale and Center Street, in particular. The applicant should make necessary curb adjustments to heavy vehicle trip paths to avoid potential conflicts with the curb and vegetation.

*Sight Distance*
There are potential sight distance conflicts with vegetation at the intersection of Viale Centrale and Route 7. Street trees may need to be relocated prior to site plan. The applicant should also show entrance sight distance for the current FDP area.

*Inconsistent sheets*
The applicant's latest plan submission included some sheets that were inconsistent with the Conceptual Development Plan Sheet, particularly with regard to the on-street parking and loading dock areas. The CDP should be revised to address these areas.

AKR/MEC

# COMMONWEALTH of VIRGINIA

**DEPARTMENT OF TRANSPORTATION**

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

February 22, 2013

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: Tysons Central RZ-2011-PR-005
Chapter 527 Comments
Tax Map # 29-3 various parcels
Fairfax County

Dear Ms. Berlin:

VDOT has reviewed the above plan and traffic impact study submitted on January 23, 2013, and received on January 29, 2013. The TIA is considered to be generally acceptable. VDOT does offer some additional recommendations regarding the site traffic impacts.

**Additional VDOT Recommendations/Comments:**

1. For the proposed alternative with the slip ramp on Rt. 123, the northbound right-turn queue at the International Drive and Greensboro Drive intersection is significantly long compared to the background condition and exceeds the link length to the upstream signalized intersection at Pinnacle Drive. Improvement(s) should be considered.

2. In "Section 12 – Access Management" on Page 90, the statement regarding roadway segments requiring exceptions to the spacing standards doesn't match the information provided in "Table 12-2 Intersection Spacing". Table 12-2 shows more locations would require exceptions.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2011-PR-005rz3TysonsCentralNVComments2-22-13BB

# COMMONWEALTH of VIRGINIA

**DEPARTMENT OF TRANSPORTATION**

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

February 22, 2013

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: Tysons Central RZ-2011-PR-005
Tax Map # 29-3 various parcels
Fairfax County

Dear Ms. Berlin:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, your proposed rezoning was submitted to the Virginia Department of Transportation (VDOT) for review on January 23, 2013, and received on January 29, 2013.

We have evaluated the rezoning and prepared comments on the results of our evaluation. The comments present our key findings as well as detailed comments on the future transportation improvements which will be needed to support the current and planned development in the study area.

Our comments are attached to assist the Planning Department, the Planning Commission and the Board of Supervisors in their decision making process regarding the rezoning.

Please arrange to have these comments included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this rezoning. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

Please contact me if you have any further questions regarding these comments.

Sincerely,

Kevin Nelson

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
527Info2011-PR-005rz3TysonsCentralNV2-22-13BB

APPENDIX 8

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 8, 2013

**TO:** Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

**FROM:** Barbara A. Byron, Director
Office of Community Revitalization

**SUBJECT:** OCR Comments – Tysons Central:
RZ/CDP 2011-PR-005
FDP 2011-PR-005 (Building F)
SEA 2008-MD-036

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, including the Conceptual Development Plan (CDP) dated July 10, 2013, a Final Development Plan (FDP) for Building F dated July 10, 2013, and Draft Proffers dated July 10, 2013. We have also reviewed the Special Exception Amendment (SEA) Plat dated May 13, 2013. The following analysis and recommendations are offered for consideration regarding these applications.

**RZ 2011-PR-005**

**General Comments:**

The overall design meets the Urban Design intent of the Comprehensive Plan for a pedestrian-oriented mixed-use development. The applicant has created new blocks, separated by private and public streets, which are generally consistent with the expected scale of the urban form in Tysons. Building heights are varied and contribute to an interesting and dynamic skyline. The mix of uses proposed for this site, which is immediately adjacent to a metro station, will help create a vibrant and dynamic place. Furthermore, the pedestrian hierarchy defines multiple primary pedestrian corridors, and the building architecture and streetscape design are focused on the public realm. This is achieved through an activated street edge at the ground level, regular tree spacing, and articulated building masses in the upper levels of the buildings. All streetscapes will include high quality amenities and street trees planted with sufficient soil volume to ensure their survival. Many of the tree spaces also allow for the treatment of stormwater. A palette of streetscape materials and furnishings has been coordinated throughout.

The proposal also provides pedestrian links to existing and proposed adjacent developments. Finally, the design provides a system of elevated and at-grade public urban park spaces that are connected through the pedestrian realm.

**RZ/CDP 2011-PR-005**

**Detailed Comments (CDP):**

1. Street Grid and Block Length: The application area is a consolidation of eight parcels located northwest of the Leesburg Pike (Route 7) and Chain Bridge Road interchange, west of Pinnacle Drive. An east-west connector street, identified as Center Street on the CDP, is proposed to eventually be a part of a new east-west collector street that crosses this district. The proposed plan provides two new north-south roads, Station Place and Viale Centrale. Tysons Central Street is an east-west street proposed on the eastern portion of the site. The plan creates three blocks; two on the eastern portion and one on the western portion. The block lengths, as measured along Leesburg Pike, range from 200 to 350 feet. The largest block is the block that contains Buildings A, B, and C. All block lengths are consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDG), which establishes a maximum block length of 600 feet.

   Although, because of significant grade change, proposed Tysons Central Street does not provide a continuous east-west street level connection through the site, pedestrian connections are provided through the building to connect the metro plaza with the central piazza along Viale Centrale.

2. Proposed Uses and Impacts on Urban Design: The applicant proposes a mix of residential, office, and retail uses that generally work well together to create a vibrant, active place. In addition to the uses mentioned above, the applicant has also proposed a possible grocery store at a maximum of 27,000 square feet, which is envisioned to be located on the first and second floors of Building A. As this building fronts Leesburg Pike to the south and is immediately adjacent to the metro station, and fronts onto Viale Centrale to the east, it is in a very visible and active corner that will likely see a high volume of pedestrian traffic on all three sides. The fourth façade is joined to Building B. A grocery store in this location, if designed correctly, could be a use that would activate and enliven the Metro Plaza. Throughout the review process, staff worked with the applicant to address operational concerns related to a mid-sized grocery store at this location. Some of the items discussed included loading location, width, and pedestrian safety, window transparency along the Metro Plaza, doors fronting onto the plaza, the location of back of house operations, and loading door function and architectural treatment. As a result of these discussions, the applicant has presented a loading design and treatment plan that meets their needs and is acceptable to staff. Sheet A-172 of the CDP shows the loading doors as they would appear from Leesburg Pike; the doors are

designed at 36 feet wide and are integrated to look like the rest of the building façade when they are closed. The streetscape design in this location has also been considered to ensure safe pedestrian access to/from metro.

The current proffer language for this loading area commits the applicant to what is shown on the CDP; however, staff suggests that the applicant also describe in the proffers the important design performance standards rather than strictly limiting themselves to what is shown on the CDP. Some of the performance standards include: multiple pedestrian paths (one along the building and one along Leesburg Pike), curbs and bollards for pedestrian safety, loading door widths and architectural treatment, and special paving materials/designations.

3. Pedestrian Hierarchy: The applicant has provided a Pedestrian Hierarchy Plan and has utilized the recommended language provided in the TUDG to describe the corridor types. Leesburg Pike is identified as a Gateway Pedestrian Corridor. The applicant has indicated three Primary Pedestrian Corridors; Metro Plaza, Station Place and Viale Centrale. Metro Plaza and Station Place are envisioned to carry high volumes of pedestrians, as they are located immediately adjacent to metro. The building faces surrounding Metro Plaza have been given careful consideration and will be vibrant, active spaces that are porous at the street level and above and provide connectivity to spaces north, south, and west. Viale Centrale is the primary corridor internal to the site, but will be activated with first level retail and an inviting central piazza. As one of the signature open spaces of this development is the elevated park between Buildings A and B, highly visible signage will be located next to the stair and elevator located along the building façades of both the Metro Plaza face and Central Piazza face.
    a. The applicant has committed in Proffer 10 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 TUDG; however, based on a review of the proposed plans, these deviations are acceptable.
    b. The applicant has indicated retail uses at appropriate locations within the development and has committed to providing retail where Buildings A and B face Metro Plaza. Staff believes this is a very important public space, and having retail in this space is a critical component to making this an active, inviting pedestrian environment.

4. Streetscape Design: In general, the application is consistent with recommendations of the Comprehensive Plan and TUDG regarding streetscape dimensions. The applicant has also committed to providing a Materials and Furnishings Plan as part of each FDP.
    a. The plans indicate potential locations for electrical and stormwater vaults throughout the development. Understanding that the site is constrained in some areas, vaults should be kept out of the clear sidewalk zone to the extent possible. Staff appreciates that proposed Dominion Virginia Power vaults identified on

Sheet C-6 are shown in locations that least impact tree planting spaces and pedestrians; a proffer that evaluates this with each FDP and Site Plan should be provided to ensure that the trees can be planted where shown and with adequate soil depth.

5. Building Design: Generally, the building design and massing is consistent with the recommendations of the TUDG. Active uses, including retail and lobby spaces are located along primary and secondary pedestrian corridors, and access to public park spaces is provided from these corridors. The result contributes to a diversity of design within the project that is architectural interesting, engaging, and welcoming for the pedestrian.
    a. An area to note is the pinch point between the bollards and the building overhang, where outdoor dining is shown to occur, adjacent to Buildings A and B (See Sheets L-2.1 and A-151). The design of the building and associated building zone does not leave enough room for a clear pedestrian path between the outdoor dining space and the bollards that delineate the pedestrian space from the vehicular space. A proffer should be added to evaluate this further at the time of FDP for Building A or B, whichever is first; a clear pedestrian path should be provided for people walking along the retail frontage.

6. Parking Garage Design: Parking is provided in parking structures that are integrated with the building design or located partially below grade. The proffers commit to incorporating uses or screening at the ground level to provide a pleasant pedestrian experience. No parking podium heights are listed on the CDP. While the street level experience is critical, how the parking podium is treated above the street level is also important. With no limit on the parking podium heights or a commitment to the full integration and seamless treatment of the parking with the building tower above, staff is concerned that the end result may not fully meet the design intent. The applicant should commit to full integration of the parking with the tower above as the preferred option, or list the podium heights and provide examples of architectural screening treatments.

7. Building Heights: Overall, the proposed mix of heights for the development will result in a varied skyline near the Greensboro Metro station. Buildings A and B are closest to metro and are proposed at maximum heights from 300 to 330 feet. Building F, at the southeast corner of the site, is the tallest building. Building C is the second tallest building, located at the intersection of Center Street and Viale Centrale. Although the tallest buildings on the site are located further away from the metro station, the whole project area is within ¼ mile of a metro station, and the heights are compliant with the guidance in the Comprehensive Plan for this radius. The heights will help create a varied and dynamic skyline.

8. Interim Conditions: The application provides a series of diagrams indicating how the development could be potentially built out and what improvements will be provided

with each phase. Given the configuration of the site and the compartmentalized nature of the individual blocks, the improvements associated with each phase are appropriate.

a. Interim pedestrian connections to metro are demonstrated on the phasing plan.
b. In those cases where buildings will be demolished but the site will not be developed for some time, the applicant has committed to grading and seeding any disturbed land.
c. Where existing parking lots will remain in the interim, or where commercial off-street parking is proposed in existing lots, the applicant should provide interim landscape improvements that will beautify the surface parking and mitigate the visual impacts. Additional trees should be provided in existing surface parking lots if they remain undeveloped for more than 18 months; this will help improve the aesthetic of surface parking lots if they are expected to remain in place during the medium to long term.
d. The applicant has also proposed interim "pop-up" retail for the area surrounding the metro escalator landing. This will provide an activated space until such time as the buildings closest to the metro station are constructed. Temporary retail shipping containers, seating, food trucks, and mobile toilets will give a presence and space for pedestrians to enjoy.

9. Urban Parks: The applicant is proposing a series of park spaces throughout the development. These pocket parks and plazas provide a network of spaces that will serve residents, employees, and visitors. Commitments to the provision of athletic fields are provided in the proffers. The primary park spaces are described below:
    a. The Metro Plaza serves as a gateway space for people arriving and departing on the metro. Permanent improvements to the Metro Plaza include landscaping, hardscaping, bike racks, seating, and a water feature. The applicants may also install a video wall art display on the façade of Building B, which would help animate the Metro Plaza. The details on this screen will be evaluated with the FDP for the building.
    b. The Central Piazza is a space located at the intersection of Viale Centrale and Tysons Central Street and is designed as a gathering and event space for residents, employees, and retail patrons. This space will also contain a sculpture or focal element, to be determined at the time of FDP. The design utilizes a seamless paving surface (no curbs). Cues are provided through bollards, which allow vehicular drop-off and fire access to be provided while also allowing the space to remain primarily for pedestrians. The space relates well to the first level active uses.
    c. The Sky Park is a public park on top of Buildings A and B that is accessible from either the Metro Plaza or the Central Piazza side of the building. The applicant has committed to provide both elevator and stair connections, as well as wayfinding signage for this park from both the Metro Plaza and Central Piazza. This space will contain features such a small games courts (bocce, shuffleboard, horseshoes), moveable seating, plantings, and a water feature.

d. The Corner Park is located between Leesburg Pike and Building F. This urban space will contain low seating walls, moveable seating, and vegetated planters. This space provides a small respite area for the occupants and visitors of Building F, or those walking along the Leesburg Pike frontage.
e. Clyde's Park, located in between Buildings D and E, is elevated from Viale Centrale but at-grade along the service drive to the east; a staircase provides access to the park from Viale Centrale. Although this park is only 0.4 acres, proposed amenities include an interactive water feature, a multi-purpose lawn, a playground, climbable sculptures, and an exercise station. There are also private dining areas located adjacent to the park space, separated by a wall that provides a nice relationship between the public realm and the private realm.

**FDP 2011-PR-005 (Building F)**

**Detailed Comments:**

1. General: Building F has been designed with the seamless and full integration of the building tower with the parking structure. This is the preferred solution for locations where all below-grade parking is not feasible. With the use of similar building materials and the high level of architectural design, the parking levels are indistinguishable from the occupied levels of the building.

2. Interim Metro Plan: The interim metro plan proposed provides an activated space until such time as the buildings closest to the station are constructed. Temporary retail shipping containers, seating, food trucks, and mobile toilets will help improve the character of the space and give a place and presence for pedestrians and metro riders to enjoy until such time as the site is ready to undergo permanent construction. While the applicant has indicated that the types and design of the temporary retail containers will be of a higher quality, staff would suggest that the applicant describe this commitment in the proffers.

**SEA 2008-MD-036**

**General Comments:**

The SEA application seeks to remove approximately 1,800 square feet from the approved SE area for the Greensboro metro station in order to allow it to be rezoned to the PTC district as part of RZ 2011-PR-005. The land area is located immediately north of the service drive along Leesburg Pike and is currently undeveloped; the Greensboro metro station is under construction immediately to the west.

The removal of this land area from the SEA does not appear to have negative impacts on the existing SE area or operations of the metro station. In addition, allowing this land area to be rezoned to PTC will allow the proposed development to proceed as shown on the CDP, which represents a cohesive redevelopment that meets the intended goals of the Comprehensive Plan and the TUDG.

We recommend that representatives for Metro continue to coordinate with NV Commercial on the development of the property, as coordinated development will help improve both properties.

CC: Suzanne Lin, DPZ/ZED/PD
Suzie Zottl, Revitalization Program Manager, OCR
OCR File

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 30, 2013

**TO:** Barbara Berlin, Director
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT Addendum** for: **RZ/CDP 2011-PR-005**
**Tysons Central** **FDP 2011-PR-005**

The August 21, 2013 staff report cited a number of deficiencies in the original acoustical analysis performed by Polysonics, #5484, dated May 20, 2013 in conjunction with the draft proffers, dated July 10, 2013. The applicant has submitted another acoustical analysis, as cited above and draft proffers which resolve many of deficiencies.

This addendum, prepared by Mary Ann Welton, is based on staff's review of Polysonics Traffic and Railway Impact Analysis dated September 20, 2013, #5484 and proffers dated, September 27, 2013. Since the staff report, dated August 21, a number of the deficiencies noted in that report have been resolved by the September Noise Analysis, #5484 and the current proffers. The salient issues which have been resolved by the current proffer and the current acoustical analysis include the following:

- New traffic measurements were taken at a representative time of year (when school was in session) for a 24 hour cycle between Wednesday, September 11 and September 12, 2013;
- Building material specifications for future residential structures within the dBA70 -75 range have now been incorporated into the current proffer;
- Comprehensive Plan guidance which recommends that noise in outdoor recreational areas not exceed dBA 65 has been addressed in the current acoustical analysis for the plaza in southwest corner.

The current noise study provides improved data and analysis for the evaluation of the future traffic noise impacts for this application.

**Department of Planning and Zoning**
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DEPARTMENT OF PLANNING & ZONING

While the current noise proffer has addressed some of the concerns cited in the August 21 staff report, the applicant's proffer commitment should include noise attenuation measures for the hotel. A hotel is considered a noise sensitive use like residential development and transportation generated noise levels should be mitigated to levels below DNL 65 dBA and DNL 45 dBA for outdoor activity areas and indoor areas, respectively. In addition, the proffer does commit to noise mitigation for outdoor plaza area near the southwest corner of Building F, but it does not commit to noise mitigation for the rooftop pool space. The current noise study identifies the pool area space as being affected by noise levels in excess of the Comprehensive Plan guidance for outdoor recreational areas.

PGN: MAW

**APPENDIX 9**

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 21, 2013

**TO:** Barbara Berlin, Director
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT** for: **RZ/CDP 2011-PR-005**
**Tysons Central** **FDP 2011-PR-005**

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application and Conceptual Development Plan (CDP) application, revised proffers and the Final Development Plan for Building F, all of which have been revised through July 10, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-84, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

Excerpts from the Environmental Stewardship section of the Tysons are also included below.

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 74 states:

> "Stormwater Management
>
> Tysons Corner is located in the headwaters area of several of the county's watersheds.... Redevelopment offers considerable opportunities to improve upon past stormwater management practices.
>
> Receiving waters downstream of Tysons should be protected by reducing runoff from impervious surfaces within Tysons.... Achieving a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events.
>
> Measures to reach this goal may include application of Low Impact Development (LID) Techniques (including but not limited to rain gardens, vegetated swales, porous pavement, vegetated roofs, tree box filters, and water reuse). The incorporation of LID practices in the rights-of-way of streets will also support this goal; such efforts should be pursued where allowed. There is also a potential for the establishment of coordinated stormwater management approaches to address multiple development sites."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, page 82-84 states:

> Stormwater Design
>
> "Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.
>
> Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010 Areawide Recommendations under Environmental Stewardship, pages 74-75 state:

"Natural Resources Management
Protection, enhancement and management of natural resources in the existing stream valley parks in Tysons is critical to the long term viability of those habitats.... Without active management of the natural resources in these parks, habitat and stream quality will continue to decline.

Contributions from development in Tysons towards stream restoration and stabilization in the Scotts Run, Old Courthouse Spring Branch, Rocky Run and Pimmit Run watersheds should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams. Associated improvements to the receiving streams and downstream areas could provide greater stability and water quality and improve instream habitat. Stream restoration will also enhance the stream valley parks which are key components of Tysons' green network.

Environmental enhancement efforts should be encouraged and should include efforts such as restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors. Natural areas outside of Resource Protection Areas could serve as nodes for human activity and greatly improve quality of life while relieving stress on existing riparian areas. Stream valley park expansions should not include large hardscape areas (other than trails) and resources management should drive park design."

The Fairfax County Comprehensive Plan, 2011 Edition, Area II Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations under Environmental Stewardship, page 76 states:

"Green Buildings

Currently Fairfax County encourages new buildings in mixed use centers to have Leadership in Energy and Environmental Design (LEED) certification, or the equivalent. The concept of green buildings recognizes that certain design and construction practices can increase the efficiency of resource use, protect occupants' health and productivity, and reduce waste and pollution... Non-residential development in Tysons should achieve LEED Silver certification or the equivalent, at a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices....

In addition to green buildings, green roofs (also referred to as vegetated roofs) can enhance the natural environment within Tysons. Green roofs use the traditionally unused part of the building to grow vegetation. Public benefits of green roofs include increased stormwater retention, reduced greenhouse gas emissions, and improved air quality through filtration of airborne particles. Where green roofs are not provided, other roofing

systems containing highly reflective materials may be considered, as they can reduce heat absorption and thereby conserve energy and reduce related greenhouse gas emissions."

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9 states:

**"Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site

conditions are appropriate, if consistent with County requirements.

- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements."

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 10 states:

"**Objective 3:** **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance...."

The Fairfax County Comprehensive Plan Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, pages 11 and 12 states:

. . . "Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are; DNL 65 dBA for outdoor activity areas, DNL 50 dBA for office environments, and DNL 45 dBA for residences, schools, theaters and other noise sensitive uses. . . .

**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

The Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

> **"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**
>
> Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
>
> Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way...."

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Analysis for this application addresses the overall conceptual development plan and proffered commitments for the 5.8 acre subject property.

**Water Quality Protection and Stormwater Management Best Management Practices**
The vision for Tysons Corner Center, as expressed in the Environmental Stewardship section of the Comprehensive Plan, sets the goal in mixed use centers to achieve water quantity, above and beyond previous requirements. As noted in the citations above, the Tysons Corner Plan poses the important challenge for new development in Tysons "...a goal of retaining on-site and/or reusing the first inch of rainfall will ensure that runoff characteristics associated with the site will mimic those of a good forest condition for a significant majority of rainfall events."

The 5.8 acre subject property is located within the Difficult Run watershed and northeast side of Leesburg Pike immediately west of the Route 123 and Leesburg Pike interchange in the North Tysons Central 7 Subdistrict. The subject property is currently developed with several commercial operations which include a Clyde's Restaurant. This redevelopment proposes 6 new buildings: Building A (office); Building B (hotel/residential); Buildings C and D (residential); Building E (office or residential or hotel) and Building F (office or residential) with possible ancillary retail use within all buildings. Stormwater management will be achieved predominately through the use of bioretention tree pits dispersed throughout the property; the use of rooftop disconnection to stormwater planters and stormwater planters; intensive and extensive green roofs; bioretention drainage areas. Approximately 3 underground vaults are proposed for water storage and re-use. Some capture of runoff from offsite areas has been included in the calculations.

The narrative provided with the stormwater checklist indicates that this development will be constructed atop a proposed underground parking garage extending throughout much of the 5.8 acre development, thereby inhibiting the use of stormwater infiltration facilities. In an effort to address the environmental stewardship goals put forth in the Tysons Corner Plan, as noted above, the Stormwater Checklist Narrative provided with the revised CDP dated May 13, 2013, indicates bio-retention tree pits are proposed to capture the first inch of rainfall. Forty-seven tree pits are shown on the plan. Additional measures are also proposed to retain runoff onsite and some those proposed facilities include the following:

- Rooftop disconnections;
- Intensive and extensive green roofs;
- Stormwater planters;
- Bioretention tree pits (48);
- Three new vaults for blocks A, E, and F;
- One relocated extended detention storage facility located on the northern corner of the property adjacent to an existing extended detention pond.

The stormwater checklist indicates that the revised stormwater plan will capture the first inch of rainfall from 100% of the site. This assurance is reiterated in the proffer which also commits to providing the appropriate stormwater calculations at the time of each FDP submission for each phase, as well as any temporary or interim stormwater management measures and the proposed locations where those measures will be installed. Calculations at FDP will seek to demonstrate retention and re-use of the first inch of rainfall onsite, to the maximum extent practicable. Extended detention and extended release may be used to complement the reduction in the volume of the runoff.

The proffer also indicates that more advanced calculations will be provided at site plan in order to demonstrate that the volume reductions committed to at the FDP will be achieved with the specific facilities which will be shown on the site plan. If other measures are required at that time, the proffer commits to install detention facilities and employ extended release measures to ensure that the first inch of rainfall is captured.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Final Development Plan: Building F

Building F is situated on the block located immediately adjacent to the cloverleaf intersection of Leesburg Pike and Chain Bridge Road. The final development plan for the building shows an array of measures which include green roof – intensive and extensive; tree pits; bio-retention area and a stormwater vault to store and re-use runoff in support of the stormwater goals outlined in the Tyson Corner Comprehensive Plan.

The checklist accompanying the July 10, 2013 FDP indicates that 100% of the .97 acre site will be captured by a stormwater facility and that the first full inch of rainfall will be retained onsite.

The proposal to capture all the runoff from the entire .97 acre site is reiterated by the proffer which commits to provide additional detention capacity as well as slow release if, at site plan review, such measures are necessary to meet this commitment. The Tysons Corner guidance calls for the incorporation of stormwater management measures that are sufficient to attain at a minimum both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system. According to the proffer, SWM facilities will be designed to the maximum extent practicable to meet the requirements of the stormwater management related credits (quantity and quality controls) of the project's registered version or the most current version of the applicable LEED rating system for each building/phase of the development based upon the LEED boundary identified with each building/phase.

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**

Regarding transportation generated noise, the Comprehensive Plan guidance recommends that interior noise levels for new residential development and other noise sensitive uses not exceed DNL 45 dBA. Staff considers a hotel to be a noise sensitive use. The Comprehensive Plan also cites federal guidelines for maximum acceptable levels of noise exposure including DNL 65 dBA for outdoor activity areas. Finally, the Plan guidance recommends that new residential use should not be located in areas where the transportation generated noise levels exceed 75 decibels.

Noise analysis # 5484, dated May 20, 2013 was performed by Polysonics for Building F which is closest to Leesburg Pike, the Route 123 intersection and the new Silver Line Greensboro Metro Station. The development plan for the Conceptual Development Plan indicates that Building F could be primarily residential or office use. The Final Development Plan application depicts Building F as residential with accessory retail use. The noise analysis assumes that Building F will be residential. Noise measurements upon which this study was based were taken during the 24 hour period of Monday March 26 – Tuesday, March 27, 2013. Fairfax County Public Schools were on spring break from March 25 – March 29, 2013. Traffic volume and traffic noise may be less than if school had been in session. Ideally, noise measurements should be conducted on a more typical traffic weekday.

According to the noise analysis, future unmitigated noise levels at upper floor of Building F will have noise levels up to 68.2 dBA Ldn. The noise analysis notes that upper floor noise levels are typically higher than those at ground level because of the shielding effects of localized topography, and absorption offered by grass and vegetation are diminished with height above the ground. According to the proffers, at building plan submission the applicant will submit a refined acoustical analyses addressing indoor noise levels and proposing noise attenuation measures to reduce interior Ldn to no more 45 DBA for the residential component of Building F. The applicant is committing to utilizing specific sound transmission ratings (STC) for building materials to reduce interior noise to DNL 45 dBA for dwellings to be impacted by traffic noise having levels projected between DNL 65 and 70 dBA. It is recommended that the applicant commit to specified STC ratings for building materials for dwellings impacted by traffic noise projected between DNL 70 and 75 dBA in case the refined acoustical analysis concludes the need for this level of mitigation.

The noise analysis shows the 9$^{th}$ floor courtyard and the roof pool area will be exposed to noise levels above DNL 65 dBA. The noise analysis notes that the shielding of the buildings may result in lower sound levels at the courtyard and pool areas. According to the proffers, the applicants will notify tenants or owners of individual residential units with balconies that exterior noise levels may exceed DNL 65 dBA. The applicant should commit to a refined acoustical analysis at building plan submission to address outdoor recreation noise levels in addition to interior noise levels. Notification to residential tenants or owners of noise on balconies is only acceptable when other outdoor recreations areas are provided with mitigation measures, as needed, to reduce noise level to no more DNL 65 dBA. The noise analysis and proffer as currently proposed does not demonstrate conformance with the Comprehensive Plan guidance regarding mitigation of outdoor recreation areas to no more DNL 65 dBA. A refined acoustical analysis should be conducted to determine if the shielding of the buildings will in fact lower sound levels to no more DNL 65 dBA on the courtyard and pool area and ensure that other outdoor activity areas will not require mitigation. The applicant should commit to providing noise mitigation measures or the equivalent of outdoor activity areas if specified in the refined acoustical analysis. This issue remains outstanding.

According to the proffers, prior to the FDP approval for Buildings A, B, C, D and E, the applicant will provide an indoor noise impact analysis to determine if specific buildings will be

affected by transportation generated noise. Furthermore, if the specific noise impact analysis concludes that a building will be affected by noise levels that require mitigation, then at building plan submission for the applicable building, the applicant will submit a refined acoustical analysis addressing indoor noise levels and proposing noise attenuation measure to reduce interior Ldn to no more than DNL 45 dBA for residential or hotel component and DNL 50 DBA for any office components. The indoor noise impact analysis should be reviewed and approved by staff in the Department of Planning and Zoning staff. Staff should determine whether it is clearly demonstrated that no noise mitigation will be required and no refined acoustical analysis will be needed at building plan submission. Staff is concerned that assumptions and conditions on phasing and development could change between indoor noise impact analysis and actual construction and could result in the need for noise mitigation measures. This issue remains outstanding.

To be in conformance with Comprehensive Plan guidance on noise mitigation, the noise impact analysis and the refined acoustical analyses for Buildings A, B, C, D and E should address outdoor recreation areas. The applicant is currently only committed to providing indoor noise analysis and mitigation and notification to potential tenants or purchasers of individual residential units with balconies that exterior noise levels may exceed 65 dBA. The applicant should commit to providing noise mitigation measures or the equivalent of outdoor activity areas to achieve DNL 65 dBA if specified in the refined acoustical analysis and approved by Department of Planning and Zoning staff. This issue remains outstanding.

To resolve these outstanding issues, the noise consultant and the applicant should address deficiencies in the noise analysis and related draft proffers. Staff is willing to meet with the noise consultant and applicant to discuss these issues in more detail.

**Green Buildings**

The vision for Tysons Corner as expressed in the Comprehensive Plan recommends, at a minimum, the achievement of the United States Green Building Council's (USGBC) LEED Silver certification for non-residential development and LEED certification for residential development. The Tysons Central application is comprised of a mix of commercial and mixed-use, residential development. The applicant has provided a proffer which commits to achieve the Plan goal of LEED NC certification for residential with an escrow of $2.00 per square foot to be posted prior to the issuance of a building permit for each building. The proffer also commits to LEED Silver certification for non-residential buildings with an escrow to be posted prior to the issuance of a building permit for each non-residential building. In addition, the proffer also includes the option for the applicant to seek the next higher level – LEED Silver with no escrow for residential buildings and LEED Gold for commercial buildings. According to the proffer, instead of LEED certification, the applicant may select subject to Department of Planning and Zoning approval, an alternative residential rating systems implemented without an escrow such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, and 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance. The green building proffer for this application conforms to the Tysons Plan for green buildings.

**Sustainable Energy Practices**

This application includes a proffered commitment to sustainable energy practices for this development. The applicant proposes to provide:

- at least one electric vehicle recharging station that serves two parking spaces and conduit to facilitate two additional future recharging stations in the parking garage for each building;
- for any site plan that includes more than one building, provide an assessment of the potential, within the area subject to the site plan, of shared energy systems; and
- aggregated non-proprietary energy and water consumption data as practical.

Staff recommends the following proffer modifications and additions:

- that at FDP submission, a shared energy assessment will be provided for the buildings with that submission;
- that information will be provided at FDP submission about how extensive the shared energy conduit system will be for the buildings within that submission;
- that information will be provided regarding the extent to which the proposed EV ready conduit system will be available within the specified parking garage which is the subject of the FDP.

At this time, the FDP submission for Building F includes no detailed information regarding sustainable energy practices.

PGN: MAW

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 13, 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 Central; Rezoning Application RZ 2011-PR-005; Conceptual Development Plan (CDP) Dated July 10, 2013, and Final Development Plan (FDP), Dated July 10, 2013; and Special Exception Amendment (SEA) 2008-MD-036; Tax Map Numbers 029-3-01-0065, 0071, 0071A (pt.), 0072, 0073, 0075, 0076 and 0078A; Providence District

We have reviewed the subject CDP and FDP, both dated revised July 10, 2013, and draft Proffers, dated July 10, 2013, and SEA Plat dated May 13, 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

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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, 1682-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 August 13, 2013.

**Downstream Drainage Complaints**
There are no relevant drainage complaints on file regarding the downstream drainage system.

**Adequate outfall**
The outfall map and description on the CDP (sheet C-20) 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 outfall map and description on the FDP (sheet C-19) indicates the location and direction of the downstream drainage system, and describes the pipe capacity in terms of proportion of the capacity "used" by the proposed development, but does not describe the condition, and assumes the natural channel capacity exceeds that of the pipe system. The methodology presented does not satisfy the requirements for the description of the outfall. 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. The condition and capacity must be based on the total flow in the system, and the condition of the natural stream must be described. 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. The FDP states that the final detailed outfall analysis will not be completed until the construction documents are prepared, and indicates that the stormwater vaults could be used to provide additional detention volume, if necessary, to provide a proportional improvement to satisfy the outfall requirements.

**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.

With respect to the preliminary stormwater management information shown on the CDP and FDP, DPWES offers the following comments:

1) The applicant provides preliminary stormwater plans and computations on the CDP (sheet C-13 through C-18) indicating that 5.78 acres will be captured by BMPs, and a stormwater volume equivalent to a rainfall depth of 1.00 inch will be retained on-site.
    a. The map and computations on the CDP indicate that 5.78 acres, including certain portions of the adjacent Tysons Central Street and Leesburg Pike ROWs, will be captured by conforming and modified design green roof and urban bioretention BMPs. The applicant has also identified additional adjacent ROW areas on the stormwater management map as "not included in 1" comps." The narrative requests the treatment of offsite areas be allowed to partially off-set the loss if the modified design concepts for the stormwater systems are determined to be not feasible at the time of final site plan.
    b. The table on sheet C-14 and parts of the narrative on sheet C-15 state that 1.0 inch of stormwater will be retained, however other statements in the narrative indicate that the entire site cannot be captured and only 0.94" can be retained. The narrative and computations must be revised to be consistent, and reflect the amount of stormwater control that will be achieved by the ultimate development as currently proposed.

2) The applicant has submitted a FDP for Building F concurrent with the rezoning. The map and computations on FDP sheets C-15 through C-18 indicate that an area of 0.97 acres (equivalent to 100% of the FDP area) will be captured and a stormwater volume equivalent to a rainfall depth of 1.0 inch will be retained on-site.
    a. The FDP includes on sheet C-17 preliminary sizing information for the BMPs. The table indicates that the surfaces areas and volumes required for some of the facilities are greater than the amount provided. In addition, the Rv values cannot be greater than 1.0. At the time of Site Plan, the facilities must be designed in accordance with all applicable criteria.
    b. Tree pits 1, 3, and 5, proposed along the west side of Viale Centrale, are shown on the stormwater map and included in the computations, but are not shown as proposed on any of the other sheets of the FDP. If the BMP facilities will not be constructed with this phase of the development due to the anticipated close proximity to construction during future phases, the stormwater computations must be revised to reflect fewer facilities and the lower amount of stormwater control that will be provided with the development as proposed on the current FDP.
    c. Sheet C-7B of the FDP shows the proposed configuration of the site in the event the requested break in the limited access line is not approved. However, the proposed private alley on the east and south side of Building F would preclude the construction

of tree pits 12 through 15. The FDP computations should also indicate how the specified 1.0 inch of stormwater control will be achieved if the limited access break is not approved.

3) 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 use, 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 reductions, 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 storwater planters, tree box filters, raingardens and urban-bioretention are shown on the CDP and FDP.
        - 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 an 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.

- The types, size and density of the vegetation of the bio-retention tree pits proposed near street intersections must be designed to not affect the site distance. Notwithstanding Note F of Table 12 of the Transportation Design Standards for Tysons Corner Urban Center, if the vegetation would interfere with the line of sight corridor, the BMP must be relocated to a suitable location such that required vegetation can be planted. The volume reduction cannot be claimed if the vegetation is eliminated from the BMP.

4) The applicant states on sheet C-15 of the CDP, and sheet C-16 of the FDP, that "Certain PFM requirements shall need to be waived in order to meet the overall concept of the PTC comprehensive plan…" On sheets C-2 and C-15 of the CDP, and sheets C-3 and C-16 of the FDP, the applicant lists certain waivers and modifications of PFM requirements and provisions. 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. As specified in PFM Section 2-1200.1, if alternatives are proposed, the applicant must include on the Site Plan the detailed design, calculations, supporting data and descriptions for consideration by DPWES at the time of Site Plan review. Based on the preliminary information presented on the CDP/FDP, DPWES staff offers the following observations and remarks regarding the listed waivers, modifications and deviations related to the stormwater management facilities:
   a. Waiver of PFM Section 6-0303.8 to allow an underground SWM vault located in a residential area.
      - As described above, a separate request has been submitted, and staff analysis and recommendation are 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 systems that utilize infiltration to be constructed on in-situ fill material, provided field tests show adequate infiltration rates exist for in-situ material (listed on CDP sheet C-2, and FDP sheet C-3).
      - The stormwater map and computations indicate no permeable pavement on the site. In addition, the narrative on sheet CDP C-15 states "There are no infiltration facilities proposed with this application…" A deviation request is not warranted, as it is not applicable to the development as proposed.
   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 (listed on CDP sheet C-2, and FDP sheet C-3).

- The stormwater map and computations indicate no permeable pavement on the site. A deviation request is not warranted, as it is not applicable to the development as proposed.

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 (listed on CDP sheet C-2, and FDP sheet C-3).
   - The narrative on sheet C-15 states "There are no infiltration facilities proposed with this application…" A deviation request is not warranted, as it is not applicable to the development as proposed.

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 (listed on CDP sheets C-2 and C-15, and FDP sheets C-3 and C-16).
   - 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 (listed on sheet C-2 and FDP sheet C-3).
   - The narrative on sheet C-15 states "There are no infiltration facilities proposed with this application…" A deviation request is not warranted, as it is not applicable to the development as proposed.

g. 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 (listed on CDP sheets C-2 and C-15, and FDP sheets C-3 and C-16).
   - 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 (listed on CDP sheet C-2 and FDP sheet C-3).
   - The loading spaces appear to be within the proposed building. The application does not specify if the facilities would even capture surface drainage from the loading dock(s). Prior to approval of the Site Plan, the

applicant must provide design details, such as the drainage divides, and if necessary, pre-treatment to reduce the concentrations of potential hydrocarbons, toxics or heavy metals before the flow is captured by the tree box filters.

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 (listed on CDP sheets C-2 and C-15, and FDP sheets C-3 and C-16).
   - 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 (listed on CDP sheet C-2 and FDP sheet C-3).
   - Sufficient details have not been provided to evaluate and comment upon the deviation. The loading spaces appear to be within the buildings, and 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. The applicant states on CDP sheet C-15 and FDP sheet C-16 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.

l. The applicant states on CDP sheet C-15 and FDP sheet C-16 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.

5) Draft Proffers, dated July 10, 2013:
   a. Proffer 23.C, last paragraph, states: "Maintenance access points to SWM Facilities and electric vaults beneath the streetscape should be located outside clear pedestrian walkway zone of the streetscape to the extent feasible. These maintenance access points shall be shown on the conceptual utility plan submitted with each FDP. 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
   b. 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 within stormwater facilities proposed near street intersections conflict with site distances, such that the tree canopy is provided elsewhere in accordance with the Proffer, the stormwater runoff reduction provided by the facilities must also be provided in other locations and/or facilities.
   c. Proffer 58. Stormwater Management.
      - The applicant should include in the proffer that the determination of "the maximum extent practicable", be subject to DPZ, not just DPWES. Stormwater Management Measures.
      - 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..." Any facilities must be in substantial conformance with the development plans and proffers, as determined by DPZ.
      - 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.
      - Proffer 58.B The applicant proffers that "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..." However, the FDP proposes capturing 100% of the FDP area, and retaining an equivalent of 1.0 inch of rainfall, but appears to include in the calculations certain facilities that will not be built until a future phase.
        1. The CDP and FDP include statements that infiltration facilities are not proposed.

2. The CDP and FDP include statements that reuse of the stormwater runoff is not proposed.

- Proffer 58.C. The applicant proffers that "The requirements of Paragraph B may be met on an individual building basis… or based upon the total area of the Property."
  1. Since the applicant will propose the volume reduction on the FDP, per B above, the stormwater calculations on the FDP must be based on the amount of control that will be achieved by the specific stormwater facilities that are proposed to be built as shown on the submitted FDP. Each FDP could only establish commitments for the specific area of the subject FDP application, but would not be binding on other areas of the total rezoning. For example, the land area included in the FDP for Building F is 0.97 ac., about 1/6$^{th}$ of the total 5.79 ac. of the rezoning application property. The FDP for Building F proposes retaining an equivalent of 1.0 inch of rainfall, but appears to include in the calculation facilities that will not be built until a future phase.
  2. 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 for Building F.
- Proffer 58.D The applicant proffers that "With each subsequent Site Plan, the applicant shall provide refined calculations illustrating conformance with the proposed volume reductions shown on the FDP…"
  1. 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.
  2. 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.

d. Proffer 59: 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.

**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 due to 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, that allows 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
Durga Kharel, Chief, Central Branch, SDID, DPWES
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES
Bin Zhang, Tysons Review Engineer, SDID, DPWES
DPWES Zoning Application Review Files (1682-ZONA-001-2, 1682-ZONA-003-1, and 25084-ZONA-004-1)

# County of Fairfax, Virginia

**APPENDIX 11**

## MEMORANDUM

**DATE:** August 13, 2013

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Jeremiah Stonefield, Acting Stormwater Review Engineer
Site Development and Inspections Division
Department of Public Works and Environmental Services

**SUBJECT:** Tysons Central, RZ 2011-PR-005; Tax Map Numbers; 029-3-01-0065, 0071, 0071A (pt.), 0072, 0073, 0075, 0076 and 0078A; Providence District

**REFERENCE:** 1682-WSWD-001-1, Waiver to Allow Underground Detention Facilities in a Residential Development

In the waiver request, dated December 3, 2012, the applicant seeks a waiver 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;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

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. Staff also considered the Conceptual Development Plan (CDP), dated revised July 10, 2013, submitted by the applicant since the initial waiver request.

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, dated July 10, 2013, states "The applicant therefore reserves the right to provide temporary storm water management and BMP... 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 stormwater facilities, including, but not limited to, the location, number, size, shape, access points and function of the underground vaults (either permanent or temporary), 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 July 10, 2013, CDP indicates proposed the mixed-use development include residential components in various options. The applicant has provided estimates of the total construction costs, in current dollars, for the underground detention facilities, as well as annual maintenance. Staff calculated the per unit share of the estimated costs, tabulated below.

Stormwater Management Vault Cost Estimates:

| Building | Number of Residential Units[1] Minimum - Maximum | | Estimated SWM Vault Construction Costs[2] | Est. Annual Replacement Contribution, per Vault[3] | Est. Annual Maintenance Cost, per Vault[4] | Estimated Total Annual Share of Costs, per Residential Unit[5] | |
|---|---|---|---|---|---|---|---|
| | Option 1 | Option 2 | | | | Min.[6] | Max[7] |
| A | N/A[8] | | Not given | Not given | Not given | N/A[8] | |
| B | 100-175 | | $226,100 | $4522 | $1500 | $34.41 | $60.22 |
| C | 250-350 | | $226,100 | $4522 | $1500 | $17.21 | $24.01 |
| D | 260-360 | | $34,000 | $680 | $1500 | $6.06 | $8.38 |
| E | N/A[8] | 170-210 | $34,000 | $680 | $1500 | $10.38 | $12.82 |
| F | N/A[8] | 262-414 | $34,000 | $680 | $1500 | $5.27 | $8.32 |

1. Range of proposed residential dwelling units based on Development Tabulations as shown on the CDP dated July 10, 2013.
2. Estimated stormwater construction costs for each vault, in current dollars, provided by the applicant with the waiver request.
3. The estimated amount of the total annual contribution toward the future replacement reserve fund, based on the estimated construction cost, and assuming an estimated 50-year lifespan (for concrete products) and interest compensates for inflation.
4. Estimated annual routine maintenance costs per vault, provided by the applicant.
5. Estimated total annual costs (maintenance plus future replacement contribution) per each residential unit owner, based on the estimated total annual costs divided by the number of units, assuming the entire cost burden is split among only the residential units.
6. The minimum per unit share of the costs, based on the maximum number of dwelling units proposed (i.e., the costs are shared by maximum number of owners).
7. The maximum per unit share of the costs based on the minimum number of units (i.e., the highest estimated financial burden for each individual residential unit owner).
8. Not applicable – no residential units proposed in the building for the option.

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 Central mixed-used development, subject to conditions with the Proposed Waiver Conditions, 1682-WSWD-001-1, dated August 13, 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, #1682-WSWD-001-1, August 13, 2013
Attachment B – PFM Section 6-0303.8

cc: Michelle Brickner, Director, Land Development Services, DPWES
William Schell, Acting Director, Maintenance and Stormwater Management Division, DPWES
Bijan Sistani, Acting Director, Site Development and Inspections Division, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES
Bin Zhang, Tysons Corner Urban Center Plan Reviewer, SDID, LDS, DPWES
_____, Stormwater Review Engineer, Central Branch, SDID, DPWES
DPWES Zoning Application File (1682-ZONA-001-2)
DPWES Waiver File (1682-WSWD-001-1)

Proposed Waiver Conditions

1682-WSWD-001-1

August 13, 2013

(Concurrent with RZ 2011-PR-005 Tysons Central)

If it is the intent of the Board of Supervisors to approve Waiver #1682-WSWD-001-1 in conjunction with RZ 2011-PR-005 for Tysons Central, 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 the Tysons Central mixed use development, as proposed with RZ 2011-PR-005. 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 discourage 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."

ATTACHMENT B

**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.

APPENDIX 12

# FAIRFAX COUNTY PARK AUTHORITY

# M E M O R A N D U M

**TO:** Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

**DATE:** August 23, 2013

**SUBJECT:** RZ 2011-PR-005, NV Commercial & Clyde's – **Revised**
Tax Map Numbers: 29-3((11)) 65, 71, 71A-pt, 72, 73, 75, 76, 78A

## BACKGROUND

The Park Authority has reviewed the proposed Development Plan dated July 10, 2013, for the above referenced application; this memorandum is intended to replace all previous memoranda regarding the application.

The Development Plan shows two development options for a 5.79-acre consolidated parcel to be rezoned from C-8 to PTC. Each development option incorporates six mixed-use buildings, labeled Buildings A through F. The type and amount of uses within four of the six buildings remain consistent between development options, whereas two buildings vary respectively by development option. In order to review the subject application equitably in regard to other Tysons rezoning applications, the following analysis will consider the maximum development potential for each option.

Option 1 – 631,000 square feet of office uses; 848,000 square feet of residential uses or 610 to 885 multi-family dwelling units; 155,000 square feet of hotel uses; and 173,000 square feet of retail uses. Option 1 provides alternative uses for Building E – office/retail or hotel/retail – so the preceding distribution reflects the square feet for both alternative uses inclusively. Regardless of the pursued alternative use in Building E, Option 1 affords a total of 1,807,000 square feet of new gross floor area.

Option 2 – 320,000 square feet of office uses; 1,441,000 square feet of residential uses or 1,042 to 1,509 multi-family dwelling units; 155,000 square feet of hotel uses; and 173,000 square feet of retail uses. Option 2 affords a total of 2,029,000 square feet of new gross floor area.

Based on the average projected multi-family household size of 1.75 in the Tysons Corner Urban Center, the development could add 1,549 to 2,641 new residents (Option 1: 885 x 1.75 = 1,549;

Option 2: 1,509 x 1.75 = 2,641) to the Providence Supervisory District depending on the pursued development option.

## COMPREHENSIVE PLAN GUIDANCE

The Park Authority analysis is based on the policies in the Parks and Recreation section of the Countywide Policy Plan, including Objective 2, Policies g, j, and k; Objective 5, Policies a and b; Objective 6, Policy c. and Appendix 2, Part B: Park Facility Service Level Standards. The evaluation is also based on guidance provided in the Tysons Corner Areawide Environmental Stewardship section of the Comprehensive Plan. Specific Plan citations from the Areawide text are provided in the Analysis and Recommendations sections.

## ANALYSIS AND RECOMMENDATIONS

***Urban Parkland Needs***

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 81, the Plan states the following:

> "The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied."

Applying the urban parkland standard cited in the Comprehensive Plan to the proposed development and assuming an average household size of 1.75 and one employee per 300 square feet of commercial uses, there is a need for 2.64 to 4.10 acres of urban parkland onsite (Option 1 and 2, respectively). The Development Plan shows 2.6 or 2.94 acres of space identified as "public urban park" depending on the future alignment of Center Street and contributions related to off-site athletic field development. However, a portion of that amount functions as, and should be considered, streetscape. Therefore, the actual amount of new, usable public urban park space being provided is on par to approximately one acre less than the need generated depending on the pursued development option.

Onsite Public Parks

Six distinct public urban park spaces are shown on the Development Plan and further described in the draft proffers dated July 10, 2013. The park spaces are consistent and do not change between development options; however, two design options are shown for Metro Plaza Park because the space is directly related to the future alignment of Center Street, which is currently under review.

— Metro Plaza Park (0.73 acre or 0.86 acre depending on the future alignment of Center Street) is classified as a civic plaza and envisioned to serve as a major transit and pedestrian corridor and unique placemaking plaza for civic gatherings and commercial support activities. The

space is shown on the plan to incorporate a variety of hardscape and landscaping improvements and amenities, including: outdoor dining and retail options, a cascade water feature, an interactive water fountain, Metro bicycle storage, and specialized paving. In addition, the primary focal element for the space is shown as a piece of public art to be determined by WMATA.

The plan and draft proffers also include an option to install a video art display (approximately 100 feet by 40 feet in size) on the Building B façade facing the park space. The video art display is intended to provide a medium for artistic displays and not commercial advertisement. The option is dependent on FDP approval of Building B.

- As portions of this park space are not within the subject consolidated parcel, the Applicant should demonstrate the ability and/or permission to make the proposed enhancements on Metro property, which is currently being negotiated.

— Sky Park (0.26 acre) is classified as a multi-tiered pocket park and is situated on the terrace rooftop between Building A and B that overlooks Central Piazza and Metro Plaza parks. The space is envisioned to provide a variety of leisure amenities as well as recreational opportunities, and is shown on the plan to include: a cascade water feature, an outdoor concession area with plentiful seating options, a mix of hardscape and landscaping features, and two recreation sport court facilities that afford bocce ball, horseshoe, shuffleboard, lawn dart, and other comparable recreational uses. Access to the park space is shown on the plan by a staircase and elevator from both adjacent Metro Plaza and Central Piazza parks.

- The Applicant has incorporated previous design recommendations from staff, which includes moving the staircase to provide clear and visible pedestrian access from the Central Piazza to Sky Park.

— Central Piazza Park (0.10 acre) is classified as a pocket park and is situated in the middle of the roundabout at the intersection of Viale Centrale and Tysons Central Street. The space is envisioned as an urban plaza for use by residents, workers, and patrons, and is shown on the plan to include two seat-wall areas, a water feature, and some additional seating options.

- Staff considers a large portion of this park space to be streetscape and vehicular-oriented rather than a useable, public park. Therefore, staff recommends the Applicant further examine and demonstrate how this space will function as a useable park space.

— Corner Park (0.31 acre) is classified as a pocket park and is situated in the far southeastern corner of the site between Building F and Leesburg Pike (Route 7). The space is shown on the plan to include a mix of hard- and landscaping features, a variety of seating options, and an open lawn/on-leash dog walking area enclosed by a mountable curb. The open lawn area was previously designed as permeable pavers for use as a fire access lane; however, that use is no longer warranted by the Fire Marshall, so the applicant has redesigned the space for public use.

- The open lawn area seems well suited to provide additional onsite park amenities and recreational facilities. In particular, staff recommends the Applicant consider relocating the off-leash dog park in Clyde's Park to this location (see Clyde's Park discussion).

— Pocket Park (0.05 acre) is classified as a pocket park and is situated in the far northeastern corner of the site adjacent Building D. The space is shown on the plan to include landscaping and seat-walls with engraved game boards.

- Staff considers this streetscape and recommends additional amenities be provided to enhance the space, such as public art or small-scale recreational features to make it a useable park space.

— Clyde's Park (0.42 acre) is classified as a common green and is envisioned as a small-scale park space designed for casual use by people working and living in the immediate area. The space is shown on the plan to incorporate a mix of hardscape and landscaping features, pedestrian amenities, and recreational opportunities, including: an open lawn area, an off-leash dog park, a playground, a climbable sculpture, an interactive water fountain, five exercise fitness stations, and a variety of seating options including a private outdoor dining area.

- The Park Authority appreciates the Applicant's willingness to incorporate many of the suggested uses and facilities into the design of Clyde's Park.
- Staff recommends that the Applicant commit in proffers to provide the dog park as off-leash with appropriate fencing, controlled-access, and ground surface for an urban dog park such as synthetic turf or stone dust. Staff anticipates that the dog park will be an overwhelmingly popular and well-used amenity and believes that a safe environment for all users, both inside and outside the dog park, will be critical to Clyde's Park success as a publicly-accessible park space.
- Furthermore regarding the dog park, staff recommends the Applicant consider relocating the facility to the open lawn area designated in Corner Park and provide appropriate fencing, controlled-access, and ground surface for an urban dog park such as synthetic turf or stone dust. The relocation would align with staff recommendations to provide additional park amenities/facilities in the space since the Fire Marshall determined that fire access is not warranted. In addition, the relatively isolated location may afford a better experience for dog park users than the location in Clyde's Park, and avoid potential use conflicts. The relocation would also enable additional amenities/facilities to be provided in Clyde's Park at the former dog park location.
- Staff recommends the outdoor dining area not be reserved exclusively for private use.

— The tabulation of required urban park area reflected on Sheet L-3.1 and L-3.2 (development option 1 and 2, respectively) indicates the provision of 1.8 acres and 1.98 acres of park space onsite. Additionally, funds have been proffered towards the development of athletic fields in Westgate Park or acquisition and development of athletic fields elsewhere serving the Tysons area – which is roughly equivalent to 0.8 or 0.96 acres depending on the pursued development option. Therefore, combined, the application proposes 2.6 or 2.94 acres of publicly accessible park space.

Evaluation

Staff recognizes that the subject application is only at the conceptual development phase and subsequently the Applicant will provide more detail once a final development plan is pursued; however, staff provides the evaluation to help inform the Applicant for future FDP consideration. Staff also recognizes the site has particular topographical constraints that impair the Applicant's ability to provide a fully interconnected park system.

Overall, the application meets the recommended amount of publicly-accessible urban park space for development option 1 by providing 2.6 acres, but is deficient in this respect for development option 2 by providing 2.94 acres. An adequate assortment of publicly-accessible recreational facilities is being provided onsite in both development options and funding for off-site athletic field development. More important than the total area of park space is the quality of the public park spaces. The applicant has been 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 that are visually connected and a range of activation to serve the community.

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.

***Athletic Field Needs***

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities to meet the need of new residents, workers, and visitors to Tysons Corner. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

> "...recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields...In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons."

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development of 1,807,000 to 2,029,000 new square feet of GFA generates a need for 0.40 to 0.46 portion of an athletic field (Option 1 and 2, respectively). No athletic field facilities are shown on the plan.

Comprehensive Plan guidance for Tysons Corner provides a hierarchy for meeting public parkland and athletic facility needs as follows:

> "Proposed development in Tysons should be accompanied by the dedication of public or publicly accessible parkland, and by the construction of recreational facilities, such as athletic fields. 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. If facilities are constructed on publicly-owned land, an offsetting contribution of park facilities, park land or cash contribution for parks equivalent to the value of the land used for construction should be provided." (Tysons Areawide Plan, Page 82)

Redevelopment applications involving large land consolidations (i.e. greater than 10 acres) are expected to provide land onsite or nearby where athletic field facilities can be built. This approach is supported by the Tysons area District Supervisors and citizens in the surrounding communities of McLean, Vienna and Falls Church. Smaller-sized applications are expected to provide an off-site equivalent of the respective generated athletic field need if such a facility cannot be accommodated onsite. Applicants can utilize a series of options listed in the Tysons Corner Urban Center recommendations to satisfy the athletic field need.

Due to the topographical constraints of the site, staff acknowledges that an athletic facility, or portion thereof, cannot be provided on-site. In order to satisfy the athletic field need, the Applicant has proffered to provide $2.38 per square foot of new gross floor area in lieu of actual field construction, which is equivalent to the land and facility value provided by other approved rezoning applications. In addition, the Applicant has proffered an option to provide early payment by December 31, 2015, on one or more of the proposed six buildings to receive an early payment discount. The discount is based on a building's midpoint gross floor area, estimated year of build-out for that building according to the Applicant, and a 5% reduction in the $2.38 per square foot amount compounded each year. In the event the approved FDP gross floor area for a building is more than the projected amount used to calculate the discount, the Applicant will contribute funds based on any additional gross floor area at the $2.38 rate and be subject to escalation.

Evaluation

Due to the topographical constraints of the site, staff acknowledges that an athletic facility, or portion thereof, cannot be provided on-site. The proffer to provide $2.38 per square foot of new gross floor area in lieu of actual field construction is satisfactory to fulfill the Applicant's generated athletic field need. In addition, the parameters regarding the proffer option to provide early payment on one or more of the proposed six buildings to receive an early payment discount is also satisfactory and equitable with other rezoning applications.

***Other Recreational Facility Needs***

In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

> "The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors."

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area, depending on the pursued development option, include a half to two multi-use sport courts and at least one playground.

Evaluation
The Applicant is providing an adequate assortment of publicly-accessible recreational facilities onsite. The plan shows two recreational sport court facilities with flexible use in Sky Park, and a playground, dog park, and five exercise fitness stations in Clyde's Park. However, staff recommends the applicant consider relocating the dog park to the open lawn/on-leash dog walking area in the Corner Park and reallocate the former dog park space in Clyde's Park for additional amenities/facilities; see preceding discussion of onsite public parks.

Any recreational facilities provided onsite can be credited towards the Applicant's PTC requirement to expend $1,700 per non-ADU for onsite recreational facilities.

***Private Recreation and Amenity Areas***
The Development Plan shows 0.26 acres of private above-grade urban park space that is envisioned as a communal park space for onsite residents and workers on the rooftop between Building B and C. The space is envisioned to provide an outdoor fire pit, interactive water feature, overhead-seating structure, abundant seating, a mix of hardscape and landscaping features, and a small multipurpose lawn.

Additional facilities and amenities envisioned for each individual residential building or shared among two or more buildings include a clubroom for community gatherings, a media/entertainment center, and a fitness center with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sport courts.

Evaluation
The onsite private recreational facilities will be credited towards the Applicant's PTC requirement to expend $1,700 per non-ADU for onsite recreational facilities.

## SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- The Comprehensive Plan recommends that the proposed development provide at least 2.64 to 4.10 acres of publicly-accessible onsite urban parkland, depending on the pursued development option. Overall, the application meets the recommended amount of publicly-accessible urban park space for development option 1 by providing 2.6 acres, but is deficient in this respect for development option 2 by providing 2.94 acres. However, 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.
- The Development Plan generates a need for 0.40 to 0.46 portion of a new full-size athletic field depending on the pursued development option. Due to the topographical constraints of the site, staff acknowledges that an athletic facility, or portion thereof, cannot be provided on-site. In order to satisfy the athletic field need, the Applicant has proffered to provide $2.38 per square foot of new gross floor area in lieu of actual field construction, which is satisfactory and equivalent to the land and facility value provided by other approved rezoning applications. In addition, the Applicant has proffered an option to provide early payment by December 31, 2015, on one or more of the proposed six buildings to receive an early payment discount, which is also satisfactory and equitable with other rezoning applications. The discount is based on a building's midpoint gross floor area, estimated year of build-out for that building according to the Applicant, and a 5% reduction in the $2.38 per square foot amount compounded each year. In the event the approved FDP gross floor area for a building is more than the projected amount used to calculate the discount, the Applicant will contribute any additional gross floor area at the $2.38 rate and be subject to escalation.
- Overall, the Applicant is providing an adequate assortment of publicly-accessible recreational facilities onsite. However, staff recommends that the Applicant relocate the dog park in Clyde's Park to the open lawn/on-leash dog walking area in Corner Park, which will enable additional park amenities/facilities to be provided in Clyde's Park. Other minor recommendations by staff are provided in the analysis section.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Senior Planner, Park Planning Branch, PDD
Chron Binder
File Copy

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APPENDIX 13

# County of Fairfax, Virginia

MEMORANDUM

April 2, 2013

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

**SUBJECT:** Tysons Central Building F; FDP 2011-PR-005

**RE:** Request for assistance dated March 26, 2013

This review is based upon the Final Development Plan (FDP) 2011-PR-005 stamped "Received, Department of Planning and Zoning, March 11, 2013." A site visit was conducted on April 6, 2011, as part of a review of the Conceptual Development Plan (CDP) stamped "Received, Department of Planning and Zoning, March 14, 2011."

1. **Comment:** The Tree Preservation Target Deviation on sheet C-9 is requesting the UFMD to deem the tree preservation target requirements satisfied with the Concept Landscape Planting Plan. This request is unclear as there are two proposed landscape design options associated with the CDP and there is only one option provided as part of this FDP. Option one is proposing to provide 18,575 sq. ft. of 10-year tree canopy and option two is proposing to provide 18,275 sq. ft. of 10-year tree canopy. The UFMD does not support this request as each of the two concept landscape options are less than the required 25,229 sq. ft. 10-year Tree Canopy Requirement for this site and it is unclear how the entire 10% 10-year Tree Canopy requirement will be met.

   **Recommendation:** Prior to consideration of the Tree Preservation Target Deviation Request, a revised landscape plan, 10-year Tree Canopy Calculations, and deviation request should be provided demonstrating how the entire 25,229 sq. ft. 10-year Tree Canopy Requirement for this site will be met. The UFMD will not support a request to modify the 10% 10-year Tree Canopy Requirement. In addition, 10-year tree canopy calculations should be provided in accordance with PFM Table 12.10.

2. **Comment:** It appears the Applicant is requesting a modification of the peripheral parking lot landscaping requirements for above grade parking structures as indicated on sheet C-3. This modification request is unclear as there does not appear to be any above grade parking structures with exposed decks proposed with this application.

**Department of Public Works and Environmental Services**
**Urban Forest Management Division**
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

**Recommendation:** An explanation on the request to modify the peripheral parking lot landscaping requirements for proposed above grade parking structures should be provided as part of the FDP. If there are not above grade parking structures with exposed decks proposed with this application, this modification request should be removed from the application. If there are above grade parking structures with exposed decks proposed with this application, their locations should be clearly shown and identified on the FDP.

3. **Comment:** It appears the Applicant is requesting a modification of the interior parking lot landscaping requirements for above grade parking structures as indicated on sheet C-3. This modification request is unclear as there does not appear to be any above grade parking structures with exposed decks proposed with this application. In addition, the proposed use of innovative planting design and architectural techniques, including but not limited to, overhead vegetative arbors is unclear does not meet the intent of the interior parking lot landscaping requirement as only deciduous trees that provide shade directly to portions of the parking lot shall be credited toward meeting the requirement.

   **Recommendation:** An explanation on the request to modify the interior parking lot landscaping requirements for proposed above grade parking structures should be provided as part of the FDP. If there are no above grade parking structures with exposed decks proposed with this application, this modification request should be removed from the application. If there are above grade parking structures with exposed decks proposed with this application, their locations should be clearly shown and identified on the FDP, and trees should be planted to fulfill the interior parking lot landscaping requirement.

4. **Comment:** It appears the Applicant is requesting a modification of PFM to permit trees located in existing or proposed right-of-way dedication areas to count toward the 10-year tree canopy requirements, as indicated on sheet C-3. The cited PFM section is incorrect and it is unclear if a commitment has been obtained from the Applicant to replace any tree removed to facilitate maintenance or repair of existing or proposed rights-of-way.

   **Recommendation:** The modification request should be revised to request a modification of PFM section 12-0515.6E and proffer language requiring the Applicant to replace any tree removed to facilitate maintenance or repair of existing or proposed rights-of-way.

5. **Comment:** Several trees located to the south of Building F appear to be located in planting areas less than 8 feet in width. It does not appear alternative planting width details have been provided for these planting areas and it is unclear how the 8 foot wide minimum planting area below paved surfaces will be achieved.

   **Recommendation:** Provide alternative planting width details for the above areas demonstrating how the 8 foot wide minimum planting area below paved surfaces will be achieved in accordance with the Tysons Urban Design Guidelines.

6. **Comment:** Concept Landscape Planting Plan Option 1, as proposed as part of the CDP, is not included as part of this FDP.

   **Recommendation:** Concept Landscape Planting Plan Option 1 should be provided as part of this FDP.

7. **Comment:** The landscape plan sheet is unclear as the trees associated with the 'FDP Tree Schedule (limit of FDP site)' and the 'FDP Tree Schedule (included off-site improvement)' are not clearly labeled. In addition, it is unclear why the tree canopy calculations include the interim park plantings.

   **Recommendation:** All trees associated with the 'FDP Tree Schedule (limit of FDP site)' and the 'FDP Tree Schedule (included off-site improvement)' should be clearly labeled on the landscape sheet. In addition, the 10-year tree canopy credit claimed for the interim park plantings should be removed from the 10-year tree canopy calculations.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID#: 179300

cc: DPZ File

# County of Fairfax, Virginia

**MEMORANDUM**

December 12, 2012

**TO:** Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

**SUBJECT:** Tysons Central; RZ 2011-PR-005

**RE:** Request for assistance dated November 28, 2012

This review is based upon the Conceptual Development Plan (CDP) RZ 2011-PR-005 stamped "Received, Department of Planning and Zoning, November 20, 2012." A site visit was conducted on April 6, 2011, as part of a review of the CDP stamped "Received, Department of Planning and Zoning, March 14, 2011."

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted CDP were provided to DPZ in memos dated April 11, 2011, and July 18, 2012. Several comments and recommendations contained in the memos were not adequately addressed. Additional comments and recommendations are provided to address the proposed landscaping and 10-year tree canopy requirements.

1. **Comment:** The Tree Preservation Target Deviation on sheet C-8 states the 10-year tree canopy calculations will provide canopy coverage of 36,325 sq. ft. This area is inconsistent with the 35,925 sq. ft. identified as the total tree cover provided by planting, as shown in the Plant Schedule on sheet L-2.1. As a result, it is unclear how the 10% 10-year tree canopy requirement will be met for this site.

   **Recommendation:** Preliminary 10-year tree canopy calculation should be provided in accordance with PFM 12-0511 and as formatted in accordance with PFM Table 12.10. The Tree Preservation Target Deviation should accurately identify the total of canopy area provided through tree planting as identified in the revised 10-year tree canopy calculations.

2. **Comment:** It appears the Applicant is requesting a modification of the interior parking lot landscaping requirements for proposed above grade parking structures, as indicated on sheet C-2. This modification request is unclear as there does not appear to be any above grade parking structures with exposed decks proposed with this application.

**Department of Public Works and Environmental Services**
**Urban Forest Management Division**
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

**Recommendation:** An explanation on the request to modify the interior parking lot landscaping requirements for proposed above grade parking structures should be provided as part of the CDP. If there are no above grade parking structures with exposed decks proposed with this application, this modification request should be removed from the application. If there are above grade parking structures with exposed decks proposed with this application, their locations should be clearly shown and identified on the CDP.

3. **Comment:** It appears the Applicant is requesting a modification of PFM section 12-0515.6B to allow for trees located above any proposed percolation trench or bio-retention area to count towards the 10-year tree canopy requirements. It is unclear if a commitment has been obtained from the Applicant to replace any tree removed to facilitate maintenance or repair of these percolation trenches and bio-retention facilities.

   **Recommendation:** Obtain proffer language requiring the Applicant to replace any tree removed to facilitate maintenance or repair of percolation trenches and bio-retention facilities.

4. **Comment:** Several proposed landscape trees appear to be planted in areas that are less than 8 feet wide and it does not appear alternative planting width details have been provided for each of the planting areas that are less than 8 feet wide.

   **Recommendation:** Provide alternative planting width details for each of the proposed plantings areas that are less than 8 feet wide in accordance with the Tysons Urban Design Guidelines and draft proffer 18A.

5. **Comment:** The planting detail for the Viale Centrale (type 2), proposing a 4 foot wide planting area, does not demonstrate how the 8 foot wide minimum planting area below paved surfaces will be achieved.

   **Recommendation:** Provide an alternative planting width details for the Viale Centrale (type 2) location, demonstrating how the 8 foot wide minimum planting area below paved surfaces will be achieved in accordance with the Tysons Urban Design Guidelines and draft proffer 18A.

6. **Comment:** The proposed locations of the various planting details shown on sheet L-7.1 are not clearly shown or identified on the concept landscape planting plan.

   **Recommendation:** The locations of all the alternative width planting details proposed with this development plan should be clearly shown and identified on the concept landscape planting plan.

7. **Comment:** The various street tree details do not include soil volume specifications and it is unclear if these details are in conformance with the Tysons Urban Design Guidelines and draft proffer 18A.

**Recommendation:** The street tree details should provide soil volume dimensions in accordance with Tysons Urban Design Guidelines and draft proffer 18A.

8. **Comment:** Various street tree details propose the use of structural soil to achieve the 8 foot wide minimum planting area below paved surfaces. Structural cell technology is a modular system for support of surface paving, and provides space within this framework for a volume of soil that does not need to be compacted to provide structural support. This provides a much larger volume of actual soil than structural soil which is comprised of 80-85 percent stone with soil in the spaces between stones.

   **Recommendation:** Street tree details should be provided for planting areas less than 8 feet wide that incorporate the use of structural cell technology, cantilevered sidewalks, or other approved methods to achieve the 8'wide minimum planting area and adequate soil volume below paved surfaces.

9. **Comment:** The typical rain garden details on sheet L-7.2 propose 6 foot wide tree wells that do not include structural cell technology or other measures to achieve the 8 foot wide minimum planting area below paved surfaces, do not include soil volume specifications, and do not appear to be in conformance with the Tysons Urban Design Guidelines and draft proffer 18A.

   **Recommendation:** Typical rain garden details should be provided for planting areas less than 8 feet wide in accordance with Tysons Urban Design Guidelines and draft proffer 18A to clearly showing how 8 foot wide minimum planting areas will be provided below paved surfaces using structural cell technology of other approved methods and soil volume dimensions.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #:159784

cc: DPZ File

**APPENDIX 14**

**FAIRFAX COUNTY PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

April 9, 2013

**TO:** Barbara Berlin, Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

**FROM:** Ajay Rawat, Coordinator
Office of Facilities Planning Services

**SUBJECT:** RZ 2011-PR-005, NVC and Clyde's (Updated)

**ACREAGE:** 5.79 acres

**TAX MAP:** 29-3-((1))-65, 71-73, 75, 76, 78A

**PROPOSAL:**
The application proposes a rezoning from commercial use (C-8 District) to mixed use (PTC District) to permit a transit-oriented mixed use development consisting of a mixture of office, hotel, retail and maximum of 1,546 mid/high-rise multi-family dwelling units. The property contains 5.79 acres and is developed with low rise retail and commercial uses.

**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) | 2013-2014 Projected Enrollment | Capacity Balance 2013-2014 | 2017-18 Projected Enrollment | Capacity Balance 2017-18 |
|---|---|---|---|---|---|---|
| Westbriar ES | 447 / 447 | 547 | 553 | -106 | 619 | -172 |
| Kilmer MS | 1116 / 1116 | 1195 | 1259 | -143 | 1505 | -389 |
| Marshall HS | 1511 / 2000 | 1651 | 1752 | -241 | 2068 | -68 |

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.

Option 1

| School level | Mid/High-rise Multi-family ratio | Proposed # of units | Student yield | Mid/High-rise Multi-family ratio | Current # of units permitted by-right | Student yield |
|---|---|---|---|---|---|---|
| Elementary | .059 | 428-680 | 25-40 | .059 | 0 | 0 |
| Middle | .019 | 428-680 | 8-13 | .019 | 0 | 0 |
| High | .032 | 428-680 | 14-22 | .032 | 0 | 0 |
| | | | 47-75 total | | | 0 total |

Option 2

| School level | Mid/High-rise Multi-family ratio | Proposed # of units | Student yield | Mid/High-rise Multi-family ratio | Current # of units permitted by-right | Student yield |
|---|---|---|---|---|---|---|
| Elementary | .059 | 940-1,546 | 55-91 | .059 | 0 | 0 |
| Middle | .019 | 940-1,546 | 18-29 | .019 | 0 | 0 |
| High | .032 | 940-1,546 | 30-49 | .032 | 0 | 0 |
| | | | 103-169 total | | | 0 total |

**RECOMMENDATIONS:**

*Proffer Contribution*

The rezoning application is anticipated to yield between 47 to 169 new students (25 to 91 Elementary, 8 to 29 Middle, and 14 to 19 High School). Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution between $440,766 (47 students x $9,378) to $1,584,882 (169 students x $9,378) in order to address capital improvements for the receiving schools; depending upon the ultimate number of units approved and constructed. It is recommended that all proffer contributions be directed to FCPS to use at its discretion for schools serving the Tysons Corner area given that it is unknown when the residential development will occur and if the present schools assignments will remain at the time of occupancy.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last couple of 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.*

It is also recommended that the developer provide notification to FCPS 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.

It is noted that in order to address future student growth in the Tysons Corner area, FCPS has been working with Fairfax County staff to identify and reserve a future elementary school location in Tysons Corner. Tysons Corner is located within several elementary school boundaries and these schools will not have sufficient capacity to accommodate future student growth from the redevelopment. It is envisioned that students residing in Tysons Corner will be serviced by an elementary school located in Tysons and expansion of the middle and high schools.

**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. Student yields from these developments are likely to impact receiving schools. These developments include:

- RZ-2010-PR-021, *Capital One* - Approved (1,297 MFHR, 113) ***Not In Westbriar ES***
- RZ 2010-PR-022, *Campus Point Realty/Tysons Westpark*- Pending (1,615 MFHR, 178 students)
- RZ 2011-PR-009,010 & 011, *Cityline Partners* - Pending (2,772 MFHR, 295 students) ***Not In Westbriar ES***
- RZ 2011-HM-012 & 013, *Dominion Square* - Pending (2,000 MFHR, 174 students)
- RZ 2011-PR-023, *Arbor Row* - Approved (685 to 1,174 MFHR, 63 to 102 students)
- RZ 2011-HM-026, *Q-R Spring Hill* - Pending (341 MFHR, 29 students)
- RZ 2011-HM-027, *1587 Springhill Holdings* - Pending (501 MFHR, 45 students)
- RZ 2011-HM-032, *Tysons West* - Pending (625 MFHR, 54 students)

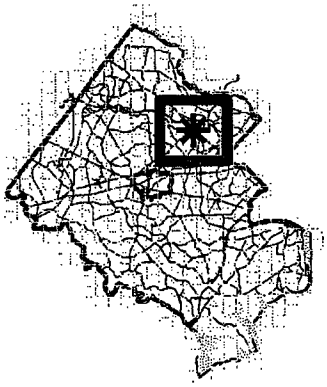
DMJ/gjb

Attachment: Locator Map

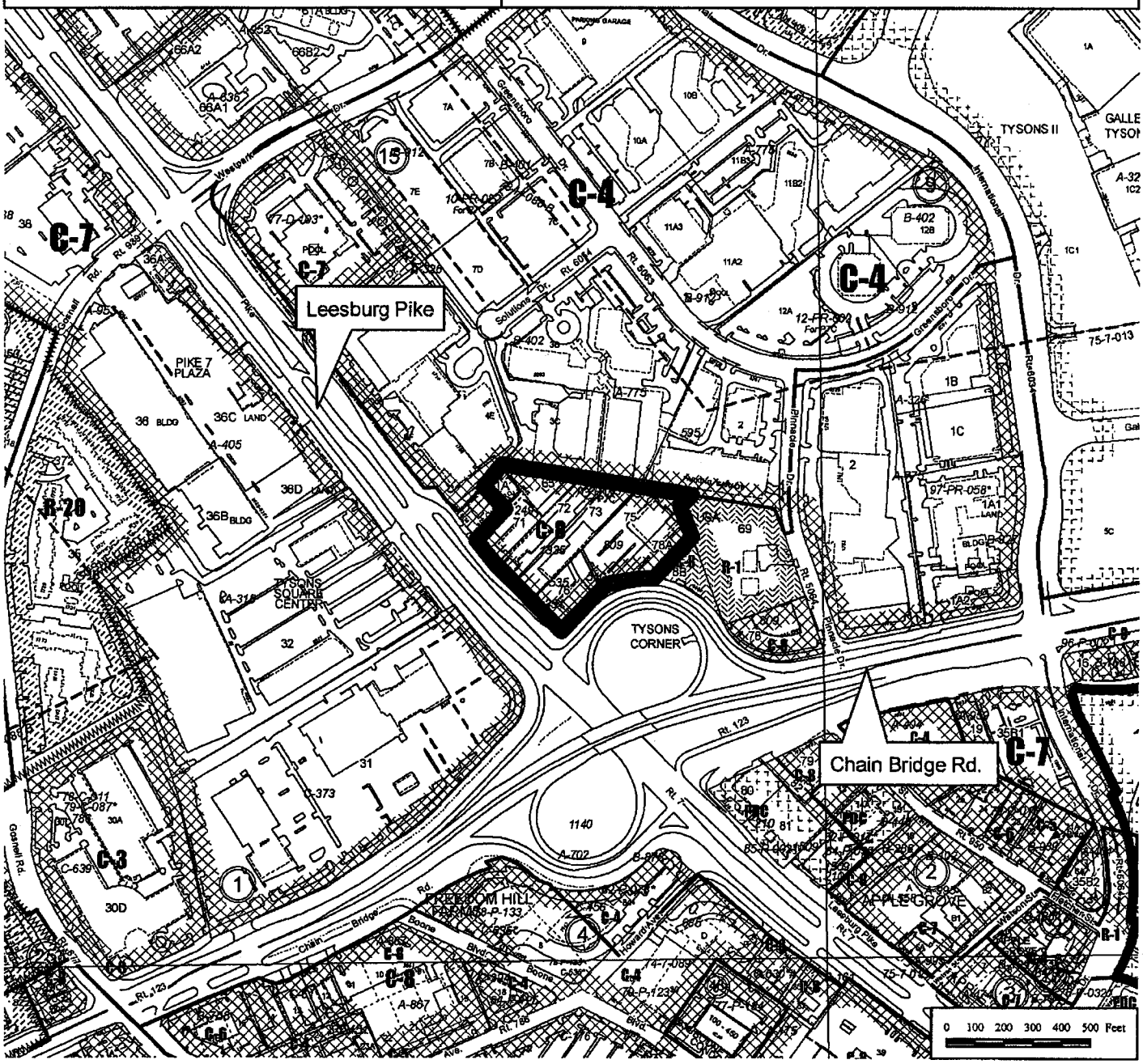
cc: Patty Reed, School Board Member, Providence District
Pat Hynes, Vice-Chairman, Hunter Mill District
Jane Strauss, School Board Member, Dranesville
Ilryong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Jim Kacur, Cluster II, Assistant Superintendent
Jay W. Pearson, Principal, Marshall High School
Douglas Tyson, Principal, Kilmer Middle School
Lisa Pilson, Principal, Westbriar Elementary School

# Rezoning Application

## RZ 2011-PR-005



| | |
|---|---|
| Applicant: | N V COMMERCIAL INCORPORATED AND CLYDE'S REAL ESTATE GROUP, INC. |
| Accepted: | 03/17/2011- AMENDED 04/12/2012 |
| Proposed: | MIXED USE |
| Area: | 5.79 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102 |
| Located: | NORTHEAST QUADRANT OF THE INTERSECTION OF LEESBURG PIKE AND CHAIN BRIDGE ROAD |
| Zoning: | FROM C- 8 TO PTC |
| Overlay Dist: | HC, SC, TYS |
| Map Ref Num: | 029-3- /01/ /0065 /01/ /0071 /01/ /0071A pt. /01/ /0072 /01/ /0073 /01/ /0075 /01/ /0076 /01/ /0078A |



# County of Fairfax, Virginia

**DATE:** February 21, 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-PR-005 (NV Commercial)

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 any proposed food service establishments and public swimming pools which appear to be part of this submission.

**Fairfax County Health Department**
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 30, 2013

**TO:** Suzanne Lin
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. Amended SEA 2008-MD-036**
**Tax Map No. 029-3-((01))-0071-A**

The above referenced zoning application is within Tysons Corner Urban Center. As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at (703) 324-5008.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT

*Quality of Water = Quality of Life*

**Department of Public Works and Environmental Services**
**Wastewater Planning & Monitoring Division**
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
**Phone**: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 21, 2013

**TO:** Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Final Development Plan Application FDP 2011-PR-005

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 Water

**APPENDIX 17**

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

April 1, 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-PR-005
Tysons Central
Tax Map: 29-3

Dear Ms. Berlin:

Fairfax Water has reviewed the above referenced application and offers the following:

1. Pursuant to the *Connection Rule for New Construction/Redevlopment in Accordance with Fairfax County Ordinance Section 65-6-13* (Rule) adopted by the Fairfax Water Board on January 12, 2012, the applicant will be required to connect the proposed development to Fairfax Water's system.

2. Fairfax Water will require the installation of a 24-inch water main in conjunction with this site development as shown on page C-8 of the applicant's FDP.

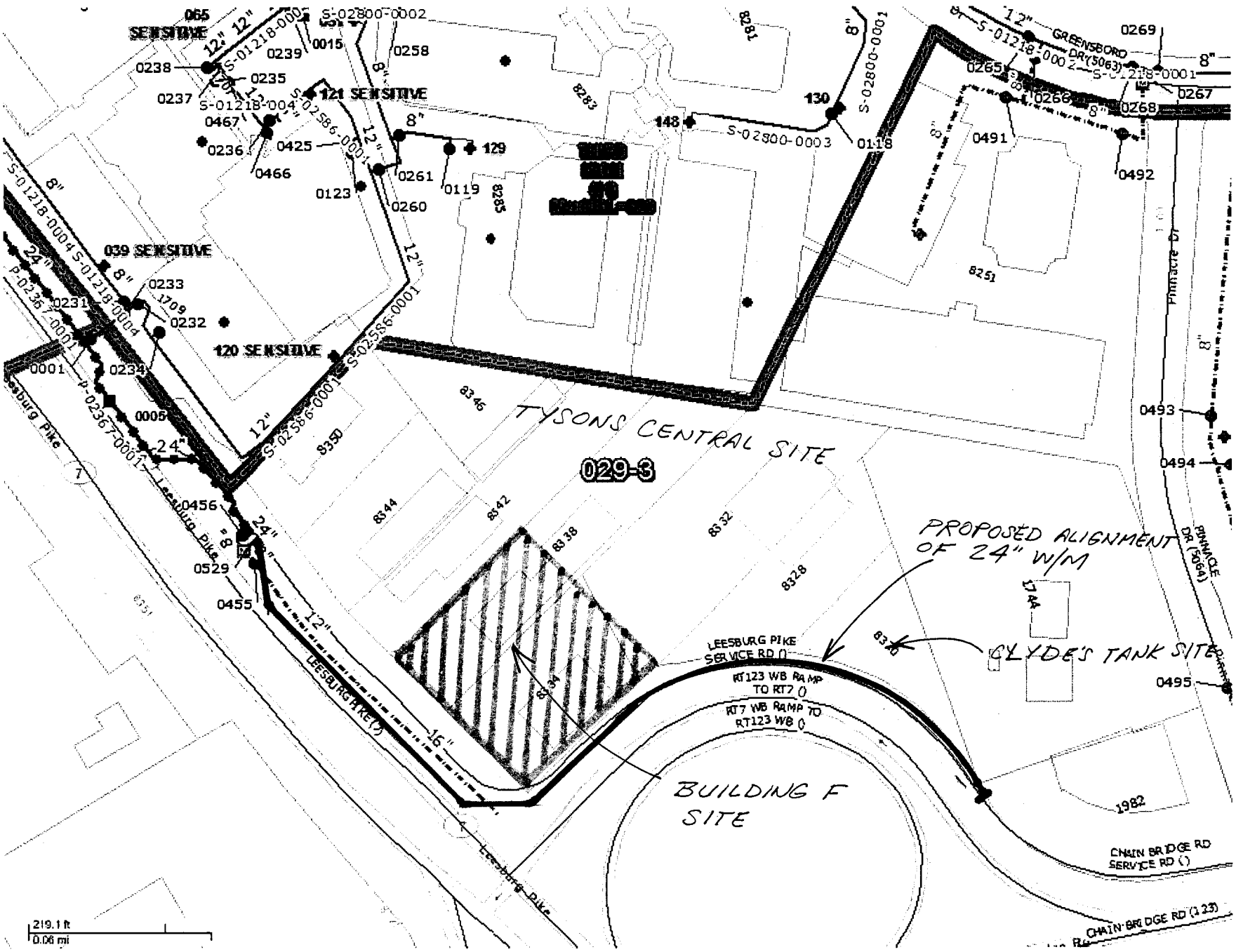
3. Depending upon the configuration of the on-site water mains, additional water main extensions and appurtenances may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Jamie Bain Hedges, P.E.
Director, Planning and Engineering

cc: Chief, Site Plan Review
Martin Walsh, Walsh, Colucci, Lubeley, Emrich & Walsh
John Amatteti, VIKA Inc.




(note: scalebar is approximate)

6-501 **Purpose and Intent**

The PTC District is established for the Tysons Corner Urban Center as defined in the adopted comprehensive plan to implement the mix of uses, densities and intensities under the redevelopment option set forth in the adopted comprehensive plan. The PTC District regulations are designed to provide the necessary flexibility to transform the designated Tysons Corner Urban Center area from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian oriented community to promote high standards in urban design, layout and construction and to otherwise implement the stated purpose and intent of this Ordinance. To create mixed-use downtowns near mass transit, higher development intensities are to occur within approximately one half (½) mile of the four Metrorail Station entrances, identified as Transit Oriented Development (TOD) Districts in the adopted comprehensive plan. The remaining areas, the Non-Transit Oriented Development (Non-TOD) Districts, are to be developed into lively urban neighborhoods that include an appropriate mix of uses, densities and intensities that are compatible to adjacent communities. In both TOD and Non-TOD Districts, development should be designed in an integrated manner that will enhance the urban character. Smaller, freestanding structures are generally discouraged and shall only be considered when such use is designed in an urban form that creates or enhances an appropriate street edge and implements the stated purpose and intent of the district.

To be granted this zoning district, the applicant shall demonstrate the development furthers the vision of the Tysons Corner Urban Center, as identified in the adopted comprehensive plan, by meeting, at a minimum, the following objectives.

1. Contribute to a tiered intensity of development having the highest intensities located closest to the transit stations and provide the mix of residential, office and commercial uses necessary to achieve a vibrant, urban environment.

2. Contribute to the network of open space and urban parks, to include stream valley parks, pocket parks, common greens, civic plazas and athletic fields for the workers and residents of Tysons.

3. Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative stormwater management and green roofs; and achieving the tree canopy goals for Tysons.

4. Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.

5. Reduce the amount of single occupant vehicle trips by limiting the amount of provided parking, encouraging shared parking arrangements among uses, permitting the inclusion of managed tandem parking spaces, and implementing various Transportation Demand Management strategies, such as transit subsidies, carpool and vanpool services, employee shuttles, car-sharing programs and bicycle accommodations.

6. Contribute to the necessary public facilities to support the projected job and population growth, including schools, fire and police services, a library, public utilities, and an arts center.

7. Contribute to the specified streetscape and apply the urban design guidelines specified for build-to lines, building articulation, fenestration, ground floor transparency and parking design to create an integrated urban, pedestrian-friendly environment.

8. Contribute to implementing the workforce and affordable housing policies for Tysons to provide housing to various income levels.

To these ends, a development proposal within the Tysons Corner Urban Center that utilizes the redevelopment option as set forth in the adopted comprehensive plan shall only be considered by the Board in conjunction with a rezoning application to this district. Such rezoning to and development under this district will be permitted only in accordance with development plans prepared and approved in accordance with this Part and the provisions of Article 16.

**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

**16-102 Design Standards**

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

# GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings.. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

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| A&F | Agricultural & Forestal District |
| ADU | Affordable Dwelling Unit |
| ARB | Architectural Review Board |
| BMP | Best Management Practices |
| BOS | Board of Supervisors |
| BZA | Board of Zoning Appeals |
| COG | Council of Governments |
| CBC | Community Business Center |
| CDP | Conceptual Development Plan |
| CRD | Commercial Revitalization District |
| DOT | Department of Transportation |
| DP | Development Plan |
| DPWES | Department of Public Works and Environmental Services |
| DPZ | Department of Planning and Zoning |
| DU/AC | Dwelling Units Per Acre |
| EQC | Environmental Quality Corridor |
| FAR | Floor Area Ratio |
| FDP | Final Development Plan |
| GDP | Generalized Development Plan |
| GFA | Gross Floor Area |
| HC | Highway Corridor Overlay District |
| HCD | Housing and Community Development |
| LOS | Level of Service |
| Non-RUP | Non-Residential Use Permit |
| OSDS | Office of Site Development Services, DPWES |
| PCA | Proffered Condition Amendment |
| PD | Planning Division |
| PDC | Planned Development Commercial |
| PDH | Planned Development Housing |
| PFM | Public Facilities Manual |
| PRC | Planned Residential Community |
| RC | Residential-Conservation |
| RE | Residential Estate |
| RMA | Resource Management Area |
| RPA | Resource Protection Area |
| RUP | Residential Use Permit |
| RZ | Rezoning |
| SE | Special Exception |
| SEA | Special Exception Amendment |
| SP | Special Permit |
| TDM | Transportation Demand Management |
| TMA | Transportation Management Association |
| TSA | Transit Station Area |
| TSM | Transportation System Management |
| UP & DD | Utilities Planning and Design Division, DPWES |
| VC | Variance |
| VDOT | Virginia Dept. of Transportation |
| VPD | Vehicles Per Day |
| VPH | Vehicles per Hour |
| WMATA | Washington Metropolitan Area Transit Authority |
| WS | Water Supply Protection Overlay District |
| ZAD | Zoning Administration Division, DPZ |
| ZED | Zoning Evaluation Division, DPZ |
| ZPRB | Zoning Permit Review Branch |