APPLICATION ACCEPTED: June 29, 2011
APPLICATION ACCEPTED (FDP 2011-PR-017): February 16, 2012
PLANNING COMMISSION: February 6, 2014
BOARD OF SUPERVISORS: February 25, 2014 @3:30 p.m.

County of Fairfax, Virginia

January 22, 2013

STAFF REPORT

RZ/FDP 2012-PR-002

PROVIDENCE DISTRICT

APPLICANT:	Greensboro Park Property Owner, LLC
EXISTING ZONING:	C-4 with SC Overlay
PROPOSED ZONING:	PTC with SC Overlay
PARCELS:	29-3 ((15)) 12A and 20-4 ((9)) 12B
ACREAGE:	6.98 acres
FAR/DENSITY:	Residential: 1.57 FAR (maximum of 520 units) Office: 1.65 FAR Public Facility/Retail: 0.16 FAR
PLAN MAP:	RZ/FDP 2012-PR-002: Transit Station Mixed Use
PROPOSAL:	RZ 2011-PR-017: To rezone two parcels to the Planned Tysons Corner Urban District (PTC District) for a mixed-use development consisting of the site's two existing office towers and two new residential towers, ranging up to 275 feet in height with ground floor retail and community space. FDP 2012-PR-002: To approve the final development plan associated with land covered by RZ 2012-PR-002. This FDP permits the construction of the two proposed residential high rise towers as well as street, parking, landscaping, and stormwater management improvements for the existing office buildings.

Bob Katai

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

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-PR-002, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2012-PR-002, subject to FDP conditions consistent with those contained in Appendix 2 and to the Board's approval of RZ 2012-PR-002.

Staff recommends approval of the following modifications and waivers for RZ 2012-PR-002:

- Waiver of Par. 1 of Sect. 6-506 to allow a district size of less than 10 acres for an application.

- Waiver of Par. 7 of Sect. 6-505 of the ZO requiring the designation of specific outdoor dining areas on the FDP. Rather, outdoor dining may be provided in any area where the where the use includes dining activity and will be indicated at time of site plan.

- Waiver of Par. 2 of Sect. 2-506 of the ZO to allow a parapet wall, cornice or similar projection to exceed the established height limit by more than three feet, as may be indicated on the CDP/FDP.

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

- Modification of Sect. 7-0800 of the PFM to allow the use valet spaces to be counted toward required parking as proffered

- Modification of Par. 4 of Sect. 11-202 of the ZO requiring a minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the CDP/FDP.

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

- Waiver of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control, signs and parking meters along private streets within the development

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

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

- Waiver of Par. 4 of Sect. 17-201 of the ZO to not require further dedication, construction, or widening of existing roads beyond that which is indicated on the CDP/FDP and proffers.

- Waiver of Sect.2-505 of the ZO to permit structures and vegetation on a corner lot as shown on the CDP/FDP.

- Waiver of Par. 5 of Sect. 13-203 of the ZO to modify the peripheral landscaping requirements for the existing surface parking lots that are to remain to that which is shown on the CDP/FDP.

- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 percent canopy coverage on individual lots/land bays, to allow for tree preservation and canopy to be calculated as shown on the overall CDP area

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6028-WPFM-006-1.

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

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

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

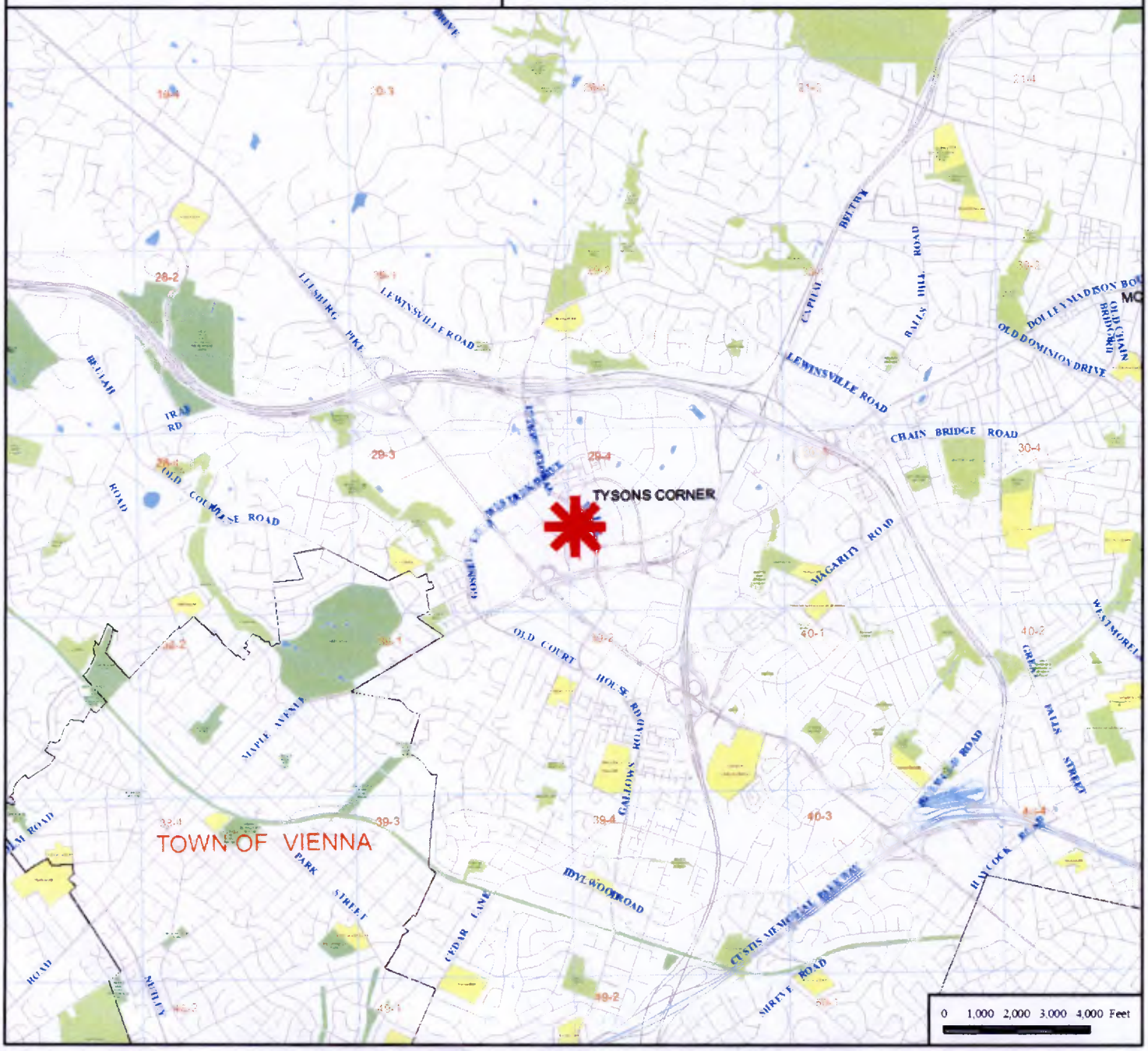
Bob Katai
X:\DPZ\Tysons-Core\CASES\Greensboro Park Place RZ 2012-PR-002\Staff Report\Cover Staff Report RZ 2012-PR-002.docx

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

Rezoning Application

RZ 2012-PR-002

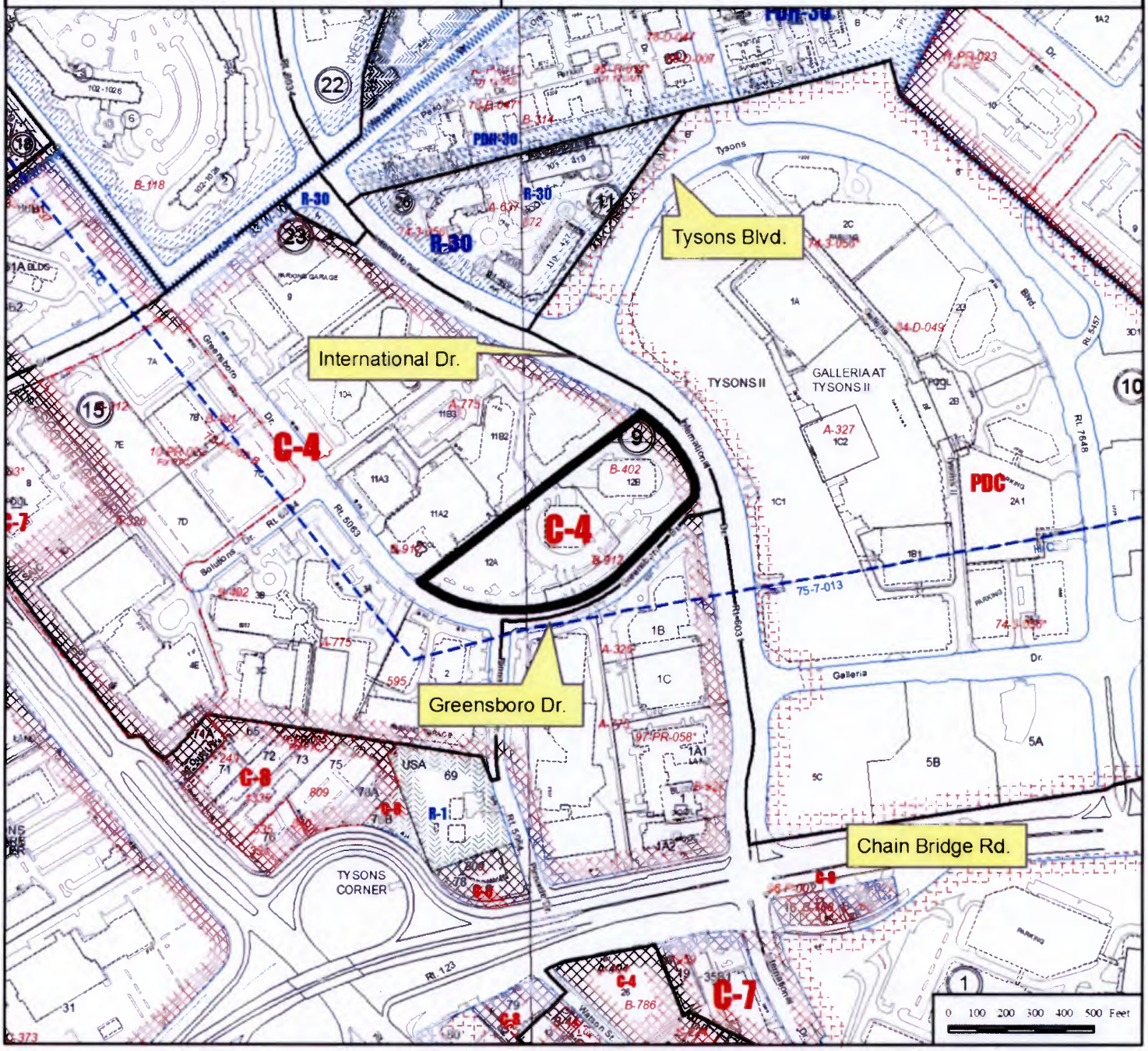
Applicant:	GREENSBORO PARK PROPERTY OWNER LLC
Accepted:	02/13/2012
Proposed:	OFFICE AND RESIDENTIAL
Area:	6.9 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF GREENSBORO DRIVE AND INTERNATIONAL DRIVE
Zoning:	FROM C- 4 TO PTC
Overlay Dist:	SC
Map Ref Num:	029-3- /15/ /0012A 029-4- /09/ /0012B



Rezoning Application

RZ 2012-PR-002

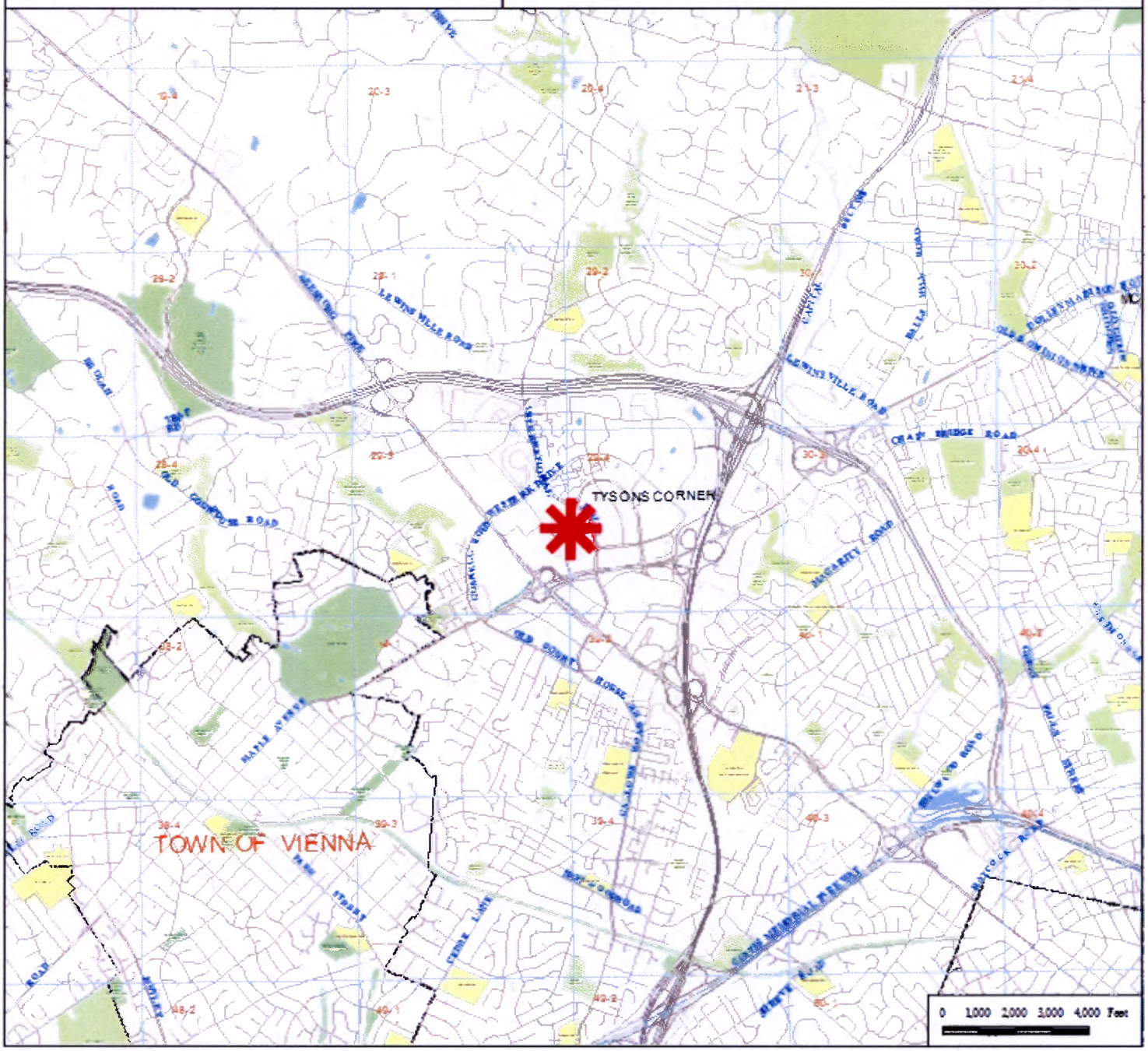
Applicant:	GREENSBORO PARK PROPERTY OWNER LLC
Accepted:	02/13/2012
Proposed:	OFFICE AND RESIDENTIAL
Area:	6.9 AC OF LAND; DISTRICT - PROVIDENCE ZIP - 22102
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF GREENSBORO DRIVE AND INTERNATIONAL DRIVE
Zoning:	FROM C- 4 TO PTC
Overlay Dist:	SC
Map Ref Num:	029-3- /15/ /0012A 029-4- /09/ /0012B



Final Development Plan

FDP 2012-PR-002

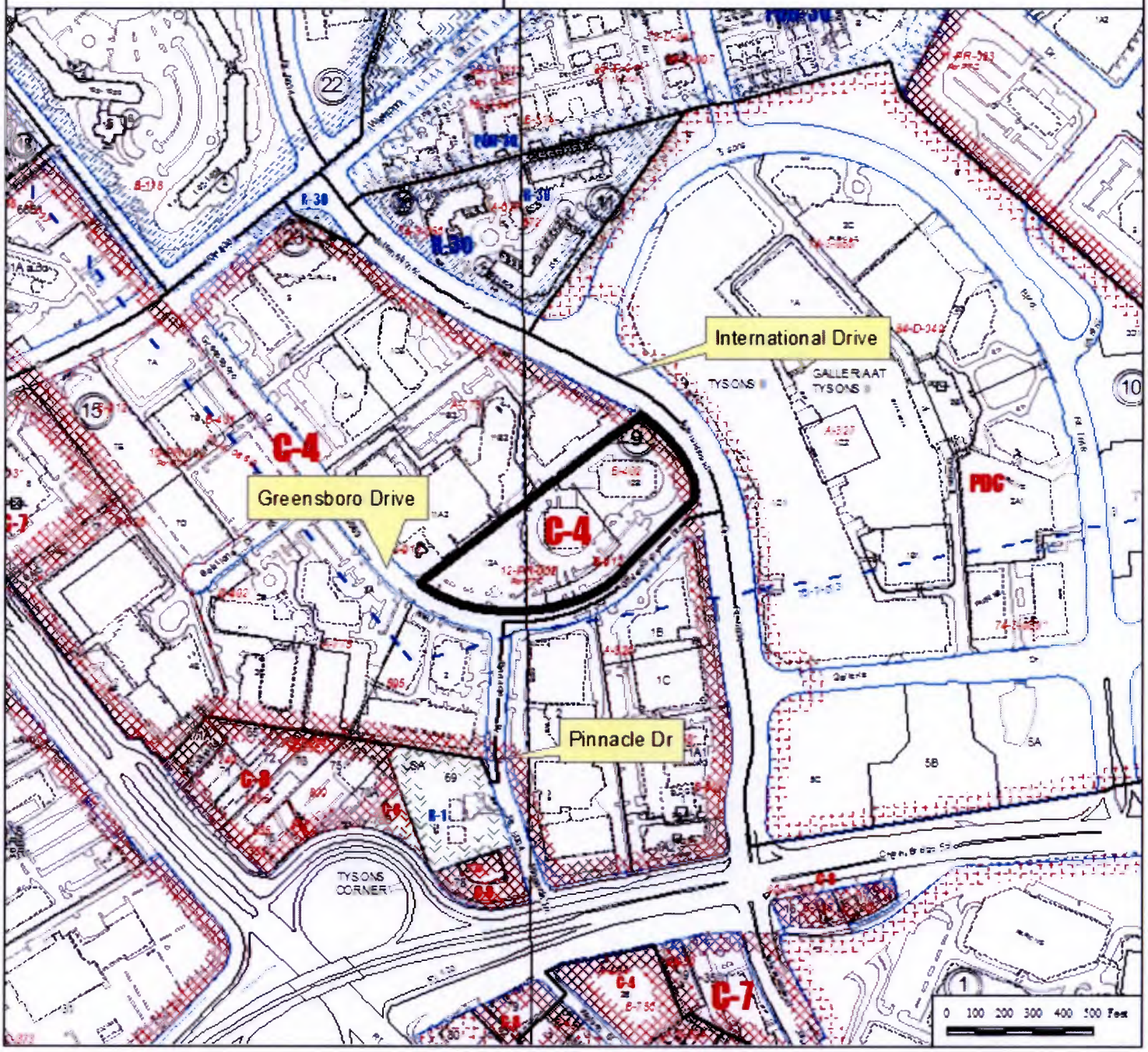
Applicant:	GREENSBORO PARK PROPERTY OWNER, LLC
Accepted:	02/06/2013
Proposed:	MIXED USE
Area:	6.97 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF GREENSBORO DRIVE AND INTERNATIONAL DRIVE
Zoning:	PTC
Overlay Dist:	SC
Map Ref Num:	029-3- /15/ /0012A 029-4- /09/ /0012B



Final Development Plan

FDP 2012-PR-002

Applicant:	GREENSBORO PARK PROPERTY OWNER, LLC
Accepted:	02/06/2013
Proposed:	MIXED USE
Area:	6.97 AC OF LAND; DISTRICT - PROVIDENCE
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF GREENSBORO DRIVE AND INTERNATIONAL DRIVE
Zoning:	PTC
Overlay Dist:	SC
Map Ref Num:	029-3- /15/ /0012A 029-4- /09/ /0012B



GREENSBORO PARK PLACE

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ / FDP 2012-PR-002

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOVEMBER 22, 2011
FEBRUARY 03, 2012
SEPTEMBER 11, 2012
JANUARY 15, 2013
APRIL 16, 2013
MAY 20, 2013
SEPTEMBER 3, 2013
NOVEMBER 8, 2013
DECEMBER 16, 2013

JANUARY 16, 2014

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

SHEET INDEX:

C-1	COVER SHEET
C-2	NOTES AND TABULATIONS
C-3	EXISTING CONDITIONS PLAN
C-4	EXISTING VEGETATION MAP AND CALCULATIONS
C-5	CONCEPTUAL/FINAL DEVELOPMENT PLAN
C-6	PRELIMINARY RIGHT OF WAY PLAN
C-7	ROADWAY PHASING EXHIBITS
C-8	PRELIMINARY PROPOSED UTILITY LAYOUT
C-9	PARKING PLAN
C-10	TRAFFIC CIRCULATION & SIGHT DISTANCE PLAN
C-11	AUTO-TURN EXHIBIT
C-12	SHADOW BAND ANALYSIS EXHIBIT
C-13	EXISTING & PROPOSED STREET SECTIONS
C-14	EXISTING & PROPOSED STREET SECTIONS
C-15	AREA AND METRO CONTEXT PLAN - GREENSBORO STATION
C-15A	AREA AND METRO CONTEXT PLAN - TYSONS CORNER STATION
C-15B	DETAILED STREET GRID PLAN
C-16	LEED / PFM STORM WATER MANAGEMENT COMPUTATIONS
C-17	STORM WATER MANAGEMENT GOAL III, AND SUPPORTING DATA
C-18	STORM WATER MANAGEMENT DETAILS
C-19	STORM WATER MANAGEMENT MAP
C-20	LAND COVER MAP
C-21	ADEQUATE OUTFALL
C-22	STORM WATER MANAGEMENT CHECKLIST NARRATIVE
C-23	AVERAGE GRADE CALCULATION EXHIBIT
A-01	FLOOR PLANS
A-02	FLOOR PLANS
A-03a	EXISTING BUILDING SECTIONS
A-03b	PROPOSED BUILDING SECTIONS
A-04	SHADOW ANALYSIS
A-05	ELEVATIONS
A-06	ENLARGED ELEVATIONS
A-07	PERSPECTIVES
A-08	PERSPECTIVES
A-09	PERSPECTIVES
A-10	PERSPECTIVES
A-11	PERSPECTIVES
A-12	PERSPECTIVES
A-13	PERSPECTIVES
A-14	PERSPECTIVES
A-15	MODEL PHOTOS
L-1	PEDESTRIAN CIRCULATION PLAN
L-2a	LANDSCAPE PLANTING PLAN
L-2b	TREE CANOPY COMPUTATIONS
L-3	PUBLICLY ACCESSIBLE PARK SPACE CALCULATIONs
L-4	ILLUSTRATIVE RENDERED PLAN
L-5	TYPICAL SITE STREETSCAPE SECTIONS
L-6a	POCKET PARK 1
L-6b	POCKET PARK 2 & 3
L-6c	POCKET PARK 4
L-6d	POCKET PARK 5
L-6e	CONCEPTUAL PEDESTRIAN CONNECTIONS
L-6f	PRIVATE ROOF TERRACE
L-7a	TYPICAL STREET TREE DETAILS
L-7b	TYPICAL BIO-RETENTION TREE DETAILS
L-8	STREETSCAPE FURNISHINGS & MATERIALS IMAGES
S-1	RESULTS ROAD, ALTERNATIVE LAYOUT
S-2	METRO ACCESS EXHIBIT
S-3	FIRE ACCESS EXHIBIT
S-4	TYSONS DESIGN STANDARDS - WAIVERS & EXCEPTIONS
S-5	TYSONS DESIGN STANDARDS - WAIVERS & EXCEPTIONS - KEY MAP

ILLUSTRATIVE DEVELOPMENT PERSPECTIVE

TAX MAP NOS.
29-3 ((15)) PARCEL 12A & 29-4 ((9)) PARCEL 12B

APPLICANT:
GREENSBORO PARK PROPERTY OWNER, LLC
1655 N. FORT MYER DRIVE, SUITE 650
ARLINGTON, VIRGINIA 22209
KAREN GENTRY (703) 894-5262

ATTORNEY:
COOLEY LLP
1 FREEDOM SQUARE, RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VIRGINIA 20190-5656
JILL SWITKIN PARKS (703) 456-8000

ARCHITECT:
WDG ARCHITECTURE, PLLC
1025 CONNECTICUT AVE, NW, SUITE 300
WASHINGTON, DC 20036
RICK HAMMANN (202) 857-8300

ENGINEER:
VIKA INCOPORATED
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
ROBERT COCHRAN L.S. (703) 442-7800

LANDSCAPE ARCHITECT :
LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
MARK LEWIS (703) 821-2045

TRANSPORTATION:
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VIRGINIA 22102
ROBIN ANTONUCCI (703) 917-6620

COMMONWEALTH OF VIRGINIA
1/16/14
ROBERT R. COCHRAN
L.S. No. 0012

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE 2013 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 29-3 ((15)) PARCEL 12A AND 29-4 ((9)) PARCEL 12B. THE PROPERTY IS CURRENTLY ZONED C-4 AND SC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-4 & SC TO PTC & SC, AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP/FDP.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS 83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND 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. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-16 TO C-22) IN ACCORDANCE WITH THE TYSONS URBAN STORMWATER PLAN.
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. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET AND SHEET S-4 & S-5.
13. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF ENGINEERED SITE PLAN, PROVIDED GENERAL CONFORMANCE TO SIZE, FUNCTION AND QUALITY OF THESE AREAS IS MAINTAINED.
14. THE BUILDING FOOTPRINTS, GARAGES, PLAZAS, PARKS AND STREETS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS. THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE CONCEPT/FINAL DEVELOPMENT PLAN SO LONG AS THE MINIMUM BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP/FDP ARE MAINTAINED, AND THE MINIMUM/MAXIMUM NUMBER OF RESIDENTIAL UNITS, AND MINIMUM/MAXIMUM BUILDING HEIGHTS COMPLY WITH THOSE SHOWN ON THE CDP/FDP, AS DETERMINED BY THE ZONING ADMINISTRATOR.
15. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF 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 CDP/FDP.
16. DEDICATION OF THE PUBLIC RIGHT(S) OF WAY ON GREENSBORO DRIVE AND INTERNATIONAL DRIVE ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
17. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
18. THE PROJECT WILL ULTIMATELY MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PTC ZONE PER ARTICLES 6 & 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF BELOW GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT THE TIME OF SITE PLAN BASED ON THE ACTUAL AMOUNT OF GFA AND MIX OF USES, AS DETERMINED BY THE ZONING ADMINISTRATOR. THE FINAL DESIGNATION AND/OR RESTRICTION OF ON-STREET PARKING SPACES--INCLUDING THE LOCATION OF HANDICAP SPACES--ALONG GREENSBORO DRIVE, SUMMIT STREET, & RESULTS ROAD SHALL BE DETERMINED IN CONSULTATION WITH VDOT AND FCDOT AT TIME OF SITE PLAN.
19. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
20. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION, AND THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.
21. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE RESIDENTIAL BUILDING, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ANY USE PERMITTED IN THE C-3 DISTRICT, AND PRIVATELY OWNED AND OPERATED COMMERCIAL OFF-STREET PARKING AND COMMUTER PARKING INSTALLED AS INTERIM USES. SEE PROFFERS FOR DETAILS AND LIMITATIONS.
22. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
23. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING AT SITE PLAN, PROVIDED THE MINIMUMS SHOWN HEREON ARE NOT REDUCED NOR MAXIMUMS EXCEEDED.
24. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THE FDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.
25. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP PLAT OR PRELIMINARY PLAN.
26. ADDITIONAL SITE FEATURES - AND ALL OTHER ACCESSORY FEATURES PERMITTED IN THE PTC DISTRICT, BUT WHICH MAY NOT BE REPRESENTED HEREIN - MAY BE PROVIDED WITHOUT REQUIRING A FDPA. THESE FEATURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   1. ACCESSORY STRUCTURES.
   2. FLAG POLES
   3. FENCES
   4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
   5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
   6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
   7. BAY WINDOWS, ORIELS AND CHIMNEYS.
   8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
   9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
   10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE

   OTHER ACCESSORY USES TYPICALLY FOUND IN MIXED USE OFFICE AND RESIDENTIAL DEVELOPMENTS SHALL ALSO BE PERMITTED WITHOUT MODIFICATION OF THE APPROVED CDP/FDP.
27. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF SITE PLAN.
28. FINAL BUILDING HEIGHTS ARE TO BE DETERMINED AT SITE PLAN, PROVIDED MAXIMUMS AND MINIMUMS SHOWN HEREIN ARE NOT EXCEEDED.
29. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PRIVATE STREETS AND PUBLIC PARK AREAS.
30. LOCATION AND TYPE OF INTERNAL (TO THE SITE) AND EXTERNAL CROSSWALKS AND ADA CURB RAMPS ARE SUBJECT TO VDOT APPROVAL AT TIME OF SITE PLAN, AND MAY BE SUBJECT TO CHANGE WITHOUT THE NEED FOR A CDPA/FDPA.
31. ROOT BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
32. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER & THE TYSONS CORNER URBAN DESIGN GUIDELINES, AS COORDINATED WITH FCDOT AND DPWES AT TIME OF SITE PLAN.

MIXED-USE - SITE TABULATIONS:

GREENSBORO PARK PLACE

Block/Building	Comp Plan Allowable Building Height	Proposed Building Height [1][2][9]	Proposed Floors [4]	Existing Building Height	Existing Floors	Use [10][11]	GFA by Use	Number of Dwelling Units (Incl WF DU's) [6] [13]	Number of Workforce Dwelling Units	Required Parking Per Tysons Comp Plan 1/8 - 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Per Tysons Comp Plan 1/8 - 1/4 mile (Per Unit or 1000 GFA) Max	Required Parking Per Tysons Comp Plan > 1/4 mile (Per Unit or 1000 GFA) Min	Required Parking Per Tysons Comp Plan > 1/4 mile (Per Unit or 1000 GFA) Max	Maximum Allowable Parking [8] Max	Parking Provided [7] [12]	Loading
Proposed Residential Tower A	225	Up to 275' (min 175')	Up to 26			Multi-Family Residential	~253,838 [5]	256 - 276	54 - 58	1.0	1.6	N/A	N/A	387	See Sheet C-9	2 spaces
Proposed Residential Tower B	225	Up to 235' (min 175')	Up to 22			Multi-Family Residential	~225,600 [5]	227 - 244	48 - 52	1.0	1.6	N/A	N/A	343		2 spaces
Total - Residential Towers A & B							~479,438	483 - 520	84 - 104					730		
Accessory / Retail Use/ Rec. Facility Eating Establishments [14]							~4,999 ~12,300			N/A	N/A	N/A	N/A	N/A 89	N/A	
Total - Rec. Facility, Retail, Eating Est., & Accessory Uses							~17,299									
Existing Office Building 1 [3]		*160'		148.5'	14	Office	264,862			None	2.2	None	2.2	583		3 spaces to remain
Existing Office Building 2 [3]		*131'		129.5'	11	Office	239,712			None	2.2	None	2.2	528	See Sheet C-9	4 spaces to remain
		*When ex. retaining wall is removed [9]														
Total - Office Buildings 1 & 2							504,574									
Grand Total							~989,011									

[1] Individual proposed building heights shown are conceptual and may be adjusted provided the minimum building heights shown hereon are not reduced nor maximums exceeded.
[2] Residential building height includes up to 30' penthouse and mechanical screens.
[3] Existing office building height is taken from average grade (as shown hereon) and excludes penthouses and rooftop structures, per Z.O. Section 2-506, such structures may be constructed to a height not to exceed 30'.
[4] The numbers of floors shown are conceptual and may be adjusted provided the maximum building height shown is not exceeded. Final floor count to be determined at site plan. Floors shown are above garage, refer to Architectural Sheets.
[5] GFA may be shifted between the two residential buildings provided the maximum height shown is not exceeded, the minimum building height is not reduced, the overall urban form and building type as shown on the CDP/FDP is maintained and such adjustments are consistent with the proffers.
[6] The number of dwelling units reflected on this CDP/FDP may be adjusted or increased at the time of the site plan, provided overall residential GFA is not increased, the minimum building heights shown hereon are not reduced, nor maximums exceeded.
[7] Parking provided is estimated, the Applicant reserves the right to adjust parking at the time of site plan approval (see proffers).
[8] Parking Notes:
a) Maximum allowable residential parking is based upon an assumed unit/bedroom mix (see sheet A-02), which is based on an average unit mix in similar residential bldgs. final mix and residential parking ratio may be adjusted or modified at site plan.
b) The first 5,000 sf of Public Facility, public uses, accessory retail or service uses are not parked, per the Zoning Ordinance.
[9] See Architectural Site Sections for residential building average grade. Office bldg average grade determined as shown on this sheet- conditioned on removal of existing retaining wall.
[10] Office use as indicated in this tabulation may include eating establishments, secondary or other accessory uses as permitted in the PTC district.
[11] Applicant reserves the right to provide any use permitted in the PTC District in the ground floors of the residential and office buildings (see Note #36).
[12] The exact number of parking spaces for the Residential Buildings shall be determined at the time of site plan approval based on the final number of residential units and mix of unit types provided, and on whether the Applicant elects to construct the fourth level of the below-grade parking structure associated with the Residential Buildings. The exact number of parking spaces for the Existing Office Buildings may vary based on whether the Applicant provides eating establishments or retail uses in the ground floors of the Existing Office Buildings. Final parking rates for the proposed Residential Bldgs and the Existing Office Buildings may vary provided the Applicant meets the parking rates for the PTC District prior to issuance of the 1st RUP for the 2nd Residential Building.
[13] The Applicant may develop the residential dwelling units as condominiums.
[14] Applicant may elect to provide up to 12,300 sf of Eating Establishment(s) in the ground floors of the existing office buildings, and in such case, the final parking may vary.
Total Residential: +/-479,438 SF
Total Office: 504,574 SF (excluding cellar)
Total Recreation & Retail: +/-4,999 SF
Total Site Area = 305,805 SF (inclusive of density credits)

X:\data\1000-5999\V5015K\tabs\rezoning tabs\Mixed-Use Alternative (12-3-2013)

33. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING & ETC.) MAY REQUIRE EXCEPTION/DEVIATION FROM THE "TRANSPORTATION DESIGN GUIDELINES FOR TYSONS CORNER URBAN CENTER" (AS MAY BE DETERMINED AT SITE PLAN); COMPLIANCE WITH SUCH EXCEPTIONS / CHANGES SHALL NOT REQUIRE AN AMENDMENT TO THE CDP/FDP PROVIDED SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. SEE SHEETS S-4 & S-5 FOR WAIVERS & MODIFICATIONS REQUESTED.
34. ALL GRADING INDICATED ON THIS CDP/FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE PLAN.
35. AREAS OF SHARED PARKING, MANAGED PARKING AND/OR TANDEM/VALET PARKING SHALL BE DEMONSTRATED ON THE SITE PLAN, AND OPERATED IN ACCORDANCE WITH THE PROFFERS.
36. PURSUANT TO ARTICLE 2 SECTION 6-502 OF THE ZONING ORDINANCE (AND SUBJECT TO THE USE LIMITATIONS OF THE PTC DISTRICT), IN ADDITION TO THE RESIDENTIAL, OFFICE, RETAIL AND OTHER USES IDENTIFIED IN TABULATIONS, THE FOLLOWING ADDITIONAL USES MAY BE PERMITTED WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP INCLUDING BUT NOT LIMITED TO: ACCESSORY USES, COMMERCIAL OFF-STREET PARKING, COMMUTER PARKING, ATMs, BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS, EATING 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 CENTERS AND FOOD VENDING TRUCKS SHALL BE PERMITTED, SUBJECT TO APPROVAL AS SHOWN VIA FDP OR SE. PURSUANT TO PARAGRAPH 20 OF SECTION 10-102 OF THE ZONING ORDINANCE, "LIVE-WORK UNITS" SHALL BE DEEMED A PERMITTED "ACCESSORY USE".
37. PRIVATE DRIVEWAYS SHOWN ON THE CDP/FDP SHALL NOT BE CONSIDERED 'SERVICE STREETS', AND SHALL MEET THE TYSONS TRANSPORTATION DESIGN STANDARD FOR DRIVEWAYS.
38. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-13 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.
39. 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.
40. ALL PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS ARE SUBJECT TO VDOT REVIEW AND APPROVAL.
41. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
42. 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 SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

INTENSITY TIERS

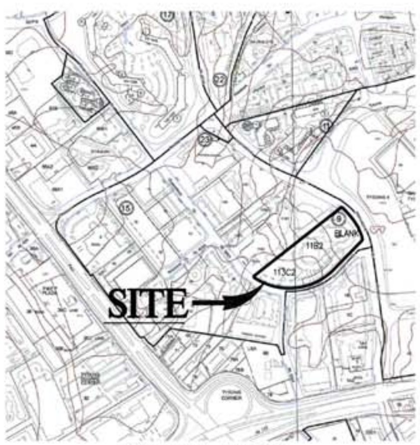
MIXED USE			
INTENSITY TIER	LAND AREA AND DENSITY CREDITS	GFA	FAR
WITHIN 1/4 MILE	305,805 SF	989,011	3.23

LAND USE MIX

USE	GSF	% OF TOTAL	FAR*
OFFICE	504,574 SF	51%	1.65
RESIDENTIAL	479,438 SF	48%	1.57
REC. & RETAIL	4,999 SF	1%	.016
TOTAL	989,011 SF	100%	3.23

*FAR CALCULATIONS ARE ON A LAND AREA OF 305,805 SF, WHICH INCLUDES PREVIOUS STREET DEDICATION DENSITY CREDITS.

NOTES:
1. FOR OPEN SPACE TABULATIONS, SEE SHEETS L-3a, L-3b, & L-3c
2. FOR DENSITY CREDIT INFORMATION, SEE SHEET C-3.



SOILS MAP 1"=500'

WORK FORCE HOUSING NOTE:

20% OF THE TOTAL OF ALL THE DWELLING UNITS SHALL BE WORK FORCE DWELLING UNITS. SAID UNITS SHALL BE PROVIDED AS OUTLINED IN THE PROFFERS.

ZONING ORDINANCE WAIVERS / MODIFICATIONS REQUESTED

1. MODIFICATION OF THE TYSONS CORNER URBAN CENTER ROADWAY DESIGN STANDARDS IN FAVOR OF THAT SHOWN WITH THE CDP/FDP APPLICATION. SEE SHEETS S-4 AND S-5 FOR COMPLETE LIST.
2. WAIVER OF SECTION 2-505 PARAGRAPH 1 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.
3. WAIVER / MODIFICATION OF SECTION 2-506 PARAGRAPH 2 TO ALLOW FOR A PARAPET WALL, CORNICE OR SIMILAR PROJECTION TO EXCEED THE HEIGHT LIMIT ESTABLISHED BY MORE THAN THREE (3) FEET, AS MAY BE INDICATED ON THE CDP/FDP.
4. WAIVER OF SECTION 6-506 PARAGRAPH 1 TO ALLOW A DISTRICT SIZE LESS THAN 10 ACRES FOR AN APPLICATION.
5. WAIVER OF SECTION 6-505 PARAGRAPH 7 REQUIRING THE DESIGNATION OF SPECIFIC OUTDOOR DINING AREAS ON THE FDP. RATHER, OUTDOOR DINING MAY BE PROVIDED IN ANY AREA OUTSIDE OF THE SIDEWALK ZONE WHERE THE USE INCLUDES DINING ACTIVITY AND WILL BE INDICATED AT THE TIME OF SITE PLAN.
6. MODIFICATION OF ZONING ORDINANCE SECTION 11-201 AND SECTION 11-203 FOR THE REQUIRED NUMBER OF LOADING SPACES WITHIN MULTI-FAMILY, OFFICE AND RETAIL/SERVICES USES IS REQUESTED IN FAVOR OF THOSE WHICH ARE SHOWN ON THE CDP/FDP.
7. MODIFICATION OF SECTION 11-202(4) REQUIRING A MINIMUM DISTANCE OF FORTY (40) FEET FROM A LOADING SPACE IN PROXIMITY TO A DRIVE AISLE IN FAVOR OF THAT SHOWN ON THE CDP/FDP.
8. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN SECTION 11-302 PARAGRAPH (2) OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.
9. MODIFICATION / WAIVER OF PERIPHERAL LANDSCAPE REQUIREMENTS (SECT. 13-203.5) FOR THE EXISTING SURFACE LOTS AT THE EXISTING OFFICE BUILDINGS (TO REMAIN) ALONG INTERNATIONAL DRIVE, AS ALLOWED BY SECTION 13-203.3, IN FAVOR OF THE EXISTING CONDITIONS--AS SHOWN ON THE CDP/FDP SHEET 5.
10. WAIVER OF 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 REQUIRED OR SHOWN WITHIN THE CDP/FDP.
11. A WAIVER AND/OR MODIFICATION OF SECTION 17-201.2 RE: TRAILS AND BIKE TRAILS, IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL SYSTEM SHOWN WITH THE CDP/FDP APPLICATION.
12. A WAIVER OF SECTION 17-201 PARAGRAPH (3) OF THE ZONING ORDINANCE TO PROVIDE ADDITIONAL INTER-PARCEL CONNECTION TO ADJOINING PARCELS OTHER THAN THOSE SPECIFICALLY IDENTIFIED ON THE CDP/FDP AND IN THE PROFFERS.
13. THE APPLICANT REQUESTS A WAIVER AND/OR MODIFICATION OF SECTION 17-201 PARAGRAPH (4) OF THE ZONING ORDINANCE TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT FOR WHICH IS INDICATED ON THE CDP/FDP AND PROFFERS. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY REQUIREMENTS.
14. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201(7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH P.A.D. (OR OTHER) PARKING CONTROLS AND/OR SIGNS ALONG PRIVATE STREETS WITHIN AND ADJACENT TO THE PROPOSED DEVELOPMENT.
15. WAIVER OF SECTION 17-201(7) REQUIRING "NO PARKING" SIGNS ALONG TRAVEL WAYS AT 15M INTERVALS, SO AS NOT TO CREATE VISUAL SIGN CLUTTER; MEANS AND METHOD(S) OF PARKING CONTROL SIGNAGE TO BE DETERMINED AT SITE PLAN WITH THE APPROVAL OF THE DIRECTOR OF DPWES.
16. MODIFICATION OF SECTION 17-201 PARAGRAPHS 12, 13 AND 14 OF REQUIREMENT TO PROVIDE IMPROVEMENTS IN A PHASED SEQUENCE AS OUTLINED IN THE CDP/FDP AND PROFFERS AND TO BE DETERMINED WITHIN THE SITE PLAN IN ACCORDANCE WITH THE TYSONS CORNER URBAN CENTER STREET STANDARDS.

X:\DATA\1000-5999\V5015K\Tabs\ZONING WAIVERS 11 8 2013.doc

PFM WAIVERS / MODIFICATIONS REQUESTED

1. A WAIVER TO ALLOW STORM WATER 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. THIS WAIVER (#8026-WPFM-006-1) HAS BEEN SUBMITTED.
2. 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.
3. 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.
4. 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.
5. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO ZERO (0) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
6. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1307.2F TO ALLOW INSTALLATION OF BIO-RETENTION FACILITIES IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
7. 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.
8. ALL REQUIRED DEVIATIONS OF PFM SECTION 6-1309.2C TO ALLOW INSTALLATION OF TREE BOX FILTERS IN THE VICINITY OF LOADING DOCKS, VEHICLE MAINTENANCE AREAS OR OUTDOOR STORAGE AREAS TO ACCOMMODATE THE URBAN ENVIRONMENT SET FORTH IN THE TYSONS CORNER DESIGN GUIDELINES.
9. A WAIVER OF PFM SECTION 7-0403.4 REQUIRING THE MINIMUM WIDTH OF 30 FEET FOR PRIVATE STREETS AND COMMERCIAL ENTRANCES CONNECTING TO VDOT ROADWAYS, AS ALLOWED BY APPROVAL OF THE DIRECTOR OF DPWES AT TIME OF SITE PLAN.
10. A MODIFICATION OF PUBLIC FACILITIES MANUAL (PFM) SECTION 7-0800 AND ZONING ORDINANCE SECTION 11-102 PARAGRAPH (12) AND SECTION 8-509(1) TO ALLOW TANDEM SPACES WITH VALET SERVICES FOR NON-RESIDENTIAL USES. SUCH STACKED PARKING SPACES, IN ACCORDANCE WITH SECTION 11-101 PARAGRAPH (1) AND SECTION 6-509(1), MAY COUNT TOWARD REQUIRED PARKING SPECIFIED IN THE ZONING ORDINANCE, AND SHALL BE PROVIDED IN ACCORDANCE WITH THE PARKING PLAN SUBMITTED AT SITE PLAN.
11. A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
12. 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/FDP.
13. A MODIFICATION OF SECTIONS 12-0510 & 12-0511 FOR REQUIRED 10% TREE CANOPY COVERAGE ON INDIVIDUAL LOTS / LAND BAYS, TO ALLOW FOR CANOPY COVERAGE TO BE CALCULATED ON THE OVERALL CDP/FDP DEVELOPMENT AREA, AS DEMONSTRATED HEREIN.
14. MODIFICATION OF SECTION 12-0515.8B TO ALLOW FOR TREES LOCATED ABOVE ANY PROPOSED PERCOLATION TRENCH OR BIO-RETENTION AREAS TO COUNT TOWARDS COUNTY TREE COVER REQUIREMENTS.
15. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0510.4E (5) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FEET TO A MINIMUM OF FIVE (5) FEET AS SHOWN WITH THE CDP/FDP APPLICATION AND AS PROVIDED IN THE PROFFERS. STRUCTURAL CELLS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO THE MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
16. DEVIATIONS / MODIFICATIONS OF SECTIONS 6-1304.2C AND 6-1304.2F 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.

X:\DATA\1000-5999\V5015K\Tabs\PFM WAIVERS 11 8 2013.doc

ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

SUBMISSIONS	
NO	TYPE
11	CDP/FDP 01/16/2014
10	CDP/FDP 12/16/2013
9	ADDRESS COMMENTS 12/3/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. X
DWN. X
SCALE: XXXXX
PROJECT/FILE NO. V5015K
SHEET NO. C-2

P:\Planning\Projects\5015\dwg\5015K900.dwg 12/13/2013 10:39:03 AM EST

NOTES:

1. THE PROPERTY DELINEATED HEREON IS IDENTIFIED AS TAX ASSESSMENT MAP NUMBERS 029-3-{(15)}-0012A AND 029-4-{(09)}-0012B.
2. THE PROPERTY IS ZONED C-4, HIGH INTENSITY OFFICE DISTRICT AND SC, SIGN CONTROL OVERLAY DISTRICT AS INDICATED BY A ZONING COMPLIANCE LETTER PREPARED BY FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING, DATED SEPTEMBER 1, 2010. BUILDING SETBACKS ARE ESTABLISHED BY FAIRFAX COUNTY ZONING ORDINANCE AND ARE AS FOLLOWS:
   FRONT YARD: 40 FEET MINIMUM – 25 DEGREE BULK ANGLE
   REAR YARD: 25 FEET MINIMUM – 20 DEGREE BULK ANGLE
   SIDE YARD: NO REQUIREMENT (SEE SITE PLAN # 3121-SPV-02-E).
3. THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 515525 0100 D FOR FAIRFAX COUNTY, VIRGINIA DATED MARCH 5, 1990.
4. IPF = 3/4" IRON PIPE FOUND W/CAP (HELD), UNLESS OTHERWISE NOTED.
5. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS 83.
6. THE SUBJECT PROPERTIES WERE ACQUIRED BY GREENSBORO PARK PROPERTY OWNER, LLC BY DEED RECORDED IN DEED BOOK 21314 AT PAGE 1244 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
7. THE BUILDING FOOTPRINT SHOWN HEREON FOR LOT 12-A IS APPROXIMATELY 20,107 SQUARE FEET. THE BUILDING FOOTPRINT SHOWN HEREON FOR LOT 12-B IS APPROXIMATELY 24,080 SQUARE FEET AS MEASURED FOR EACH BUILDING AT THE THIRD LEVEL.
8. A PORTION OF INTERNATIONAL DRIVE PREVIOUSLY DEDICATED TO PUBLIC STREET PURPOSES D.B. 7396 PG. 1544 IS NO LONGER SUBJECT TO STATE MAINTENANCE.
9. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM GREENSBORO DRIVE AND INTERNATIONAL DRIVE, EACH OF WHICH IS A PUBLIC STREET.
10. AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY IS SERVED BY PUBLIC AND PRIVATE UTILITIES PROVIDING ELECTRICITY, TELEPHONE, WATER, SANITARY SEWER, AND STORM SEWER.
11. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN AERIAL SURVEY PROVIDED TO VIKA, INC. BY AERO-METRIC AND BASED ON CONTROL PHOTOGRAPHS DATED MARCH 2002 AT 1"=100'. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOUR INTERVAL IS 2.0'. TOPOGRAPHIC FILE VERIFIED BY VIKA, INC. OCTOBER 7, 2010.

PARKING TABULATION:

SURFACE PARKING	523 SPACES	12 HANDICAP SPACES
UNDERGROUND PARKING 8200 GREENSBORO DRIVE	130 SPACES	0 HANDICAP SPACES
UNDERGROUND PARKING 8180 GREENSBORO DRIVE	999 SPACES	15 HANDICAP SPACES
TOTAL	1,652 SPACES	27 HANDICAP SPACES
TOTAL PARKING SPACES (INCLUDING HANDICAP SPACES)	**1,679 SPACES**	
* LOADING SPACES	7 SPACES	

TITLE REPORT NOTES:

TITLE COMMITMENT FURNISHED BY STEWART TITLE GUARANTY COMPANY, ORDER NO.:2010.1589 WITH AN EFFECTIVE DATE OF AUGUST 24, 2010 (REVISED 9/3/2010) HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING EASEMENTS LISTED IN SCHEDULE B – SECTION 2 APPEAR TO AFFECT THE SUBJECT PROPERTY, BUT CANNOT BE SHOWN DUE TO A LACK OF METES AND BOUNDS DESCRIPTION:

- ITEM #12) MASTER AGREEMENT FOR PLANS FOR COORDINATED ACCESS TO INTERNATIONAL DRIVE RECORDED IN DEED BOOK 6898 AT PAGE 1457.
- ITEM #14) RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN DEED BOOK 7780 AT PAGE 1685; RERECORDED IN DEED BOOK 7794 AT PAGE 962.
- ITEM #17) HOLD HARMLESS INDEMNIFICATION AGREEMENT RECORDED IN DEED BOOK 10094 AT PAGE 209.

DENSITY TABULATION:

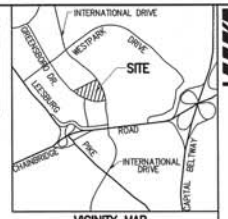
LOT 12-A	160,523 SQ FT OR 3.68510 ACRES
LOT 12-B	143,442 SQ FT OR 3.29298 ACRES
STREET DEDICATION (DB 7396 PG 1544)	861 SQ FT OR 0.01977 ACRES
STREET DEDICATION (DB 6151 PG 1476)	979 SQ FT OR 0.02247 ACRES
TOTAL AREA	305,805 SQ FT OR 7.02032 ACRES

APPLICATION TABULATION:

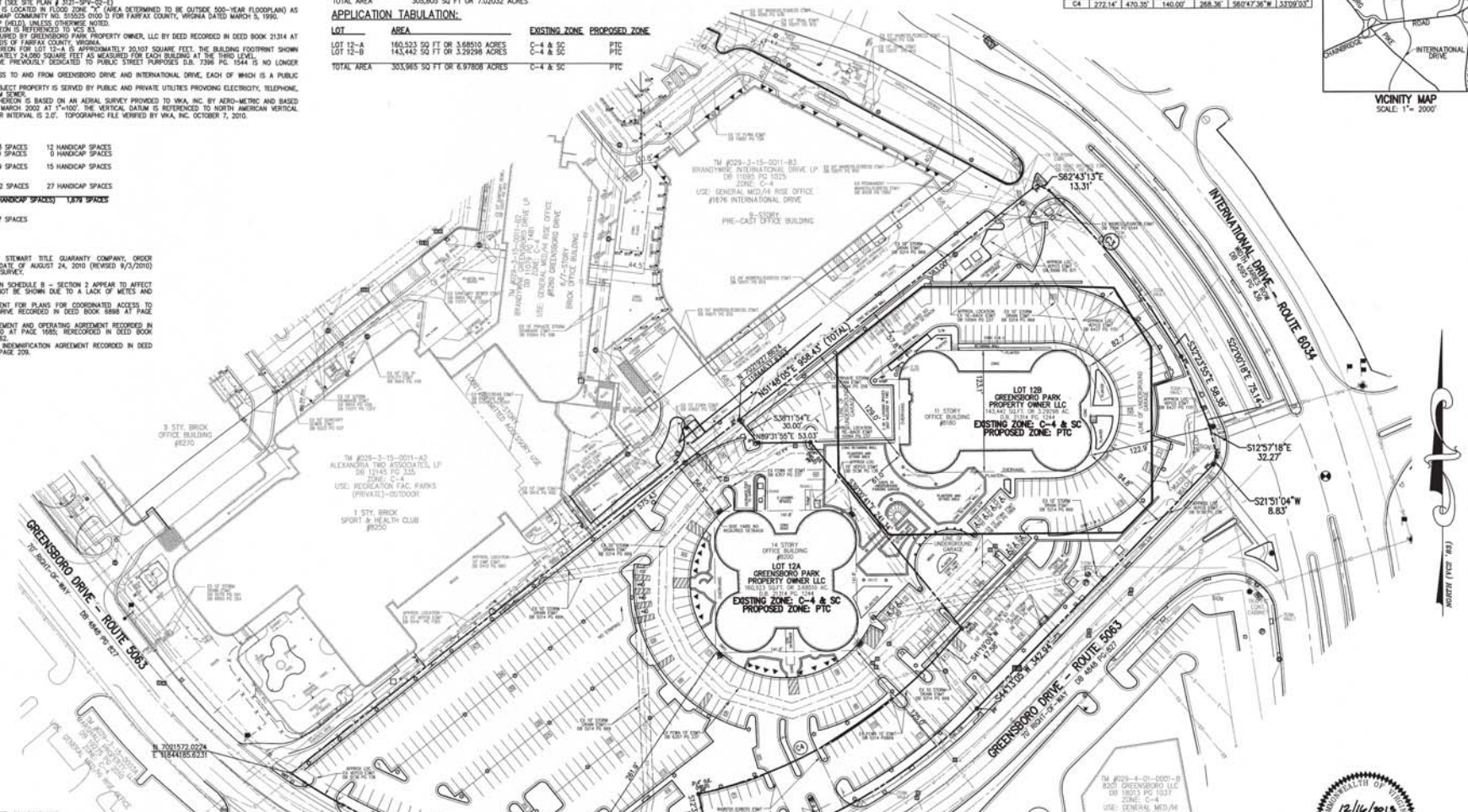
LOT	AREA	EXISTING ZONE	PROPOSED ZONE
LOT 12-A	160,523 SQ FT OR 3.68510 ACRES	C-4 & SC	PTC
LOT 12-B	143,442 SQ FT OR 3.29298 ACRES	C-4 & SC	PTC
TOTAL AREA	303,965 SQ FT OR 6.97808 ACRES	C-4 & SC	PTC

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHO BRG	DELTA
C1	303.64'	532.13'	156.08'	299.54'	N71°06'05"W	32°41'41"
C2	451.31'	535.00'	240.06'	438.05'	S68°23'05"W	48°19'59"
C2a	309.55'	535.00'	159.24'	305.25'	S60°47'36"W	33°09'06"
C2b	141.76'	535.00'	71.30'	141.35'	S84°57'37"W	15°10'55"
C3	155.78'	721.50'	78.19'	155.46'	S40°42'15"E	12°22'06"
C4	272.14'	470.35'	140.00'	268.36'	S60°47'36"W	33°09'03"



VICINITY MAP
SCALE: 1" = 2000'



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

NO.	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

COMMONWEALTH OF VIRGINIA
12/16/2013
J. THOMAS HARDING
No. 1812
LAND SURVEYOR

LEGEND:

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE
SIGNALIZED INTERSECTION

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
GROUND LIGHT
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
TREE
HANDICAP
PARKING METER
HVAC UNIT
UNKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE

CONC. CONCRETE
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
TRANS ELECTRIC TRANSFORMER

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
20251 CENTURY BOULEVARD, SUITE 400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-7772 ■ FAX (301) 916-2262
W W W . V I K A . C O M

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

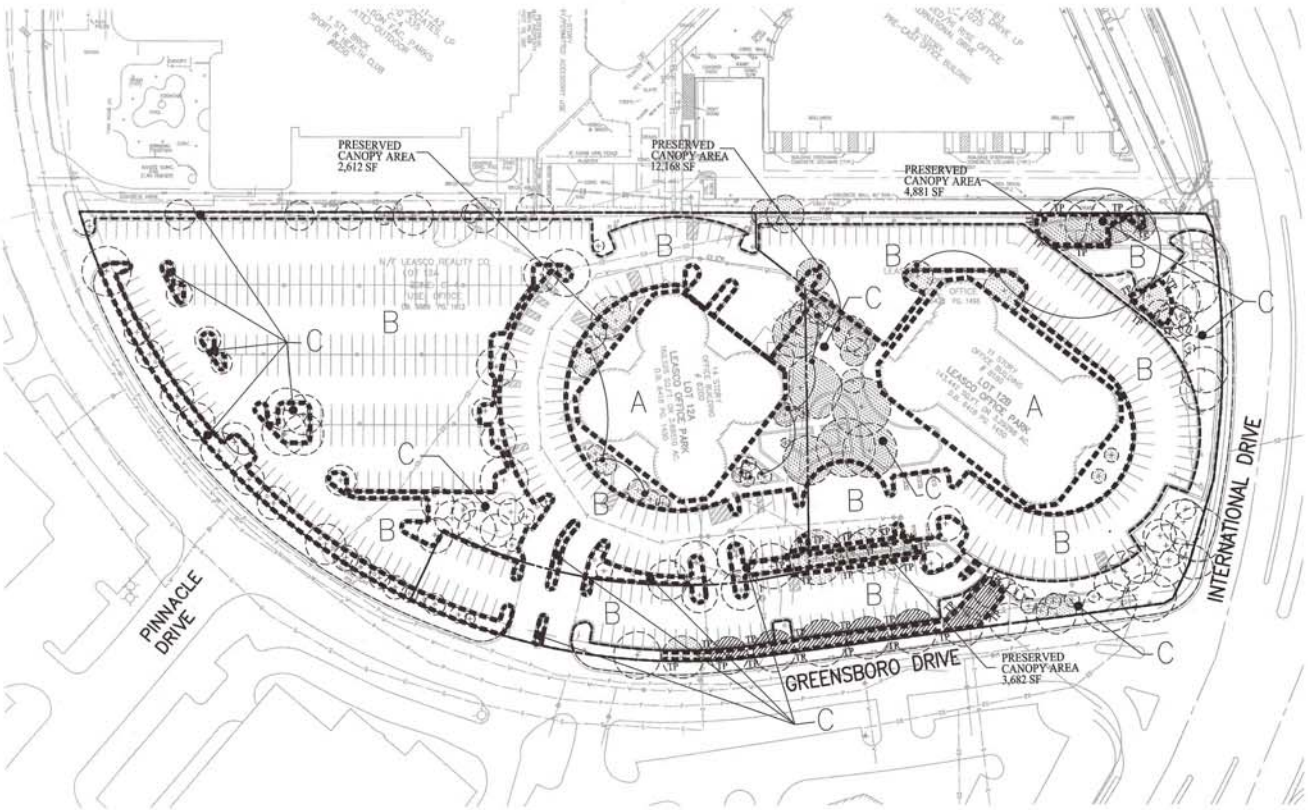
VIKA REVISIONS

11	CDP/FDP 01/16/2014
10	CDP/FDP 12/16/2013
9	CDP/FDP 11/8/2013
8	CDP/FDP 9/03/2013
7	CDP/FDP 7/12/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP SUBMISSION 4/16/2013
4	CDP/FDP FIRST SUBMISSION 1/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: 10/31/2011
DES: VIKA
DWN: LMG
SCALE: 1"=50'
PROJECT/FILE NO. V5015-SV
SHEET NO. C-3

P:\Surveys\LE03-PROJECTS\V5015-SV\dwg\V5015-SV.dwg 12/17/2013 11:46:50 AM EST

S#143



EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	N/A	42,818 SF	N/A	N/A	DEVELOPED BUILDING
B	DEVELOPED LAND	N/A	182,127 SF	N/A	N/A	DEVELOPED PARKING AREA
C	LANDSCAPED TREE CANOPY	SUB-CLIMAX	79,020 SF	GOOD	SEE "VEGETATION COVER TYPES" TABLE, THIS SHEET	LANDSCAPE & PEDESTRIAN AREA
		TOTAL AREA	*303,965 SF 6.97808 AC	*DOES NOT INCLUDE AREAS OF STREET DEDICATION OR DENSITY CREDIT		

LEGEND

- EXISTING TREE CANOPY TO BE PRESERVED WITH CANOPY CREDIT
- EXISTING TREE CANOPY TO BE PRESERVED WITH NO CANOPY CREDIT
- EXISTING TREE TO BE REMOVED
- TREE PRESERVATION FENCE

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE DATE 01/10/14

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

Table 12.3 Tree Preservation Target Calculations and Statement			January 10, 2014
Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	69,624	see § 12-0508.2
B	Percentage of gross site area covered by existing tree canopy =	23%	
C	Percentage of 10-year tree canopy required for site =	10%	see PFM Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	23%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	77%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	see § 12-0508.4
X:\DATA\1000-5999\V5015K\[10-yr Tree Canopy Ultimate (2014.01.10).xls]Sheet1 (2)			

VEGETATION COVER TYPES

Acer palmatum–Japanese Maple
Amelanchier candensis–Shadblow Serviceberry
Betula nigra–River Birch
Gleditsia tricanthos–Honeylocust
Ilex opaca–American Holly
Cornus kousa–Kousa Dogwood
Quercus palustris–Pin Oak
Quercus muehlenbergii–Chinkapin Oak
Quercus rubrum–Red Oak
Picea abies–Norway Spruce
Pinus nigra–Austrian Pine
Pinus strobus–White Pine
Platanus occidentalis–American Sycamore
Pyrus calleryana–Callery Pear
Taxodium distichum–Baldcypress
Tilia cordata–Littleleaf Linden

EVM NARRATIVE

THE SUBJECT SITE HAS BEEN DEVELOPED WITH TWO EXISTING MID-RISE OFFICE BUILDINGS. 74% OF THE DEVELOPMENT ACCOUNTS FOR THE BUILDING FOOT PRINT AREA AND SURFACE ASPHALT PARKING LOT. THE USE OF REMAINING 26% OF THE SITE AREA IS LANDSCAPED PLANTINGS WITHIN, AND THROUGH THE PARKING AREA AND SURROUNDING THE BUILDINGS. EXISTING VEGETATION IS AT THE PERIPHERY OF THE SITE AND WITHIN INTERACTIVE INTERNAL PEDESTRIAN AREAS. NONE OF THE EXISTING VEGETATION APPEARS TO HAVE BEEN PRESERVED FROM THE TIME INITIAL DEVELOPMENT. ALL OF THE VEGETATION IS INSTALLED LANDSCAPE PLANT MATERIAL WHICH IS PRIMARILY MATURE AND SUB-MATURE VEGETATION.
THE GENERAL HEALTH AND CONDITION OF THIS VEGETATION IS GOOD AND GENERALLY SHOWS GOOD VIGOR AND VITALITY. THIS VEGETATION IS MAINTAINED THROUGH THE YEAR.
THIS SITE IS CURRENTLY ZONED C-4 AND SC. WITH THIS APPLICATION THE PROPOSED ZONING WILL BE PTC.THIS SITE IS SPECIFIED FOR SIGNIFICANT REDEVELOPMENT WHERE A SIGNIFICANT PORTION OF THE SURFACE PARKING AND LANDSCAPING WILL BE REMOVED AND REPLACED AND REDEVELOPED FOR RESIDENTIAL USE AND LANDSCAPED PEDESTRIAN PARK PLAZA COMPONENTS. THE TWO EXISTING BUILDINGS ARE TO REMAIN.

TREE PRESERVATION NARRATIVE

THIS EXISTING VEGETATION MAP (EVM) HAS BEEN PREPARED AS REQUIRED PER PFM 12-0506. THE PRIMARY ON-SITE SPECIES HAVE BEEN IDENTIFIED AND THE GENERAL HEALTH OF THAT VEGETATION PROVIDED. THIS EVM ALSO DEPICTS THE EXISTING VEGETATION WHICH IS SPECIFIED TO BE PRESERVED AND TO BE REMOVED. ADDITIONALLY, PORTIONS OF THE CANOPY WHICH IS SHOWN TO BE PRESERVED IS TO BE CREDITED TOWARDS THE OVERALL CANOPY REQUIREMENTS. WHILE ANOTHER PORTION OF THE PRESERVED CANOPY WILL NOT BE FACTORED IN AS PROVIDING PART OF THE FINAL CANOPY REQUIREMENTS. ALSO INDICATED WITH THIS EVM IS THE DESIGN CONCEPT FOR THE DEVICES WHICH WILL PROVIDE PROTECTION TO THOSE TREE SPECIFIED FOR PRESERVATION, CREDIT OR NON-CREDIT. THE TREE PRESERVATION DEVICE SPECIFIED IN THIS PLAN IS TREE PRESERVATION FENCING. HOWEVER, SHOULD IT BE DETERMINED AS THE SITE PLAN IS DESIGNED THAT ADDITIONAL TREE PRESERVATION MEASURES ARE REQUIRED TO ENSURE PROPER EFFECTIVENESS OF THE TREE PRESERVATION MEASURES, THOSE ADDITIONAL PRESERVE DEVICES WILL BE SPECIFIED AS REQUIRED. THESE DEVICES MAY INCLUDE BUT NOT LIMITED TO, ROOT PRUNING, TREE TRUNK BURLAP AND 2x4 BOARD PROTECTION WRAP, TREE PROTECTION MATTING SUCH AS A BLANKET OF SHREDDED MULCH AND / OR ALTURNAMATS©, TENAX TENDRAIN 770/2 (HIGHLOAD)©, OR EQUIVALENT MANUFACTURE MATTING.

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

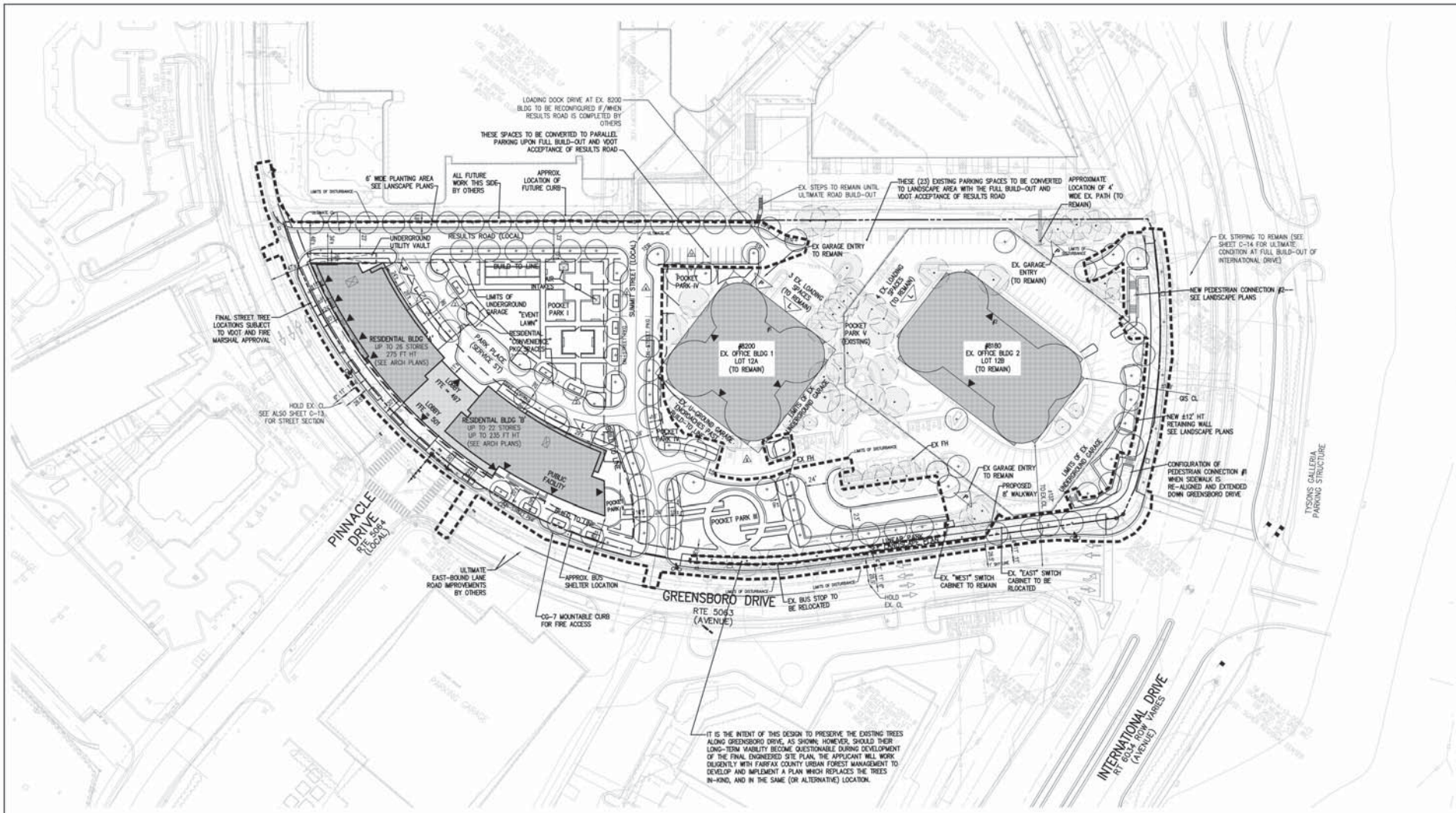
GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP & CALCULATIONS

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	UFMD OMMT'S 01/10/2014
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. NPK DWN. NPK
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-4



NOTE:

1. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT BY THE OWNERS OF THE ADJACENT PROPERTIES OR THEIR AGENTS AS PART OF FUTURE CONCEPTUAL / FINAL DEVELOPMENT PLANS AND SITE PLANS. SIMILARLY, ALL ROAD DESIGNS ARE SUBJECT TO LIMITATIONS IMPOSED BY THE EXISTING RETAINING WALLS BETWEEN 8180 / 8200 AND THE ADJACENT PROPERTIES.
2. FOR PRELIMINARY UTILITIES AND GRADING, SEE SHEET C-8

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- TREE PITS
- TRAFFIC SIGNAL
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

SUBMISSIONS

NO	TYPE
13	CDP/FDP 1/16/2014
12	ADDR CMNTS 1.10.14
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

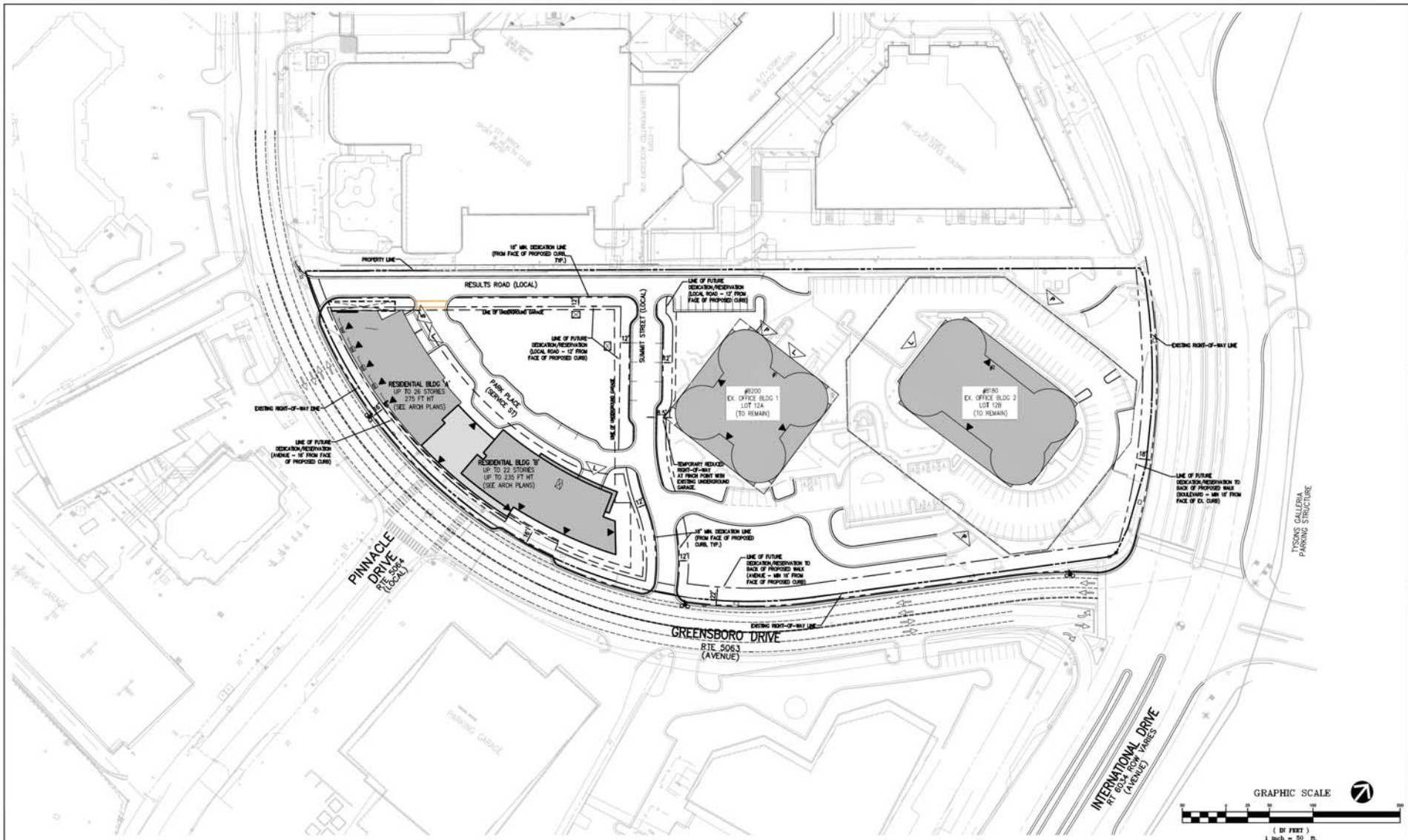
DES. VIKA | DWN. RMC

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-5

P:\Plotting\Proj\v5015\dwg\5015K103.dwg 1/16/2014 10:57:43 AM EST



LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- TREE PITS

LEGEND

- EXISTING GARAGE
- PROPOSED GARAGE
- BUILD TO LINE
- TRAFFIC SIGNAL
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

VIKA

ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY RIGHT-OF-WAY PLAN

SUBMISSIONS

NO	TYPE
6	CDP/FDP 01/16/2014
5	CDP/FDP 12/16/2013
4	CDP/FDP 11/08/2013
3	CDP/FDP 09/03/2013
2	CDP/FDP 05/20/2013
1	CDP/FDP 04/16/2013

DATE: APRIL 16, 2013

DES.	DWN.
VKA	JK

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-6

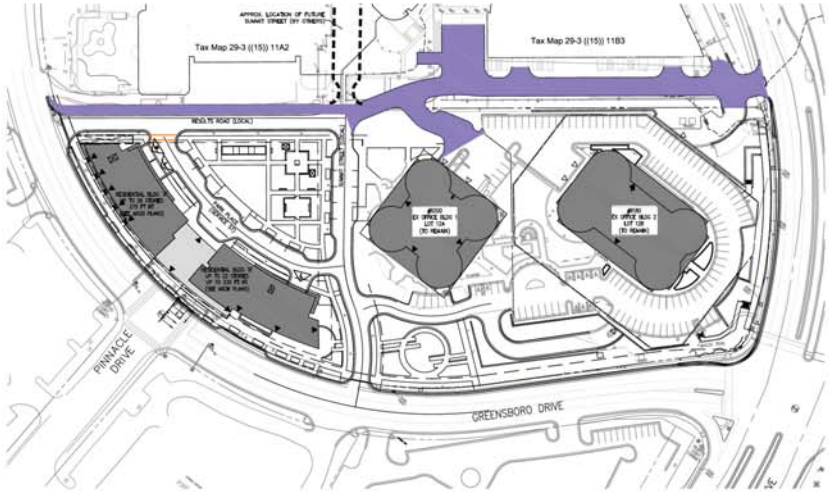
P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 11:00:28 AM EST

OPTIONS FOR COMPLETION OF RESULTS ROAD (BY OTHERS)

SCALE: 1" = 80'

OPTION A (Assumes Parcel 29-3 ((15)) 11A2 is redeveloped)

The Applicant has designed the further expansion of Results Road at its southwest end in anticipation of it being constructed by others as such time as the property identified on the 2013 Fairfax County Tax Map 29-3 ((15)) 11A2 becomes the subject of a zoning application and is redeveloped. Head-in pkg north of existing 8200 building will remain.



SCALE: 1" = 80'

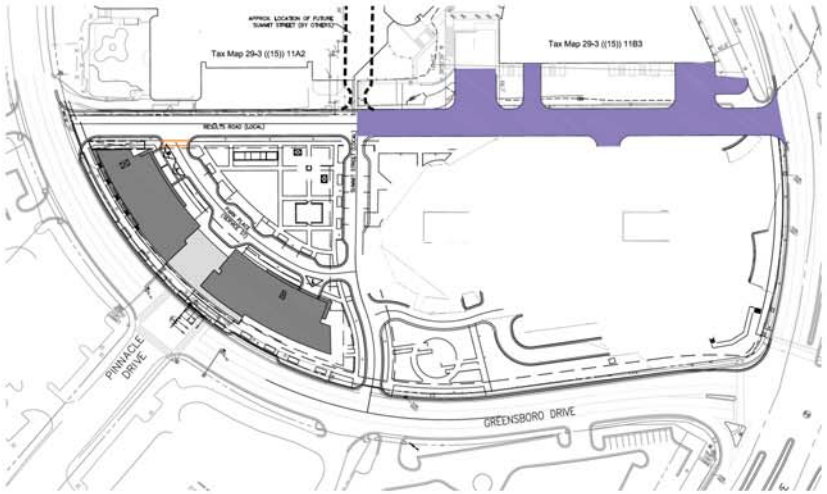
OPTION C (Assumes BOTH Parcels 29-3 ((15)) 11B3 & 29-3 ((15)) 11A2 are redeveloped)

The Applicant has designed the ultimate condition of Results Road in anticipation of it being completed by others at such time as the property identified on the 2013 Fairfax County Tax Map as 29-3 ((15)) 11B3 becomes the subject of a zoning application ("Ultimate B").

SCALE: 1" = 80'

OPTION B (Assumes Parcel 29-3 ((15)) 11B3 is redeveloped)

The Applicant has designed the ultimate condition of Results Road in anticipation of it being completed by others at such time as the property identified on the 2013 Fairfax County Tax Map as 29-3 ((15)) 11B3 becomes the subject of a zoning application ("Ultimate B").



SCALE: 1" = 80'

OPTION D (Assumes both existing office buildings (8180 & 8200) redevelop)

As an alternative to Ultimate B as described above, if the Existing Office Buildings, which are anticipated to remain in their existing conditions with the Proposed Development, are redeveloped pursuant to a future zoning application; and, Ultimate B has not yet been constructed by others, the Applicant shall construct an alternative ultimate condition of Results Road.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1287
W W W . V I K A . C O M

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: RDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

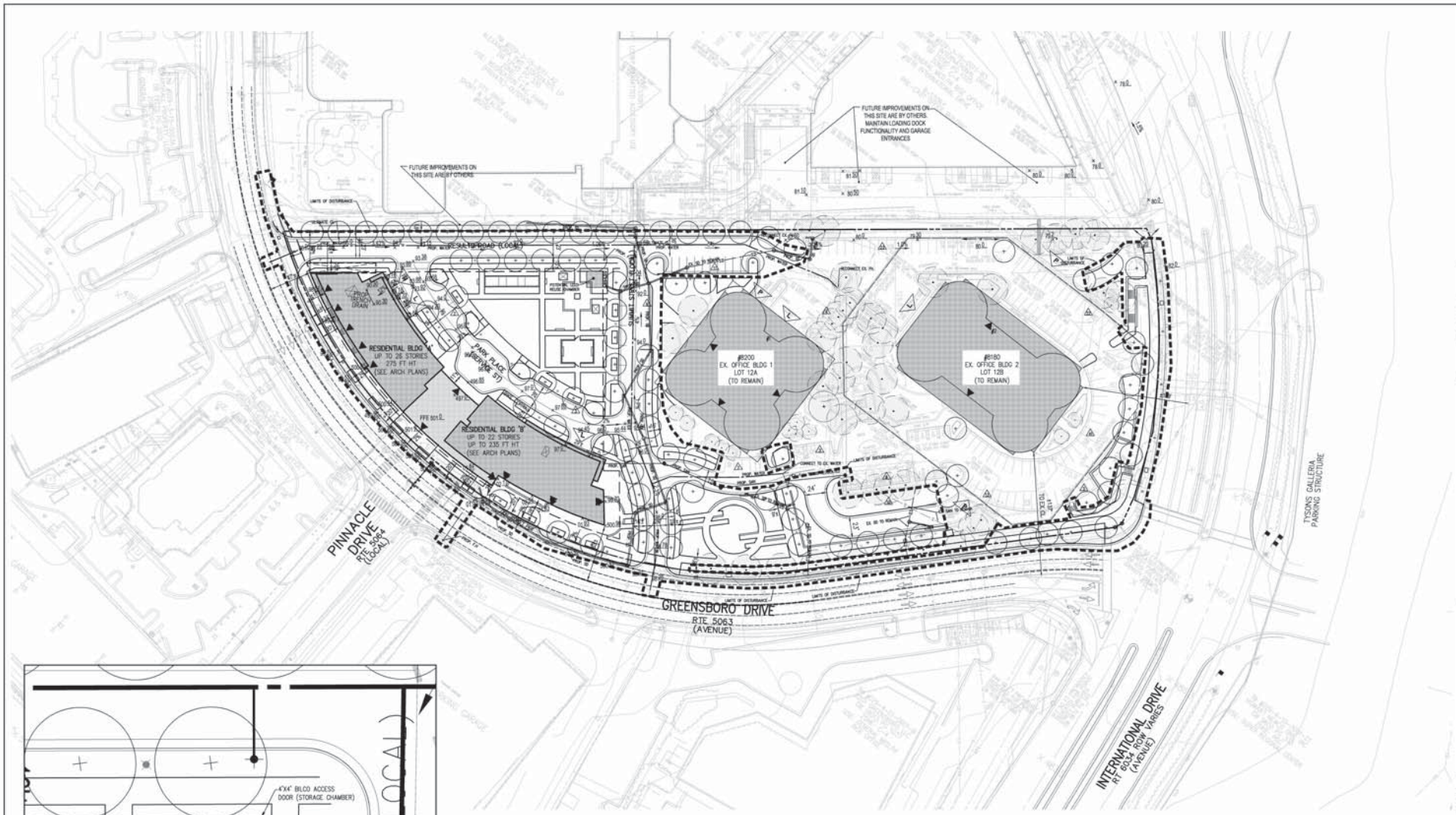
EXTENSION OF RESULTS ROAD (BY OTHERS)

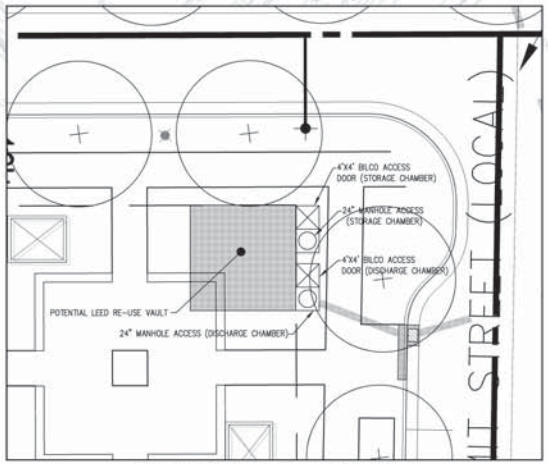
SUBMISSIONS

NO	TYPE
7	CDP/FDP 01/16/2014
6	CDP/FDP 12/16/2013
5	CDP/FDP 11/08/2013
4	CDP/FDP 09/03/2013
3	DRAFT REVS. 6/19/2013
2	CDP/FDP 05/20/2013
1	CDP/FDP 04/16/2013

DATE: NOVEMBER 2011
DES. VIKA DWN. JK
SCALE: AS NOTED
PROJECT/FILE NO. V5015K
SHEET NO. C-7

P:\Planning\Projects\5015\dwg\5015K03-Phasing.dwg 12/13/2013 12:59 PM EST





10 SCALE BLOW-UP OF LEED RE-USE VAULT

NOTE:

1. THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT BY THE OWNERS OF THE ADJACENT PROPERTIES OR THEIR AGENTS AS PART OF FUTURE CONCEPTUAL / FINAL DEVELOPMENT PLANS AND SITE PLANS. SIMILARLY, ALL ROAD DESIGNS ARE SUBJECT TO LIMITATIONS IMPOSED BY THE EXISTING RETAINING WALLS BETWEEN 8180 / 8200 AND THE ADJACENT PROPERTIES.
2. FOR PRELIMINARY UTILITIES AND GRADING, SEE SHEET C-8

LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- TREE PITS
- TRAFFIC SIGNAL
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ F (703) 761-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY PROPOSED UTILITY LAYOUT

SUBMISSIONS

NO	TYPE
13	CDP/FDP 1/16/2014
12	ADDR CMNTS 1.10.14
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

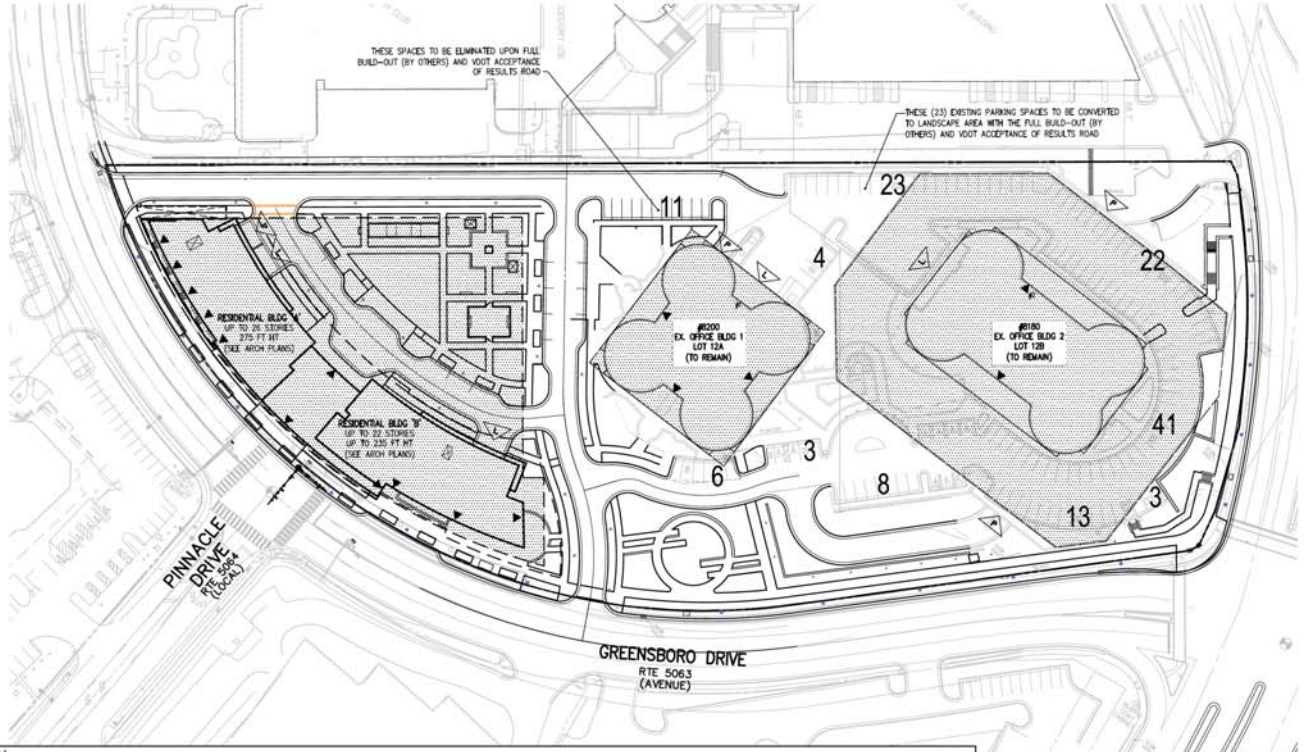
DES. VIKA | DWN. RMC

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-8

P:\Planning\Proj\V5015\dwg\5015K103.dwg 1/16/2014 10:26:20 AM EST



Option A

Greensboro Park Place

Parking Analysis Summary - Without Office Retail/Restaurants

Scenario	Building	Use	Amount	Units	County Parking Rates	Maximum Allowable		Parking Supply Type	Amount	
Future PTC Scenario	Office Buildings 1 and 2	Office > 125,000 SF	± 534,574	GSF	2.2 Maximum per 1,000 GSF	1,110.1		Office Garage	± 1,146	
								Office Surface	± 124	
								Total Office	± 1,270	
	Residential Buildings A and B	Residential - Studies	Min Dlls: ± 49 to Max Dlls: 67	DU	1.3 Maximum per Studio	Min Dlls: 57.2	Max Dlls: 61.1	Mezzanine Level	± 50	± 50
		Residential - 1 Bedroom	± 272 to 293	DU	1.3 per 1 Bedroom	353.6	380.9	B1 Level	± 165	± 165
		Residential - 2 Bedrooms	± 167 to 180	DU	1.6 per 2 Bedrooms	267.2	288	B2 Level	± 165	± 165
			± 483 to 520	DU		678.0	730	B3 Level	± 165	± 165
								Max Residential Garage	± 545	± 545
	Residential Building A or B	Recreational Facility	± 3,000	GSF	Zero (0) Spaces for First 5,000 GSF of Accessory Retail	0				
		Retail	± 1,000	GSF						
			± 4,000	GSF						
						Total Maximum Allowable Spaces with Min Dlls	Total Maximum Allowable Spaces with Max Dlls		Total Supply with Min Dlls	Total Supply with Max Dlls
						1,700	1,841	Total Project	± 1,823	± 1,823
								Supply - With Provided PTC Shared Residential Parking	34	(18)
								Total Project	± 1,823	± 1,823
								Remove Additional Surface Spaces (1)	-34	-34
								Total Project (1)	1,789	1,789
								Supply - With Provided PTC Reduction of Results R/W (2) =	0	(52)

Notes:

(1) When the new site roads are extended by the adjacent owners and are accepted in the VDOT system, the parking count will be further reduced by 34 spaces (31 at grade, along the north side of the existing 8200 Greensboro Drive office building, and 3 at grade along the north side of the existing 8180 Greensboro Drive office building).

(2) Assumes the ultimate road improvements are completed and the 52 spaces are lost.

- TRAFFIC SIGNAL
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

- DENOTES LIMITS OF UNDERGROUND GARAGE

- SURFACE PARKING SPACE COUNT AT EX. OFFICE BLDGS (EXCLUSIVE OF 10 HC SPACES)

NOTE:
SURFACE PARKING CONFIGURATION SHOWN IS CONCEPTUAL AND MAY BE ADJUSTED OR MODIFIED AT FINAL SITE PLAN PROVIDED THE PARKING RATES IN THE PTC DISTRICT ARE MET PRIOR TO ISSUANCE OF THE FIRST R.U.P. FOR THE SECOND RESIDENTIAL BUILDING, AS FURTHER DESCRIBED IN THE PROFFERS.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1797
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

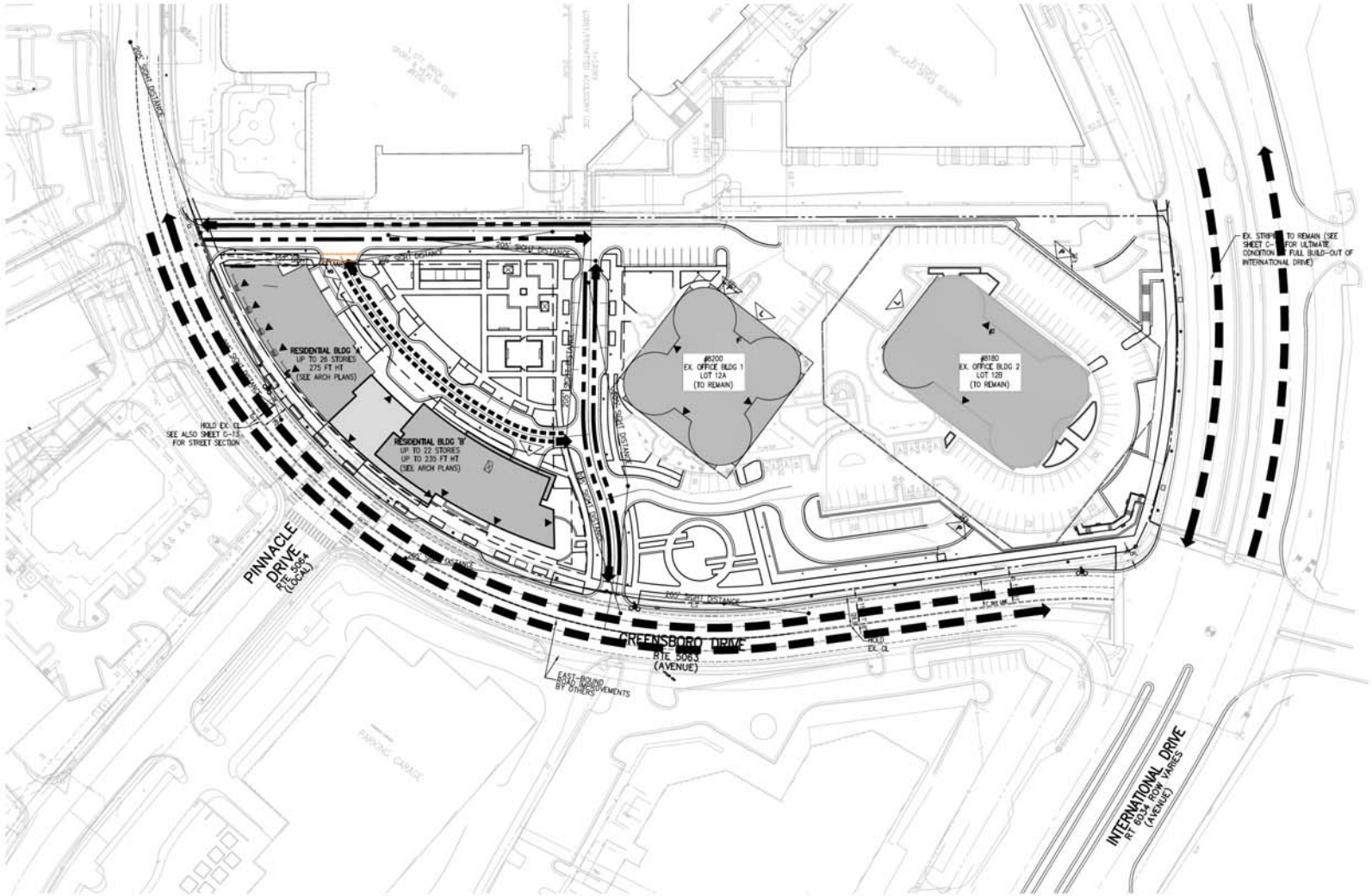
PARKING PLAN

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. VIKA
DWN. RMC
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-9

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 50309 PM EST



LEGEND:

- TOWER
- ABOVE GRADE BUILDING BASE
- TREE PITS

- TRAFFIC SIGNAL
- PEDESTRIAN ENTRANCE
- LOADING ENTRANCE
- PARKING ENTRANCE
- BIKE LANE

NOTE:

1. ALL WORK SOUTH OF THE GREENSBORO DRIVE CENTERLINE (EAST-BOUND LANES) SHALL BE BY OTHERS, EXCEPT AS SHOWN AT THE GREENSBORO DRIVE/ INTERNATIONAL DRIVE INTERSECTION.
2. ALL PROPOSED ROADWAY IMPROVEMENTS ARE SUBJECT TO FCDOT AND VDOT REVIEW AND APPROVAL.
3. FOR PUBLIC ROAD DEDICATION AND TIMING, SEE PROFFERS.

LEGEND

- AVENUE
- PUBLIC LOCAL STREET
- PRIVATE SERVICE DRIVE
- PROPOSED (FUTURE) ROW

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA

ENGINEERS ■ 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
WWW.VIKA.COM

DEVELOPER TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: MOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TRAFFIC CIRCULATION & SIGHT DISTANCE PLAN

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

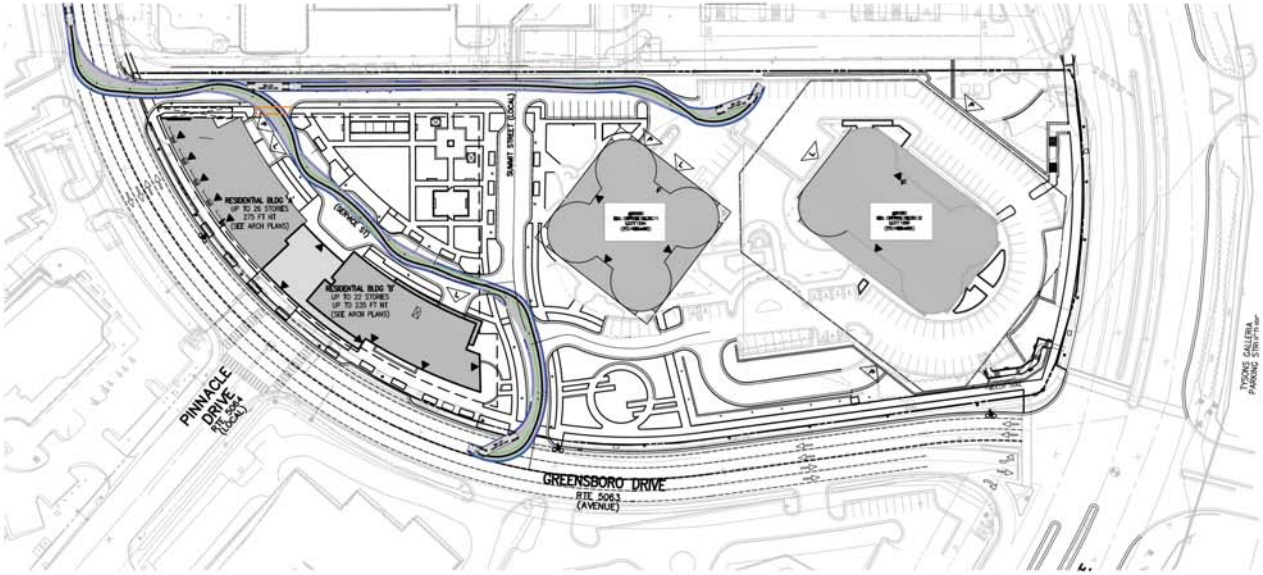
DES. VIKA | DWN. RMC

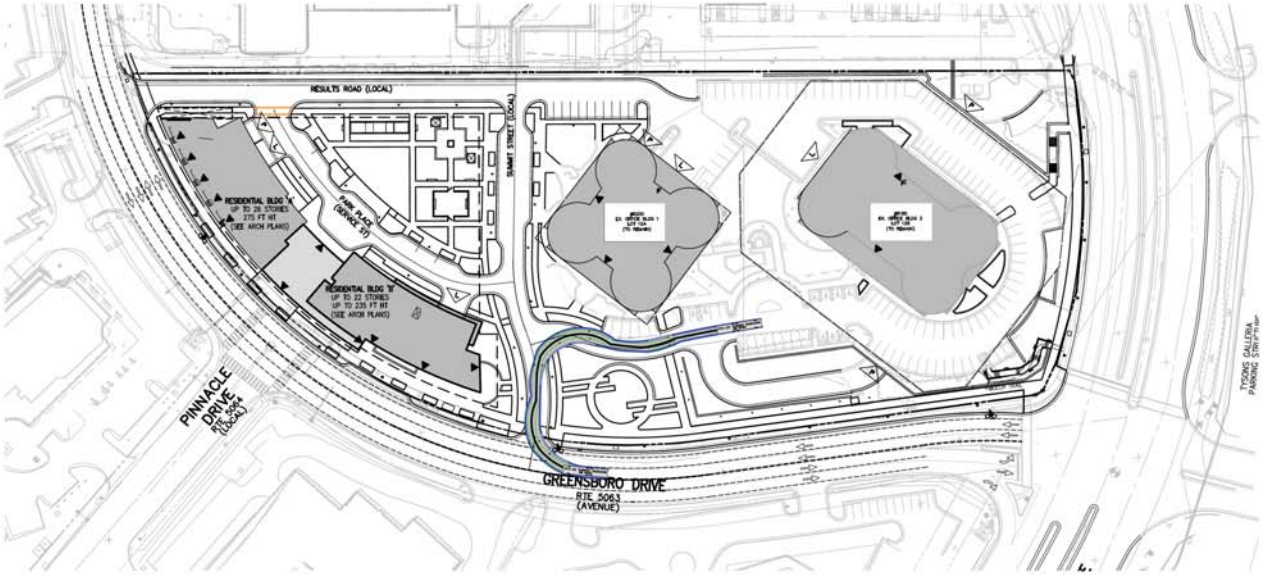
SCALE: AS SHOWN

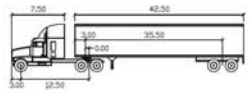
PROJECT/FILE NO. V5015K

SHEET NO. C-10

P:\Planning\Projects\5015K\dwg\5015K103.dwg 12/13/2013 11:04:44 AM EST







WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

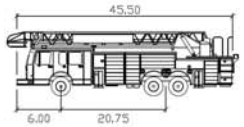
CONTROL VEHICLE

LEGEND

FRONT TIRES

REAR TIRES

VEHICLE BODY



FFX-CO TURNING RADIUS49

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 25.00

VIKA

ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: MOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUTO-TURN EXHIBIT

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

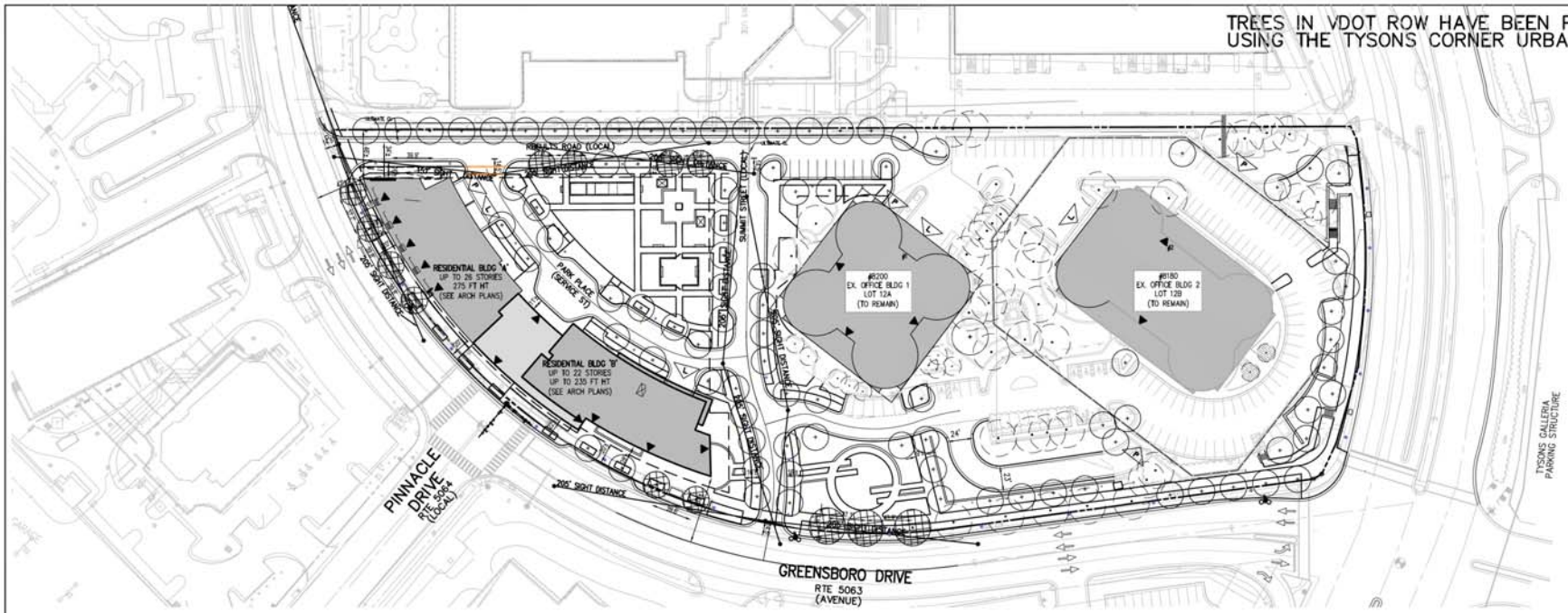
DES. VIKA | DWN. DM

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-11

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 1:02:14 AM EST



GREENSBORO DRIVE – ROUTE 5063 (AVENUE)

POSTED SPEED = 25 MPH

DESIGN SPEED =30 MPH

KEY:

– TREE IS WITHIN CORRIDOR SET BY 'LINE OF CLEAR SIGHT'

SHADOW BAND EXCLUSION NOTE:
BASED ON THE TRANSPORTATION DESIGN STANDARDS FOR TYSONS CORNER URBAN CENTER, GENERAL NOTE 5 STATES THAT THE CORRIDOR SET BY THE LIMITS OF CLEAR SIGHT IS A RESTRICTED PLANTING AREA, AND VEGETATION WITHIN THIS CORRIDOR IS SUBJECT TO CERTAIN CRITERIA AS SHOWN ON THIS SHEET. SPECIFICALLY FOR TREES, TRUNK SIZE AND SPACING ARE TO BE IN CONFORMANCE WITH THE TABLE ALSO SHOWN ON THIS SHEET. THE TREES PLANTED WITHIN THE CORRIDOR SET BY THE LIMITS OF CLEAR SIGHT ARE ALL CATEGORY IV TREES (SEE LANDSCAPE PLAN) AND HAVE A 7" TRUNK DIAMETER ESTIMATED AT A 10 YEAR LEVEL OF MATURITY BASED ON A 3" CALIPER SIZE AT THE TIME OF PLANTING. THE DESIGN SPEED OF GREENSBORO DRIVE IS 30 MPH, WHICH SETS THE MINIMUM SPACING OF ALL TREES WITHIN THE SUBJECT CORRIDOR TO BE A MINIMUM OF 22 FEET.

SINCE ALL OF THESE TREES HAVE ADEQUATE MINIMUM SPACING, THEN ACCORDING TO DESIGN NOTE 5, PROOF OF VIEW AND SHADOW RESTRAINTS ARE NOT REQUIRED TO BE DOCUMENTED.

SIGHT DISTANCE NOTE:
PLANTINGS IN THE ROW ALONG THE BUILDING FRONTAGE SHALL BE "LIMBED UP" TO A HEIGHT OF 10' TO ENSURE LINE OF SIGHT IS MAINTAINED. SEE THIS SHEETS FOR MORE DETAILED INFORMATION REGARDING SPECIFICATIONS FOR VEGETATION WITHIN "CLEAR LINE OF SIGHT" PER NEW TYSONS CORNER URBAN DESIGN STANDARDS.

NOTE:
VDOT LANDSCAPING APPROVAL / PERMIT REQUIRED FOR TREES PLANTED IN ROW

GENERAL NOTES

5. The corridor defined by the limits of clear sight is a restricted planting area. Drivers of vehicles on the intersecting roadway and vehicles on the major roadway must be able to see each other clearly throughout the limits of 'd' and 'd_1'. If in the Engineers judgement, landscaping interferes with the line of sight corridor prescribed by these standards the Engineer may rearrange, relocate or eliminate plantings. Plants within the restricted areas are limited to selections as follows:

Ground Cover & Trunked Plants (Separate or Combined):

Ground Covers - Plant selection of low growing vegetation which at maturity does not attain a height greater than 18" below the sight line datum.
For ground cover in combination with trees and palms; the following heights below the sight line datum will apply: 24" for trees and palms ≥1" dia.; and, 18" for sabal palms ≥11" × 18" dia. (dia.-within Sight Window).

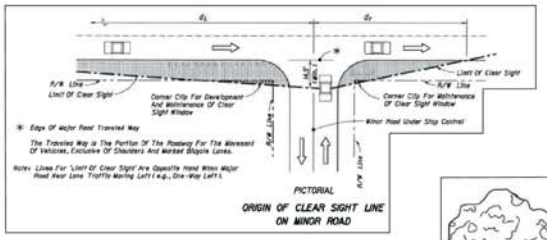
Trunked Plants - Plant selection of a mature trunk diameter 4" or less measured at 6" above the ground. Canopy or high borne foliage shall never be lower than 5' above the sight line datum. These selections shall be spaced no closer than 20'.

Trees:
Trees can be used with lawn; pavers; pavement; gravel; bark or wood chip beds; ground covers or other Department approved material. The clear sight window must be in conformance with the 'WINDOW DETAIL' modified to attain the height requirements listed in 'Ground Covers' above. Tree size and spacing shall conform to the following tabular values:

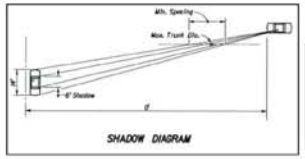
Description	Speed (mph)													
	30		35		40		45		50		55		60	
	(Inches)													
Diameter (Within Limits Of Sight Window)	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"	>4"≤1"	>1"≤18"
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	22	91	27	108	33	126	40	146	45	165	52	173	60	193

Sizes and spacings are based on the following conditions:
(a) A single line of trees in the median parallel to but not necessarily collinear with the centerline.
(b) A straight approaching mainline, within skew limits as described in No. 2 above.
(c) 1. Trees and palms ≤11"in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 6.
2. Sabal palms with diameters ≥11"to ≤18" spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by mainline driver beginning at distance 'd'; see PERCEPTION DIAGRAM, Sheet 6.
(d) Trees with diameters ≥11" intermixed with trees with diameters ≥11"≤18" are to be spaced based on trees with diameters ≥11"≤18".

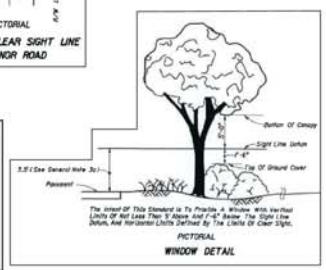
For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note No. 5.



PICTORIAL
ORIGIN OF CLEAR SIGHT LINE ON MINOR ROAD



SHADOW DIAGRAM



PICTORIAL
WINDOW DETAIL

DESIGN NOTES

1. The information shown on this index is intended solely for the purpose of clear sight development and maintenance at intersecting highways, roads and streets, and is not intended to be used to establish roadway and roadside safety except as related to clear sight corridors. An analysis of sight distance shall be documented for all intersections.

2. Details are based on the AASHTO 'A Policy On Geometric Design Of Highways And Streets, 2001', CHAPTER 9, INTERSECTION SIGHT DISTANCE, CASES B and F, and Department practices for channelized median openings (left turns from major roadways).

3. The minimum driver eye setback of 14.5' from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site specific field study of vehicle stopping position and driver eye position.

4. For SIGNALIZED INTERSECTIONS sight distances should be developed based on AASHTO 'Case D- Intersections With Traffic Signal Control'. 'At signalized intersections, the first vehicle stopped on one approach should be visible to the driver of the first vehicle stopped on each of the other approaches. Left-turning vehicles should have sufficient sight distance to select gaps in oncoming traffic and complete left turns. Apart from these sight conditions, there are generally no other approach or departure sight triangles needed for signalized intersections.
However, if the traffic signal is to be placed on two-way flashing operation (i.e. flashing yellow on the major-road approaches and flashing red on the minor-road approaches) under off-peak or nighttime conditions, then the appropriate departure sight triangles for Case B, both to the left and to the right, should be provided for the minor-road approaches. In addition, if right turns on a red signal are to be permitted from any approach, then the appropriate departure sight triangle to the left for Case B2 should be provided to accommodate right turns from that approach.'

5. Where curvature, superelevation, adverse split profiles or other conditions preclude the use of standard tree sizes and spacing, proof of view and shadowing restraints must be documented and the size and location of trees in medians detailed in the plans.

6. Intersection sight distance values are provided for Passenger Vehicles, SU Vehicles and Combination Vehicles. Intersection sight distance based on the Passenger Vehicle is suitable for most intersections. Where substantial volumes of heavy vehicles enter the major-road, such as from ramp terminals with stop control or roadways serving truck terminals, the use of tabulated values for SU Vehicles or Combination Vehicles should be considered.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VIKA
ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

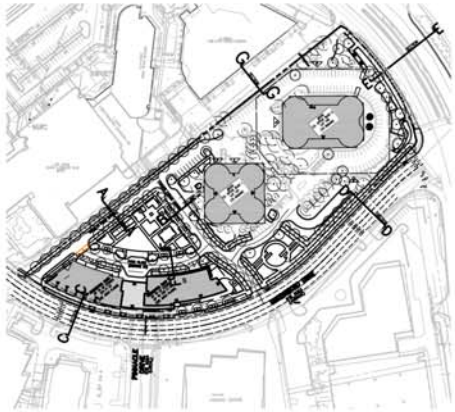
SHADOW BAND ANALYSIS

SUBMISSIONS

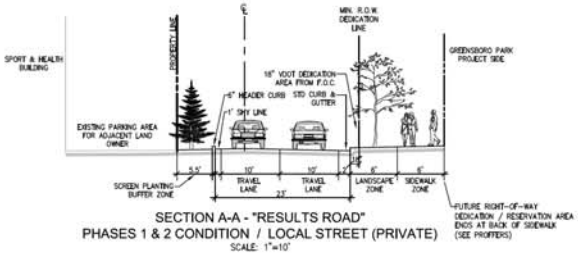
NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. VBKA
DWN. RMC
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-12

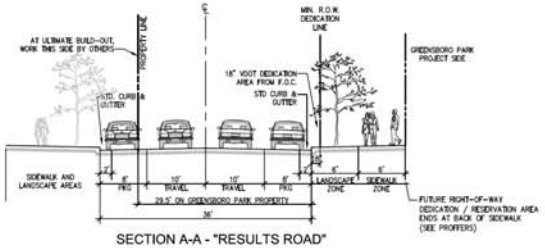
P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 10:50:08 AM EST



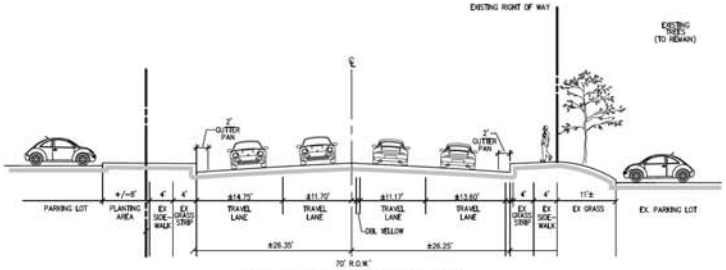
KEY MAP NTS



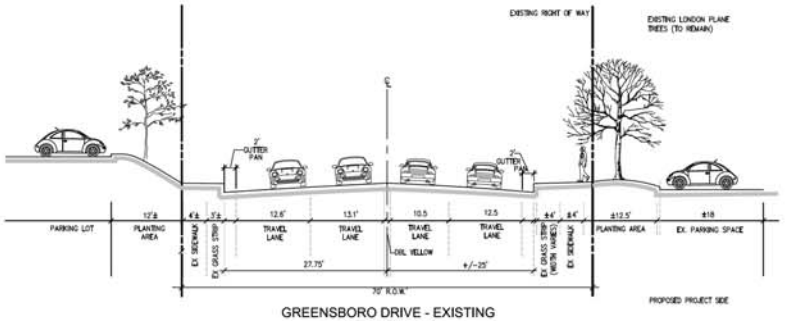
SECTION A-A - "RESULTS ROAD"
PHASES 1 & 2 CONDITION / LOCAL STREET (PRIVATE)
SCALE: 1"=10'



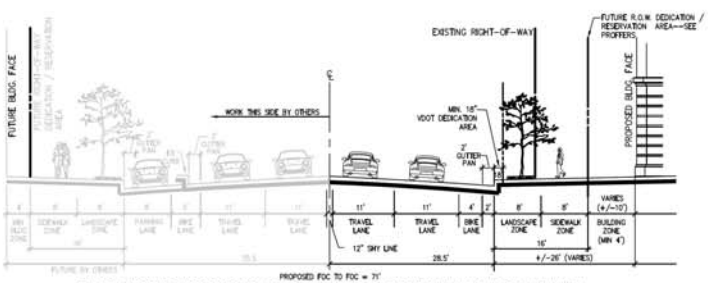
SECTION A-A - "RESULTS ROAD"
OPTION "B" / LOCAL STREET (PUBLIC)
SCALE: 1"=10'



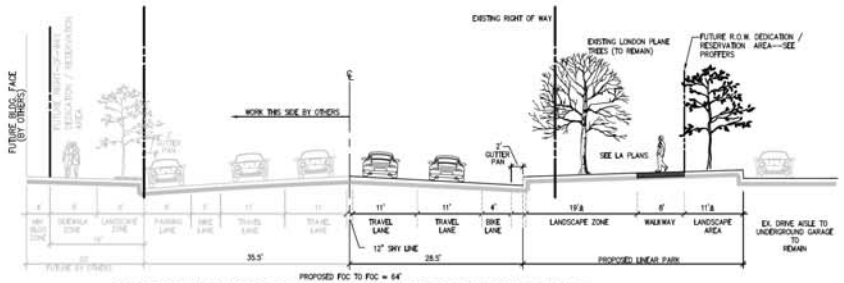
GREENSBORO DRIVE - EXISTING
(SECTION C-C)
SCALE: 1"=10'



GREENSBORO DRIVE - EXISTING
(SECTION D-D)
SCALE: 1"=10'



PHASE 1 GREENSBORO DRIVE - PROPOSED @ RESIDENTIAL BLDG (AVENUE)
(SECTION C-C)
SCALE: 1"=10'



PHASE 2 GREENSBORO DRIVE - PROPOSED @ OFFICE BLDGS (AVENUE)
(SECTION D-D)
SCALE: 1"=10'

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1797
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

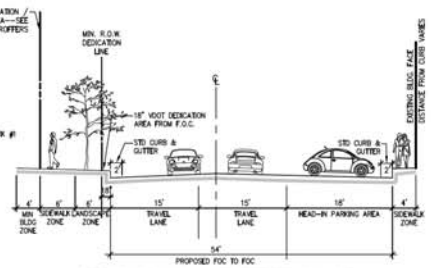
EX. & PROPOSED STREET SECTIONS

SUBMISSIONS

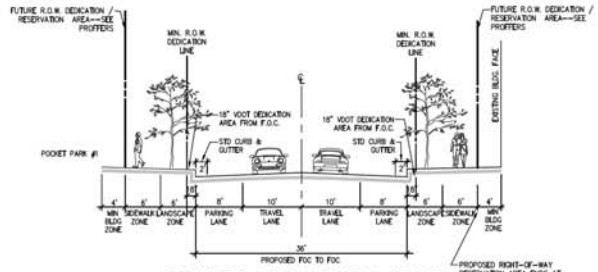
NO	TYPE	
10	CDP/FDP	01/16/2014
9	CDP/FDP	12/16/2013
8	CDP/FDP	11/08/2013
7	CDP/FDP	09/03/2013
6	CDP/FDP	05/20/2013
5	CDP/FDP	04/16/2013
4	CDP/FDP	01/15/2013
3	CDP	09/11/2012
2	CDP	02/03/2012
1	CDP	11/22/2011

DATE: NOVEMBER 2011
DES. VIKA DWN. RMC
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-13

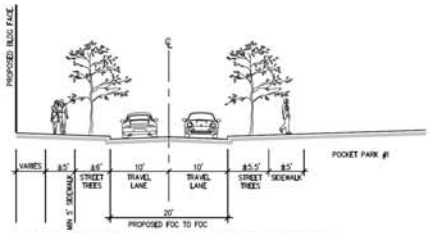
P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 11:30:58 AM EST



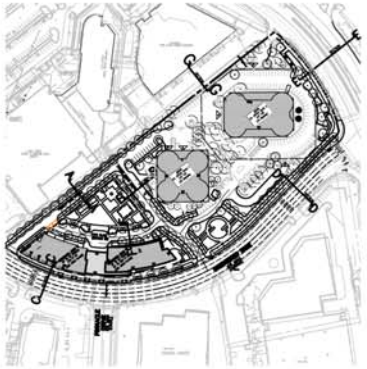
SECTION B-B - "SUMMIT STREET" - PHASE 1
LOCAL STREET (PUBLIC)
SCALE: 1"=10'



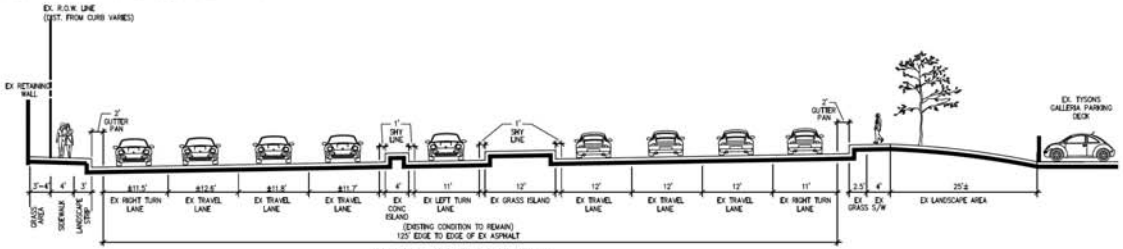
SECTION B-B - "SUMMIT STREET" - PHASE 2
LOCAL STREET (PUBLIC)
SCALE: 1"=10'



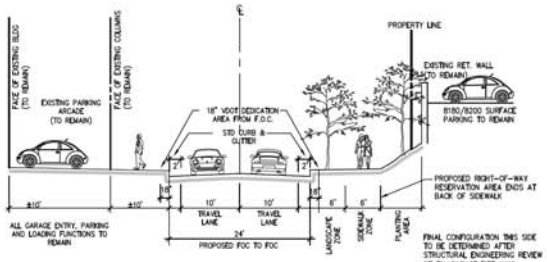
STREET SECTION F-F - "PARK PLACE" - PHASE 1
SERVICE STREET (PRIVATE)
SCALE: 1"=10'



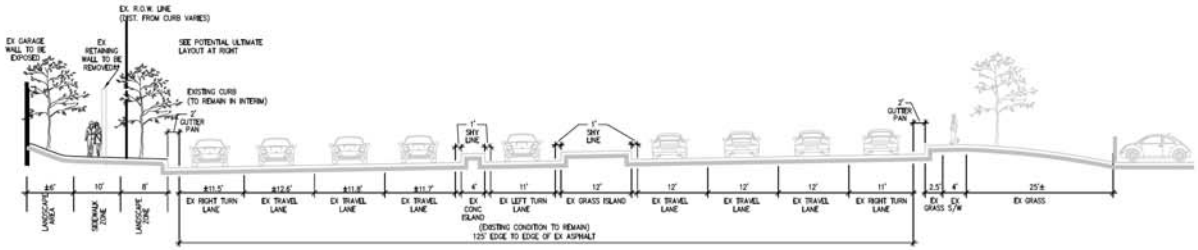
KEY MAP
(NTS)



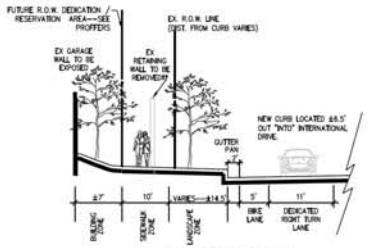
EX INTERNATIONAL DRIVE
(STREET SECTION E-E)
AVENUE
SCALE: 1"=10'



SECTION G-G - SCHEMATIC "RESULTS RD EXTENDED"
ULTIMATE CONDITION (PUBLIC) BY OTHERS
SCALE: 1"=10'



INTERNATIONAL DRIVE - PHASE 1 CONDITION (AVENUE w/ BLVD STREETSCAPE)
(SECTION E-E)
SCALE: 1"=10'



INTERNATIONAL DRIVE
POTENTIAL ULTIMATE CONDITION
(BY OTHERS - SEE PROFFERS)
(AVENUE w/ BLVD STREETSCAPE)
(SECTION E-E)
SCALE: 1"=10'

VIKA
ENGINEERS ■ 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

DESIGN TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

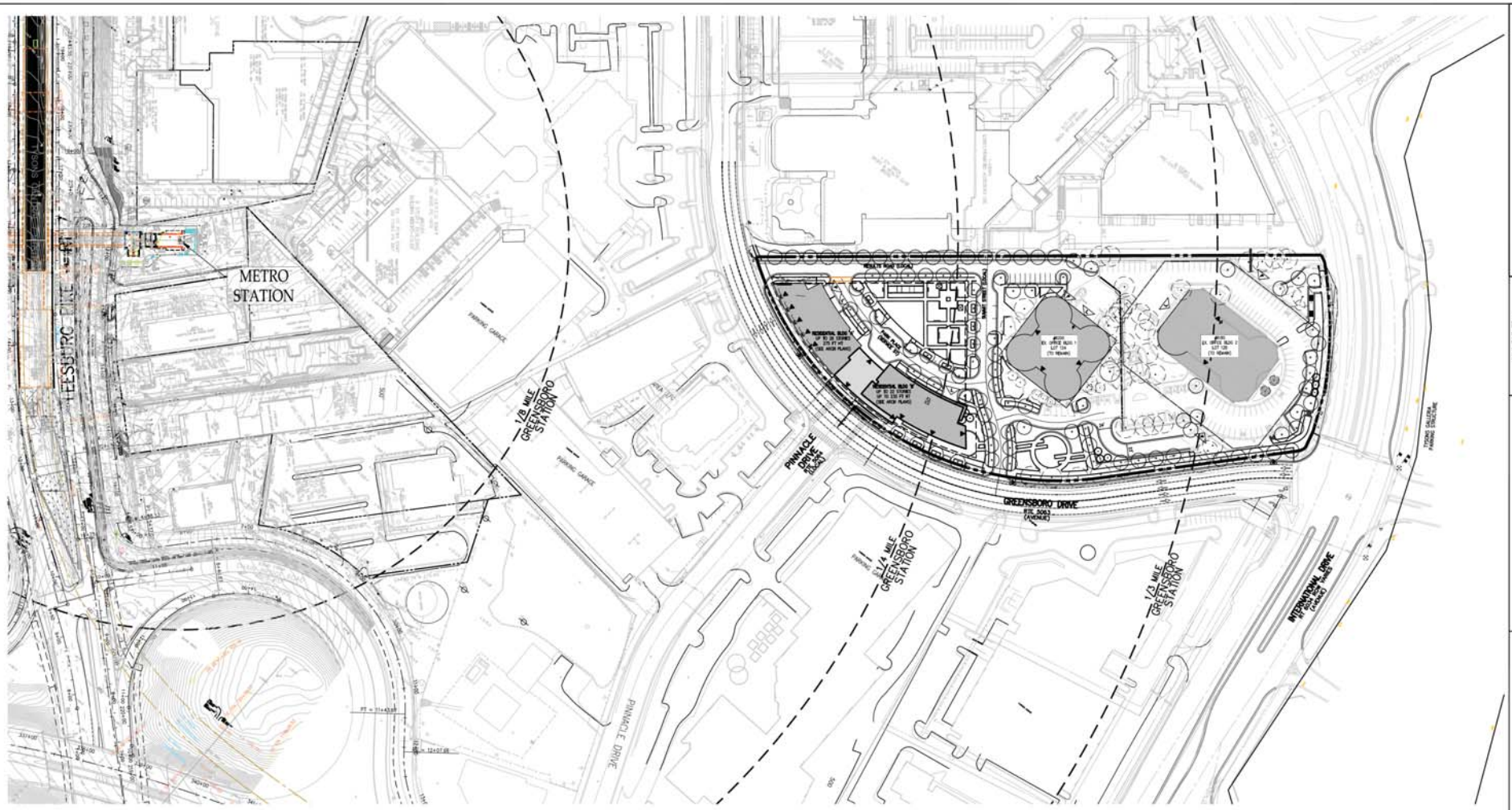
EX. & PROPOSED STREET SECTIONS

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. VIKA
DWN. DM
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-14

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 11:43:20 AM EST



LEGEND

- ▲ PEDESTRIAN ENTRANCE
- L LOADING ENTRANCE
- P PARKING ENTRANCE
- BIKE LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1287
WWW.VIKA.COM

DEVELOPER TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: MGG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA AND METRO CONTEXT PLAN GREENSBORO STATION

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. VIKA | DWN. RMC

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-15

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 11:43:26AM EST

VIKA

ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AREA AND METRO CONTEXT PLAN TYSONS CORNER STATION

SUBMISSIONS

NO	TYPE
9	CDP/FDP 01/16/2014
8	CDP/FDP 12/16/2013
7	CDP/FDP 11/08/2013
6	CDP/FDP 09/03/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	DRAFT EXHIBIT 7/13/12
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

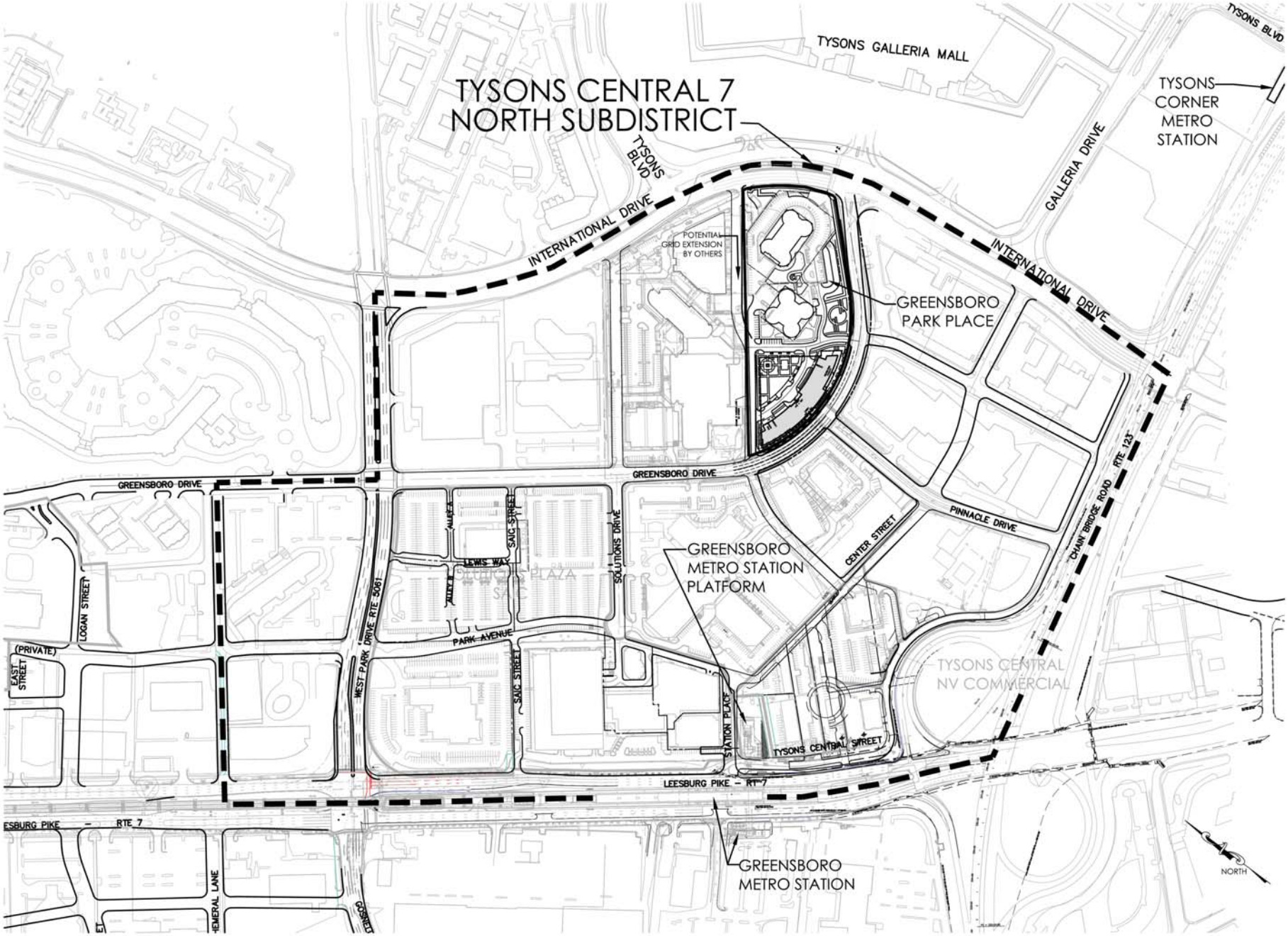
DES. VIKA | DWN. RMC

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-15A

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 10:30:35 AM EST



VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1797
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DETAILED STREET GRID PLAN

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. JFA | DWN. RMC

SCALE: 1"=150'

PROJECT/FILE NO. V5015K

SHEET NO. C-15b

PART I: LEED COMPUTATIONS

WinTR-20 Printed Page File   Beginning of Input Data List
TR20.inp

WinTR-20: Version 1.10   0   0   0.05
8180 CDP
EXISTING CONDITIONS

LEED BOUNDARY IS 2.30 ACRE RESIDENTIAL PORTION OF SITE = 0.00359 SQ. MI.

SUB-AREA:
CDP AREA   Outlet   .00359   92.   .1

STREAM REACH:

STORM ANALYSIS:
2-Yr   3.2   Type II   2

STRUCTURE RATING:

GLOBAL OUTPUT:
2   0.05   YYYYN   YYYYNN

WinTR-20 Printed Page File   End of Input Data List

8180 CDP
EXISTING CONDITIONS

Name of printed page file:
TR20.out

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
CDP AREA	0.004		2.318		11.93	8.09	2252.98

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS):

2 YR: 2.3 AC x (2.318 IN / 12 IN/FT) x 43,560 SQ FT/AC = 19,353 CF

WinTR-20 Printed Page File   Beginning of Input Data List
TR20.inp

WinTR-20: Version 1.10   0   0   0.05
8180 CDP
PROPOSED CONDITIONS

LEED BOUNDARY IS 2.30 ACRE RESIDENTIAL PORTION OF SITE = 0.00359 SQ. MI.

SUB-AREA:
CDP AREA   Outlet   .00359   95.   .1

STREAM REACH:

STORM ANALYSIS:
2-Yr   3.2   Type II   2

STRUCTURE RATING:

GLOBAL OUTPUT:
2   0.05   YYYYN   YYYYNN

WinTR-20 Printed Page File   End of Input Data List

8180 CDP
PROPOSED CONDITIONS

Name of printed page file:
TR20.out

STORM 2-Yr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
CDP AREA	0.004		2.614		11.93	8.80	2451.50

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS WITHOUT SWM CONTROLS):

2 YR: 2.3 AC x (2.614 IN / 12 IN/FT) x 43,560 SQ FT/AC = 21,824 CF

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE):

THIS SITE IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITIONS THEREFORE, PER LEED, POST-DEVELOPMENT VOLUME FOR THE 2 YEAR STORM MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME. THEREFORE, ANY ADDITIONAL VOLUME WILL BE MET THROUGH A REUSE VAULT. PER THE 2-YR 24HR STORM RUNOFF COMPUTATIONS ABOVE THE REQUIRED VOLUME REDUCTION FOR THE POST DEVELOPMENT STORM IS AS FOLLOWS:

2 YR: 21,824 CF − (0.75)* 19,353 CF = 7,309 CF (REQUIRED RUNOFF REDUCTION)

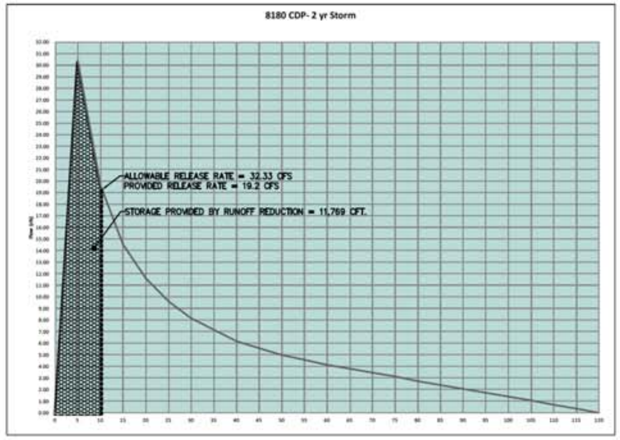
LEED PROVIDED RUNOFF REDUCTION VOLUME

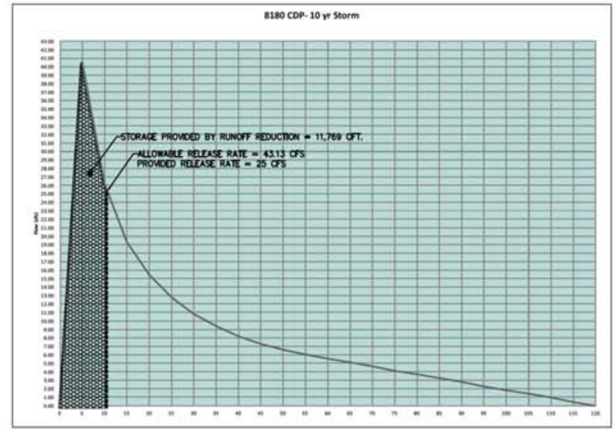
THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-17, 3,852 SQ FT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE LEED REQUIREMENT OF VOLUME REDUCTION. THUS, TOTAL STORAGE PROVIDED ON SITE IS 7,917 CFT (1" RUNOFF REDUCTION) + 3,852 CFT (ADDITIONAL STORAGE) = 11,769 CFT. THIS VOLUME IS LARGER THAN THE RUNOFF REDUCTION REQUIRED PER LEED, THEREFORE THIS SITE MEETS THE LEED REQUIREMENT OF REDUCING SITE RUNOFF TO 75% OF THE EXISTING CONDITION RUNOFF VOLUME FOR THE 2-YR STORM.

LEED ALLOWABLE RELEASE RATE

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

PART II: PFM COMPLIANCE





PFM ALLOWABLE RELEASE RATE

PER THE PFM POST-DEVELOPED RELEASE RATE FOR THE 2 YEAR AND 10 YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE.

PFM PROVIDED RELEASE RATE

THE TOTAL STORAGE VOLUME PROVIDED IS EQUAL TO THE SUM OF THE STORAGE PROVIDED TO DETAIN THE FIRST 1" OF RAINFALL AND ANY ADDITIONAL STORAGE PROVIDED BY THE VARIOUS RUNOFF REDUCTION PRACTICES. AS CAN BE SEEN WITH THE COMPUTATIONS ON SHEET C-17, 3,852 SQ FT OF ADDITIONAL STORAGE HAS BEEN PROVIDED TO HELP MEET THE PFM REQUIREMENT OF PEAK RELEASE RATE. THUS, TOTAL STORAGE PROVIDED ON SITE IS 7,917 CFT (1" RUNOFF REDUCTION) + 3,852 CFT (ADDITIONAL STORAGE) = 11,769 CFT.

AS CAN BE SEEN, BY MEETING THE REQUIRED VOLUME FOR THE FIRST INCH OF RAINFALL AND WITH THE ADDITIONAL STORAGE PROVIDED BY THE GREEN ROOF AND TREE PITS THE PEAK RELEASE RATE HAS BEEN REDUCED BELOW ALLOWABLE RELEASE RATES FOR BOTH THE 2YR AND 10YR STORMS. THEREFORE, NO ADDITIONAL SWM MEASURES (POND AND/OR VAULTS) SHALL BE REQUIRED TO MEET THE PFM OR LEED REQUIREMENT FOR ALLOWABLE PEAK DISCHARGE RATE, HOWEVER THE APPLICANT RESERVES THE RIGHT TO USE A VAULT(S) FOR POTENTIAL LEED REUSE IF REQUIRED AT SITE PLAN TIME.

ALLOWABLE RELEASE RATE

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

SITE AREA = 6.98 ACRES
I2 = 5.45 in/hr, I10 = 7.27 in/hr
C2 = 0.85, C10 = 0.85 (EXISTING)

Q2 = 0.85 X 5.45 X 6.98 = 32.33 CFS
Q10 = 0.85 X 7.27 X 6.98 = 43.13 CFS

SWM NARRATIVE

EXISTING CONDITIONS:
THE 2.30 ACRE SITE CURRENTLY CONSISTS OF A PARKING LOT. THE SITE DRAINS TO THE NORTH AND SOUTH AND STORMWATER IS CONVEYED THROUGH CLOSED CONDUIT STORM SEWER SYSTEM TO AN EXISTING STORM SEWER SYSTEM THAT CROSSES INTERNATIONAL DRIVE AND EVENTUALLY OUTFALLS INTO AN EXISTING POND.

PROPOSED CONDITIONS
THIS SITE PLAN PROPOSES A MULTILEVEL RESIDENTIAL BUILDING. THE WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE ACHIEVED THROUGH A COMBINATION OF URBAN BIO-RETENTION AREAS (TREE PITS), RAIN GARDENS, AND GREEN ROOFS WHICH ARE SHOWN ON THE PROVIDED PLAN. SEE SHEET C-19 FOR PLAN VIEW.

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

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

PART I: LEED

THE FIRST TARGET FOR STORMWATER MANAGEMENT DESIGN WILL BE TO ATTEMPT TO MEET CURRENT LEED REQUIREMENTS. THE LEED BOUNDARY IS THE 2.30 ACRE RESIDENTIAL PORTION OF THIS SITE. BECAUSE THE PROPERTY THAT IS THE SUBJECT OF THIS REDEVELOPMENT PLAN IS GREATER THAN 50% IMPERVIOUS IN THE EXISTING CONDITION (NO EXISTING SWM FACILITY ARE PROVIDED), THE LEED REQUIREMENT (AND THEREFORE THE TARGET FOR THIS PLAN) IS THE TOTAL VOLUME RELEASED IN THE POST-DEVELOPED CONDITION FOR THE 2-YR, 24 HOUR STORM EVENT MUST NOT EXCEED 75% OF THE EXISTING CONDITIONS VOLUME FOR THE SAME STORM EVENT.

PART II: PFM COMPLIANCE

ADDITIONALLY, PER THE FAIRFAX COUNTY STANDARD REQUIREMENT, THE PEAK RELEASE RATE FOR THE POST DEVELOPED 2-YR AND 10-YR DESIGN STORMS WILL BE REDUCED TO A LEVEL EQUAL TO OR LESS THAN THE EXISTING CONDITION 2-YR AND 10-YR STORM PEAK RELEASE RATE FOR THE ENTIRE SITE AREA. THIS POST DEVELOPED PEAK RELEASE RATE CONTROL WILL BE ACCOMPLISHED THROUGH RUNOFF REDUCTION METHODS EMPLOYED ON THE SITE. THESE METHODS SHALL REDUCE THE VOLUME OF RUNOFF FROM THE SITE SUCH THAT THE OUTFLOW HYDROGRAPH FROM THE SITE SHALL BE BELOW THE ALLOWABLE RELEASE RATES. SEE COMPUTATIONS AND DISCHARGE HYDROGRAPHS ON SHEET C-16. DETENTION OF THE STORMWATER IN UNDERGROUND VAULT(S) WITH AN ENGINEERED OUTFLOW CONTROL DEVICE MAYBE REQUIRED AT SITE PLAN TO MEET LEED REQUIREMENTS THEREFORE THE APPLICANT RESERVES THE RIGHT TO USE SUCH METHODS IF REQUIRED.

PART III: CONTROL CAPTURE THE FIRST 1" (TYSON'S CORNER COMPREHENSIVE PLAN SWM)
SEE SHEET C-17 FOR COMPUTATIONS

NOTE:

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

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

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

BMP NARRATIVE

THE DEVELOPMENT PROPOSED ON THE SUBJECT SITE WILL PROVIDE A PHOSPHOROUS REMOVAL RATE OF 40% AT A MINIMUM. THIS WILL BE ACCOMPLISHED BY WAY OF LID TECHNIQUES DESCRIBED IN THE SWM NARRATIVE (BIO-RETENTION TREE PITS AND GREEN ROOFS) OR THE USE OF STRUCTURAL FILTER SYSTEMS (POTENTIALLY LOCATED IN VAULTS WITHIN THE GARAGE), OR A COMBINATION THEREOF. FINAL DESIGN, LOCATION AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

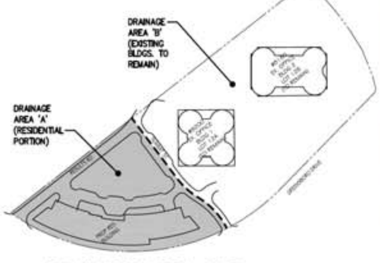
LEED/PFM SWM COMPUTATIONS

SUBMISSIONS

NO.	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. PCC   DWN. JDA
SCALE: N/A
PROJECT/FILE NO. V5015K
SHEET NO. C-16

P:\LD03\Projects\V5015\dwg\V5015K103-SWM.dwg 4/11/2013 4:38:42 PM EDT



DRAINAGE AREA MAP

TOTAL RUNOFF REDUCTION REQUIRED	25,337 CFT	SEE OVERALL COMPUTATIONS SHEET 1 (SHOWN HERE)
TOTAL RUNOFF REDUCTION PROVIDED	15,504 CFT	
RAINFALL DEPTH RETAINED ONSITE	0.61 IN	
SITE AREA	6.98 AC	

OFFSITE ALTERNATIVES TO MITIGATE SHORTAGE

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL AVAILABLE (CF)	POTENTIAL RUNOFF RETAINED (INCHES)	VOLUME RETAINED	EQUIVALENT DEPTH RETAINED
BIORETENTION (TREES) GREENSBORO	0.39	0.95	1345	1588	1.00	1345	0.05
						TOTAL =	0.05

STORAGE PROVIDED IN PROPOSED RUNOFF REDUCTION PRACTICES DURING LEED EVENT

RUNOFF REDUCTION PRACTICE	CONTRIBUTING DA	DA RV	1" VOL REQUIRED (CF)	VOL PROVIDED (CF)	RUNOFF RETAINED (INCH)	EXCESS VOLUME	EQUIVALENT DEPTH RETAINED
EXTENSIVE GREEN ROOF	0.12	0.95	418	793	1.89	374	0.01
INTENSIVE GREENROOF	0.39	0.95	1347	1691	1.26	344	0.01
BIORETENTION (TREES)	2.35	0.88	7507	11966	1.59	4459	0.18
RAIN GARDEN	0.40	0.95	1379	1493	1.08	114	0.00
*THE LEED SPECIFIED RAINFALL EVENT FOR THIS PART OF THE COUNTRY IS 3.2"					TOTAL EXCESS VOL	5291	0.21

OVERALL APPLICATION BREAKDOWN BY PRACTICE

LOW IMPACT DEVELOPMENT PRACTICE	INCHES CONTRIBUTED TO OVERALL		
EXTENSIVE GREEN ROOF	0.02	IN	TIER 1
RAIN GARDEN	0.06	IN	
BIORETENTION (TREES)	0.30	IN	
RAINFALL NOT CONVERTED TO RUNOFF	0.19	IN	0.57 IN
INTENSIVE GREENROOF (VEGETATIVE AREAS)	0.02	IN	
INTENSIVE GREENROOF (NON-VEGETATIVE)	0.03	IN	0.03 IN
TOTAL	0.61	IN	

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BLOCK	INCHES RETAINED
A	Residential	1.05
B	Existing Bldgs.	0.39

Tyson's Corner Green Roof Sizing chart (CDP/FDP)

GREEN ROOF NUM	INTENSIVE/EXTENSIVE	DA (VEGETATIVE) (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)
HIGH ROOFTOPS	EXTENSIVE	5286	0	0.95	418	5286	6	0.30	793
PODIUM ROOFTOP	INTENSIVE	2401	1529	0.95	311	2401	10	0.30	600
ROOFTOP	INTENSIVE	4362	8724	0.95	1036	4362	10	0.30	1091
Total		12049	10253		1765.58	12049			2484

Note: Sizing based on DCR Spec# 5
*Tv(REQ'D)=1"*Rv*DA/12*
*Tv(PROV'D)=(Surface Area*Soil Depth*Porosity)/12*

Tyson's Corner Tree Pit Sizing chart (CDP/FDP)

TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
#1	0.07	121	0.88	224	414	6	4	1	1	0.25	0.4	787
#2	0.14	241	0.88	447	775	6	4	1	1	0.25	0.4	1473
#3	0.51	879	0.95	1759	989	6	4	1	1	0.25	0.4	1879
#4	0.04	69	0.95	138	255	6	4	1	1	0.25	0.4	485
#5	0.04	69	0.95	138	75	6	4	1	1	0.25	0.4	143
#6	0.04	69	0.95	138	75	6	4	1	1	0.25	0.4	143
#7	0.04	69	0.95	138	75	6	4	1	1	0.25	0.4	143
#8	0.12	207	0.95	414	421	6	4	1	1	0.25	0.4	800
#9	0.14	241	0.95	483	578	6	4	1	1	0.25	0.4	1098
#10	0.09	155	0.95	310	320	6	4	1	1	0.25	0.4	608
#11	0.13	224	0.95	448	339	6	4	1	1	0.25	0.4	644
#12	0.09	155	0.95	310	328	6	4	1	1	0.25	0.4	623
#13	0.08	138	0.95	276	243	6	4	1	1	0.25	0.4	462
TOTALS =	1.53	2638		5223	4887							9285

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

Tyson's Corner Tree Pit Sizing chart (OFFSITE - GREENSBORO DRIVE)

TREE PIT NUMBER	DA TO TREE PIT (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
#1	0.11	190	0.95	379	414	6	4	1	1	0.25	0.4	563
#2	0.28	483	0.95	966	775	6	4	1	1	0.25	0.4	1025
TOTALS =	0.39	672		1345	1189							1588

Note: Tv Provided takes into account requried Tv for onsite streetscape
Note: Sizing based on DCR Spec# 9-A
SA(REQ'D)=Tv/2
*Tv(REQ'D)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

Tyson's Corner Raingarden Sizing chart (CDP/FDP)

TREE PIT NUMBER	DA TO Garden (Ac.)	SURFACE AREA REQ'D (SFT)	Rv	Tv REQ'D (CFT)	SURFACE AREA PROV'D (SFT)	PONDING DEPTH (INCH)	SOIL DEPTH (FT)	GRAVEL DEPTH (FT)	PONDING Vr	SOIL Vr	GRAVEL Vr	Tv PROV'D (CFT)
Rain Garden #1	0.23	601	0.95	793	545	6	3	1	1	0.25	0.4	899
Rain Garden #2	0.17	444	0.95	586	360	6	3	1	1	0.25	0.4	594
TOTALS =	0.4	1045		1379	905							1493

Note: Sizing based on DCR Spec# 9 - Level 2
*SA(REQ'D)=1.25*Tv/1.65*
*Tv(REQ'D)=1"*Rv*A/12*
*Tv(PROV'D)=SA*SUM OF STORAGE*

COMPREHENSIVE PLAN GOAL III

RETAIN/REUSE THE FIRST 1" OF RAINFALL UTILIZING THE RUNOFF REDUCTION METHOD

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

Site Name: 8180 CDP - OVERALL SITE
Description: OVERALL SITE

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)		0.17			0.17
Impervious Cover (acres)		2.13			2.13
				Total	2.30

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)		1.10			1.10
Impervious Cover (acres)		3.58			3.58
				Total	4.68

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)	1.27
Weighted Rv (turf)	0.20
% Managed Turf	18%
Impervious Cover (acres)	5.71
Rv (impervious)	0.95
% Impervious	82%
Total Site Area (acres)	**6.98**
Site Rv	**0.81**

Rainfall / Runoff Summary

Target Rainfall to Retain Onsite (inches)	1.0
1-inch Rainfall Volume for entire site (cf)	25,337
Volume Not Converted to Runoff (cf)	4,724
1-inch Runoff Volume for entire site (cf)	**20,613**

Runoff Reduction Summary

Target Runoff Reduction Volume (cf)	20,613
Runoff Reduction Volume Achieved (cf)	10,779
Total Runoff Volume Retained (cf)	15,504
Total Area of Site Captured in a BMP (acres)	3.26

Conformance with Comprehensive Plan Goal

Total Site Area Captured by a BMP (%) 47% — NOTE: THIS AREA INCLUDES OFFSITE R-O-W THAT IS CONTROLLED/CAPTURED

Rainfall Depth Retained Onsite (inch) 0.61 — FOR BREAKDOWN BY AREA SEE BELOW

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

Site Name: 8180 CDP - OVERALL SITE

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	0.17	0.00	0.00	0.17
Impervious Cover	0.00	2.13	0.00	0.00	2.13
				D.A. Total (acres)	2.30

Rv (turf) 0.20
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 7,469

data input cells highlighted

THE SITE AREA (2.30 ACRES) IS ONLY THE AREA OF THE RESIDENTIAL BUILDING AND THE CENTERLINE OF GREENSBORO PARK WAY.

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof	Extensive and Intensive	0.51	N/A	1,759	Subtract 100% of provided storage vol.	100%	N/A	1,759	N/A	2,484	1,759	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	TREE PITS (streetscape only)	1.75	0.17	6,158	Subtract 100% of provided storage vol.	100%	0	6,158	N/A	6,286	6,158	0	
Totals		2.26	0.17										

Total Drainage Area Treated (acres) 2.42

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet) 7,917

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

Site Name: 8180 CDP - OVERALL SITE

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	1.10	0.00	0.00	1.10
Impervious Cover	0.00	3.58	0.00	0.00	3.58
				D.A. Total (acres)	4.68

Rv (turf) 0.20
Rv (impervious) 0.95
Runoff from 1" Rainfall (cf) = 15,144

data input cells highlighted

THE SITE AREA (4.68 ACRES) IS THE REMAINDER OF THE SITE NOT BEING RE-DEVELOPED WITH THIS APPLICATION

Apply Runoff Reduction Practices	Description of Area	Impervious Cover in Contributing D.A. (ac)	Managed Turf in Contributing D.A. (ac)	Max Volume Received by Practice (ft³)	Description of Credit	% Credit	Volume Received from Upstream Practices (ft³)	Total Volume Received by Practice (ft³)	Surface Area of Practice (ft²)	Storage Vol Provided by Practice (ft³)	Runoff Reduction Vol (ft³)	Remaining Volume (ft³)	Downstream Practice
Infiltration Practice				0	Subtract 100% of provided storage vol.	100%	0	0	N/A		0	0	
Vegetated Roof			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 2 Design Spec			N/A	0	Subtract 100% of provided storage vol.	100%	N/A	0	N/A		0	0	
Permeable Pavement - DCR Level 1 Design Spec			N/A	0	Reduce vol. through permeable pavement by 0.045 cf/sf of permeable pavement	N/A	N/A	0		N/A	0	0	
Bioretention - DCR Level 2 Design Spec (enhanced)	RAIN GARDEN AND TREE PITS	0.83		2,862	Subtract 100% of provided storage vol.	100%	0	2,862	N/A	4,174	2,862	0	
Totals		0.83	0.00										

Total Drainage Area Treated (acres) 0.83

See Site Data and Summary Tab for Site Results

Runoff Reduction Volume Achieved for Drainage Area A (cubic feet) 2,862

OVERALL APPLICATION BREAKDOWN BY BLOCK

DRAINAGE AREA	BLOCK	INCHES RETAINED
A	Residential	1.05
B	Existing Bldgs.	0.39

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

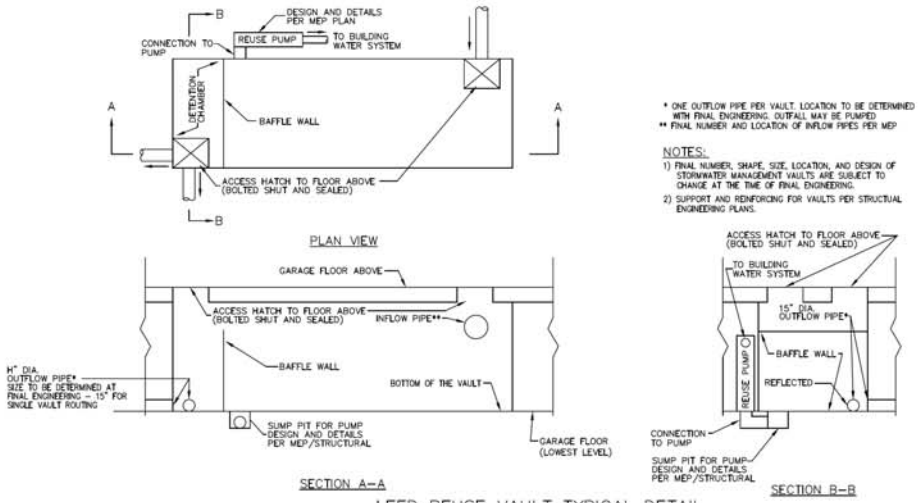
STORMWATER MANAGEMENT GOAL III AND SUPPORTING DATA

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

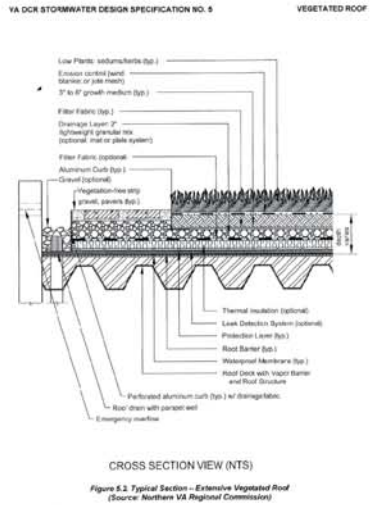
DATE: NOVEMBER 2011
DES. PCC DWN. JDA
SCALE: N/A
PROJECT/FILE NO. V5015K
SHEET NO. C-17

P:\LDD3\Projects\V5015\dwg\V5015K103-SWM.dwg 4/11/2013 4:38:42 PM EDT



LEED REUSE VAULT TYPICAL DETAIL

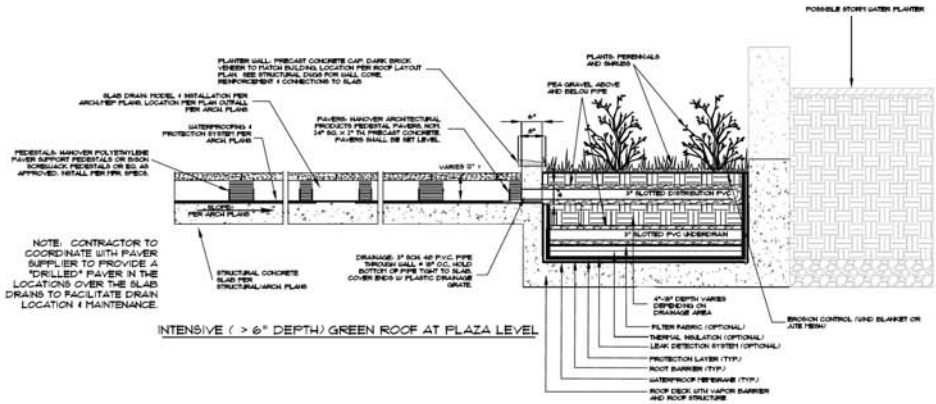
NOT TO SCALE



TYPICAL EXTENSIVE GREEN ROOF DETAIL

TYPICAL BIO–RETENTION (TREE PIT) DETAIL

TYPICAL RAIN GARDEN DETAIL



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

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

VIKA
ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT DETAILS

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

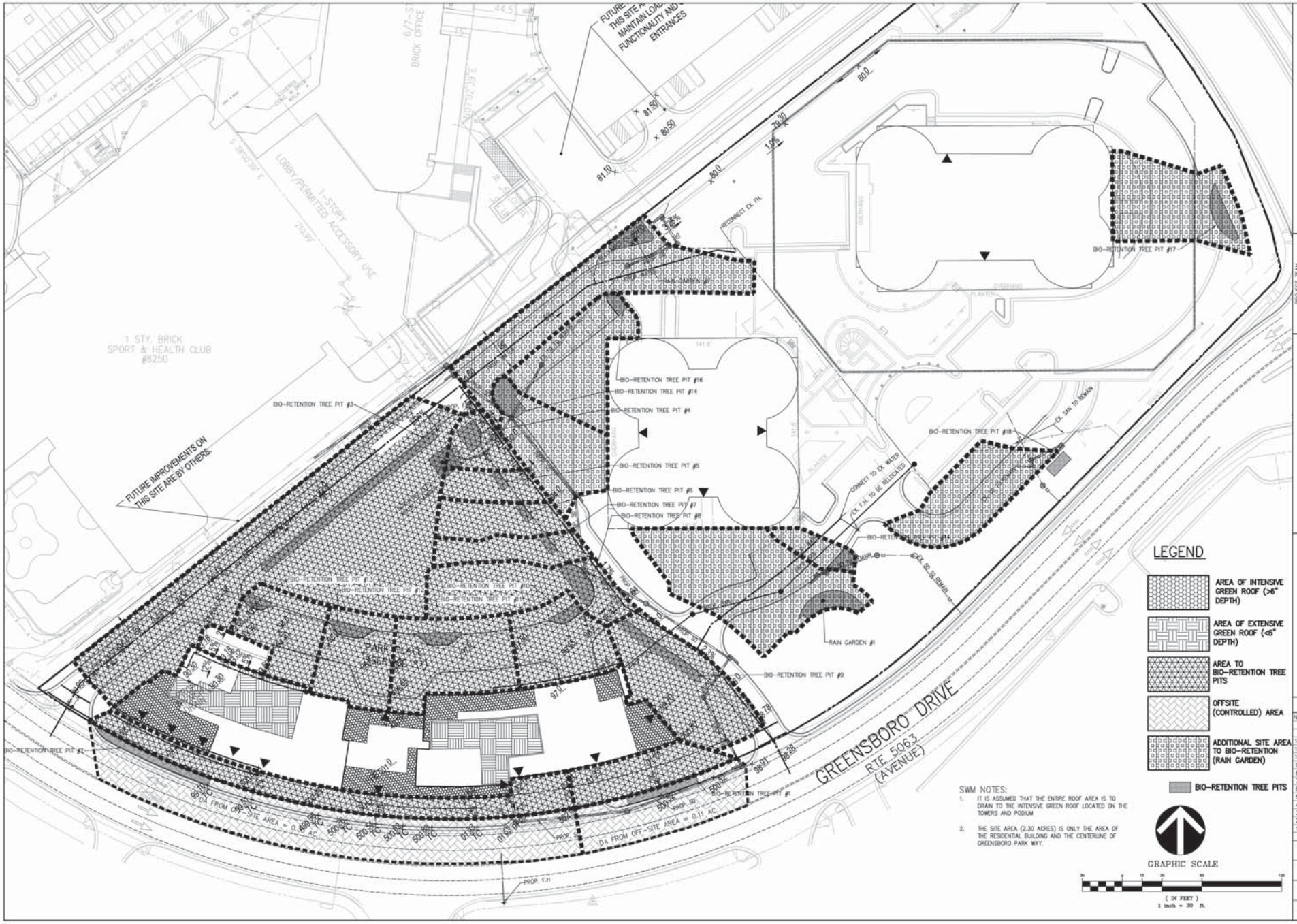
DES. PCC | DWN. JDA

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. C-18

P:\LEED\Proj_Acts\V5015K\dwg\V5015K103-SWM.dwg 4/11/2013 4:08:42 PM EDT



SWM NOTES:

1. IT IS ASSUMED THAT THE ENTIRE ROOF AREA IS TO DRAIN TO THE INTENSIVE GREEN ROOF LOCATED ON THE TOWERS AND PODIUM
2. THE SITE AREA (2.30 ACRES) IS ONLY THE AREA OF THE RESIDENTIAL BUILDING AND THE CENTERLINE OF GREENSBORO PARK WAY.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 FAX: (703) 790-9202
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSD LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT MAP

SUBMISSIONS

NO	TYPE
12	CDP/FDP 1/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

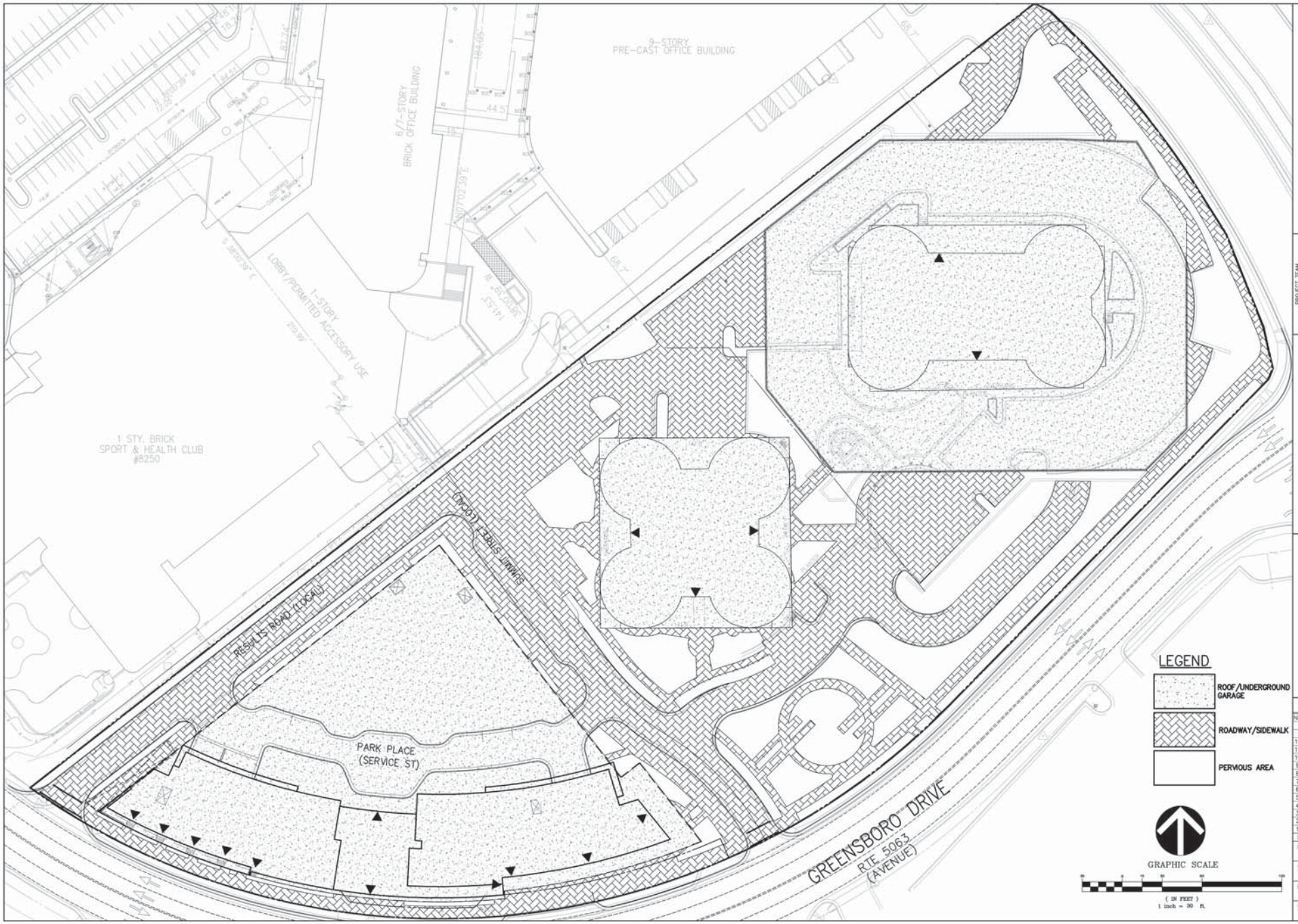
DES. PCC | DWN. JDA

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-19

F:\2012\Projects\V5015K\dwg\V5015K102-LWR.dwg 4/11/2013 8:38:42 PM EDT



VIKA

ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LAND COVER MAP

SUBMISSIONS

NO	TYPE
12	CDP/FDP 1/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

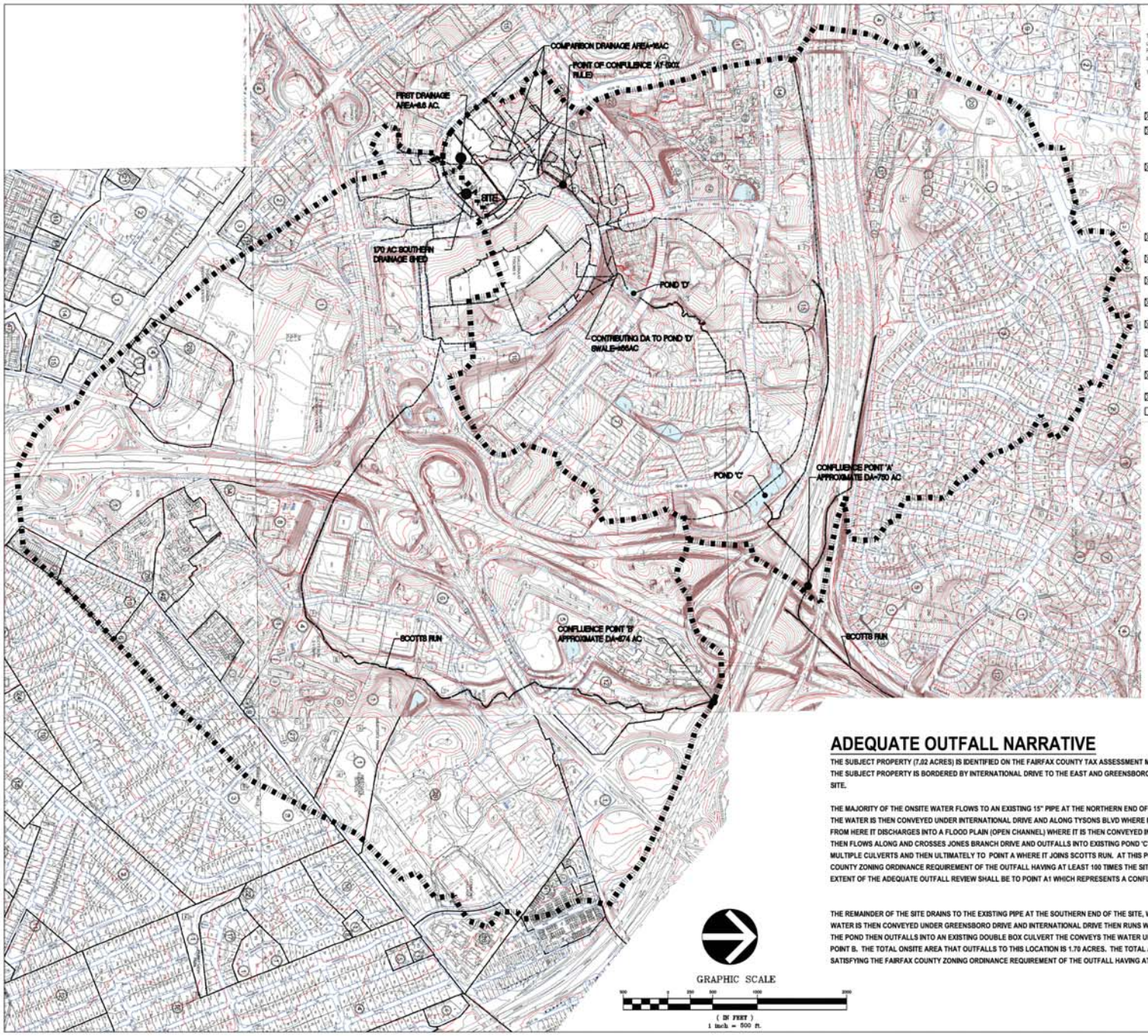
DES. PCC | DWN. JDA

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. C-20

FILE:Z:\Proj_Files\V5015K\dwg\V5015K03-LCM.dwg 4/11/2013 4:39:42 PM EDT



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

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

This information is required under the following Zoning Ordinance paragraphs:

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

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-19

☒ 3. Provide

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SEE SHEET 17						
Totals						

☒ 4. Onsite drainage channels, outfalls 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 plat is ASPHALT (asphalt, geotrack, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-22

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-21

☒ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-21

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3

☒ 11. A submission waiver is requested for ALLOW STORM (LEED) VAULT TO SERVE RESIDENTIAL UNITS

☐ 12. Stormwater management is not required because _____

LEGEND

- OPEN CHANNEL
- PIPE
- OVERALL WATERSHED
- SUB-SHED

ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY (7.02 ACRES) IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 0294 09 0012B & 0293 15 0012A, AND IS LOCATED IN THE TYSONS CORNER AREA. THE SUBJECT PROPERTY IS BORDERED BY INTERNATIONAL DRIVE TO THE EAST AND GREENSBORO DRIVE TO THE SOUTH AND WEST. THERE ARE TWO OUTFALLS ASSOCIATED WITH THIS SITE.

THE MAJORITY OF THE ONSITE WATER FLOWS TO AN EXISTING 15" PIPE AT THE NORTHERN END OF THE SITE, WHERE IT LEAVES THE PROPERTY VIA AN EXISTING CLOSED CONDUIT SYSTEM. THE WATER IS THEN CONVEYED UNDER INTERNATIONAL DRIVE AND ALONG TYSONS BLVD WHERE IT OUTFALLS INTO AN EXISTING SWALE AND IS THEN CONVEYED INTO EXISTING POND 'D'. FROM HERE IT DISCHARGES INTO A FLOOD PLAIN (OPEN CHANNEL) WHERE IT IS THEN CONVEYED INTO AN EXISTING CLOSED CONDUIT SYSTEM THE CROSSES WEST BRANCH DRIVE AND THEN FLOWS ALONG AND CROSSES JONES BRANCH DRIVE AND OUTFALLS INTO EXISTING POND 'C'. FROM POND 'C' IT OUTFALLS ACROSS THE DULLES AIRPORT ACCESS ROAD VIA MULTIPLE CULVERTS AND THEN ULTIMATELY TO POINT A WHERE IT JOINS SCOTTS RUN. AT THIS POINT THE APPROXIMATELY DRAINAGE AREA IS 750 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES. PLEASE NOTE THAT AT SITE PLAN TIME IT IS ANTICIPATED THE THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO POINT A1 WHICH REPRESENTS A CONFLUENCE OF 90% OR MORE PER PFM 6-0203.2A.

THE REMAINDER OF THE SITE DRAINS TO THE EXISTING PIPE AT THE SOUTHERN END OF THE SITE, WHERE IT ALSO LEAVES THE PROPERTY VIA AN EXISTING CLOSED CONDUIT SYSTEM. THIS WATER IS THEN CONVEYED UNDER GREENSBORO DRIVE AND INTERNATIONAL DRIVE THEN RUNS WEST ALONG GALLERIA DRIVE WHERE IT IT IS DISCHARGED INTO AN EXISTING SWM POND. THE POND THEN OUTFALLS INTO AN EXISTING DOUBLE BOX CULVERT THE CONVEYS THE WATER UNDER ROUTE 123 WHERE IT EVENTUALLY OUTFALLS INTO SCOTTS RUNS AND FLOWS TO POINT B. THE TOTAL ONSITE AREA THAT OUTFALLS TO THIS LOCATION IS 1.70 ACRES. THE TOTAL AREA THAT DISCHARGES INTO SCOTTS RUN AT THIS POINT IS APPROXIMATELY 874 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE REQUIREMENT OF THE OUTFALL HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

VIKA
ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/10/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. PCC DWN. JDA
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. C-21

F:\LDD3\Projects\V5015\dwg\V5015K-OUTFALL.dwg 3/18/2015 6:20:37 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, RAIN GARDENS, 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 FACILITIES HAVE BEEN PROVIDED AS A POSSIBLE MEASURE TO HELP RETAIN A PORTION OF THE 1 INCH OF RAINFALL VOLUME FROM THE SITE. POTENTIAL INFILTRATION FACILITY LOCATIONS FOR THIS PROJECT ARE LIMITED FOR SEVERAL REASONS INCLUDING PROPOSED FUTURE RIGHT-OF-WAY DEDICATIONS AND UNDERGROUND GARAGES, AS WELL AS THE SOILS FOUND IN THIS AREA OF TYSONS. AS SUCH, THESE FACILITIES SHALL REQUIRE WAIVERS BECAUSE OF PREVIOUS CONSTRUCTION ON IN-SITU MATERIAL IS PRESENT, AND FOR INFILTRATION RATES LESS THAN 0.52 IN/HR. A FULL LIST OF REQUIRED WAIVERS CAN BE FOUND IN THE NEXT SECTION. INFILTRATION FACILITIES PROPOSED WITH THIS APPLICATION INCLUDE: BIO-RETENTION AREAS (RAIN GARDENS). THE FOCUS OF THE OVERALL SWM PLAN IS TREATMENT OF THE PROPOSED IMPERVIOUS AREAS WITH RUNOFF REDUCING BMP'S. IT SHOULD BE NOTED THAT INFILTRATION SHALL NOT BE USED ON THE 3.3 ACRES OF THE RESIDENTIAL PORTION OF THE SITE DUE TO ITS IMPRACTICALITY. AS MENTIONED PREVIOUSLY THE DEVELOPED SITE SHALL BE A GRID OF PUBLICLY MAINTAINED ROW IN WHICH INFILTRATION PRACTICES ARE NOT ALLOWED. WITHIN THE BUILDABLE AREA, THE MAJORITY OF THE USABLE LOT SHALL BE A MULTI-STORY BUILDING WITH UNDERGROUND PARKING GARAGE. SEE SHEET 20 FOR A LAND COVER MAP THAT DELINEATED THE BUILDING/GARAGE AREAS ALONG WITH THE ROADWAY AND OPEN SPACE (MANAGED TURF). DUE TO THESE CONSTRAINTS IT IS IMPRACTICAL TO PROVIDE THE NECESSARY SPACE FOR AN INFILTRATION FACILITY LOCATED ON THE RESIDENTIAL PORTION OF THE SITE AT THIS TIME.
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, RAIN GARDENS AND URBAN BIO-RETENTION (TREE PITS). • THE VEGETATIVE ROOFS HAVE BEEN DESIGNED PER DCR SPEC #5 AND ARE USED TO TREAT BOTH VEGETATIVE AND NON-VEGETATIVE ROOF AREAS. • THE URBAN BIO-RETENTION TREE PITS AND RAIN GARDENS HAVE BEEN DESIGNED PER DCR SPEC #9 APPENDIX 9A. THESE TREE PITS ARE UTILIZED TO ULTIMATELY TREAT THE ROADWAY RUNOFF AS WELL AS THE SURROUNDING STREETSCAPE. • IT SHOULD BE NOTED THAT THE USE OF PERMEABLE PAVEMENT AND DRY WELLS ARE NOT APPLICABLE TO THIS SITE DUE TO THE CLOSE PROXIMITY OF THE BUILDINGS TO ANY POTENTIAL LOCATION OF THESE FACILITIES. • DUE TO THE URBAN NATURE OF THIS SITE GRASS SWALES, GRASS CHANNELS, EXTENDED DETENTION PONDS, VEGETATIVE FILTER STRIPS, INFILTRATION FACILITIES, AND SHEET FLOW TO CONSERVATION AREAS ARE NOT PRACTICABLE. • RAINWATER HARVESTING IS NOT PRACTICABLE DUE TO THE RESIDENTIAL NATURE OF THIS BUILDING. 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. THESE PRACTICES COMBINED YIELD AN ENTIRE ONSITE RETAINED RAINFALL DEPTH OF 0.61 INCHES (PLEASE NOTE THAT THE RUNOFF REDUCTION ACHIEVED ACTUALLY IS0. 82 INCHES WHEN THE LEED EVENT IS CONSIDERED). PLEASE NOTE THAT 90% OF THE RESIDENTIAL PORTION OF THE SITE SHALL BE CONTROLLED AND WILL RESULT IN A RETAINED RAINFALL DEPTH OF 1.05 INCHES (THIS RETAINED DEPTH INCLUDES OFF SITE EXISTING R-O-W). ALL AREAS OF THE DEVELOPED SITE THAT HAVE THE POTENTIAL FOR A GREEN ROOF HAVE BEEN UTILIZED FOR SUCH PURPOSES. THE EXISTING BUILDINGS ON SITE ARE TO REMAIN AS IS AND WILL NOT BE RETROFITTED WITH GREEN ROOFS. WHILE THE MAJORITY OF THE PROPOSED STREETS HAVE BIO-RETENTION TREE PITS LOCATED ON THEM, CERTAIN PORTIONS OF THE SITE LOCATED ABOVE EXISTING PARKING GARAGE COULD NOT BE RETROFITTED TO ACCOMMODATE BIO-RETENTION TREE PITS AND THEREFORE COULD NOT BE CONTROLLED. GIVEN THESE CONSTRAINTS, A TOTAL CONTROLLED AREA OF 3.26 ACRES (INCLUDING OFFSITE) OR 47% OF THE SITE HAS BEEN IDENTIFIED AND DEMONSTRATES "TO THE MAXIMUM EXTENT PRACTICABLE" WE HAVE MET THE TYSONS CORNER COMPREHENSIVE PLAN GOAL TO RETAIN/REUSE THE FIRST INCH OF RAINFALL.
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 ROOFS, RAIN GARDENS, AND URBAN BIO-RETENTION 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 PIT). EACH PRACTICE PROVIDES BOTH QUANTITY AND QUALITY CONTROL. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN ON THE PLANS IF AT THE TIME OF SITE PLAN IT IS REQUIRED TO MEET THE LEED GOALS. A WAIVER HAS BEEN SUBMITTED FOR PFM SECTION 6-0303.8 TO ALLOW AN UNDERGROUND VAULT TO BE LOCATED IN A RESIDENTIAL DEVELOPMENT.
"EQUIVALENT APPROACHES MAY INCORPORATE COORDINATED STORMWATER MANAGEMENT ON MULTIPLE DEVELOPMENT SITES AND/OR OFF-SITE CONTROLS. ADDITIONAL STORMWATER MANAGEMENT EFFORTS SHOULD BE ENCOURAGED."	THIS SUBJECT APPLICATION INCLUDES OFF-SITE AREAS TO MITIGATE ONSITE RUNOFF REDUCTION SHORTFALLS. THE OFFSITE AREAS ARE EXISTING STREET RIGHT OF WAY THAT CURRENTLY ARE NOT TREATED FOR QUANTITY OR QUALITY. AS CAN BE SEEN IN THE COMPUTATIONS AND SWM MAP THIS AREA INCLUDED 0.39 AC OF RIGHT OF WAY IN GREENSBORO DRIVE. THERE ARE NO SHARED STORMWATER MANAGEMENT ALTERNATIVES WITH THIS APPLICATION.
"LID TECHNIQUES OF STORMWATER MANAGEMENT SHOULD ALSO BE INCORPORATED INTO NEW AND ALLOWED AND PRACTICABLE."	LOW IMPACT DEVELOPMENT (LID) TECHNIQUES ARE PROVIDED FOR IN THE STREET DESIGN VIA THE URBAN BIO-RETENTION (TREE PIT) AND THE RAIN GARDENS THAT SHALL CAPTURE PORTION OF THE STREET RUNOFF. THESE 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 NOT OPEN CHANNELS OR STREAMS WITHIN IT 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), RAIN GARDENS, AND VEGETATIVE ROOFS. THE ROADWAY ROW AND STREETSCAPE SHALL BE CONTROLLED, WHERE POSSIBLE, BY TREE PITS AND RAIN GARDENS 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. BELOW IS A BREAKDOWN OF THE IMPLEMENTATION ITEMS ON THE STORMWATER CONFORMANCE CHECK LIST:

- THE COMPUTATIONS PROVIDED ON SHEET 17 CALCULATE THE REQUIRED TREATMENT VOLUME OF 1" OF RAINFALL OVER THE ENTIRE SITE CDP/FDP AREA REGARDLESS OF ROW DEDICATION.
- THIS SUBJECT APPLICATION PROPOSES NO NEW OR INNOVATIVE BMP'S NOT PREVIOUSLY IDENTIFIED BY THE COUNTY. HOWEVER, THIS APPLICATION DOES PROPOSE THE USE OF TIER III APPROACHES TO HELP CAPTURE/REUSE THE FIRST INCH OF RAINFALL. THE STORMWATER MANAGEMENT DESIGN FOR THIS SITE SHALL INCLUDE PRACTICES THAT ARE DOCUMENTED IN THE DCR RUNOFF REDUCTION MANUAL.
- ACCESS TO THE STORMWATER BMP FACILITIES SHALL BE PROVIDED FOR BY ROOF TOP ACCESS FOR THE VEGETATIVE ROOFS AND STREET ACCESS FOR THE TREE PITS AND RAIN GARDENS.
- THE TREE PITS, RAIN GARDENS, 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 AND RAIN GARDENS SHALL BE PROVIDED WITH A GRATE OR FENCE TO PREVENT PEDESTRIAN CONFLICTS. INTENSIVE GREEN ROOFS WILL BE DESIGNED AS PART OF THE ROOFTOP AMENITIES AND WILL NOT CREATE A SAFETY CONCERN.
- THIS PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL HAVE INDEPENDENT SWM CONTROLS THAT MEET TO THE MAXIMUM EXTENT PRACTICABLE THE GOALS OF THE TYSONS CORNER COMPREHENSIVE PLAN
- CERTAIN PFM REQUIREMENTS SHALL NEED TO BE WAIVED IN ORDER TO MEET THE OVERALL CONCEPT OF THE PTC COMPREHENSIVE PLAN. A DETAILED LIST OF WAIVERS IS AS FOLLOWS:
  1. IN KEEPING WITH THE URBAN CONCEPT OF THIS DEVELOPMENT, A MODIFICATION OF PFM STANDARD 12-0702 1B (2) IS REQUESTED TO PERMIT THE REDUCTION OF THE MINIMUM PLANTING AREA FOR TREES PLANTED TO SATISFY THE TREE COVER REQUIREMENT TO REDUCE THE WIDTH FROM EIGHT (8) FT. TO A MINIMUM OF FIVE (5) FT. AS SHOWN ON THE CDP/FDP AND AS PROVIDED IN THE PROFFERS. STRUCTURAL SOILS WILL BE IMPLEMENTED TO ENHANCE SURVIVABILITY OF THE TREES SUBJECT TO HIS MODIFICATION REQUEST. REFER TO THE TYPICAL STREET SECTIONS FOR THE GRAPHIC PLANTING PLAN.
  2. A WAIVER TO ALLOW STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, AS REFERENCED IN SECTION 6-0303.8 OF THE PFM. A WAIVER HAS BEEN SUBMITTED UNDER A SEPARATE COVER.
  3. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2C TO ALLOW FOR INSTALLATION OF BIO-RETENTION FACILITIES THAT UTILIZE INFILTRATION TO BE CONSTRUCTED ON IN-SITU FILL MATERIAL, PROVIDED FIELD TESTS SHOW ADEQUATE INFILTRATION RATES EXIST FOR IN-SITU MATERIAL.
  4. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.4O 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.
  5. 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.
  6. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2E TO SET THE MINIMUM HORIZONTAL SETBACKS FROM BUILDING FOUNDATIONS BE REDUCED TO SIX (6) FEET IN ORDER TO FACILITATE INSTALLATION OF BIO-RETENTION SYSTEMS IN AN URBAN ENVIRONMENT SET FORTH IN THE TYSON'S CORNER DESIGN GUIDELINES.
  7. ALL REQUESTED DEVIATIONS OF PFM SECTION 6-1307.2G TO ALLOW FOR THE MAXIMUM DRAINAGE AREAS TO BIO-RETENTION FILTERS UTILIZED FOR RETENTION OF THE FIRST 1" OF RUNOFF BE ELIMINATED IN ORDER TO ACCOMMODATE ROOFTOP RUNOFF PIPED TO PROPOSED STRUCTURES IF REQUIRE AT SITE PLAN TIME.
- SWM VAULTS, IF REQUIRED FOR LEED REUSE, SHALL BE PLACED INSIDE OF THE PARKING GARAGE AND THE ACCESS POINTS SHALL EXTEND BEYOND THE BUILDING FACE WHERE IT SHALL NOT ADVERSELY IMPACT LANDSCAPING OR THE SIDEWALK ZONE.
- A 4'X4' ACCESS DOOR SHALL BE PROVIDED FOR THE LEED REUSE VAULT FOR MAINTENANCE.

DESIGN OF BEST MANAGEMENT PRACTICES

- INFILTRATION BMP'S

RAIN GARDENS HAVE BEEN PROPOSED WITH THIS PLAN. A SOIL ANALYSIS SHALL BE PERFORMED PRIOR TO SITE PLAN TO DETERMINE THE SUITABILITY OF THE INFILTRATION FACILITY. AS CAN BE SEEN ON THIS SHEET A WAIVER FOR CONSTRUCTION ON FILL MATERIAL, POSSIBLE INFILTRATION RATE OF LESS THAN 0.52 IN/HR, AND HORIZONTAL SETBACK FROM BUILDING FOUNDATION SHALL BE REQUIRED. THESE WAIVERS ARE NEEDED IN ORDER TO HELP MEET THE REQUIREMENTS OF THE TYSONS CORNER COMPREHENSIVE PLAN STORMWATER REQUIREMENTS OF RETAINING THE FIRST 1" OF RAINFALL. THIS INFILTRATION FACILITY SHALL ONLY CAPTURE A PORTION OF THE FIRST 1" OF RAINFALL, THIS PLAN PROPOSES THE USE OF VEGETATIVE ROOFS AND URBAN BIO-RETENTION (TREE PITS) TO HELP MAXIMIZE THE AMOUNT OF RAINFALL CAPTURED.

- RAINWATER HARVESTING

CURRENTLY THERE IS NO RAINWATER HARVESTING PROPOSED WITH THIS APPLICATION. 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, RAIN GARDENS, 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
- BOTH THE BIO-RETENTION TREE PITS, RAIN GARDENS AND VEGETATIVE ROOF SYSTEM SHALL CONFORM TO DCR SPEC #9 AND #5 RESPECTIVELY.
- AS MENTIONED EARLIER DUE TO SITE CONSTRAINTS THE ENTIRE 1.0" OF RAINFALL COULD NOT BE CAPTURES/CONTROLLED FOR THE SITE AS A WHOLE. THE PROPOSED PLANS CAN ACCOUNT FOR 0.61" (0.82" WHEN CONSIDERING THE LEED EVENT) AS CAN BE SEEN ON THE TYSONS STORMWATER CONFORMANCE SPREADSHEET (SEE SHEET 17). IT SHOULD BE NOTED THAT FOR THE RESIDENTIAL PORTION OF THE SITE, 90% OF THE SITE AREA HAS BEEN CAPTURED WHICH ACCOUNTS FOR 1.05" OF RAINFALL (THIS INCLUDES OFFSITE AREAS).

- 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)

THE INTENSIVE GREEN ROOF THAT TREATS NON-VEGETATIVE AREAS HAS BEEN DESIGNATED A TIER III APPROACH. AS CAN BEEN SEEN ON THE COMPUTATIONS ON SHEET C-17, 0.03" OF THE TOTAL DEPTH RETAINED OF THE FIRST INCH OF RAINFALL IS CONTROLLED/CAPTURED BY THIS TIER III APPROACH. IN THE ADVENT THAT THIS APPROACH IS NOT FEASIBLE AT SITE PLAN TIME IT IS REQUESTED THAT THE ADDITIONAL CREDIT FROM OFFSITE ROW BE ALLOWED.

- OFFSITE OR SHARED FACILITIES

THE SUBJECT APPLICATION DOES PROPOSE THE USE OF OFFSITE SWM FACILITIES IN THE FORM OF BIO-RETENTION TREE PITS TREATING THE EXISTING STREET ROW ALONG GREENBORO DRIVE.

- 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 NOT CONTROL/CAPTURE THE FIRST ENTIRE 1.0" OF RAINFALL. THIS SUBJECT APPLICATION PROPOSES TO CONTROL CAPTURE, TO THE MAXIMUM EXTENT PRACTICABLE, THE FIRST 0.61" (THE ACTUAL AMOUNT CONTROLLED IS 0.82" WHEN CONSIDERING LEED EVENT) OF RAINFALL. PLEASE NOTE THAT 1.05" OF RUNOFF SHALL BE CONTROLLED ON THE PROPOSED RESIDENTIAL PORTION OF THE SITE.
- THIS PROPOSED DESIGN SHALL OPTIMIZE, TO THE MAXIMUM EXTEND FEASIBLE, RUNOFF REDUCTION VIA THE EMPLOYMENT OF VEGETATIVE ROOFS, RAIN GARDENS, AND URBAN BIO-RETENTION (TREE PITS). 47% OF THE TOTAL SITE AREA IS CAPTURED ALONG WITH 0.61" (THE ACTUAL AMOUNT CONTROLLED IS 0.82" WHEN CONSIDERING THE LEED EVENT) OF THE FIRST 1 INCH OF RAINFALL.
- THE PROPOSED DESIGN DOES HELP CONTROL PEAK FLOW BY REDUCING THE RUNOFF VOLUME AND AS SUCH THE PEAK DISCHARGED IS REDUCED. ADDITIONALLY, A POTENTIAL LEED REUSE VAULT HAS BEEN SHOWN SUCH THAT IF AT THE TIME OF FINAL ENGINEERING IT IS FOUND TO BE NECESSARY TO FURTHER REDUCE THE PEAK RELEASE RATES OF THE 2YR AND 10YR DESIGN STORMS.
- STREET RUNOFF HAS BEEN ADDRESSED VIA THE USE OF URBAN BIO-RETENTION (TREE PITS) AND RAIN GARDENS THAT ARE DESIGNED IN ACCORDANCE WITH DCR SPEC #9. OFF SITE STREET RUNOFF WITHIN THE EXISTING VDOT R-O-W HAS BEEN UTILIZED TO MITIGATE ANY ONSITE SHORTFALL. THIS 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 16 THRU 22 FOR DETAILS.

- SUPPLEMENTAL INFORMATION/JUSTIFICATION REQUEST

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

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

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

ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

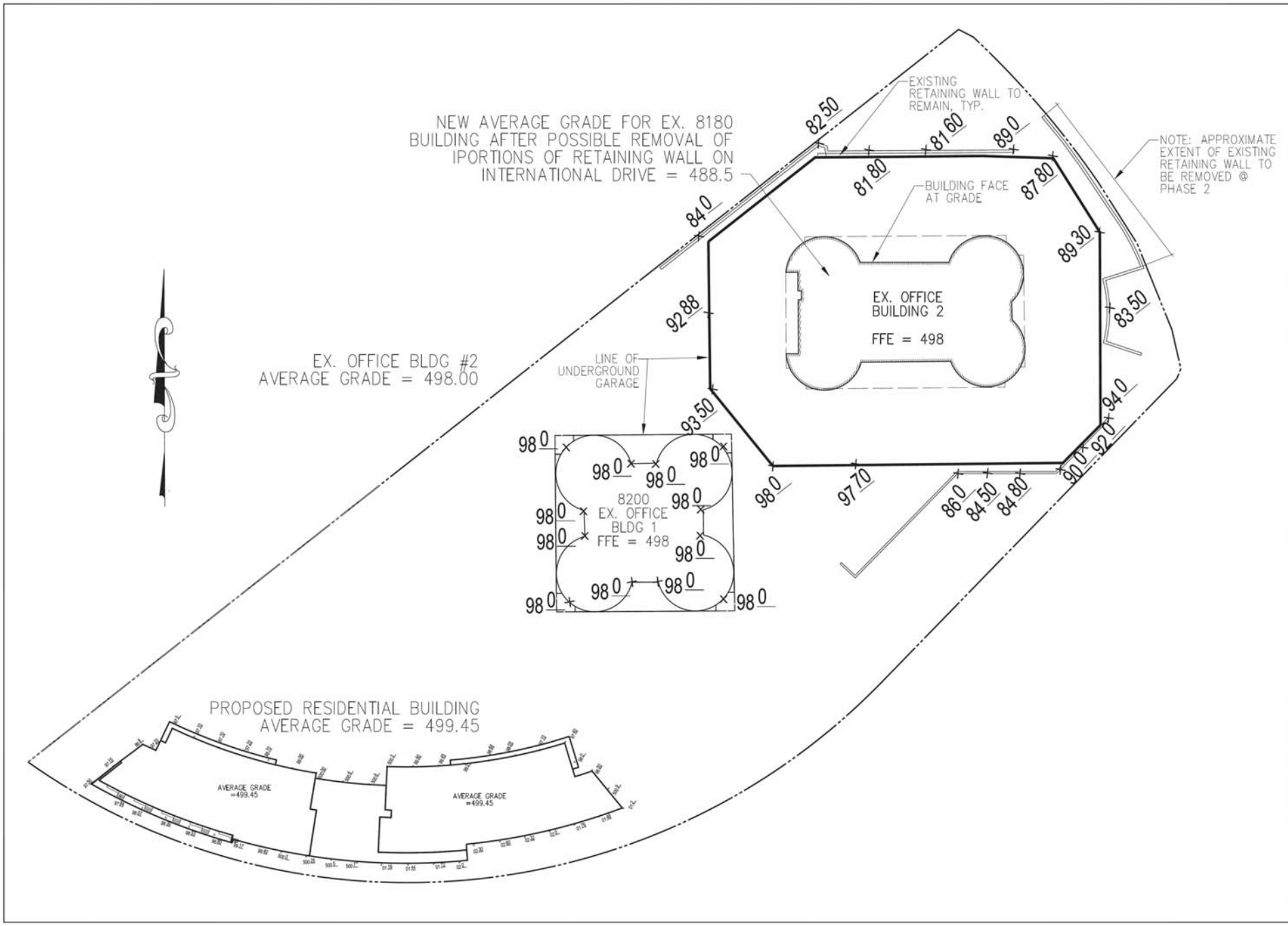
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT CHECKLIST NARRATIVE

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	CDP/FDP 11/08/2013
9	CDP/FDP 09/03/2013
8	CDP/FDP 05/20/2013
7	CDP/FDP 04/16/2013
6	CDP/FDP 01/15/2013
5	CDP 09/11/2012
4	REVISED SWM 09/06/2012
3	REVISED SWM 08/01/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. PCC | DWN. JDA
SCALE: N/A
PROJECT/FILE NO. V5015K
SHEET NO. C-22



VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-1797
WWW.VIKA.COM

DESIGN TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AVERAGE GRADE CALCULATION EXHIBIT

SUBMISSIONS

NO	TYPE
5	CDP/FDP 01/16/2014
4	CDP/FDP 12/16/2013
3	CDP/FDP 11/08/2013
2	CDP/FDP 09/03/2013
1	CDP/FDP 5/20/2013

DATE: MAY 2013

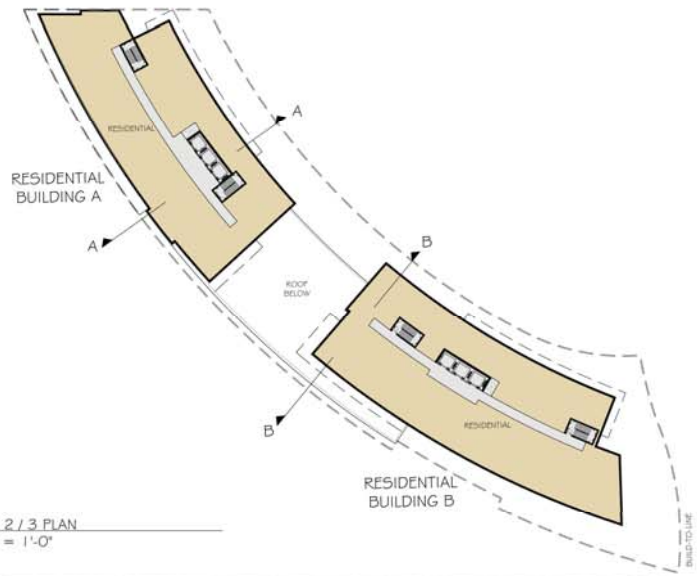
DES. VIKA | DWN. DM

SCALE: AS SHOWN

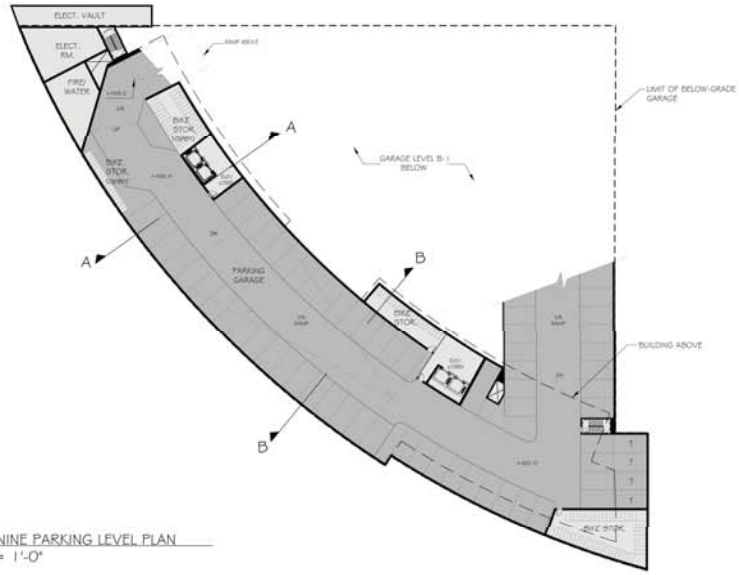
PROJECT/FILE NO. V5015K

SHEET NO. C-23

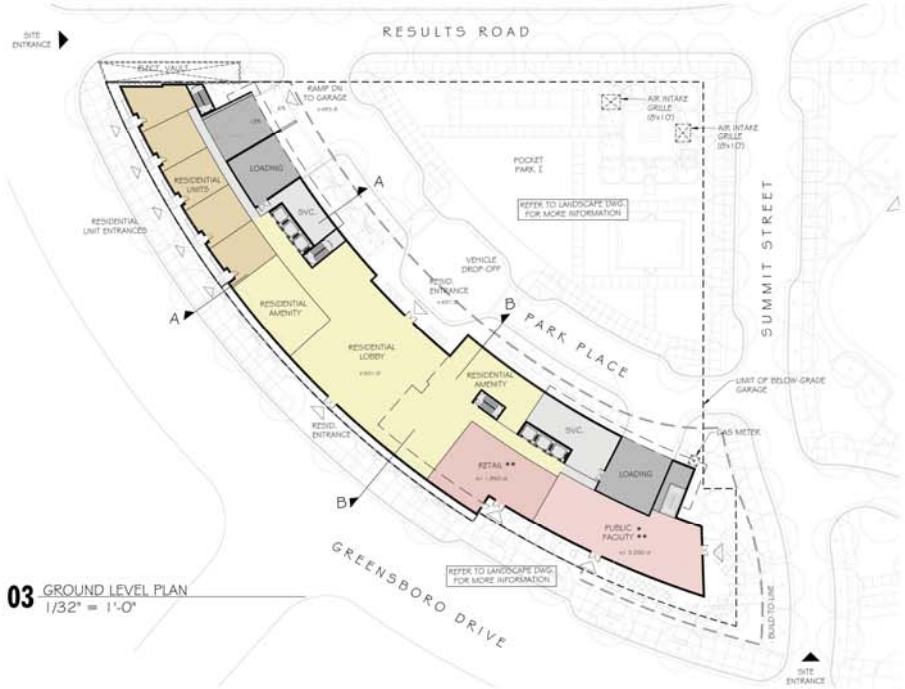
P:\Planning\Projects\5015\dwg\5015K03-Avg Grade.dwg 12/13/2013 12:02:34 PM EST



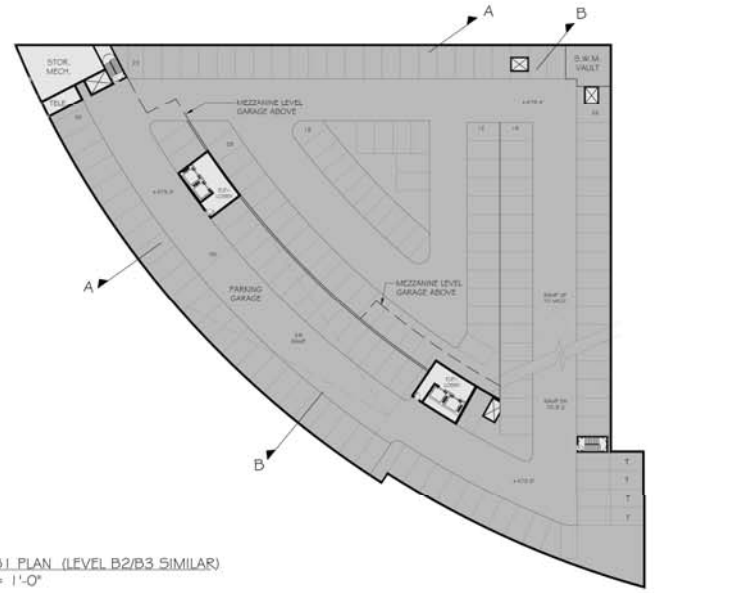
04 LEVEL 2 / 3 PLAN
1/32" = 1'-0"



02 MEZZANINE PARKING LEVEL PLAN
1/32" = 1'-0"



03 GROUND LEVEL PLAN
1/32" = 1'-0"



01 LEVEL B1 PLAN (LEVEL B2/B3 SIMILAR)
1/32" = 1'-0"

** The Public Facility shown on the CDP/FDP may potentially be converted to Private Commercial Space per the Proffers.*
***Ground-floor uses may include, but not limited to public and quasi-public uses, accessory uses and accessory service uses, business service and supply service uses, commercial recreational uses, community uses, eating establishments, financial institutions, garment cleaning establishments, personal service and repair service establishments, and retail establishments.*

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

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

ISSUED TO/FOR
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: RDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

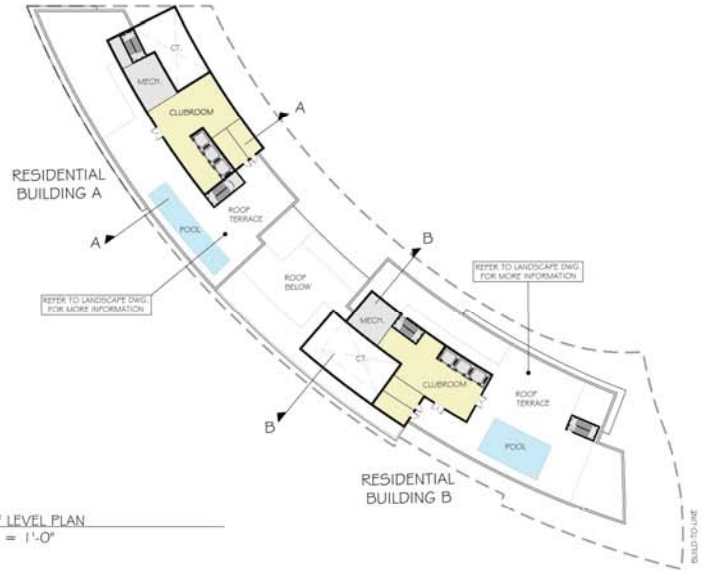
GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOR PLANS

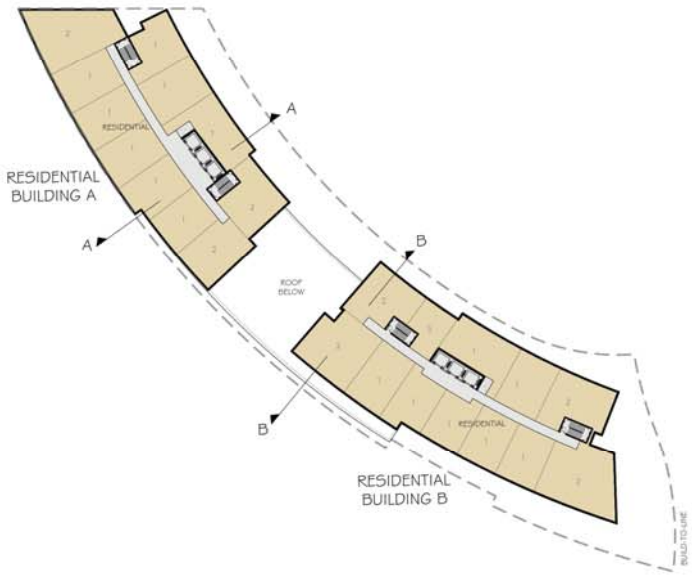
SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/12/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES: X DWN: X
SCALE: 1/32" = 1'-0"
PROJECT/FILE NO. V5015K
SHEET NO. A-01



06 ROOF LEVEL PLAN
1/32" = 1'-0"



05 TYPICAL LEVEL PLAN
1/32" = 1'-0"

UNIT MIX NOTES:

* Unit mix and types shown are assumed based on an average mix in similar multi-family residential buildings and may be adjusted or modified at the time of Final Site Plan.
* Parking ratios may increase or decrease if the unit mix or type changes at final site plan, as described above

PENTHOUSE COVERAGE AREA:

*Residential Building A: 3,298 sf. (31%)
Open Cooling Tower enclosure: 1,000 sf.

*Residential Building B: 2,691 sf. (23%)
Open Cooling Tower enclosure: 1,390 sf.

*Total Roof Coverage Area: 22,117 sf.

UNIT MIX (Residential Building A)

LEVELS	STUDIO	1BR	1B+D	2BR	TOTAL
24	1	5	1	4	11
4 TO 23	20	100	20	80	220
2 TO 3	4	8	2	8	22
GROUND		5			5
UNIT TOTAL	25	118	23	92	**258**
PERCENTAGE	9.69%	45.74%	8.91%	35.66%	100.00%

UNIT MIX (Residential Building B)

LEVELS	STUDIO	1BR	1B+D	2BR	TOTAL
20	1	6	1	4	12
4 TO 19	16	96	16	64	192
2 TO 3	2	12	2	8	24
UNIT TOTAL	19	114	19	76	**228**
PERCENTAGE	8.33%	50.00%	8.33%	33.33%	100.00%

* Total number of units will range between 483 and 520
Residential Building A: 256 - 276 units
Residential Building B: 227 - 244 units
Total: 483 - 520 units
* Refer to civil sheet C-2 for Parking Ratio.
* As described in more detail in the Proffers, the Applicant reserves the right to convert the Residential Buildings to condominiums, in which case it may reduce the number of units and adjust the heights of the Residential Buildings accordingly.

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 741-7767
W W W . V I K A . C O M

ISSUED TO/FOR
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

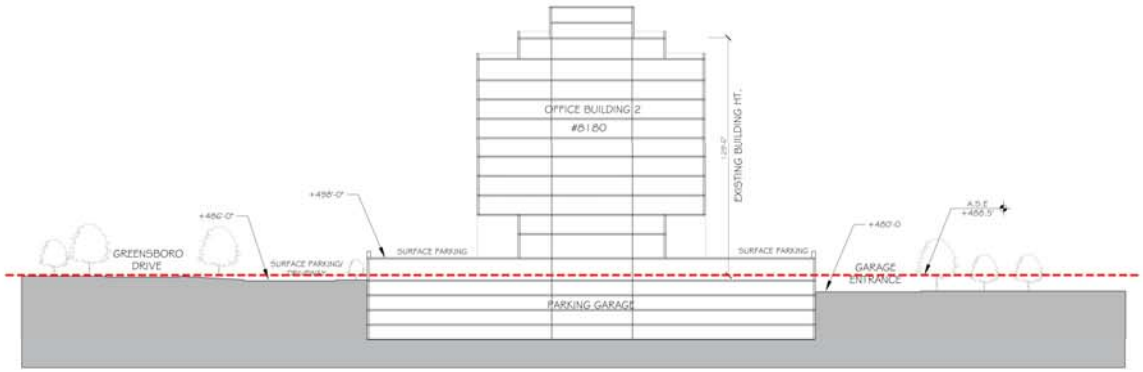
GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOR PLANS

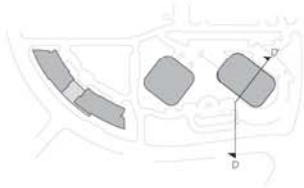
SUBMISSIONS

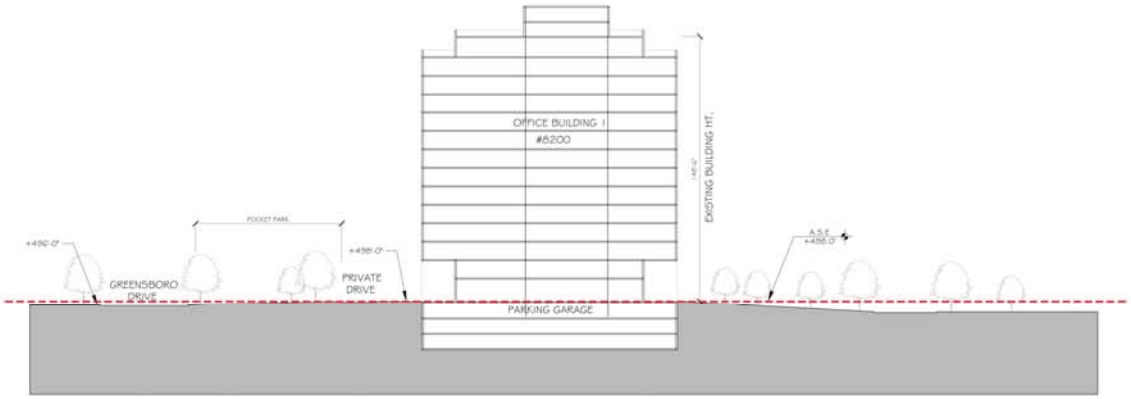
NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/12/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. X DWN. X
SCALE: 1/32" = 1'-0"
PROJECT/FILE NO. V5015K
SHEET NO. A-02

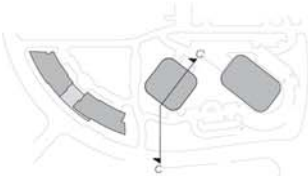


02 SECTION D-D'
Office Building 2 (8180 Greensboro Drive)





01 SECTION C-C'
Office Building 1 (8200 Greensboro Drive)



- Existing office building height is based on average site grade per sheet C-2
- Building Sections shown in this sheet are diagrammatic representations of existing conditions.
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

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

ISSUE TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: HOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

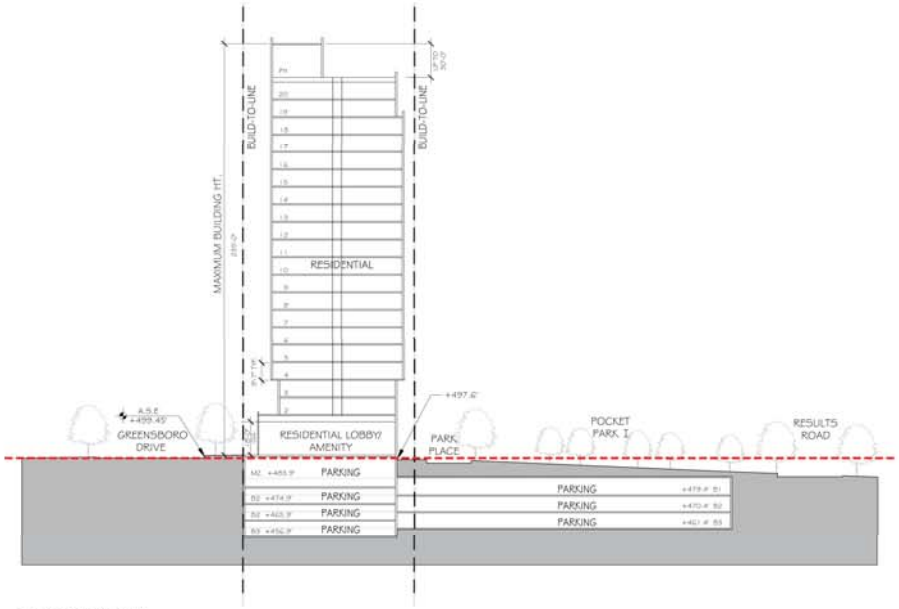
GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING BUILDING SECTIONS

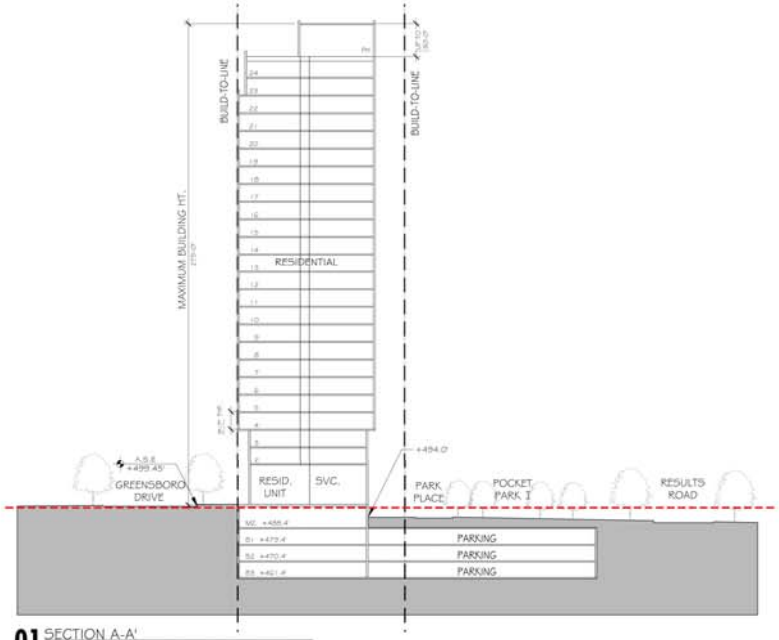
SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

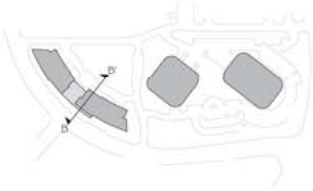
DATE: NOVEMBER 2011
DES: X DWN: X
SCALE: 1/32" = 1'-0"
PROJECT/FILE NO. V5015K
SHEET NO. A-03a

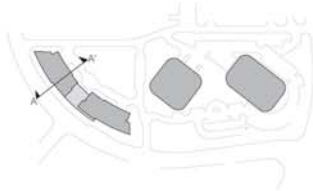


02 SECTION B-B'
1/32" = 1'-0"



01 SECTION A-A'
1/32" = 1'-0"





0' 16' 32' 64'

- Number of floors may be increased to 26 floors (Residential Building A) and 22 floors (Residential Building B) per sheet C-2.
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

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

ISSUED TO/FOR
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSC LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

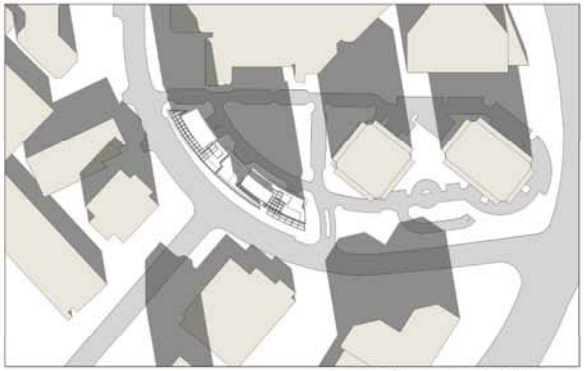
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROPOSED BUILDING SECTIONS

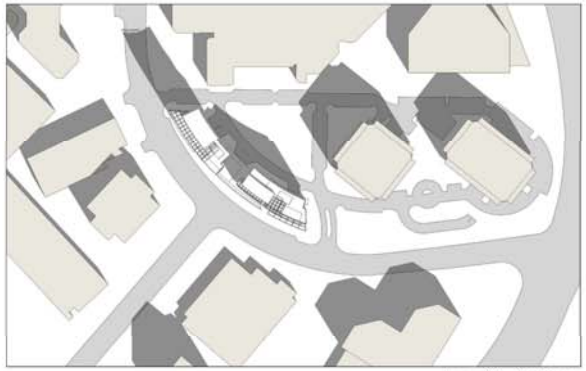
SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

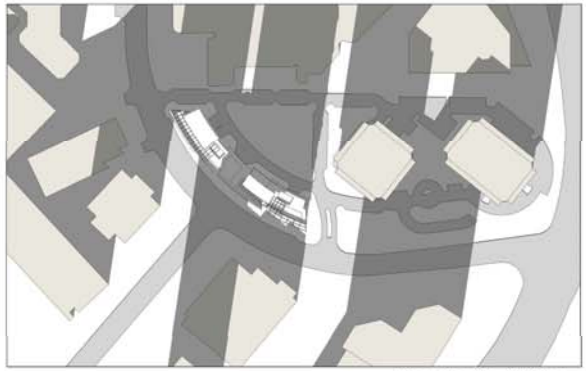
DATE: NOVEMBER 2011
DES: X DWN: X
SCALE: 1/32" = 1'-0"
PROJECT/FILE NO. V5015K
SHEET NO. A-03b



March 21, September 21 - 9:00 am



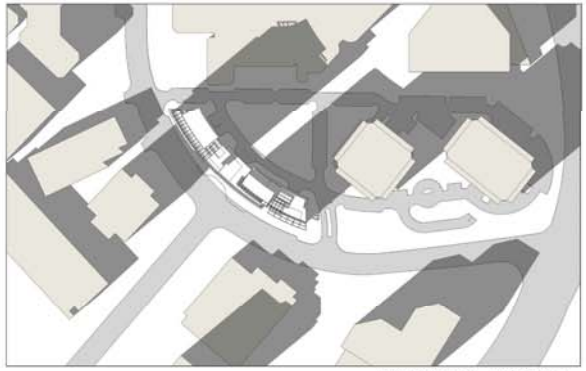
June 21 - 9:00 am



December 21 - 9:00 am

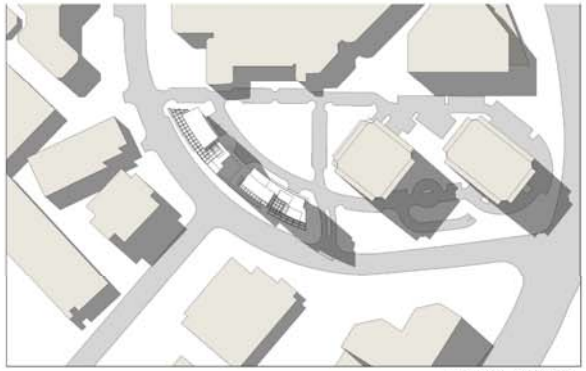
March 21, September 21 - 12:00 pm

June 21 - 12:00 pm

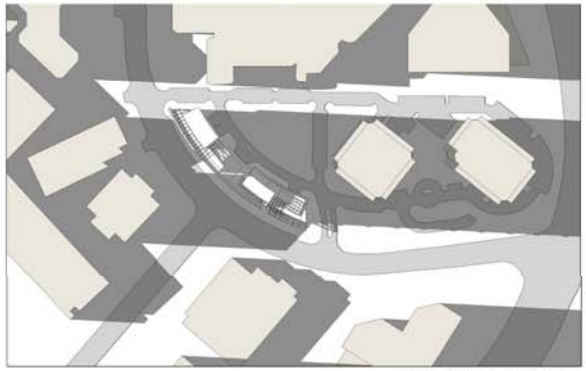


December 21 - 12:00 pm

March 21, September 21 - 3:00 pm



June 21 - 3:00 pm



December 21 - 3:00 pm

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHADOW ANALYSIS

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES: X DWN: X

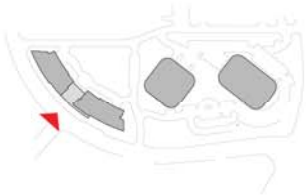
SCALE: N/A

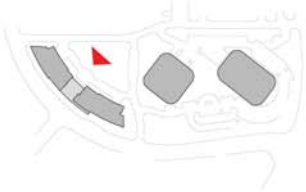
PROJECT/FILE NO. VS015K

SHEET NO. A-04

01 SOUTH ELEVATION

02 NORTH ELEVATION





0 15' 30' 60'

MATERIALS NOTES:

"ARCHITECTURAL PANEL SYSTEMS" MAY INCLUDE, BUT ARE NOT LIMITED TO:

1. METAL PANEL SYSTEM
2. GLASS FIBER-REINFORCED CONCRETE PANEL SYSTEM
3. FIBER-CEMENT PANEL SYSTEM
4. RESIN BASE COMPOSITE PANEL SYSTEM

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP

- See civil/landscape drawings for proposed site information.

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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: HOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES: X DWN: X
SCALE: 1" = 30'-0"
PROJECT/FILE NO. VS015K
SHEET NO. A-05

01 SOUTH ELEVATION - RESIDENTIAL BUILDING A

02 NORTH ELEVATION - RESIDENTIAL BUILDING A

03 SOUTH ELEVATION - RESIDENTIAL BUILDING B

04 NORTH ELEVATION - RESIDENTIAL BUILDING B

0' 10' 30' 60'

MATERIALS NOTES:

"ARCHITECTURAL PANEL SYSTEMS" MAY INCLUDE, BUT ARE NOT LIMITED TO:

1. METAL PANEL SYSTEM
2. GLASS FIBER-REINFORCED CONCRETE PANEL SYSTEM
3. FIBER-CEMENT PANEL SYSTEM
4. RESIN BASE COMPOSITE PANEL SYSTEM

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: HOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

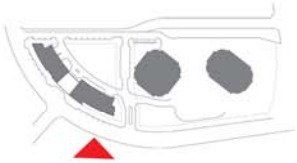
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENLARGED ELEVATIONS

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES: X DWN: X
SCALE: 1" = 15'-0"
PROJECT/FILE NO. V5015K
SHEET NO. A-06



- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

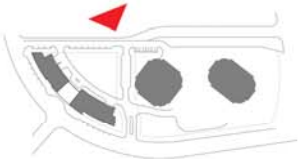
DATE: NOVEMBER 2011

DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. VS015K

SHEET NO. A-07



- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HDG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

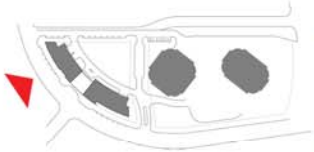
DATE: NOVEMBER 2011

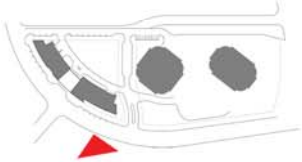
DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. A-08





- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX: (703) 790-9265
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

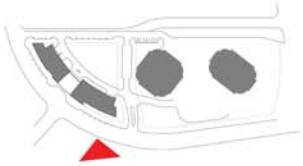
DATE: NOVEMBER 2011

DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. A-09



- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

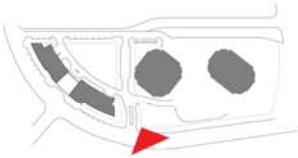
DATE: NOVEMBER 2011

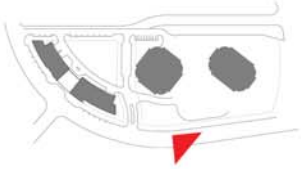
DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. A-10





- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 790-9587
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

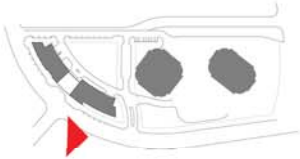
DATE: NOVEMBER 2011

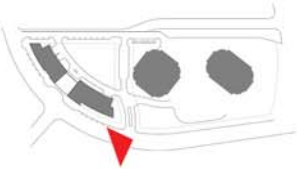
DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. A-11





- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

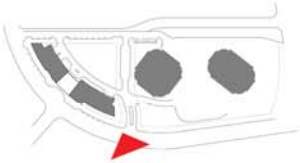
DATE: NOVEMBER 2011

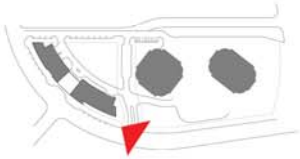
DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. V5015K

SHEET NO. A-12





- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX: (703) 790-9265
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: HOG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

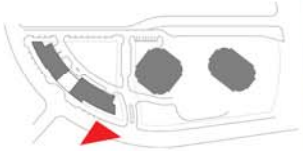
DATE: NOVEMBER 2011

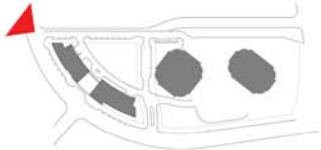
DES: X | DWN: X

SCALE: N/A

PROJECT/FILE NO. VS015K

SHEET NO. A-13





- Perspectives show "CDP/FDP site condition" with "Results Road Option B or C"
- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: HOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/19/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES: X
DWN: X
SCALE: N/A
PROJECT/FILE NO. VS015K
SHEET NO. A-14

- Architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP and FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided it remains in substantial conformance with that shown on the CDP and FDP
- See civil/landscape drawings for proposed site information.

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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: HOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC

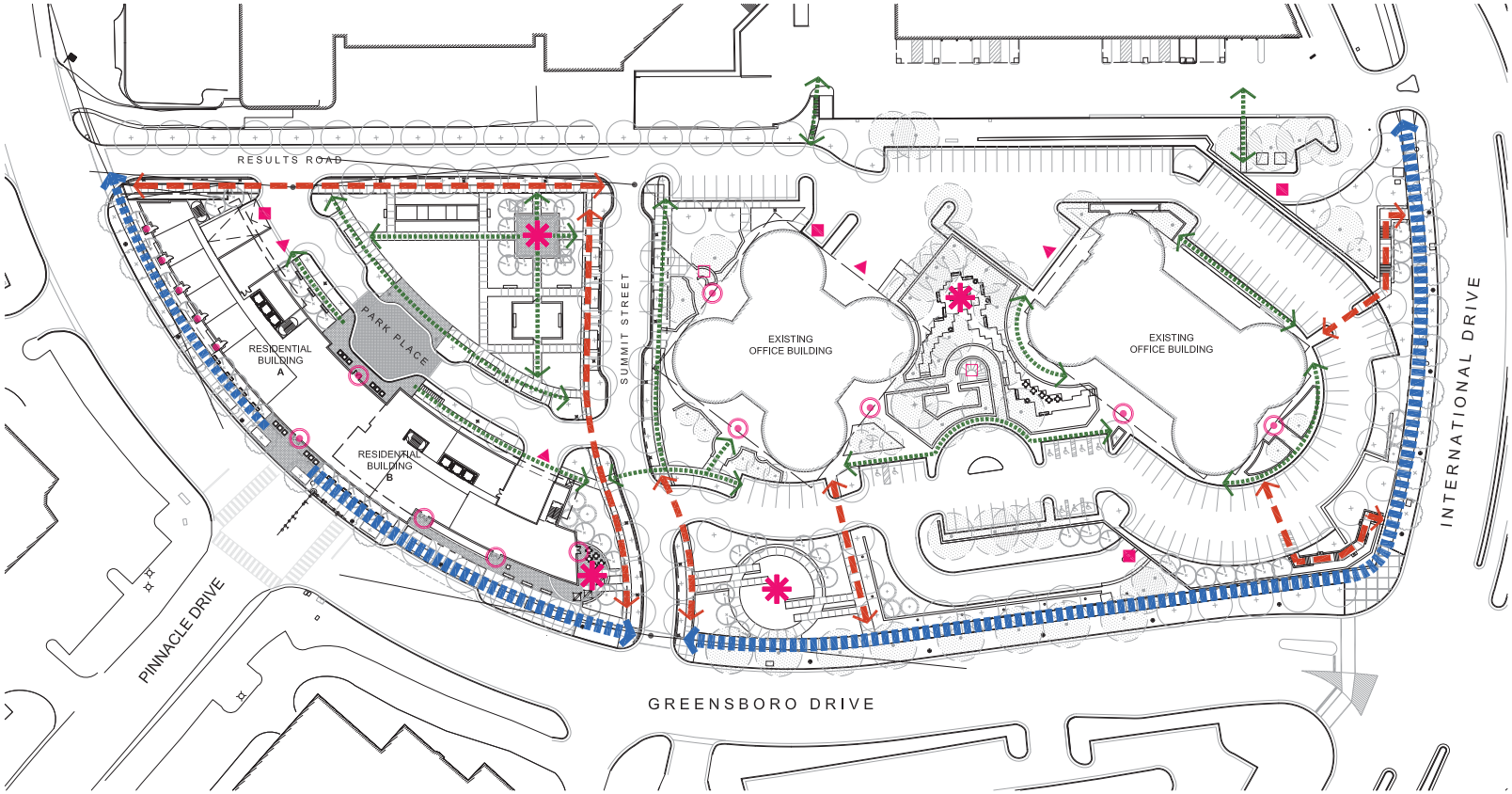
GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MODEL PHOTOS

SUBMISSIONS

NO.	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 07/29/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES: X
DWN: X
SCALE: N/A
PROJECT/FILE NO. VS015K
SHEET NO. A-15



GROUND LEVEL RESIDENTIAL UNIT ENTRANCE

RETAIL & REC. CENTER ENTRANCE

BUILDING ENTRANCE

LOADING DOCKS

GARAGE ENTRANCE

EXISTING STAIR TOWER

0 20 40 80 120

PRIMARY CIRCULATION 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 CIRCULATION 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 CIRCULATION CORRIDORS

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

ENHANCED PLACEMAKING OPPORTUNITIES

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

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.

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER, LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

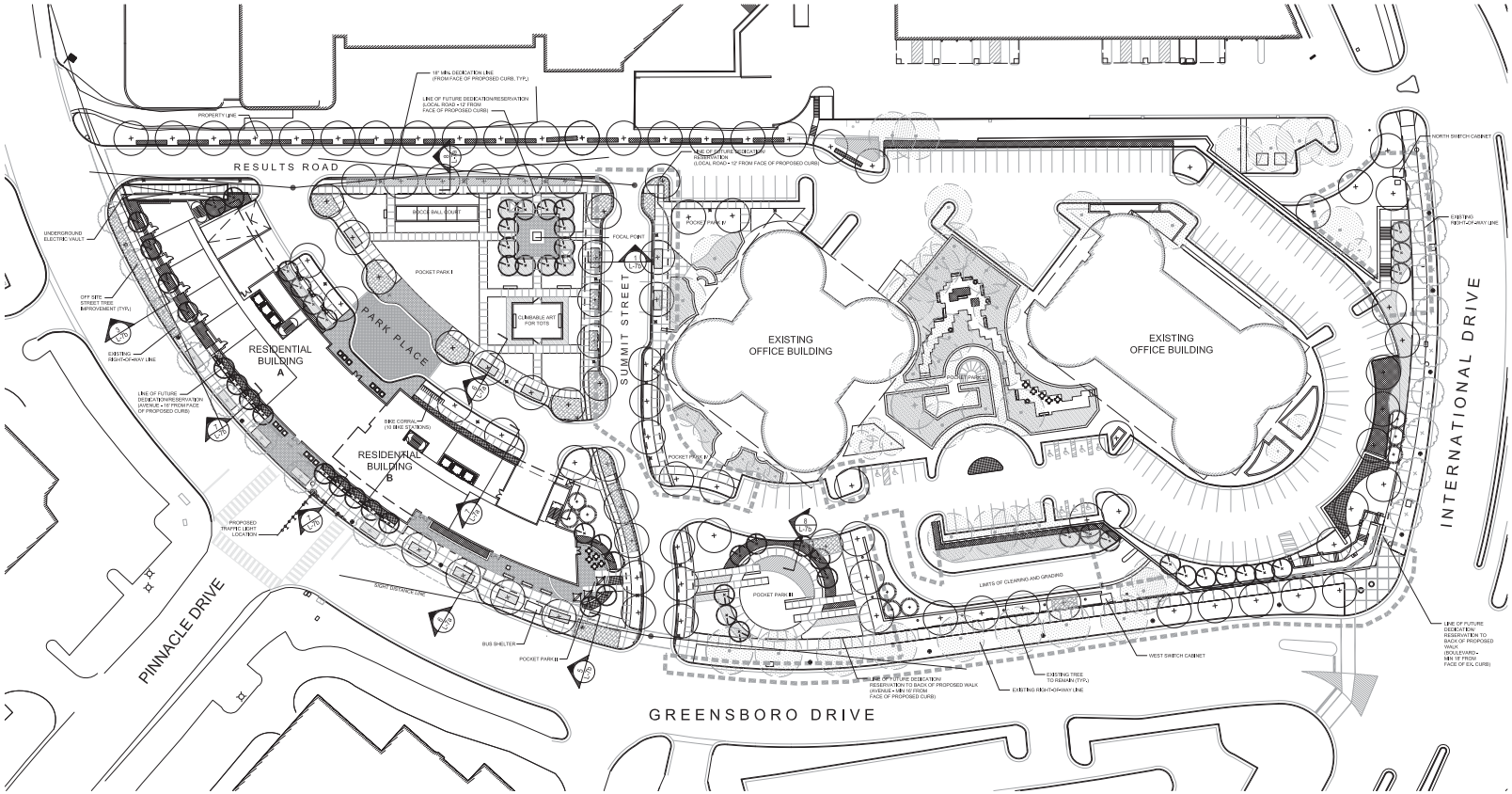
DATE: NOVEMBER 2011

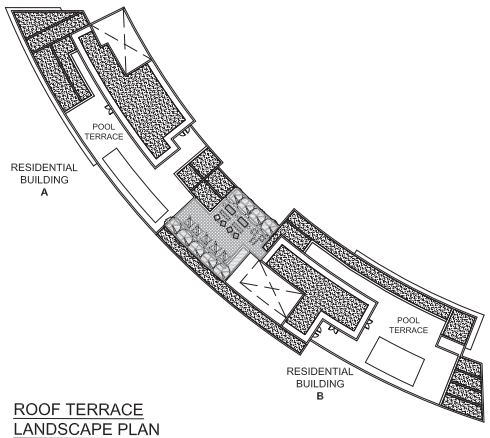
DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-1





ROOF TERRACE LANDSCAPE PLAN

LEGENDS

- RAIN GARDEN
- BIO-RETENTION TREE PIT
- SHRUB MASS
- GROUNDCOVER & PERENNIAL
- SEAT WALL
- PAVER TYPE 'A'
- PAVER TYPE 'B'
- SCORED CONCRETE
- EXTENSIVE GREEN ROOF
- EXISTING TREE
- LIMITS OF CLEARING & GRADING

CDP/FDP TREE SCHEDULE

KEY	Botanical Names	Common Name	Size	Type	10yr Tree Cover Canopy
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'	Valley Forge' American Elm	3" cal.	B&B	250
sub-total	95				23,750
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	57				7,125
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	9				1,125
EVERGREEN TREES (CATEGORY I)					
	Ilex x Nellie Stevens	Nellie Stevens Holly	3" cal.	B&B	75
	Thuja orientalis	Oriental Arborvitae	3" cal.	B&B	75
	Juniperus virginiana 'Canert'	Eastern Redcedar	3" cal.	B&B	75
sub-total	9				675

GROSS SITE AREA:	305,805 sf
AREA OF 10-YEAR TREE CANOPY REQUIRED: (10% gross site)	30,581 sf
TOTAL TREE COVER PROVIDED BY PLANTING	32,675 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.

RECOMMENDED PLANT LIST FOR BIORETENTION FACILITIES

GRASSES/SEDGES/RUSHES

BOTANICAL NAME	COMMON NAME
Andropogon gerardii	Big Bluestem
Andropogon virginicus	Broomsedge Bluestem
Dichanthelium clandestinum	Deer-tongue
Elymus virginicus	Virginia Wild Rye
Eragrostis spectabilis	Purple Lovegrass
Tridens flavus	Purpletop Tridens

PERENNIALS/GROUNDCOVERS

Asclepias tuberosa	Butterflyweed
Aster laevis	Smooth or Blue Bird Aster
Coreopsis verticillata	Threadleaf Coreopsis
Eupatorium coelestinum	Blue Mist Flower
Iris versicolor	Harlequin Blue Flag
Liatris ilosa	Grass-leaf Blazingstar
Rudbeckia fulgida	Early Coneflower
Vernonia novebboracensis	New York Ironweed

SHRUBS/SMALL TREES

Aronia melanocarpa	Black Chokeberry
Ceanothus americanus	New Jersey Tea
Clethra alnifolia	Coastal Sweet Pepperbush
Ilex glabra 'Compacta'	Compacta' Inkberry Holly
Ilex verticillata	Winterberry Holly
Itea virginica	Virginia Sweetspire
Rosa carolina	Pasture Rose
Viburnum dentatum	Southern Arrowwood

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.

GENERAL NOTES:

1. NO PERIPHERAL AND INTERIOR PARKING LOT LANDSCAPE SHALL BE PROVIDED FOR C.D.P.
2. STREET TREE AMENITY SOIL PANEL AND STRUCTURAL CELL DETAILS, SEE SHEET L-7a.
3. TREE ROOT ZONE SHALL MEET MINIMUM SOIL VOLUME STATED IN THE TYSON'S URBAN DESIGN GUIDELINES.
4. IT IS THE INTENT OF THIS DESIGN TO PRESERVE THE EXISTING TREES ALONG GREENSBORO DRIVE, AS SHOWN; HOWEVER, SHOULD THEIR LONG-TERM VIABILITY BECOME QUESTIONABLE DURING DEVELOPMENT OF THE FINAL ENGINEERED SITE PLAN, THE APPLICANT WILL WORK DILIGENTLY WITH FAIRFAX COUNTY URBAN FOREST MANAGEMENT TO DEVELOP AND IMPLEMENT A PLAN WHICH REPLACES THE TREES IN-KIND, AND IN THE SAME (OR ALTERNATIVE) LOCATION.

0 20 40 80 120

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER, LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

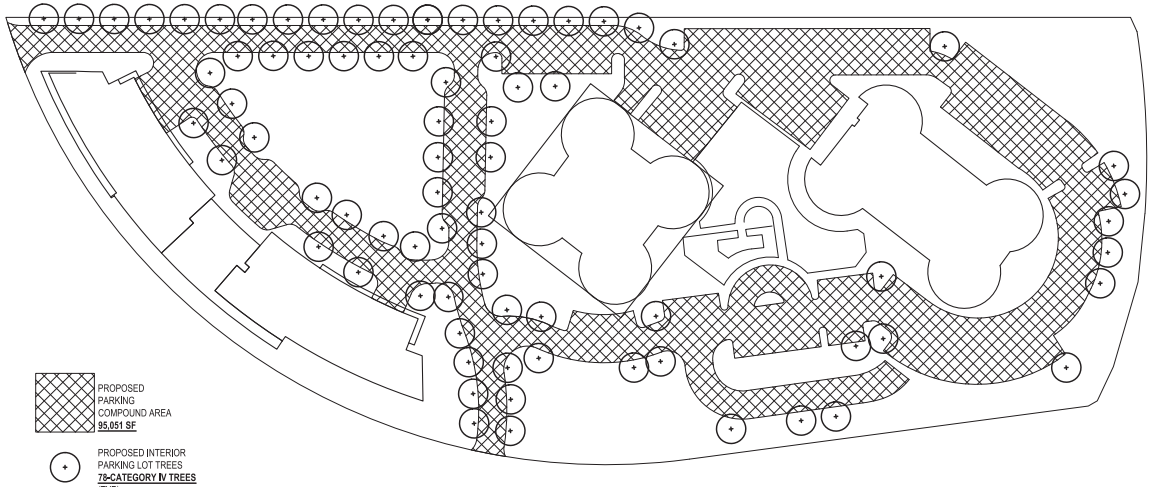
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLANTING PLAN

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. LSG NO.11025.00
SHEET NO. L-2a



PARKING COMPOUND CANOPY AREA EXHIBIT

1" = 50'-0"

0 25 50 100 150

Table 12.13 Interior Parking Lot Landscaping Calculations		
		Remarks
Area to be counted (SF) =	94,342	square feet
Interior Landscaping Required (5%) =	4,717	square feet
Total Shade tree Canopy Provided		
(78 trees @ 250 ft²) ea.) =	19,500	Counting benefit credits
Total Area Required (SF) =	4,717	5%
Total Area Provided (SF)=	19,500	11%

Table 12.10 Preliminary 10-Year Tree Canopy Calculation Worksheet			January 10, 2014
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	C-4	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	303,965	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	1,840	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	302,125	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) =	30,213	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	6,940	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	23,343	Square Feet
C 3	C 2 x 1.00(SF) =	23,343	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	23,343	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) =	6,870	Square feet
D 2	Area of canopy planted for air quality benefits =		Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-05109.4B(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 uality 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 =		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)
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 =	32,675	Square feet
D 18	Total of canopy area provided through tree planting =	32,675	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 =	N/A	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	23,343	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	32,675	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)=	56,018	Total of E 1 through E 3, area should meet or exceed area in B 7

G:\2011\11025.00 - 8200 Greensboro\06 Proj Mgmt\300 Proj Notes\[10-y Tree Canopy Ultimate (2014.01.10).xls

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

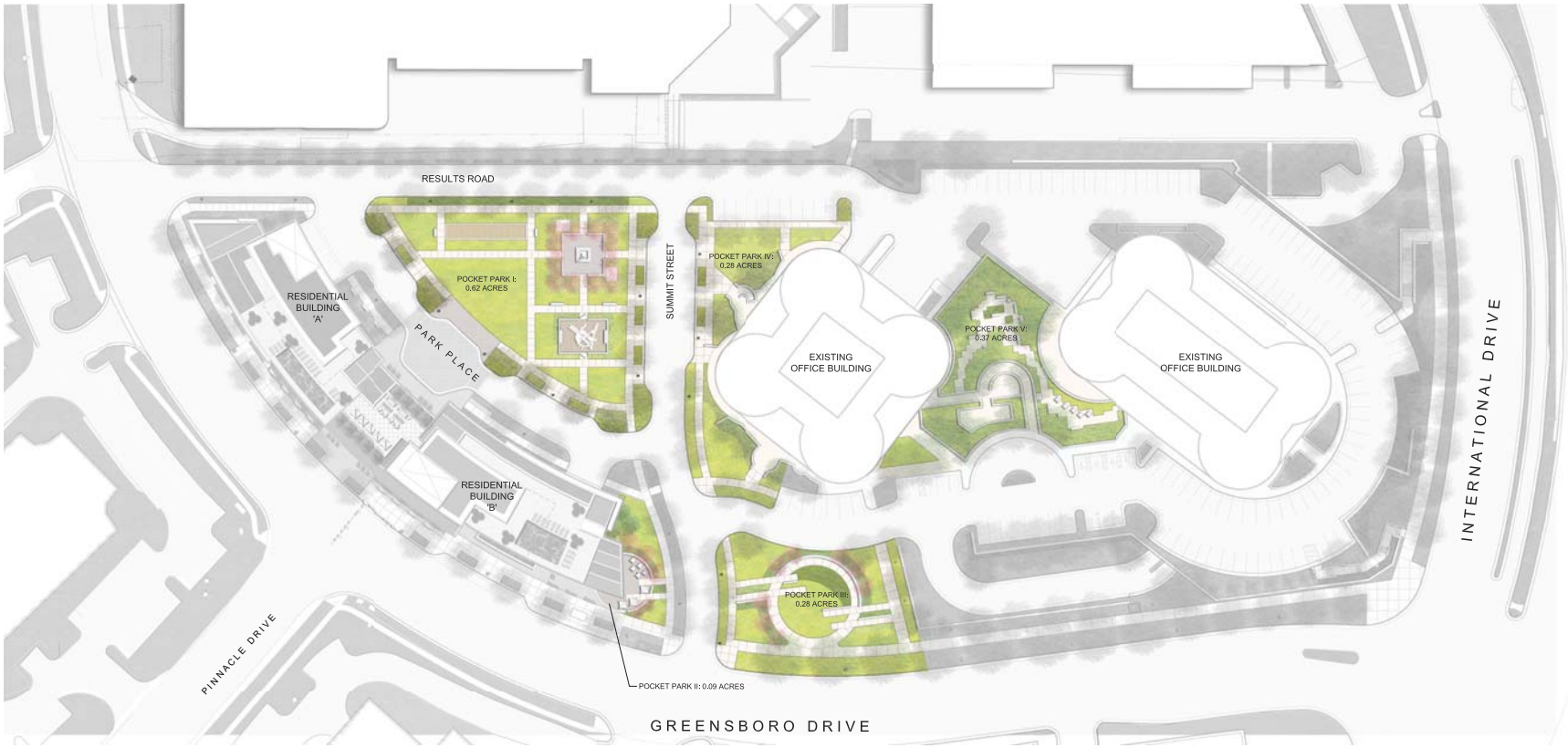
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TREE CANOPY COMPUTATIONS

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. LSG NO.11025.00
SHEET NO. L-2b



PUBLICLY ACCESSIBLE PARKS REQUIREMENTS

RESIDENTIAL

ASSUME 1.75 PEOPLE FOR UNIT AVERAGE x 480 UNITS = 840 PEOPLE
1.5 ACRES REQUIRED PER 1,000 PEOPLE
840 / 1,000 = 0.84
0.84 x 1.5 ACRES = 1.26 ACRES REQUIRED

OFFICE

ASSUME 250 GSF. PER EMPLOYEE 1ACL / 10,000 PEOPLE
EMPLOYEE TOTAL OFFICE BUILDING GSF = 504,574 GSF. (264,864 + 239,712)
504,574 / 250 = 2,018.30
2,018.30 / 10,000 = 0.2 ACRES REQUIRED

PUBLIC ACCESSIBLE PARKS PROVIDED

1	POCKET PARK I	0.62 ACRES
2	POCKET PARK II	0.09 ACRES
3	POCKET PARK III	0.28 ACRES
4	POCKET PARK IV	0.28 ACRES
5	POCKET PARK V	0.37 ACRES
	TOTAL PUBLIC ACCESSIBLE PARKS	1.64 ACRES

PUBLIC ACCESSIBLE PARKS REQUIRED: 1.46 ACRES / PROVIDED 1.64 ACRES

0 20 40 80 120

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.

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

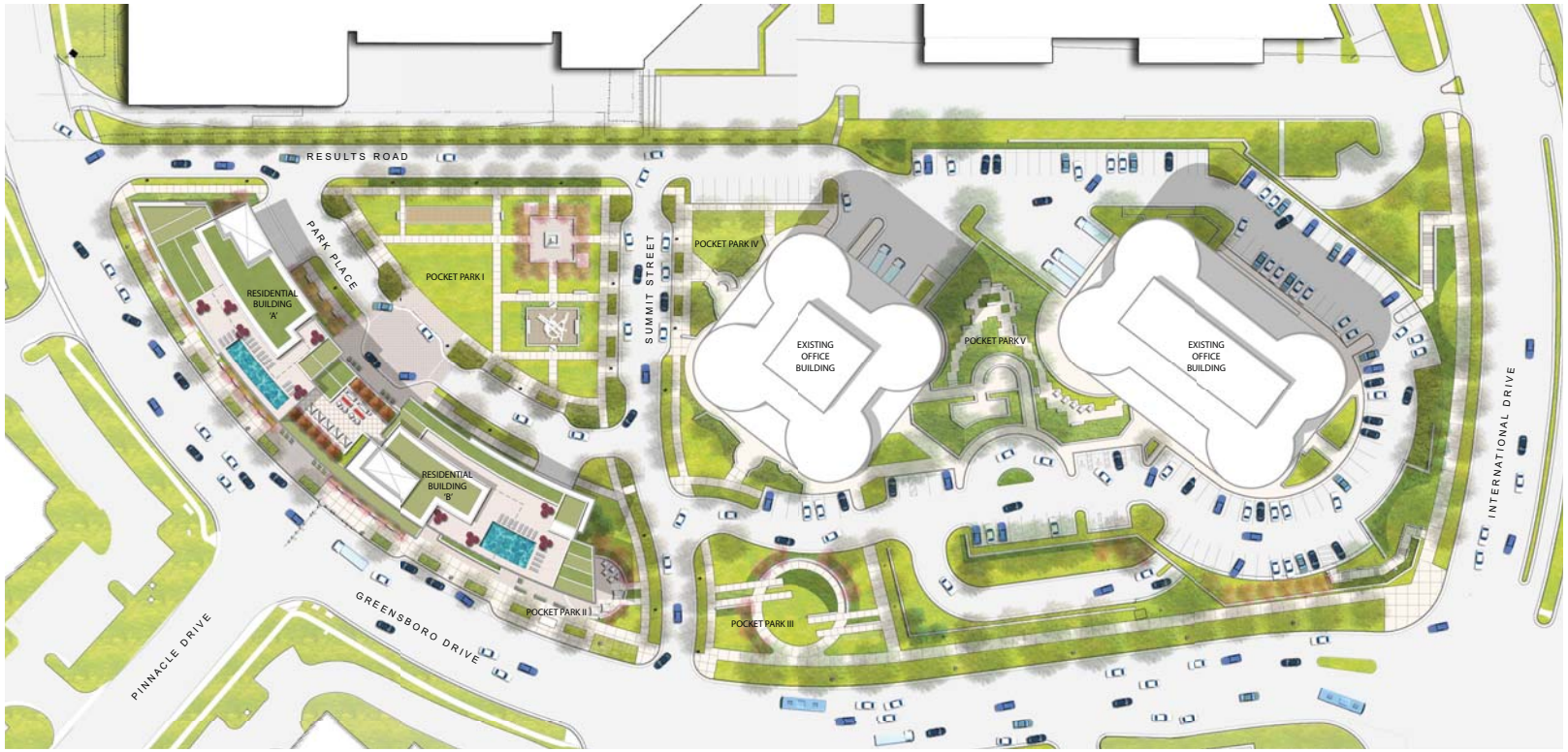
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PUBLICLY ACCESSIBLE PARK SPACE CALCULATIONS

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. LSG NO.11025.00
SHEET NO. L-3



0 20 40 80 120

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.

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE RENDERED PLAN

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

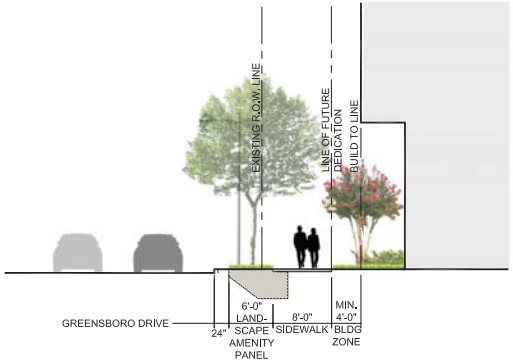
DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

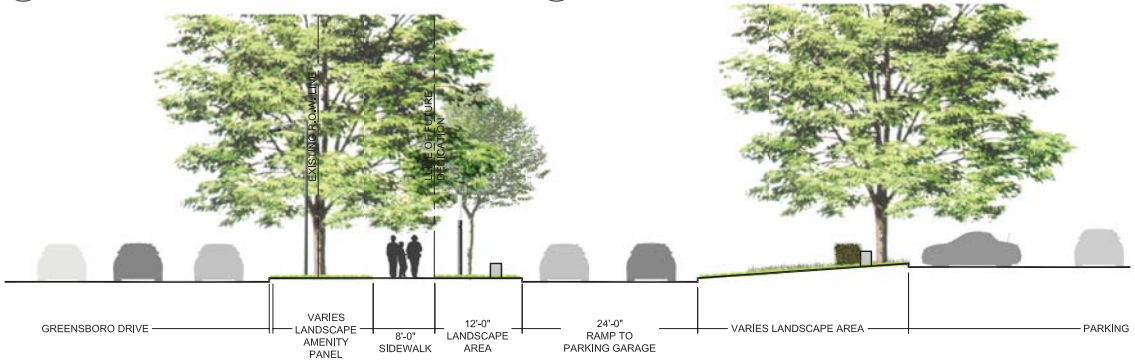
SHEET NO. L-4



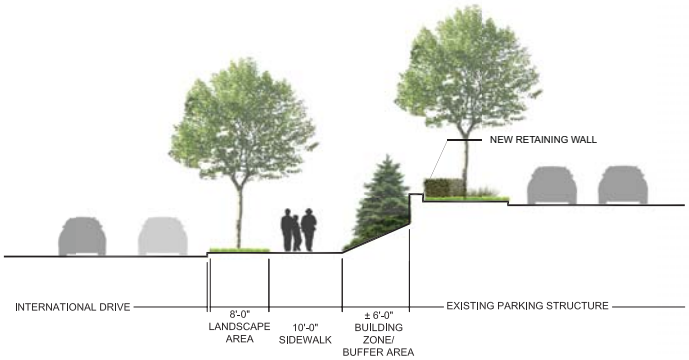
1 STREETSCAPE SECTION
1/8"=1'-0"

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

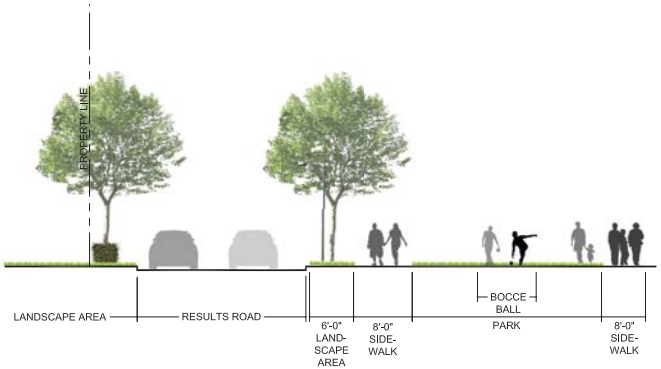
KEY MAP



3 STREETSCAPE SECTION
1/8"=1'-0"



4 STREETSCAPE SECTION
1/8"=1'-0"



5 STREETSCAPE SECTION
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.

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL SITE STREETSCAPE SECTIONS

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

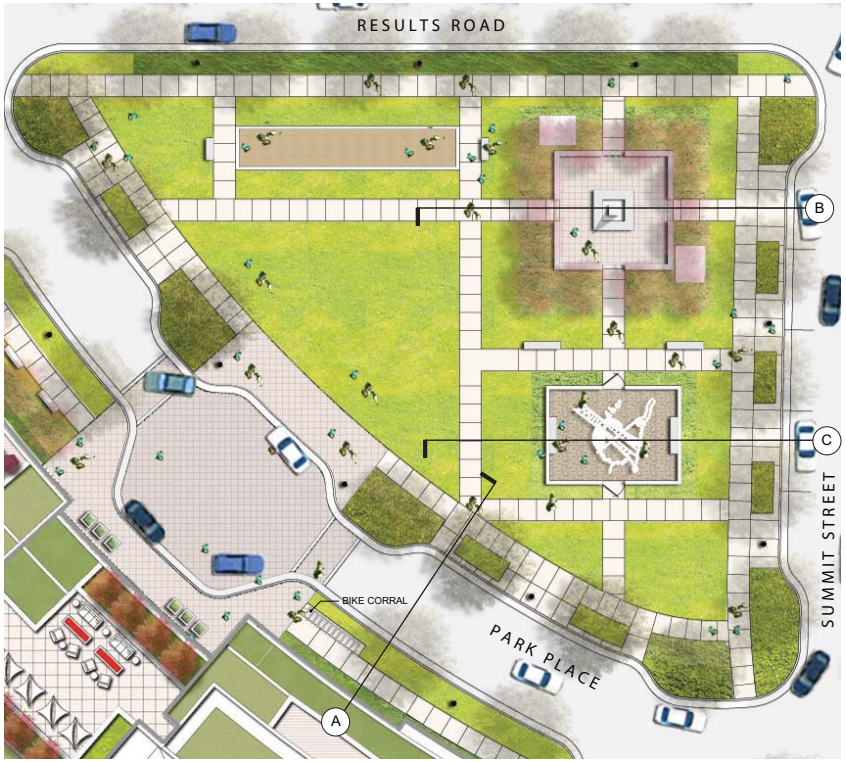
DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-5



POCKET PARK I

1/16"=1'-0"

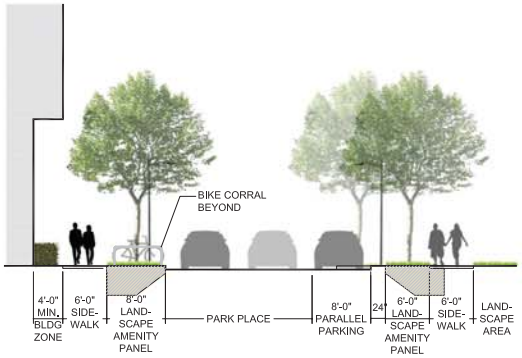
POCKET PARK I

A FLEXIBLE OPEN SPACE WITH OPEN LAWN AREAS, SERVING AS THE PASSIVE RECREATION ACTIVITIES OF A NEIGHBORHOOD, SERVES AS A FOCAL POINT AND UNIQUE PLACE-MAKING SPACES FOR CASUAL USE AS WELL AS COMMUNITY EVENTS. MAY INCLUDE SUCH ITEMS AS:

- SEATING AREAS
- BOCCE BALL COURT
- CLIMBABLE ART FOR TOTS
- SEASONAL DECORATIONS AND PROGRAMS
- PICNICKING AND GATHERING SPACE
- MUTI-PURPOSE LAWN AREA
- SUNBATHING
- WAYFINDING SYSTEM FOR THE SITE APPLICATION
- GAME TABLES

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.

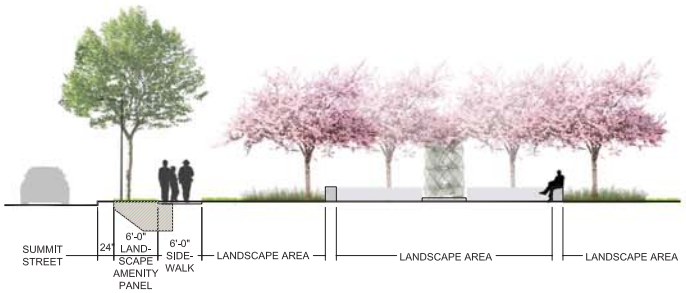


A PARK PLACE STREET SECTION

1/8"=1'-0"

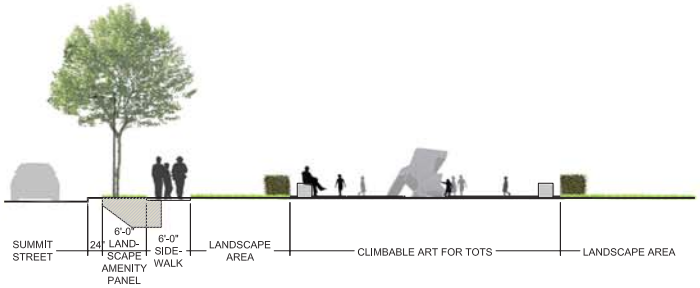
0 8 16 32 48

REFERENCE IMAGES



B POCKET PARK I

1/8"=1'-0"



3 CLIMBABLE ART FOR TOTS

1/8"=1'-0"

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POCKET PARK I

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

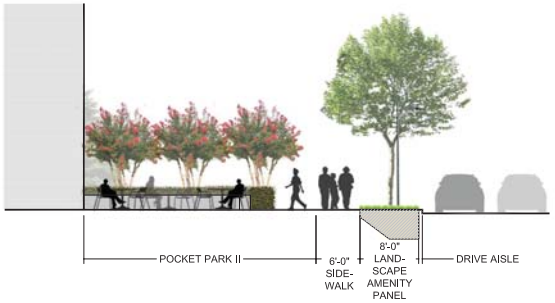
PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-6a

POCKET PARK II & III

1/16"=1'-0"

0 8 16 32 48



A POCKET PARK II

1/8"=1'-0"

POCKET PARK II

PROVIDES OUTDOOR AMENITY SPACE FOR RESIDENTS AND RETAIL USERS ASSOCIATED WITH THE RECREATION FACILITY AND OUTDOOR EVENTS. MAY INCLUDE SUCH ITEMS AS:

- SEATING AREA
- OUTDOOR DINNING
- AMBIENT SOUND SYSTEM
- LUNCH HOUR PICNIC
- WAYFINDING SYSTEM FOR THE SITE APPLICATION

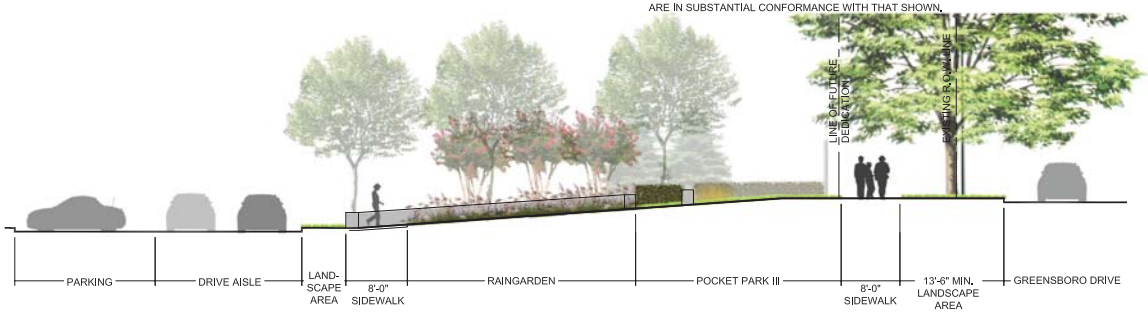
POCKET PARK III

SMALL SCALE OPEN SPACES DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREAS. MAY INCLUDE SUCH ITEMS AS:

- RAIN GARDEN
- SEATING AREA
- LUNCH HOUR PICNIC
- GATHERING SPACES
- LANDSCAPE AREA
- INTERPRETIVE SIGNAGE
- WAYFINDING SYSTEM FOR THE SITE APPLICATION

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.



B POCKET PARK III

1/8"=1'-0"

REFERENCE IMAGES

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POCKET PARKS II & III

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

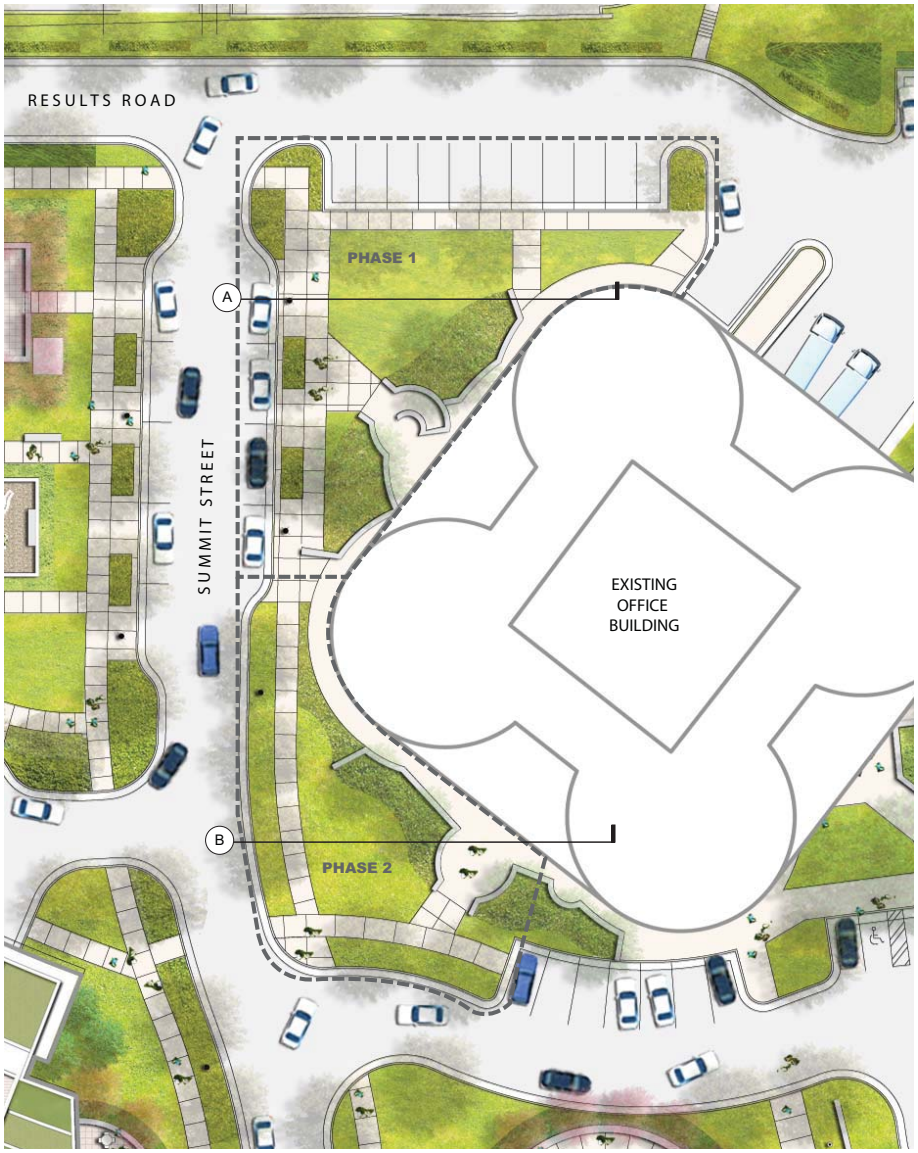
DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

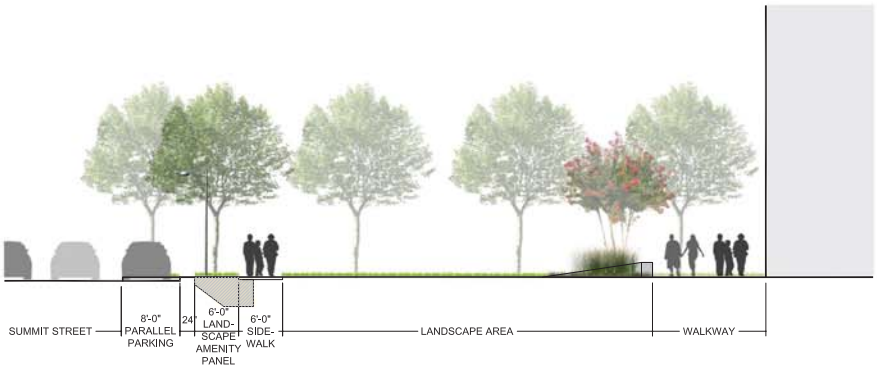
SHEET NO. L-6b



POCKET PARK IV

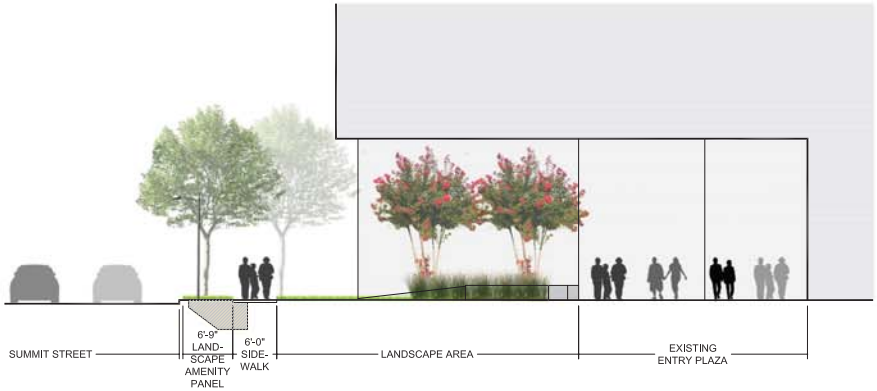
1/16"=1'-0"

0 8 16 32 48



A POCKET PARK IV

1/8"=1'-0"



B POCKET PARK IV

1/8"=1'-0"

REFERENCE IMAGES

POCKET PARK IV

A FLEXIBLE OPEN SPACE WITH OPEN LAWN AREAS,USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREAS. MAY INCLUDE SUCH ITEMS AS:

- LUNCH HOUR PICNIC
- OPEN LAWN SPACE
- WAYFINDING SYSTEM FOR THE SITE APPLICATION
- SUNBATHING

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.

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POCKET PARK IV

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

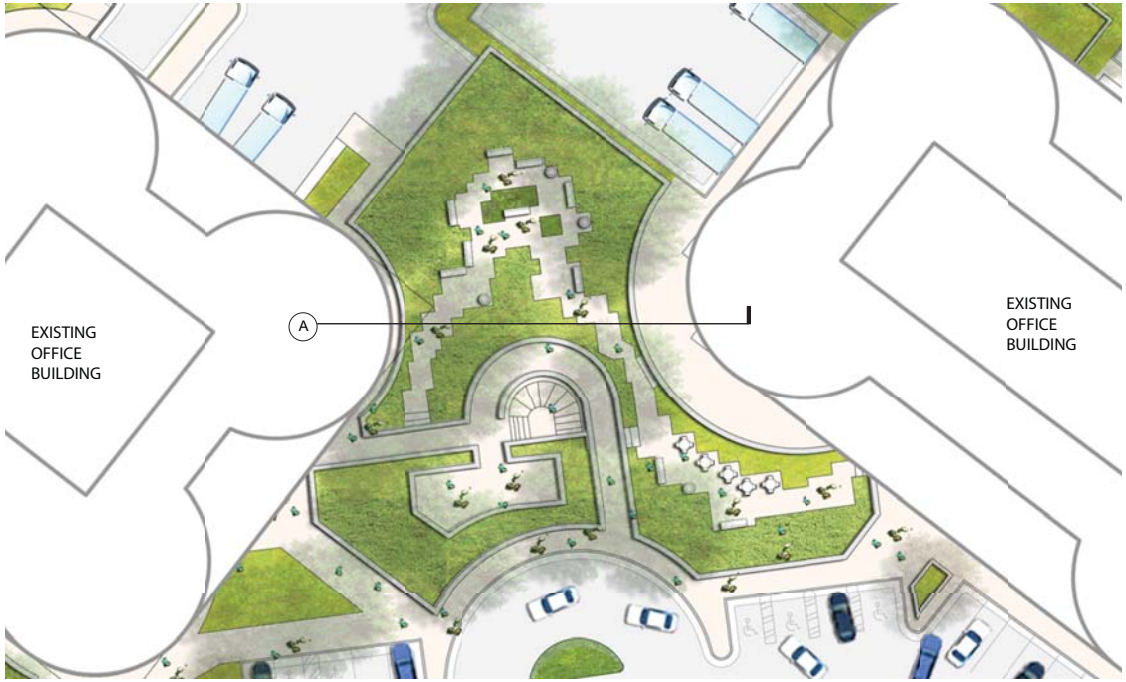
DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

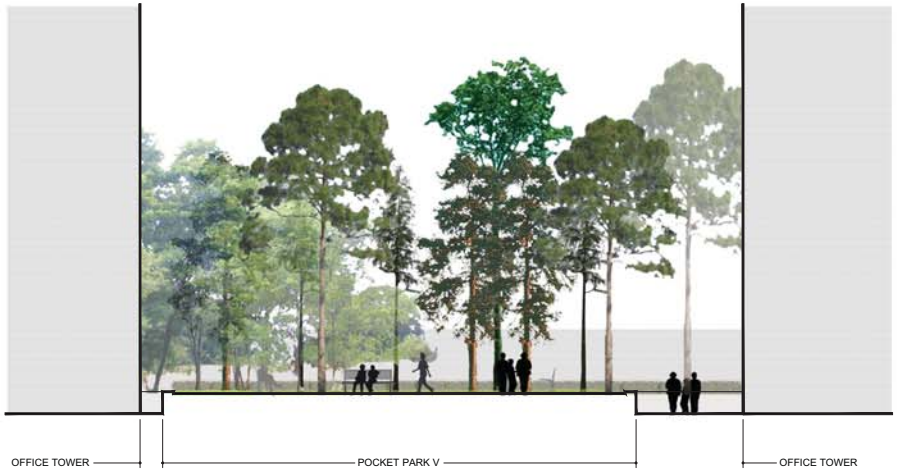
SHEET NO. L-6c



POCKET PARK V

1/16"=1'-0"

0 8 16 32 48



1 POCKET PARK V

1/8"=1'-0"

POCKET PARK V

SMALL SCALE UPGRADED OPEN SPACE FOR CASUAL USE BY THE OFFICE EMPLOYEES AND VISITORS. MAY INCLUDE SUCH ITEMS AS:

- OUTDOOR DINNING
- REMOVABLE TABLES AND CHAIRS
- BENCHES
- WAYFINDING SYSTEM FOR THE SITE APPLICATIONS
- PICNICKING AND GATHERING SPACE
- LANDSCAPE AREA
- GAME TABLES

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.

REFERENCE IMAGES

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POCKET PARK V

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. DWN.

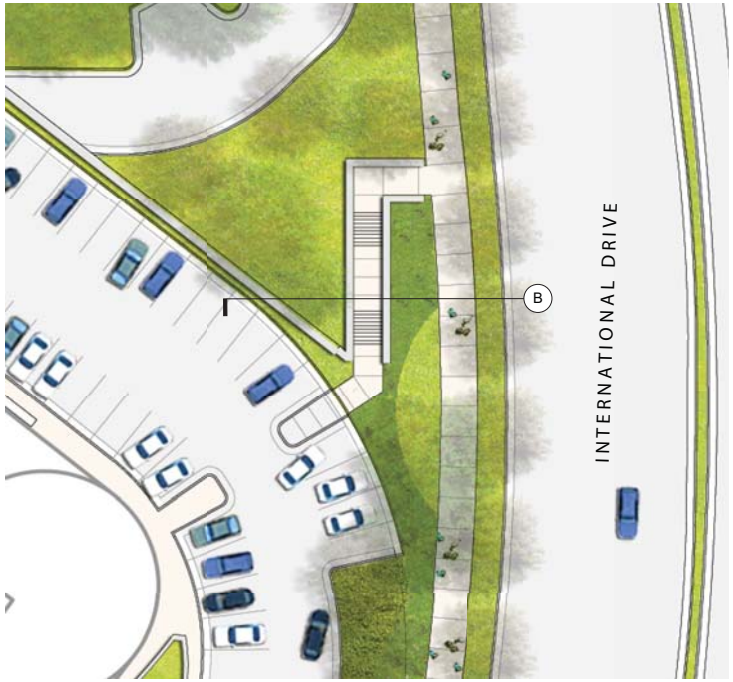
SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-6d

PEDESTRIAN CONNECTION 1

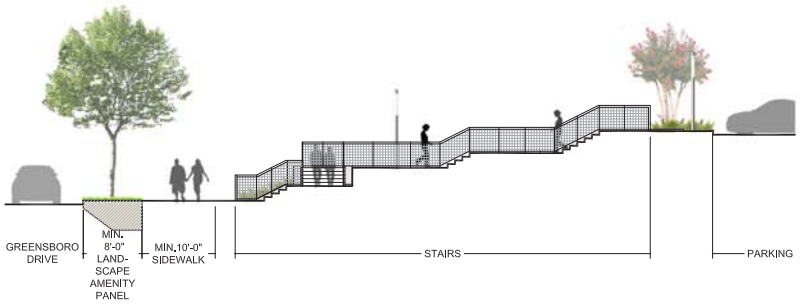
1/16"=1'-0"



PEDESTRIAN CONNECTION 2

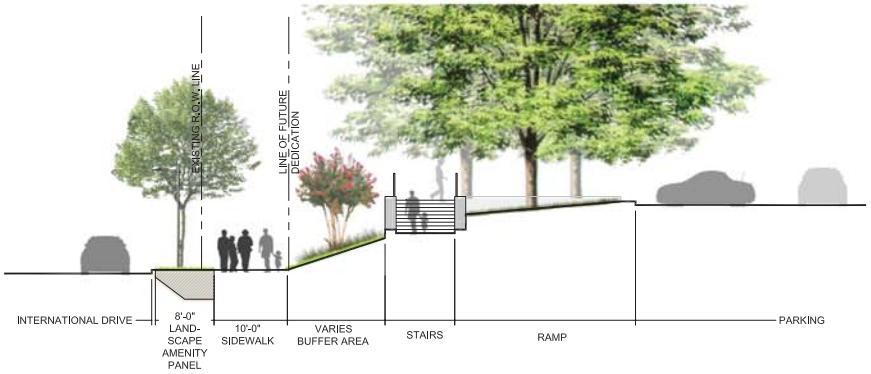
1/16"=1'-0"

0 8 16 32 48



A PEDESTRIAN CONNECTION 1

1/8"=1'-0"



B PEDESTRIAN CONNECTION 2

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.

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: WDG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL PEDESTRIAN CONNECTIONS

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-6e

PRIVATE ROOF TERRACE

1/16"=1'-0"

REFERENCE IMAGES

A RESIDENTIAL BUILDING 'A' PRIVATE ROOF TERRACE

1/8"=1'-0"

B ROOF TERRACE

1/8"=1'-0"

PRIVATE ROOF TERRACE

OUTDOOR AMENITY SPACES FOR RESIDENTS AND VISITORS OF RESIDENTIAL BUILDING. MAY INCLUDE SUCH ITEMS AS:

- RECREATIONAL SWIMMING POOL
- SUNBATHING
- FIRE PIT AREA
- OUTDOOR LOUNGE
- PRIVATE SOCIAL EVENT
- PICNICKING

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 8 16 32 48

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRIVATE ROOF TERRACE

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

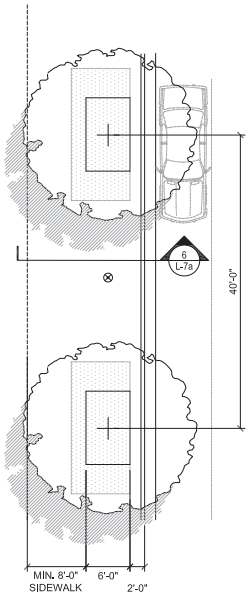
DATE: NOVEMBER 2011

DES. DWN.

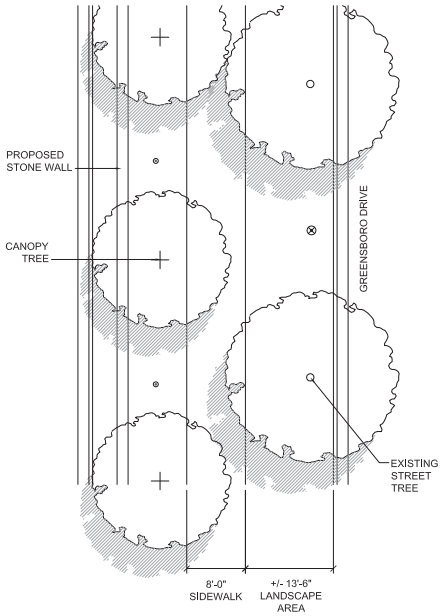
SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

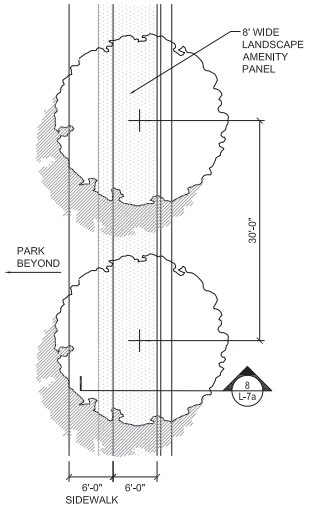
SHEET NO. L-6f



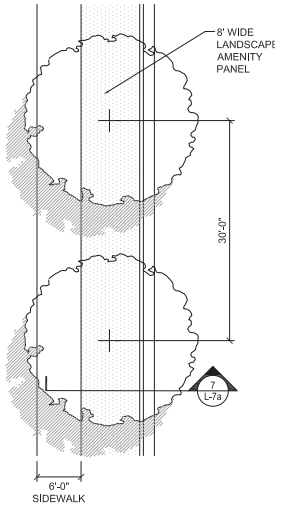
1 GREENSBORO DR. (TYPE 'A')
SCALE: 1/8"=1'0"



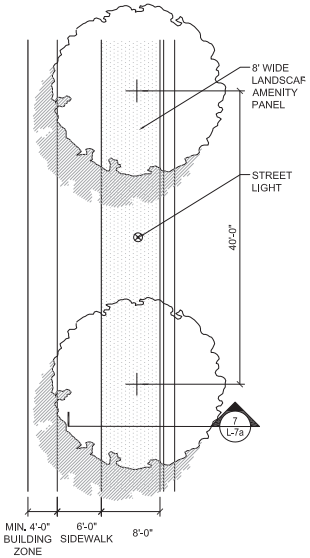
2 GREENSBORO DR. (TYPE 'B')
SCALE: 1/8"=1'0"



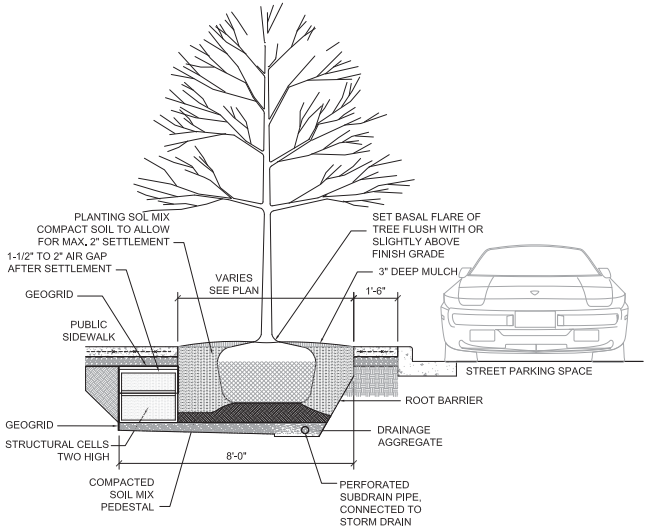
3 RESULTS ROAD
SCALE: 1/8"=1'0"



4 SUMMIT STREET
SCALE: 1/8"=1'0"

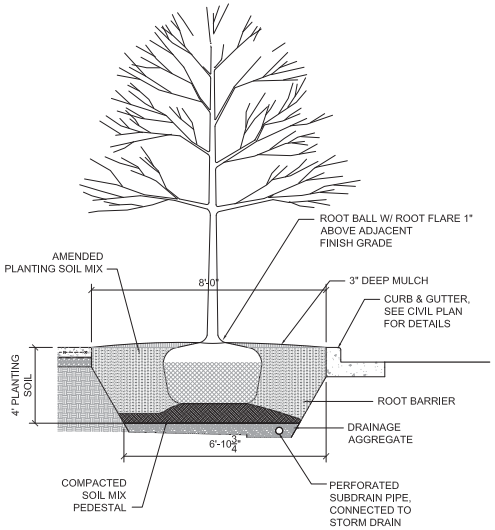


5 PARK PLACE
SCALE: 1/8"=1'0"

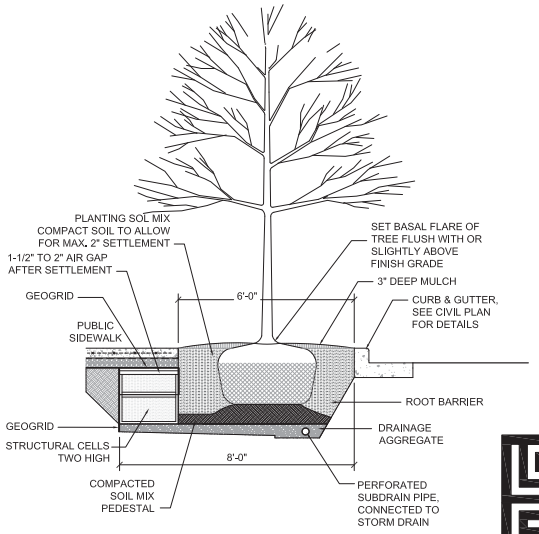


6 STREET TREE DETAIL @ STREET PARKING
SCALE: 1/2"=1'0"

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.



7 STREET TREE DETAIL (TYPE 'A')
SCALE: 1/2"=1'0"



8 STREET TREE DETAIL (TYPE 'B')
SCALE: 1/2"=1'0"

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

LSG LANDSCAPE
ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER, LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

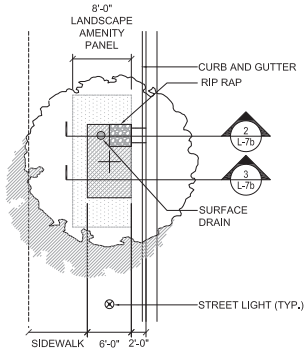
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET TREE DETAILS

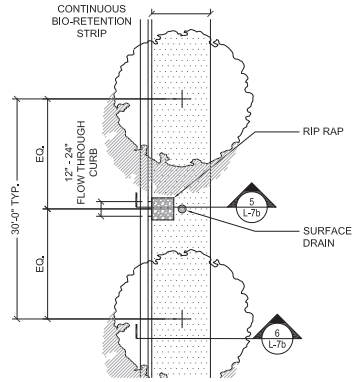
SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

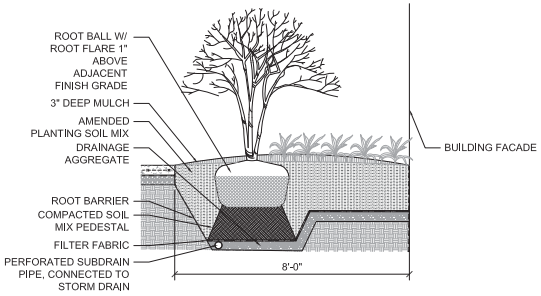
DATE: NOVEMBER 2011
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. LSG NO.11025.00
SHEET NO. L-7a



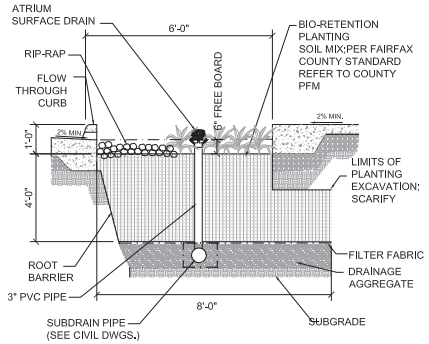
1 TREE/BIO-RETENTION (TYPE 1)
SCALE: 1/8"=1'0"



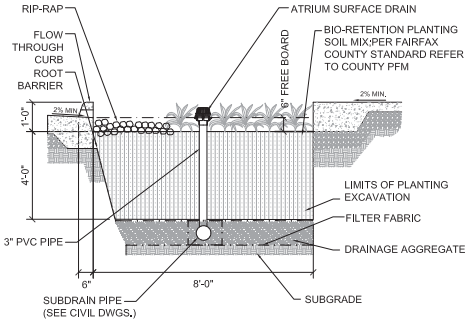
4 TREE/BIO-RETENTION (TYPE 2)
SCALE: 1/8"=1'0"



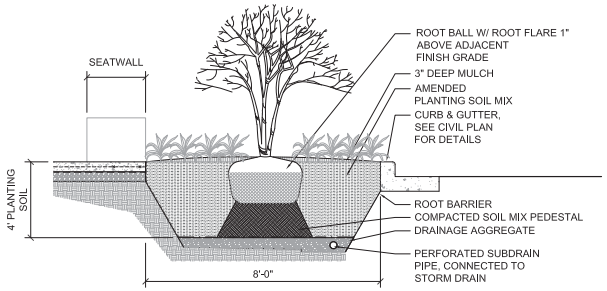
7 TREE AT RESIDENTIAL BUILDINGS
SCALE: 1/2"=1'0"



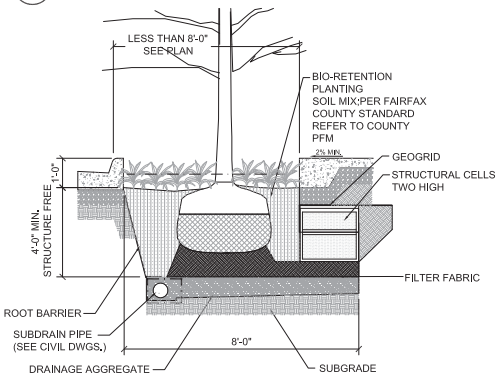
2 PLANTING BIO-RETENTION (TYPE 1)
SCALE: 1/2"=1'0"



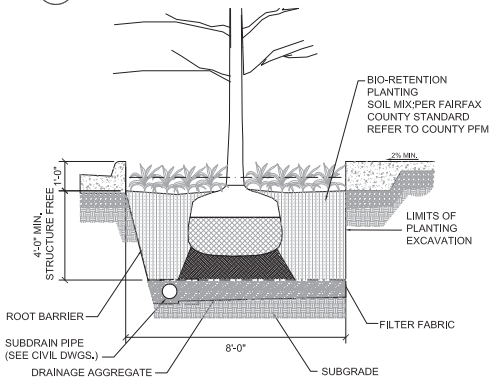
5 PLANTING BIO-RETENTION (TYPE 2)
SCALE: 1/2"=1'0"



8 TREE AT POCKET PARK III
SCALE: 1/2"=1'0"



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



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

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

LSG LANDSCAPE
ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL BIO-RETENTION TREE DETAILS

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

DES. DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG NO.11025.00

SHEET NO. L-7b

STREET LIGHTS
MAKE: SE'LUX
MODEL: ARC MINI

1 STREET LIGHT FIXTURE

STICK LIGHTS
MAKE: BEGA
MODEL: 8994

BOLLARDS
MAKE: BEGA
MODEL: 8216P

2 DECORATIVE SITE LIGHT FIXTURE

BENCHES
MAKE: LANDSCAPE FORMS
MODEL: REST METRO 40

3 SITE BENCH

TRASH RECEPTACLES
MAKE: LANDSCAPEFORMS
MODEL: CHASE PARK

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: LANDSCAPE FORMS
MODEL: EQUINOX

8 UMBRELLA

PAVER MATERIAL
MAKE: WAUSAU PAVERS
TYPE: PLANK STYLE PAVERS

9 PAVER

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.

LSG LANDSCAPE ARCHITECTURE
1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA
ENGINEERS ■ 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

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

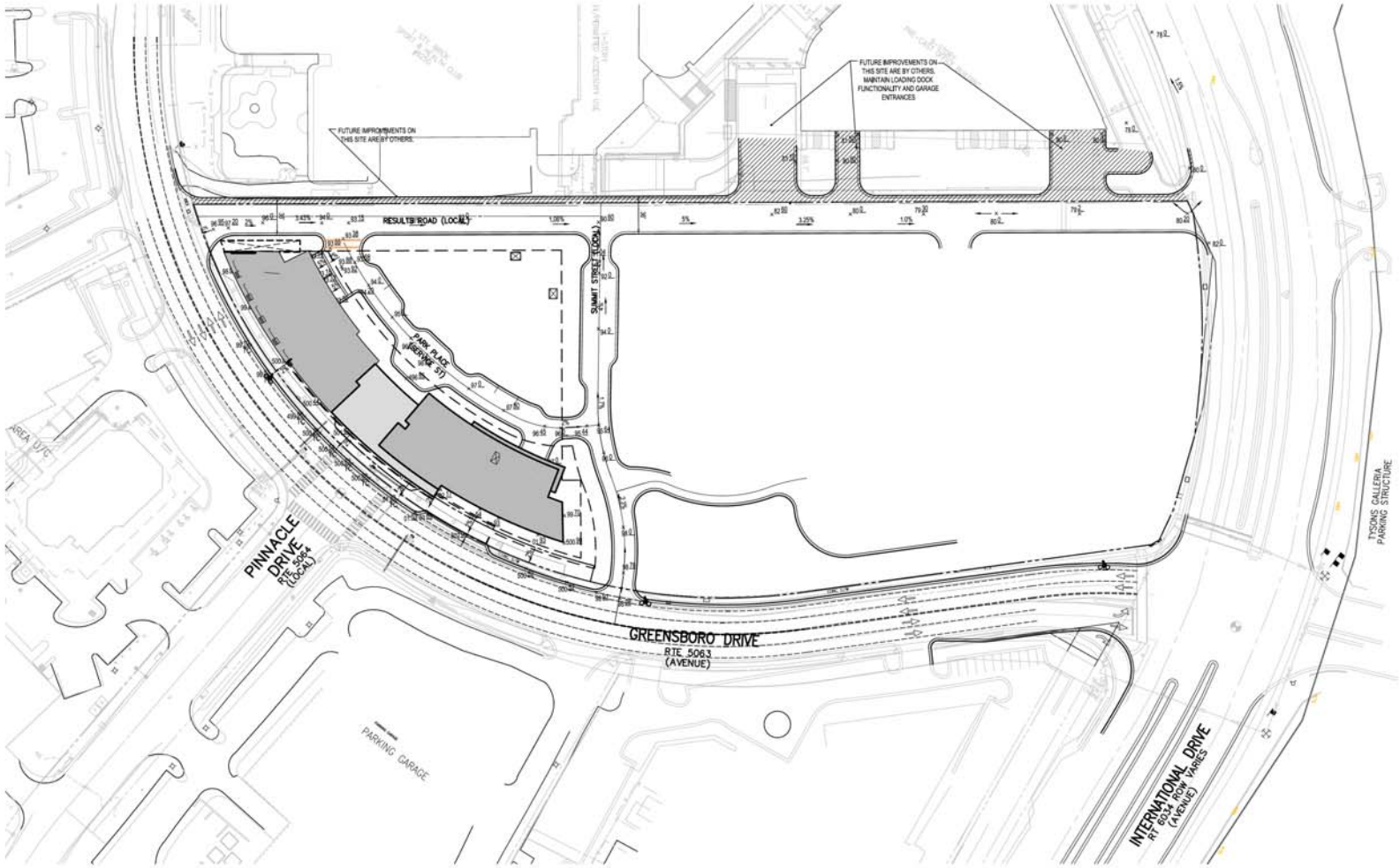
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STREETSCAPE FURNISHING & MATERIAL IMAGES

SUBMISSIONS

NO	TYPE
10	CDP /FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. DWN.
SCALE: AS SHOWN
PROJECT/FILE NO. LSG NO.11025.00
SHEET NO. L-8



NOTE: THE ULTIMATE ALIGNMENT OF THE STREETS SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO FURTHER REFINEMENT BY THE OWNERS OF THE ADJACENT PROPERTIES OR THEIR AGENTS, AS PART OF FUTURE CONCEPTUAL/ FINAL DEVELOPMENT PLANS AND SITE PLANS.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

VIKA

ENGINEERS ■ 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

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC

ATTORNEY: COOLEY LLP

ARCHITECT: WDG ARCHITECTURE

LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE

TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RESULTS ROAD, ALTERNATIVE LAYOUT

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP/FDP 12/16/2013
8	CDP/FDP 11/08/2013
7	CDP/FDP 09/03/2013
6	CDP/FDP 05/20/2013
5	CDP/FDP 04/16/2013
4	CDP/FDP 01/15/2013
3	CDP 09/11/2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011

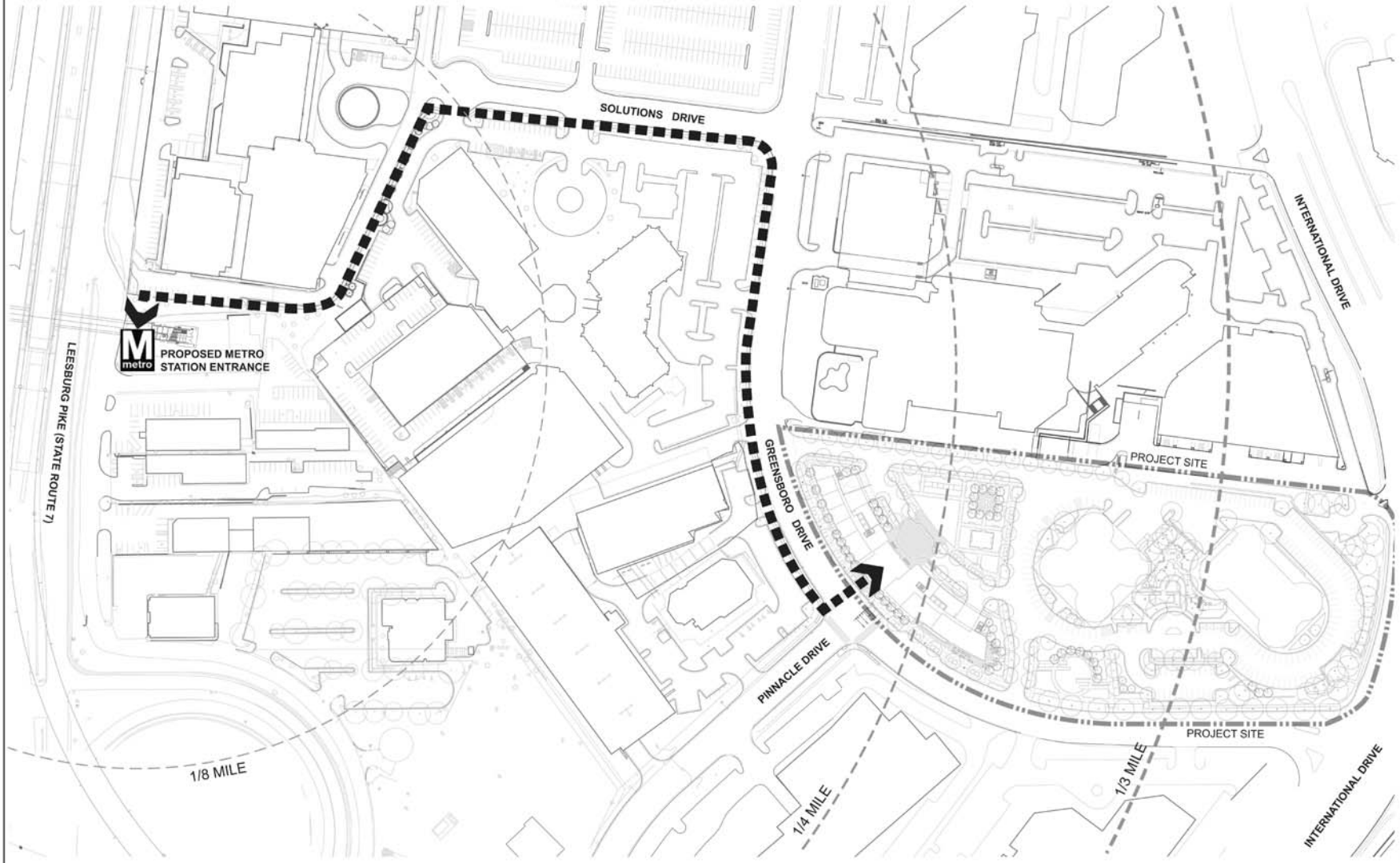
DES. VIKA | DWN. DM

SCALE: AS SHOWN

PROJECT/FILE NO. V5015K

SHEET NO. S-1

P:\Planning\Projects\5015\dwg\5015K103.dwg 12/13/2013 11:53:25 AM EST



METRO ACCESS DIAGRAM

NTS

LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
703-821-2045

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

PROJECT TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

METRO ACCESS EXHIBIT

SUBMISSIONS

NO	TYPE
10	CDP/FDP 01/16/2014
9	CDP /FDP 12/16/2013
8	CDP /FDP 11/08/2013
7	CDP /FDP 07/12/2013
6	DRAFT REVS 06/19/2013
5	CDP/FDP 05/20/2013
4	CDP/FDP 04/16/2013
3	CDP/FDP 01/15/2013
2	CDP 09/11/2012
1	CDP 11/22/2011

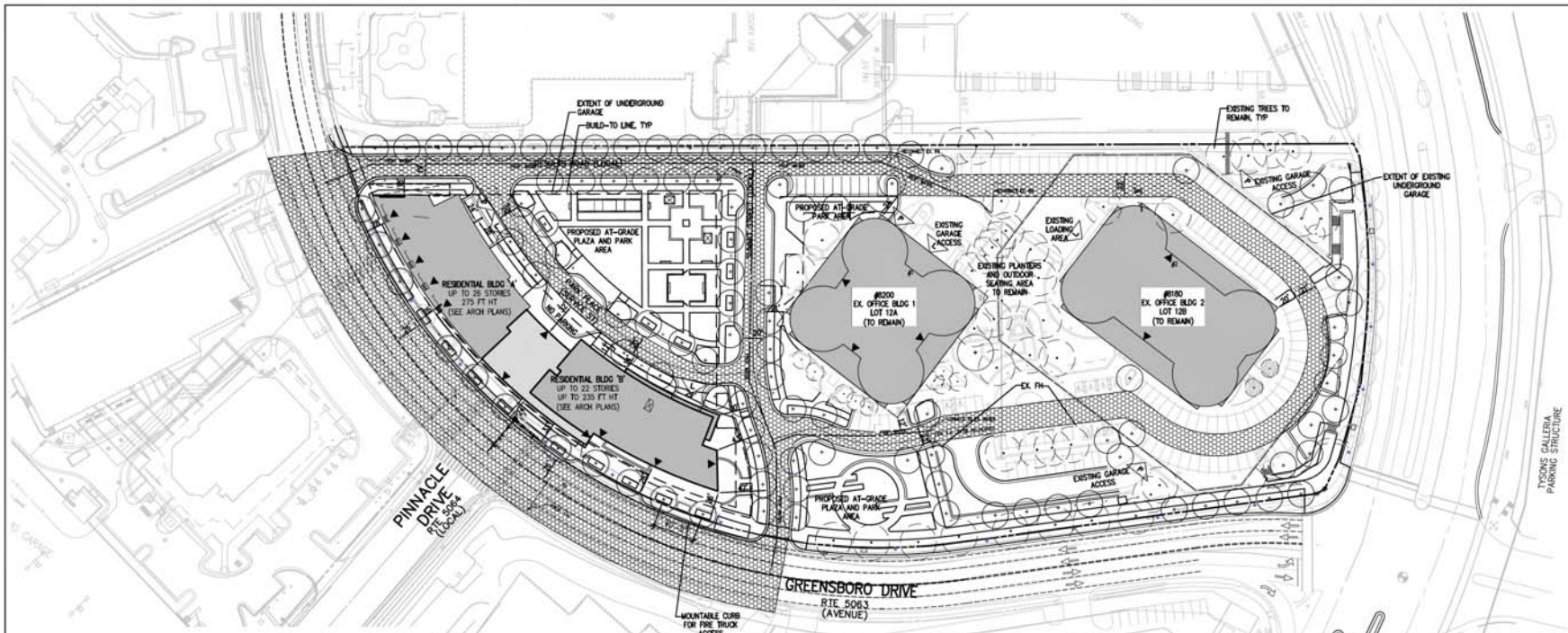
DATE: NOVEMBER 2011

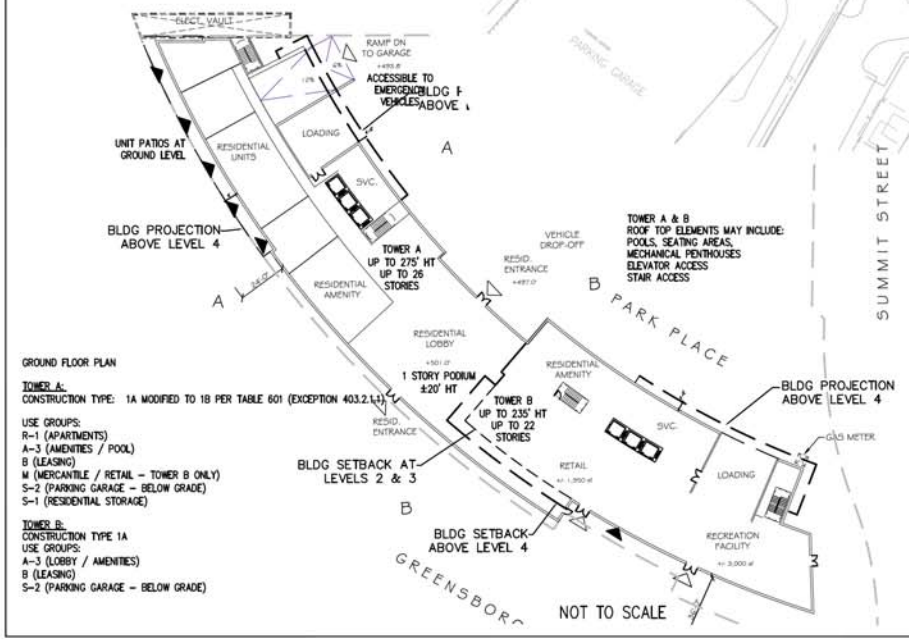
DES. | DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. LSG N0.11025.00

SHEET NO. S-2





GROUND FLOOR PLAN

TOWER A:
CONSTRUCTION TYPE: 1A MODIFIED TO 1B PER TABLE 601 (EXCEPTION 403.2.1.1)

USE GROUPS:
R-1 (APARTMENTS)
A-3 (AMENITIES / POOL)
B (LEASING)
M (MERCANTILE / RETAIL – TOWER B ONLY)
S-2 (PARKING GARAGE – BELOW GRADE)
S-1 (RESIDENTIAL STORAGE)

TOWER B:
CONSTRUCTION TYPE 1A
USE GROUPS:
A-3 (LOBBY / AMENITIES)
B (LEASING)
S-2 (PARKING GARAGE – BELOW GRADE)

TOWER A & B
ROOF TOP ELEMENTS MAY INCLUDE:
POOLS, SEATING AREAS,
MECHANICAL PENTHOUSES
ELEVATOR ACCESS
STAIR ACCESS

BUILDING DATA

BUILDING	EX OFFICE BUILDING 1
TYPE OF CONSTRUCTION	2B
NUMBER OF STORIES	14
BUILDING HEIGHT	92'-8"
USE GROUP	B
BUILDING FOOT PRINT	19,847 S.F.
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

BUILDING	EX OFFICE BUILDING 2
TYPE OF CONSTRUCTION	2B
NUMBER OF STORIES	11
BUILDING HEIGHT	92'-8"
USE GROUP	B
BUILDING FOOT PRINT	23,865 S.F.
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR

BUILDING	PROPOSED TOWER A
TYPE OF CONSTRUCTION	2B
NUMBER OF STORIES	24
BUILDING HEIGHT	245'
USE GROUP	B
BUILDING FOOT PRINT	10,160 S.F.
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF CLASS	TYPE A
BUILDING SKIN	NON-COMBUSTIBLE

BUILDING	PROPOSED TOWER B
TYPE OF CONSTRUCTION	2B
NUMBER OF STORIES	20
BUILDING HEIGHT	225'
USE GROUP	B
BUILDING FOOT PRINT	10,851 S.F.
FULLY SPRINKLERED PER NFPA 13	✓ YES ___ NO
FIRE WALL RATING	2 HOUR
ROOF CLASS	TYPE A
BUILDING SKIN	NON-COMBUSTIBLE

NOTE: THIS EXHIBIT WAS PREPARED WITH THE INFORMATION AVAILABLE AT THE CDP STAGE OF THE DESIGN PROCESS, AND IS, THEREFOR, SUBJECT TO REVISION DURING THE FDP PROCESS AND/OR FINAL ENGINEERING.

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

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

VIKA
ENGINEERS ■ 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

DEVELOPER TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS EXHIBIT

SUBMISSIONS

NO	TYPE
12	CDP/FDP 01/16/2014
11	CDP/FDP 12/16/2013
10	ADDRESS COMMENTS 12/03/2013
9	CDP/FDP 11/08/2013
8	CDP/FDP 9/03/2013
7	DRAFT REVS 6/19/2013
6	CDP/FDP 5/20/2013
5	CDP/FDP 4/16/2013
4	CDP/FDP 1/15/2013
3	CDP 09/11/2012
	FIRE MARSHAL 7.17.2012
2	CDP 02/03/2012
1	CDP 11/22/2011

DATE: NOVEMBER 2011
DES. VIKA DWN. RMC
SCALE: AS SHOWN
PROJECT/FILE NO. V5015K
SHEET NO. S-3

P:\Planning\Projects\5015\dwg\5015K102.dwg 12/13/2013 10:30:25 AM EST

Summary of Design Standards for Tysons Corner as Applicable to Greensboro Park Place

CLASSIFICATION / CRITERIA	AVENUE	International Drive (Route 6064)	Greensboro Drive (Route 5063)	LOCAL	Summit Street (NIS)	Results Road (NIS)
Raised/Landscaped Median (Table 6, DS-15)	Optional[3, 7]	✓	N/A	N/A	N/A	N/A
Circulator Route (Table 13, DS-6)	Yes @ certain locations	No[8]	N/A	N/A	N/A	N/A
On-Street Parking (Table 5, DS-13)[9]	Required (8')	Need Waiver	Need Waiver	Required (7'-8')	Need Waiver	Need Waiver
Target LOS (Table 2, DS-5)	E	✓	✓	E	✓	✓
# of Through Lanes (Table 3, DS-10)	4-6 lanes	✓	✓	2 lanes	✓	✓
Design Speed (Table 3, DS-10)	30-35 mph	45 mph[9]	✓	25 mph	✓	✓
Operating Speed (Table 3, DS-10)	25-30 mph	40 mph[10]	✓	25 mph	✓	✓
Operational Analysis (Table 4, DS-11)	Discretionary	✓	✓	N/A	N/A	N/A
Signal Spacing (Table 4, DS-11)	525'-660'[5]	N/A	✓	325'-660'	N/A	N/A
Unsignalized, Full Access Spacing (Table 4, DS-11)	200'-660'	N/A	✓	100'-660'	✓	✓
Unsignalized, Partial Access Spacing (Table 4, DS-11)	200'-660'	✓	N/A	N/A	N/A	N/A
Driveway Spacing (Table 4, DS-11)	200'	✓	N/A	50'	✓	✓
Lane Widths (Table 5, DS-13)	10'-11'[4]	11'-12'[11]	✓	10'	✓	✓
Streetscape Zone Width (Table 14, DS-27)	20-28'= 4'-12' Building zone 8' sidewalk 8' landscaping panel	No, [See Low Speed Boulevard Criteria (33')[12]] 18'= 0' Building zone 10' sidewalk 8' landscaping panel	No, 21.5'-29'= 0' Building zone 8' sidewalk 13.5'-21' landscaping panel	16-24'= 4'-12' Building zone 6' sidewalk 6' landscaping panel	Approx. five (5) square feet of the existing underground garage encroaches beneath the sidewalk zone	✓
Sight Distance (Table 12, DS-23)	200'	N/A	✓	155'	✓	✓
Bike Lane (Table 15, DS-29)	4'-6'[6]	Need Waiver	✓	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, curbside parking, and right turn lanes.
7. On circulator routes medians should be 24'-36' on Avenues and Collectors.
8. According to County staff, the circulator is no longer along International Drive at the site's frontage
9. Existing Design Speed
10. Existing Posted Speed
11. Existing Lane Widths outside application area.
12. According to the Comp Plan, International Drive's streetscape standard is based on a "Low Speed Boulevard" as follows:
    33' streetscape zone width = 15' building zone + 10' sidewalk + 8' landscape panel

VIKA
ENGINEERS ■ 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
WWW.VIKA.COM

PROJECT TEAM
OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: MOG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

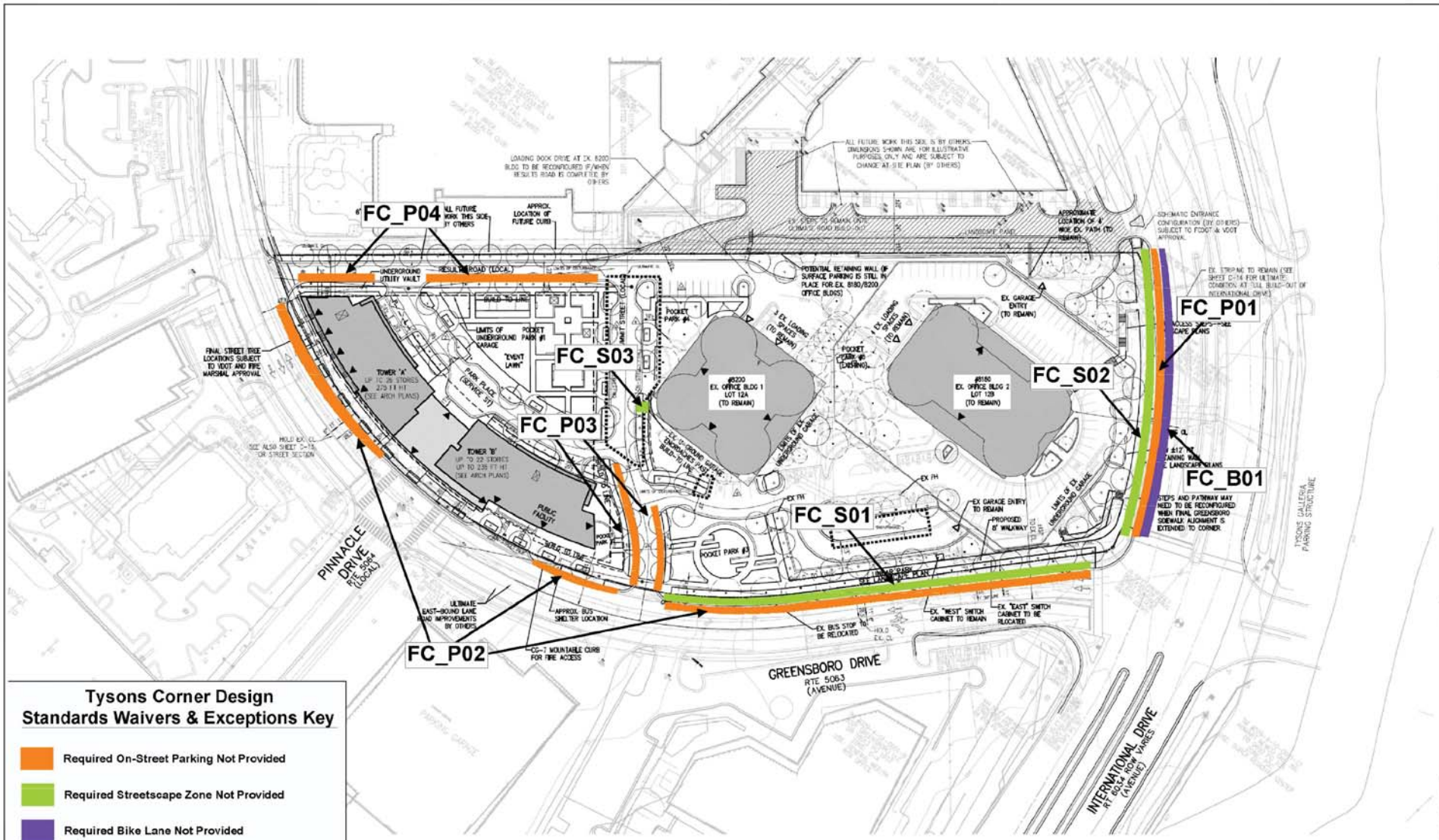
TYSONS DESIGN STANDARDS WAIVERS & EXCEPTIONS

SUBMISSIONS

NO	TYPE
7	CDP/FDP 01/16/2014
6	CDP/FDP 12/16/2013
5	CDP/FDP 11/08/2013
4	CDP/FDP 09/03/2013
3	CDP/FDP 05/20/2013
2	CDP/FDP 04/16/2013
1	CDP/FDP 01/15/2013

DATE: JANUARY 2013
DES. VIKA
DWN. WELLS & ASSOC
SCALE: NOT TO SCALE
PROJECT/FILE NO. V5015K
SHEET NO. S-4

P:\Planning\Projects\5015\dwg\5015K900.dwg 12/3/2013 9:43:37 AM EST



VIKA

ENGINEERS ■ 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

DESIGN TEAM

OWNER: GREENSBORO PARK PROPERTY OWNER LLC
ATTORNEY: COOLEY LLP
ARCHITECT: WDG ARCHITECTURE
LANDSCAPE ARCHITECT: LSG LANDSCAPE ARCHITECTURE
TRANSPORTATION: WELLS & ASSOCIATES, INC.

GREENSBORO PARK PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYSONS DESIGN STANDARDS WAIVERS & EXCEPTIONS KEY MAP

SUBMISSIONS

NO	TYPE
7	CDP/FDP 01/16/2014
6	CDP/FDP 12/16/2013
5	CDP/FDP 11/08/2013
4	CDP/FDP 09/03/2013
3	CDP/FDP 05/20/2013
2	CDP/FDP 04/16/2013
1	CDP/FDP 01/15/2013

DATE: JANUARY 2013

DES. VIKA | DWN. WELLS & ASSOC

SCALE: NOT TO SCALE

PROJECT/FILE NO. V5015K

SHEET NO. S-5

P:\Planning\Projects\5015\dwg\5015K600.dwg 12/13/2013 9:55:50 AM EST

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. After the adoption of the final Environmental Impact Statement (EIS) for the Silver Line in 2004, the Tysons Land Use Task Force, a 36 member group of Board-appointed citizens, developed a vision for the future of Tysons Corner based on public input and best practices in transit-oriented development. Following the presentation of this vision developed by the task force, staff and a committee of the Planning Commission (PC) developed Comprehensive Plan language and a zoning ordinance amendment based on the work of the task force and additional economic, transportation and fiscal analyses. The BOS adopted both amendments.

The Plan is designed to take advantage of the four new Metro stations, and to set a framework for the transformation of Tysons into a transit-oriented, walkable, green urban center. The Plan envisions that Tysons will be Fairfax County's "downtown," and home to up to 100,000 residents and 200,000 jobs by 2050. The Plan envisions that Tysons will be a 24-hour urban center where people live, work and play, with growth focused around the stations.

The companion zoning ordinance amendment established a new zoning district for Fairfax County, known as the Planned Tysons Corner Urban (PTC) District. This new district encourages intense levels of development around the Tysons Metro stations. The PTC District requirements are closely tied to the Comprehensive Plan to ensure that new developments capitalize on the opportunities presented by the four new Metrorail stations and implement the new vision for Tysons.

DESCRIPTION OF THE APPLICATION

Greensboro Park Property Owner, LLC submitted RZ 2012-PR-002 to rezone 6.98 acres from C-4 (High Intensity Office) District and Sign Control (SC) Overlay District to the Planned Tysons Corner (PTC) Urban District and SC Overlay District. The subject property, located on the northwest corner of the Greensboro Drive/International Boulevard intersection, is located within 1/4 mile of the future Greensboro Metro station (formerly known as Tysons Central 7 station) and within 1/3 mile of the future Tysons Corner station (formerly known as the Tysons Central 123 station). The site is currently developed with two mid-rise office buildings and surface parking lots.

The application would permit the construction of two multifamily residential towers. These buildings will be connected at ground level by a shared single story lobby. The towers would contain a total of 483 to 520 units. The buildings would also contain approximately 3,000 square feet of public community space and a maximum of 1,990 square feet of retail. These buildings will replace the surface parking lot located on the southwest portion of the site. The property's two existing office buildings would remain. An FDP covering the entire subject property has been submitted with the rezoning request.

For the purposes of this report, the project's north is defined by the common property line between the subject property and the Sport and Health Club and Brandywine properties [Tax Map Numbers 29-3 ((15)) 11A2 and 11B2, respectively]. International Drive lies to the east, while a curvilinear portion of Greensboro Drive forms the southern and western boundaries of the application site.

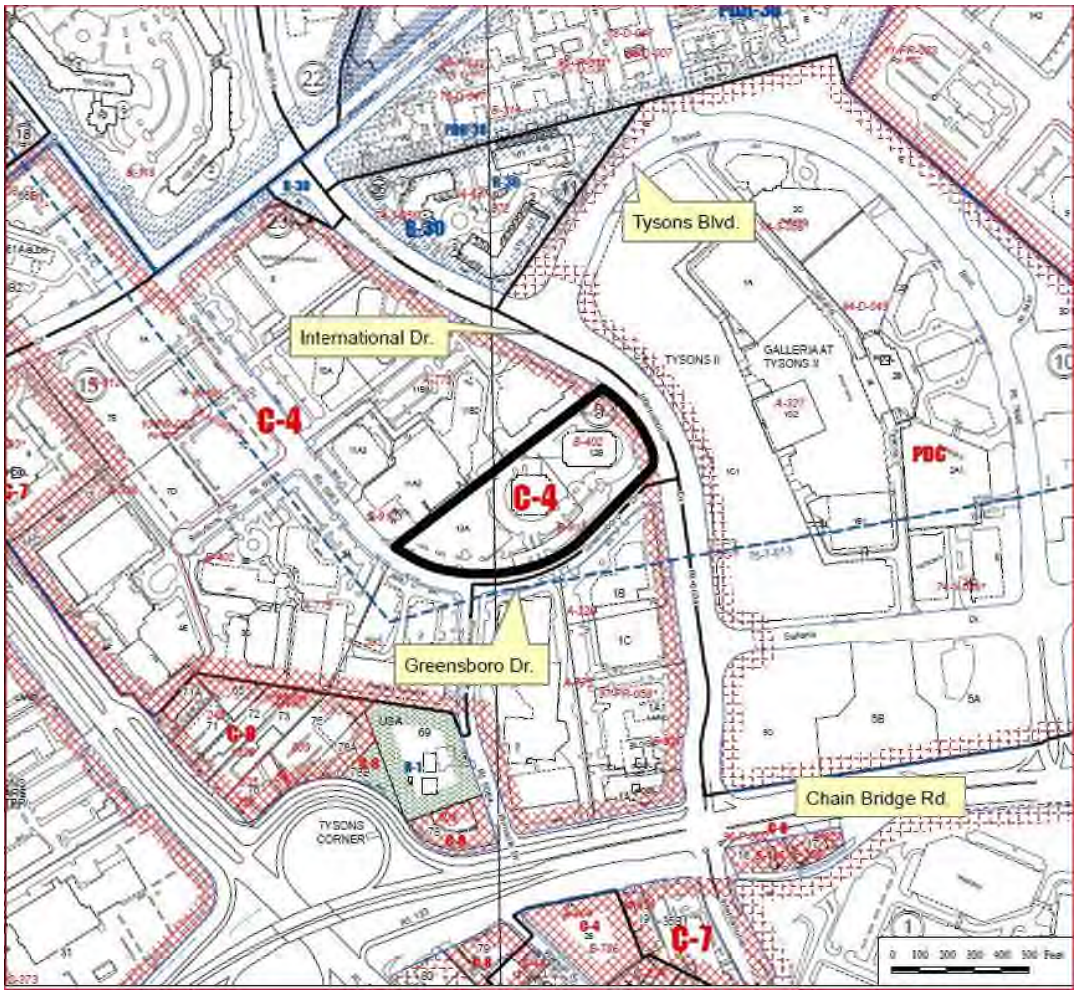


Figure 1: Zoning Map

Waivers and Modifications

The requested waivers and modifications are listed on Sheet 2 of the CDP/FDP. For some of the waivers/modifications, especially those requests related to provisions of the Public Facilities Manual, the details necessary to evaluate the waivers/ modifications will not be available until subsequent phases of the development process, such as site plan review. Those requests should be requested by the applicant and evaluated by the County at the appropriate phases of the review process. The remaining requested waivers and modifications are discussed in detail in the Zoning Ordinance Provisions section of this staff report.

LOCATION AND CHARACTER

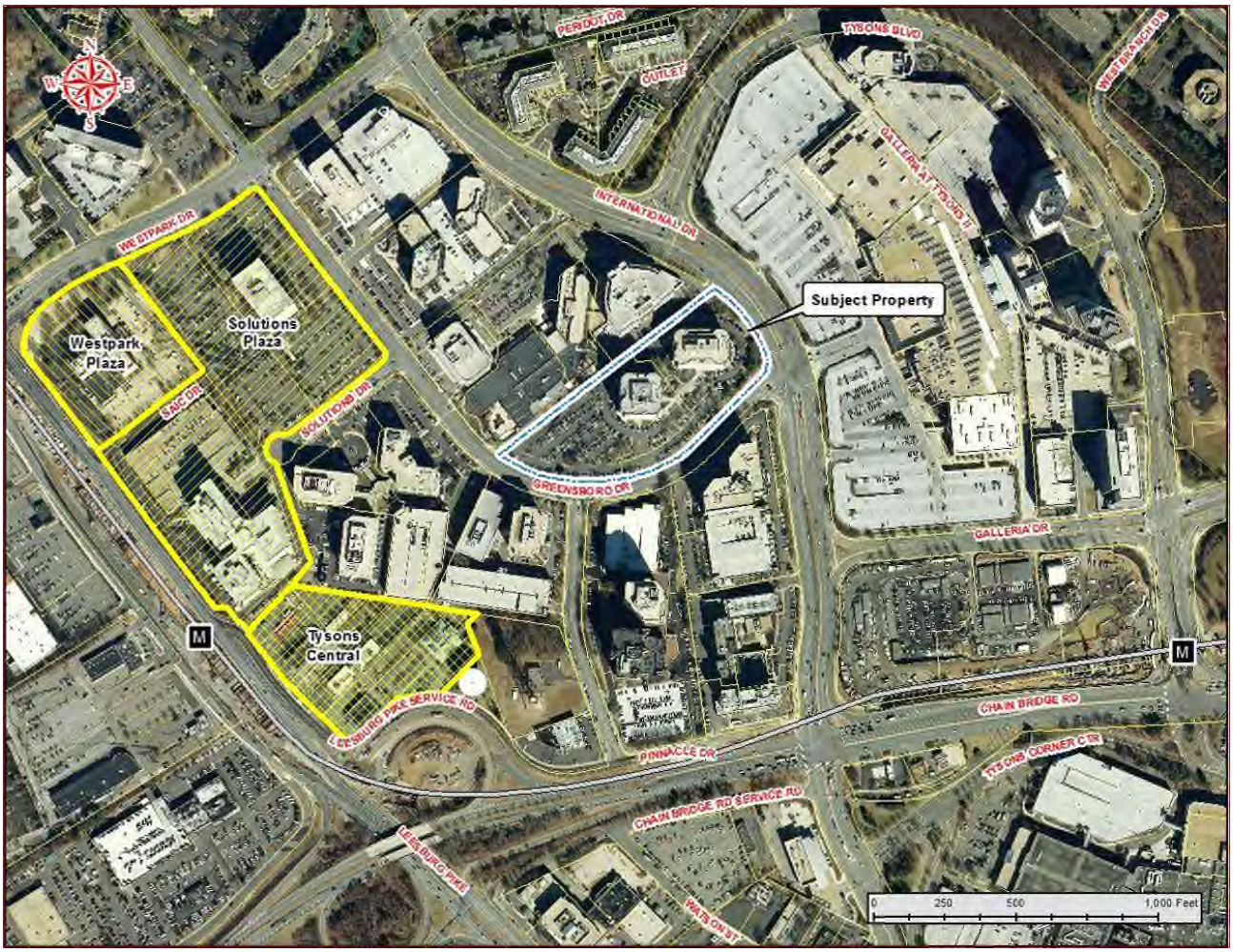


Figure 2: Location Map

As depicted above, the property associated with the rezoning application lies west of International Drive and north and east of Greensboro Drive. The Galleria at Tysons II Mall is located across International Drive. The subject site is located about a quarter of a mile east of the Greensboro Metro Station and about a third of a mile northwest of the Tysons Corner Metro Station.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Commercial (Sport & Health Club, Offices)	C-4	Transit Station Mixed Use
East	Retail (The Galleria at Tysons II Shopping Mall)	PDC	Retail Mixed Use
South	Office	C-4	Transit Station Mixed Use
West	Office	C-4	Transit Station Mixed Use

BACKGROUND

The property was rezoned from residential to commercial (now C-4) in September 1968. Under this rezoning, in 1980, the western office building, containing 14 stories and referred to as the 8200 Building, was constructed. Subsequently, in 1987, the eastern office building, containing 11 stories and referred to as the 8180 Building, was constructed. Both buildings are constructed on podiums created by semi-subterranean garages. The two garages are not inter-connected and each provides three levels of parking. In addition to the garages, parking is provided by several small parking areas located on and around the building podiums and by a large surface parking lot occupying the westernmost third of the site. The podium created by the semi-subterranean garage under the eastern office building, the 8180 Building, results in a sharp grade change along the site's north and east (International Drive) perimeters.

The property is landscaped with a number of mature trees, especially along Greensboro Drive and between the two office buildings. The site does not contain any resource protection areas or environmental quality corridors. The buildings are occupied primarily by professional office uses, with the ground floor containing accessory uses such as a deli, a dry cleaners, a bank, and a real estate title company.

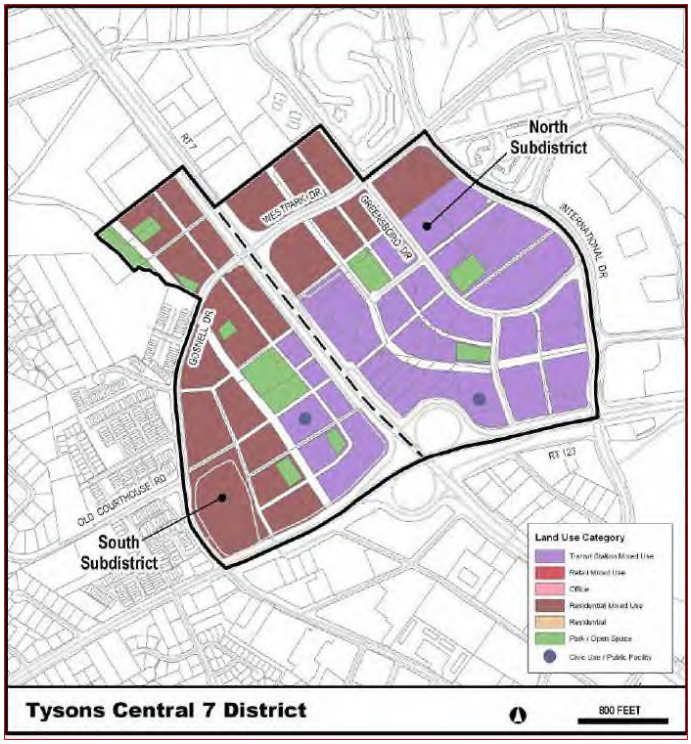
COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area II

Planning District: Tysons Corner Urban Center

Tysons Corner Urban Center District: Tysons Central 7 (North Subdistrict)

The land use concept for the Tysons Central 7 District is shown in Figure 3, which may also be found in the Comprehensive Plan. The Tysons Central 7 District Comprehensive Plan Map (in color) shows the application properties to be planned for Transit Station Mixed Use.



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 Chain Bridge Road 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/Chain Bridge Road 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/Chain Bridge Road 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/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.*

    - *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 CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

Conceptual/Final Development Plan (Reduction at front of staff report)

Title:	Greensboro Park Place
Prepared By:	WDG Architecture; VIKA, Inc.; and LSG Landscape Architecture

Original and Revision Dates: November 22, 2011 revised through January 16, 2014

Overview

This CDP/FDP is divided into three sections: Civil (C) Sheets (25 sheets); Architectural (A) Sheets (16 sheets); and Landscape (L) Sheets (15 sheets). There are also five supplemental sheets (S) at the end of the CDP which provide context and supplemental information not proffered in this rezoning.

The Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, the CDP/FDP, parking plan, street layouts, street sections, and stormwater management plan. The Architectural Sheets include ground floor, roof, and underground parking plans, sections through the proposed buildings, shadow and building massing studies, elevations of the proposed buildings, and perspective renderings of the development. The Landscape Sheets include the pedestrian circulation plan, landscape plan, open space plan, landscape renderings, pocket park details, and streetscape details. The CDP/FDP also contains supplemental sheets, which depict an alternative layout for Results Road (should the two existing office buildings be removed), a Metro access exhibit, a fire access exhibit, and a map showing the requested waivers and modifications to the Tysons Corner Urban Design Standards.

This rezoning will be effectuated by the accompanying combined Conceptual Development Plan (CDP) and Final Development Plan (FDP). The CDP/FDP presents the project's general design and layout, including a grid of streets that serves the development and provides connections to surrounding areas. In addition, the CDP/FDP establishes the residential densities and the network of parks and pedestrian walkways.

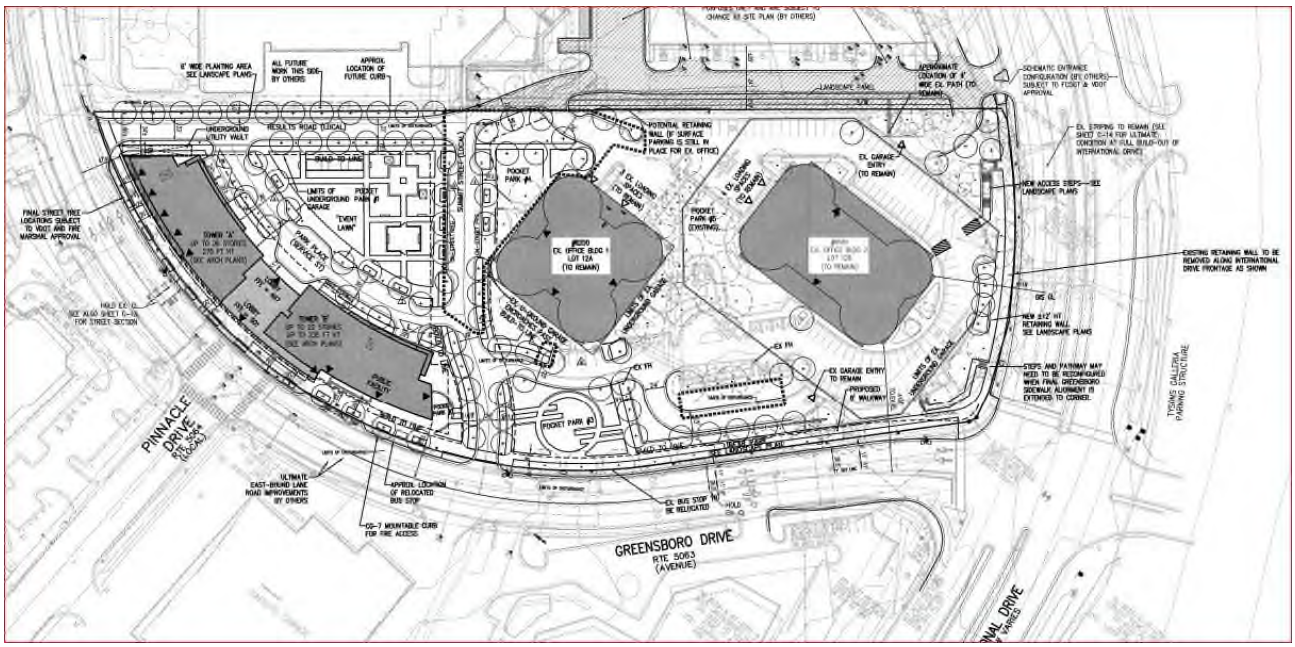


Figure 4: CDP/FDP 2012-PR-002

In summary, the CDP/FDP shows the following information. The subject site contains 6.98 acres that are contained in two parcels. The property is developed with two office buildings, which will be incorporated into the proposed mixed-use development. The existing, large surface lot occupying the western third of the site will be replaced with two residential towers and a pocket park. As shown on the CDP/FDP, three streets are proposed, including Results Road, Summit Street, and Park Place. The plan also shows streetscape improvements along both Greensboro and International Drives, as well as the creation of five pocket parks. Details of the CDP/FDP are discussed below.

Proposed Road Network and Access to the Buildings

Three new streets are proposed on the CDP/FDP: Results Road along the north property line; Summit Street between the proposed residential towers and the existing office buildings; and Park Place immediately behind the proposed residential buildings. Results Road and Summit Street will ultimately be public streets and Park Place will be a private street.

The Tysons Corner Urban Center Plan, as incorporated into the County's Comprehensive Plan, contains a conceptual road network for Tysons. This network includes a local street in the vicinity of the subject property's northern boundary line, which would provide a direct connection between the western portion of Greensboro Drive and International Drive. The CDP/FDP proposes Results Road to provide this portion of the grid. As a local road, Results Road will consist of two lanes of traffic, one in each direction, with on-street parking, streetscape, and sidewalks. As part of this rezoning, the western half of Results Road will be constructed on the subject property. This interim road will terminate at the westernmost existing office building, identified as the 8200 Building on the CDP/FDP. This interim Results Road segment will consist of two travel lanes, one in each direction, bordered by a six-foot wide landscaping area and a six-foot wide sidewalk along its southern edge and a 5.5-foot wide landscaping area along its northern edge.

Results Road will eventually be extended to International Drive with the redevelopment of the adjoining properties to the north (Tax Map # 29-3 ((15)) 11A2 and 11B2). However, at this time, redevelopment of the properties to the north is not contemplated and therefore, the timing of the extension of Results Road to International Drive is unknown. Another possibility that would facilitate the extension for Result Road is the removal and redevelopment of the subject property's two existing office buildings. This alternative is not being proposed by the applicant at this time and is not part of this CDP/FDP. In any case, to facilitate the eventual extension of Results Road to International Drive, the applicant has proffered to escrow $665,000 with the County to cover its share of the property and construction costs related to the extension.

In addition to Results Road, the CDP/FDP also proposes Summit Street, a local road that will intersect Results Road at a right angle and provide circulation from the interim terminus of Results Road to Greensboro Drive. As a local road, Summit Street will consist of two lanes of traffic, one in each direction, and provide on-street parking, streetscape, and sidewalks. Summit Street is not shown on the Comprehensive Plan's road network map but is essential to facilitate vehicular circulation for on-site generated trips. In addition, it is envisioned that Summit Street will be extended to the north, when

redevelopment of these properties to the north (Tax Map # 29-3 ((15)) 11A2 and 11B2) occurs. The applicant has proffered to escrow $58,000 with the County for the eventual northern extension of Summit Street across the 5.5-foot wide landscape buffer that will remain in place until Parcels 11A2 and 11B2 redevelop.

While Summit Street will be constructed to public street standards, the street will remain private until: (i) construction of the proposed development has been completed; (ii) the adjacent properties to the north redevelop; and (iii) the Board of Supervisors approves a petition to add Summit Street to the secondary system of state highways. With the conversion of Summit Street to a public roadway, any head-in parking spaces shall be converted to parallel parking spaces.

A third street, Park Place, is being proposed to provide access to the residential buildings and their underground parking garage. Park Place will connect Results Road and Summit Street. As this street will be built on the rooftop of the parking garage, it is being proposed as a private service drive. The street will accommodate two-way traffic and have sidewalks, limited on-street parking and streetscape.

With the exception of Park Place, all of the roadways will ultimately be public. The applicant proffers to improve street frontages in accordance with the *Tysons Corner Urban Street Design Standards* unless a specific modification has been requested as shown on CDP/FDP Supplemental Sheet S-5.

Proposed and Existing Buildings

A significant difference between the proposed and existing buildings is readily apparent on the CDP/FDP. The proposed residential buildings will be sited along Greensboro Drive, creating an urban edge to the curving portion of the street and an activated pedestrian experience. On the other hand, the existing office buildings are located away from any bordering streets and surrounded by surface parking lots or retaining walls. This standard suburban form results in long stretches of views of parked cars or blank retaining walls, two situations that preclude a pleasant pedestrian experience. The application proposes to remove surface parking and to add landscaping to improve this area.

<u>The Proposed Residential Towers</u>

The CDP/FDP shows that the new residential buildings will consist of two towers, Towers A and B, that are connected by a shared, single level lobby located at ground level. Although the two residential towers are joined by a shared lobby, each tower could be constructed separately. Tower A will have a maximum height of 275 feet (26 stories) and a minimum height of 175 feet. Tower B will have a maximum height of 235 feet (22 stories) and a minimum height of 175 feet. Regarding the number of residential dwellings, Tower A will include a range between 256 and 276 units and Tower B will include a range between 227 and 244 units. Between the two towers, a range of 483 and 520 residential units will be provided.

The ground floor of Tower A will contain residential units and residential amenity space facing Greensboro Drive. The residential units will have entrances facing Greensboro Drive, which will activate the street frontage. The building service facilities (elevators,

stairwells, equipment rooms, and loading areas) are also on the ground floor of Tower A, but face Park Place. The ground floor of Tower B will be developed with up to 1,990 square feet of retail space and 3,000 square feet of public facility area, both facing Greensboro Drive, further activating this street frontage. The back side of Tower B, along Park Place, will contain residential amenity space and additional building service facilities.

The Existing Office Buildings

The CDP/FDP includes the site's two existing office buildings, which will remain. These buildings are addressed as 8200 Greensboro Drive (8200 Building) and 8180 Greensboro Drive (8180 Building). The 8200 Building, the westerly office tower, contains 14 stories over a three-level parking garage. Currently, the garage parking is supplemented by surface parking lots, including the large lot occupying the western third of the site. The 8180 Building, the easterly office tower, contains 11 stories over a three-level parking garage. Its garage parking is supplemented by surface parking located on the garage podium. The two buildings contain a total of 504,574 square feet that is occupied by office uses, with some limited retail on the ground floor. No alterations or expansions are proposed to the existing buildings; however, to comply with the parking maximums imposed by the requested PTC zoning, the number of surface parking spaces (and possibly the number of garage parking spaces) will be reduced. This parking reduction is detailed later in this report.

The proffers allow the office/limited retail uses within the existing buildings to continue. As theses uses are allowed by-right in the PTC District, they can continue in their present state or can be replaced with similar uses. In addition, as permitted by the PTC zoning, the applicant might incorporate eating establishments into the lower levels of the existing office buildings in the future.

Details of two new buildings and two existing buildings are summarized in the chart below. The Floor Area Ratio (FAR) associated with the existing office buildings is 1.65. Subsequent to the addition of the residential buildings, the maximum FAR for the site will be 3.23.

Building	Building Height in Feet	Number of Floors	Building Gross Floor Area in Square Feet	Number of Dwelling Units
Proposed Res. Tower A	175 to 275	Up to 26	253,838	256 to 276
Proposed Res. Tower B	175 to 235	Up to 22	230,599 (residential: 225,600) (public facility: 3,000) (retail: 1,999)	227 to 244
Existing Office 8200 Bldg. (west)	149 (160 after removal of ex. retaining wall)*	14	264,862	

Existing Office 8180 Bldg. (east)	120 (131 after removal of ex. retaining wall)*	11	239,712	
Totals			989,011	420 to 520

* Removal of the retaining wall along International Drive will lower finished grade along a portion of the base of the existing office buildings and therefore, under County height measuring methodology, the height of the buildings will increase.

Parking

Parking for the new residential buildings will be provided in a shared underground parking garage located underneath the proposed buildings, Park Place, and Pocket Park #1. The garage will contain a maximum of 545 spaces. These garage spaces will be supplemented by 13 on-street parking spaces, including five along Park Place, five along the west side of Summit Street, and three along the building's Greensboro Drive frontage. Additional on-street parking will be created when the portion of Results Road adjoining the north side of the parking garage is completed to its ultimate configuration.

Parking for the existing office buildings will be provided by the remaining surface parking areas and the two existing semi-subterranean garages. However, even with the removal of the approximately 300 parking spaces located in the large surface parking lot that currently occupies the western third of the property, the site's remaining 1,352 surface and garage parking spaces will still exceed the maximums recommended in the Comprehensive Plan and required in the Zoning Ordinance. To comply with the maximums, the applicant proposes a reduction of the surface parking spaces currently surrounding the two office buildings. Further discussion of this issue is detailed in the Analysis portion of this report.

Phasing

With the exception of the parallel parking spaces along the east side of Summit Street, all of the improvements depicted on the CDP/FDP will be provided concurrent with the construction of the residential towers. These site improvements include: construction of a bus shelter along Greensboro Drive; relocation and reinstallation of the Greensboro Drive/Pinnacle Drive traffic signal; streetscape improvements along Greensboro Drive; construction of Summit Street, Park Place, and the interim segment of Results Road; construction of Pocket Parks I, II, and III; removal of the retaining wall along International Boulevard; and installation of related streetscape improvements. Under the proffers, these improvements would occur prior to the issuance of the first Residential Use Permit (RUP) for the first residential building. Other site improvements, including construction of Pocket Parks IV and V and compliance with the parking maximums of the PTC zone, are proffered to occur prior to the issuance of the first RUP for the second residential building.

The applicant intends to develop this project in response to market demand and therefore has not committed to a particular start date. However, once development gets underway, the site improvement thresholds contained in the CDP/FDP and proffers will become applicable.

Streetscapes

Greensboro Drive

With the exception of continuous on-street parking, the CDP/FDP proposes streetscapes that reflect the Comprehensive Plan recommendations along the Greensboro Drive frontage of the two new residential towers. In general, this frontage will have an eight-foot wide landscape amenity panel abutting the street, followed by an eight-foot wide sidewalk, and a minimum four-foot wide building zone. In those frontage segments adjoining the proposed retail and public community space, the building zone will be supplemented by amenity space of various widths to allow for outdoor dining and/or activity space. On-street parking will be limited to three spaces located along the segment of Greensboro Drive that fronts the proposed retail and public community space.

Along the Greensboro Drive frontage of the existing office buildings, the applicant seeks to preserve a row of mature street trees and the adjoining surface parking and driveways that serve the existing semi-subterranean garages. As such, the applicant seeks flexibility in the Plan recommendations for streetscape. The existing street trees will be retained within a landscape amenity panel of varied width abutting the street, followed by an eight-foot wide sidewalk, and then a 12-foot wide landscape area planted with additional trees and other plants to reduce the visual impacts of the auto-oriented facilities.

International Drive

Along the site's International Drive frontage, an existing retaining wall, ranging in height from four to 10 feet, parallels the perimeter wall of the parking garage located beneath the easternmost existing office building, the 8180 Building. As illustrated in the photograph below, the retaining wall is located only 4.5 feet away from the frontage's existing four-foot wide sidewalk. A 2.5-foot wide planting strip separates the sidewalk from International Drive traffic.

The CDP/FDP and the proffers commit to removing the existing retaining wall and installing an eight-foot wide landscape amenity panel along the roadway, followed by a 10-foot wide

sidewalk, and then a buffer area that will measure a minimum seven feet in width. This buffer area will contain sloped landscaped areas augmented by a much shorter retaining wall where required. While this work may expose a portion of the perimeter garage wall to view from International Drive, it will result in a wider sidewalk bordered with wider landscaping areas.

In addition to these improvements, the CDP/FDP and proffers commit to the installation of two stairways which would connect the top of the 8180 Building podium to International Drive. The first stairway would replace an existing mulch-covered path that provides pedestrians access to the signalized Greensboro Drive/International Drive intersection. The second stairway would provide pedestrians direct access from the northeast corner of the elevated podium to International Drive and a nearby bus stop to the north.

Streetscape Exceptions

Due to existing roadway configurations and existing street trees, several exceptions to the recommended streetscape sections contained in the Comprehensive Plan are requested along the project site's frontage. Waivers are being requested for on-street parking along the site's International Drive frontage, most of its Greensboro Drive frontage, as well as along the interim Results Road frontage, and short segments of the Summit Street frontages. In addition, the applicant seeks a waiver for the required landscape amenity panel and building zone along the International Drive frontage to accommodate the existing parking garage and remnants of the retaining wall. The applicant also requests a waiver for the landscape amenity panel along the eastern half of the site's Greensboro Drive frontage to accommodate the existing street trees and existing garage driveway. Lastly, the applicant seeks a waiver of the required bike lane along the International Drive frontage due to traffic conflicts. These exceptions are depicted on Supplemental Sheet S-5 and are being reviewed by the Fairfax County Department of Transportation under a separate process.

Parks

The CDP/FDP shows five pocket parks, ranging in size from 0.09 to 0.62 acres. The proffers commit to the construction of the parks and subsequent granting of public access easements over the park areas. All of the pocket parks will be at-grade. The park spaces are summarized below:

Pocket Park #	Location	Acreage	Amenities	Phasing
1	Behind the residential towers, bordered by Results Rd., Summit St., and Park Pl.	0.6	Multi-purpose lawn area, bocce ball court, climbable art, seating, game tables	With construction of Residential Tower 2
2	Adjoining the eastern side of residential Tower B	0.09	Outdoor dining area, seating	With construction of Residential Tower 2
3	Along Greensboro Dr.	0.24	Rain garden, open	With construction of

	frontage		lawn areas, seating	Residential Tower 2
4	Between Summit St. and the westernmost existing office building, the 8200 Building	0.39	Open lawn space	Over various phases. Most of the park will be developed with the construction of the residential towers.
5	Between the two existing office buildings	0.37	Outdoor dining area, seating, game tables, mature trees	Currently improved with walkways, seating, & mature trees. Enhancements would be done with the final reduction of parking to PTC standards.

These public parks will be supplemented by private amenities constructed on the rooftops of the two residential towers and on the rooftop of the ground floor residential lobby/amenity area. The CDP/FDP indicates that these rooftop areas may include such items as swimming pools, fire pits, outdoor lounges, outdoor dining areas, and landscaping. In addition, the plans show several areas adjoining the shared residential lobby that could presumably accommodate recreational uses such as a gym or community room, as well as non-recreation amenities such as a business center.

To fulfill the Comprehensive Plan's athletic field recommendations, the applicant has proffered to contribute funds towards improvement of existing fields. Based on anticipated resident demands, it is anticipated that the project will generate a need for approximately 11 percent of a full-size athletic field. To address this demand, the applicant may elect to either contribute $911,000 by December 31, 2015, to be utilized for construction of an athletic field at Westgate Park or contribute $1,178,000 to the Fairfax County Board of Supervisors prior to the issuance of the first RUP for the first residential building toward the future construction of an athletic field that will serve the residents of Tysons.

Public Facilities

To fulfill its recommended public facilities responsibilities, the applicant has committed to provide 3,000 square feet of indoor space for use by the County. On the CDP/FDP, this space is located in Residential Tower B, along the Greensboro Drive frontage. This space can be utilized by the County for public uses such as recreation classes, day care, or offices. The proffer stipulates that this space is to be leased to the County at a rate of $1.00 per month for 30 years, with options for the County to renew for a term of 10 years, up to two times. Additionally, the applicant has committed to post an escrow in the amount of $225,000, based on a rate of $75 per square foot, to fit-out the 3,000 square foot public facility space.

ANALYSIS

This section of the report draws on: the site specific recommendations pertaining to this site in the Tysons Central 7 District (North Sub-district) of the Tysons Corner Urban Center, which is excerpted above; the Land Use, Transportation, Environmental Stewardship, Public Facilities and Urban Design sections of the Areawide Recommendations of the Tysons Corner Urban Center text in the Comprehensive Plan; 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 the recommendations that are contained in the Residential Development Criteria and the Transit Oriented Development Guidelines, this staff report will not separately address these Criteria and Guidelines in order to avoid redundancy.

Land Use

The subject property is 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 the office uses throughout all of the Transit Station Mixed Use areas should be approximately 65 percent. 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 the following land use mix:

Land Use	Gross Floor Area (sq. ft.)	Pct. of Total GFA	Floor Area Ratio (FAR) [1]	Comp. Plan Land Use Mix
Office	504,574	51%	1.65	65%
Residential[2]	479,438	48%	1.57	Min 20%
Retail/Services	4,999	1%	0.16	--
Totals	**2,575,685**	**100%**	**3.23**	

[1] Based on total site area of 305,805 sq. ft., which includes proposed right-of-way dedications
[2] Maximum of 520 dwelling units is proposed

Although the percentage of office use is below the recommended mix, staff notes that, as discussed under the Intensity section of this report, increasing office square

footage on the subject property would conflict with the FAR maximums for office use given that the majority of the site is more than a quarter mile away from the nearest Metro station. In light of the PTC ordinance provisions and the Comprehensive Plan's vision that this subdistrict contain a diverse mix of uses, staff supports the proposed mix of uses.

Intensity

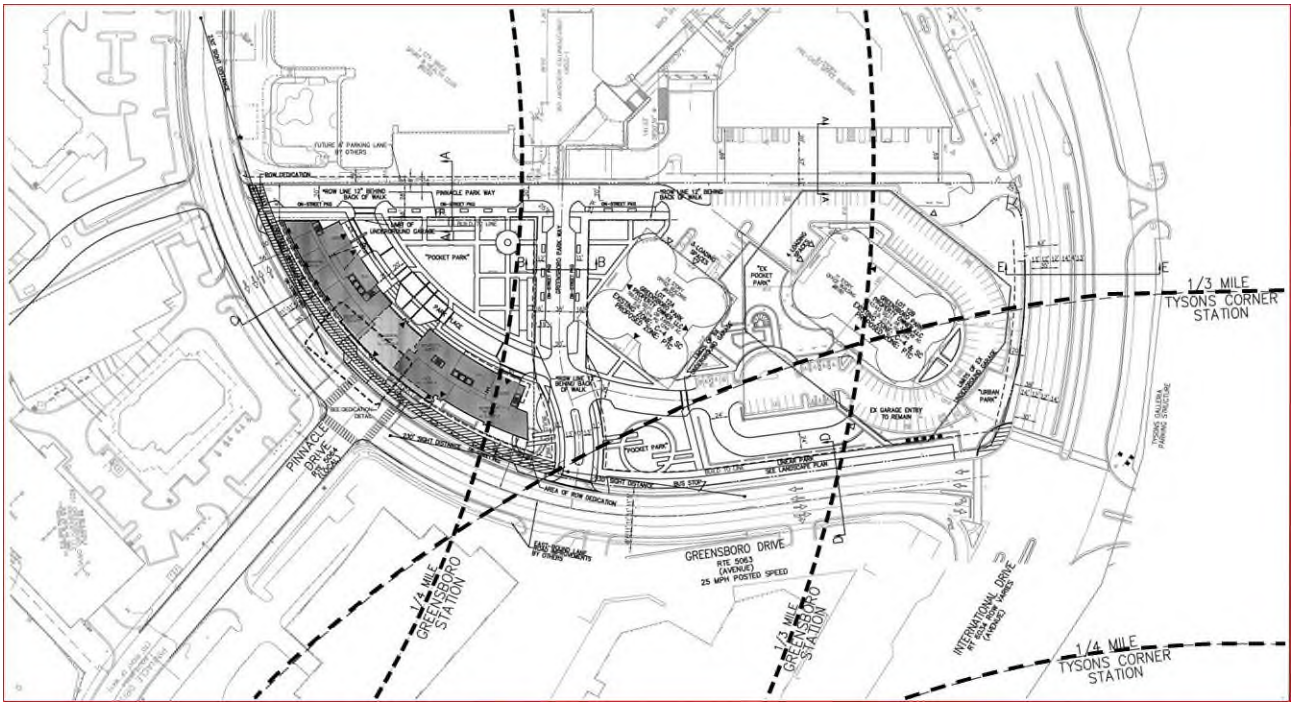


Figure 5: Distance to Greensboro and Tysons Corner Metro Stations

The entire 6.98-acre site is within the Transit Oriented Development (TOD) district, which the Comprehensive Plan identifies as the area generally within 1/2 mile of each of the Metro stations. The western third of the subject property is located within 1/4 mile of the Greensboro Metro Station, while the southeastern quarter of the site is within 1/3 mile of the Tysons Center Metro Station.

The Comprehensive Plan identifies intensity tiers based on distance from the nearest Metro station. Most of the proposed residential development is within a 1/4 mile radius of the Greensboro Metro Station. For residential developments located within a 1/4 mile radius, the Comprehensive Plan does not stipulate a recommended maximum FAR. For residential developments located between 1/4 and 1/3 mile from a Metro station, the Plan recommends a maximum FAR of 2.5, plus any bonuses achieved. Regarding office development, the two existing office buildings are located more than a 1/4 mile from either of the Metro stations in the vicinity. For office developments beyond a 1/4 mile, the Comprehensive Plan recommends a maximum intensity of 2.0 FAR.

Distance	Area	Land Area %	Gross Floor Area	Floor Area Ratio (FAR)
Within 1/4 Mile	73,979	24.2%	423,038 (residential)	5.72
Beyond 1/4 Mile	231,826	75.8%	565,973 (office, plus small amount of residential)	2.44
TOTAL	305,805	100.0%	989,011	3.23

As shown in the above table, the overall floor area ratio (FAR) for the entire development is 3.23. Of this total, 5.72 FAR is located within the 1/4 mile radius and is comprised entirely of residential development. The remaining 2.44 FAR, located beyond the 1/4 radius, is comprised of the existing office buildings with 2.18 FAR and a small portion of eastern residential tower with 0.26 FAR.

As previously noted, the Plan's recommended intensity for office use located beyond 1/4 mile of a Metro station is a maximum of 2.0 FAR. Staff notes that although the proposed FAR for the area beyond the 1/4 mile radius exceeds the Plan's recommended 2.0, the office buildings are existing. Additionally, the proposed FAR is less than the applicable maximum, 2.5 FAR, established in the Zoning Ordinance for these situations. Finally, the applicant has located newly proposed development on the portion of the site closest to the Greensboro Metro station, helping to fulfill the Plan's objective to produce the highest intensities near transit facilities. The fact that a portion of the residential building is slightly beyond the 1/4 mile radius is supportable given that the applicant's overall intensities are acceptable as proposed.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject application recommends that:

> *Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. In most cases, consolidation should be sufficient in size to permit redevelopment in several phases that are linked to the provision of public facilities and infrastructure and demonstrate attainment of critical Plan objectives such as TDM mode splits, green buildings and affordable/workforce housing. If consolidation cannot be achieved, as an alternative, coordinated proffered development plans may be provided as indicated in the Areawide Land Use Recommendations.*

The Plan text for this subarea also states:

> *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.*

The application site is north of Greensboro Drive and is composed of two parcels, which fulfills the first criterion of this Comprehensive Plan recommendation. As discussed in subsequent sections of this staff report, the 6.98-acre project site can provide the open space and street grid improvement shown on the plan's land use concept map. The land use concept map does not show a specific open space for the subject property. However, it does show a grid street, referred to as Results Road on the CDP/FDP, along the north side of the subject property. The application provides for the construction of this roadway.

In addition, the Comprehensive Plan sets five specific objectives for consolidations. These objectives are described below and an analysis of the proposal's conformance with each is also provided:

> *In all cases, consolidations or coordinated development plans should meet the following objectives:*
>
> - *Commitment to a functioning grid of streets both on-site and off-site;*
>
> - *Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.*
>
> - *If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.*

The Comprehensive Plan shows a local street generally located along the subject property's north property line, connecting Greensboro Drive and International Drive. To provide this grid connection, the applicant is proposing Results Road. The applicant plans to construct an interim portion of the western third of Results Road on the subject property concurrent with the construction of the residential buildings. The applicant has committed to reconfigure this portion of Results Road to public street standards when additional right-of-way becomes available with the redevelopment of the properties to the north (Parcels 11A2 and 11B2). The applicant has proposed that the eastern portion of Results Road be located entirely on the properties to the north and constructed by the owners of those properties when they redevelop their sites. The applicant has committed to place $665,000 in escrow to cover half the cost of completing the eastern half of Results Road. This amount factors in the land cost associated with having the full right-of-way located on the adjoining properties. The applicant has submitted engineering information demonstrating that the existing grades will not preclude extension of Results Road to International Drive.

As proposed, only an interim portion of Results Road will be physically available for vehicular use for an indeterminate time. However, the applicant's commitment to provide its share of the funds necessary to extend the street to International Drive fulfills the Comprehensive Plan's recommendation "to provide . . . street grid improvements as shown on the land use concept 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;*

As detailed subsequently in this report, the proposal is meeting its park obligations by providing five pocket parks. The application addresses its athletic field obligations by committing to contribute funds in an amount equal to 11 percent of a field (which reflects the need generated by the proposed development).

- *Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations;*

The subject application meets the third objective by committing to provide 3,000 square feet of indoor space for use by the County.

- *Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict; and*

As described in the Urban Design section of this report, the subject application meets the fourth objective by generally conforming to the Plan's urban design guidance for the new development and retrofitting the streetscape of the existing development to reflect the guidelines where physically possible.

- *Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.*

The applicant has demonstrated that the proposed Results Road and Summit Street could be extended to serve the adjacent parcels to north (Parcels 11A2 and 11B2) should they choose to redevelop. The proposed alignments are near the boundaries of the adjacent parcels and therefore should not preclude their redevelopment in conformance with the Plan.

Based on this analysis, the subject application appears to conform to the Comprehensive Plan guidance for consolidation.

Interim Conditions

The Comprehensive Plan contemplates that the actual redevelopment of zoning approvals in Tysons will occur over time in reaction to market conditions. As proffered, the grid, streetscape, and parking improvements will occur prior to completion of the new residential projects. Two exceptions are that the head-in parking along the east side of Summit Street will be replaced with parallel parking spaces when the street is extended northward and that the 34 surface parking spaces located in the area of the future Results Road will be eliminated and replaced with landscaping when the roadway is extended eastward to International Drive.

On-site Parking

Currently, the existing office buildings are parked at a rate of 3.32 spaces per 1,000 square feet of gross floor area. With the elimination of the large surface parking lot due to the construction of the residential buildings, the parking rate will be is reduced to 2.64 spaces per 1,000 square feet.

A key element of the Comprehensive Plan's policies for Tysons is the reduction from conventional parking ratios to the lower PTC parking rates in order to achieve Tysons-wide trip reduction goals. To avoid oversupply of parking, the PTC parking rates eliminated the minimum parking requirements for all non-residential uses for properties within ½ mile of rail stations and replaced those minimums with parking maximums. In addition, parking maximums were established for all other uses and areas. The parking rates are indicated in Table 6 of the Tysons Corner Urban Center Plan, as abridged below:

Min. and Max. Off-Street Parking Spaces per Unit or Spaces per 1000 sq. ft. of GFA									
	Per Unit or 1000 sq. ft. of gross floor area (GFA)	< 1/8 mile to Metro Station		1/8 - 1/4 mile to Metro Station		>1/4 - 1/2 mile to Metro Station		Non-TOD Districts	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
S.F. Attached	Space(s) per unit	1.75	2.2	1.75	2.2	2.0	2.3	2.0	2.7
Multiple Family									
0-1 Bedroom		1.0	1.3	1.0	1.3	1.1	1.4	1.1	1.4
2 Bedroom		1.0	1.6	1.0	1.6	1.35	1,7	1,35	1,7
3+ Bedroom		1.0	1.9	1.0	1.9	1.6	2.0	1.6	2.0
Hotel/Motel		None	1.0	None	1.0	none	1.05	0.85	1.08
Office	Spaces per 1,000 sq. ft. of GFA	None	2.2	None	2.2	none	2.2	2.0	2.4

The subject application's proposed residential development will be constructed in accordance with parking ranges stipulated in Table 6. However, after construction of the residential buildings, the two existing office buildings will have a parking ratio of 2.64 spaces per 1,000 square feet, which exceeds the applicable parking maximum of 2.2.

To bring the office buildings' parking below the Zoning Ordinance required maximums, the applicant intends to reduce the remaining surface parking with the construction of Summit Street, creation of the proposed pocket parks, and expansion of the streetscape along Greensboro Drive and International Drive. The project's overall maximum number of permitted parking spaces is between 1,788 and 1,942, depending on the actual number of units constructed and on the number of bedrooms within those units. The applicant intends to allot each of the residential units at least one parking space, but some of the additional, permitted residential parking will be allotted to the

office use. In doing so, the project's overall parking will not exceed the maximum parking rates established for the residential and office uses.

Phasing Development to Major Transportation Facilities

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements. Regarding transportation, the Plan states the following:

> *Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:*
>
> - *A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;*
> - *A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or*
> - *Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030.*

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy:

> *Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed.*

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds. As part of these guidelines, the funds are to be adjusted annually for inflation. The annual adjustment is currently scheduled for implementation on February 1.

The applicant has proffered to make transportation fund contributions in the amounts and timeframes as set forth in the adopted BOS guidelines. The subject proffers, Number 24 and 25, reference specific contribution amounts. However, as the contributions will be subject to the escalation provisions of Proffer 50, the actual amount will reflect the rates in effect at the time of payment. Therefore, these commitments are generally in conformance with the Comprehensive Plan.

Staff notes that the applicant has submitted a proffer, as in all cases approved for the Tysons Urban Center, discussing participation in the Phase I Dulles Rail Transportation Tax District. Because residential condominiums are excluded from this tax district, the applicant has agreed to pay Fairfax County a sum equal to the then-present value of Phase I District taxes in the event that a property is converted from a use that is taxable to condominiums that are not taxable.

Transportation Demand Management (TDM)

In discussing the needed transportation improvements in Tysons, the Comprehensive Plan begins with transit. The Plan focuses not only on the new Metrorail line, but also on bus and circulator service, accommodation of bike users and the creation of safe and attractive pedestrian linkages. In order to encourage use of all the transportation modes, the Plan recommends the implementation of TDM programs Tysons-wide. Specifically, the Plan defines TDM as "a variety of strategies aimed at reducing the demand on the transportation system, particularly with regard to single occupant vehicles during peak periods, and expanding the choices available to residents, employees, shoppers and visitors." The Plan notes that TDM is critical to its implementation and that "traffic needs to be minimized to decrease congestion within Tysons, to create livable and walkable spaces, and to minimize the effects of traffic on neighboring communities."

For the proposed residential development, the applicant has agreed to a TDM approach that is consistent with that approved in other recent PTC rezonings, and proffered the following commitments:

- The applicant is committing to meet the Plan goals during all phases of development of the site in conformance with a new approach to TDM. The specific vehicle reduction goals are as follows:

Development Levels	Percentage Vehicle Trip Reduction
Up to 65 million SF of GFA	30%
65 million SF of GFA	35%
84 million SF of GFA	40%
90 million SF of GFA	43%
96 million SF of GFA	45%
105 million SF of GFA	48%
113 million SF of GFA	50%

- The applicant is committing to monitor its TDM program with traffic counts every year and surveys every three years. This commitment is a significant improvement from monitoring programs in the past. Annual traffic counts will enable the county to review transportation in Tysons on an areawide basis and identify future concerns or areas for improvement.

- The applicant is proffering a detailed implementation plan for the TDM program that will also provide the flexibility to modify the program to address changes necessary during the life of the project.

- The applicant has committed to provide seed funds (one-time contribution with a participation rate of $0.05 per gross square foot of new residential uses) to help establish a Tysonswide Transportation Management Association (TMA), which would coordinate TDM approaches throughout Tysons.

The proffers commit the applicant to offer a TDM program for the employees of the existing office buildings. Under Proffer 36, the applicant will encourage the employees of the office buildings to utilize transit, carpools, walking, biking and other non-single occupancy vehicle (SOV) modes of transportation through voluntary participation in the Office TDM Program. The goal of the Office TDM Program will be to reduce the number of vehicle trips that would be expected from office employees working on the site by 20% through promotion and use of non-SOV modes of transportation. As proffered, the office uses will not be subject to monitoring nor will remedies or penalties be assessed against the office buildings. The Office TDM Program will include the following components:

- Holding employee/tenant meetings to provide information on available transit options.

- Providing transit incentives to motivate office employees to utilize transit. The proffers commit that the applicant shall contribute $3,500 per year to the incentive fund.

- Making information regarding vanpools, carpools, and other regional TDM incentive programs available to office employees.

- Promoting the availability of on-site bike accommodations.

In addition to the standard components generally included with an Annual TDM Report, the proffers commit the applicant to submit an annual parking summary that demonstrates compliance with the parking commitments described previously in this staff report and shown on the CDP/FDP.

Staff believes that the applicant has provided a robust TDM package for the proposed residential units that will allow the program goals to track closely with local and Tysons overall development. Additionally, staff supports the proposed Office TDM program as a method for extending traffic reduction programs to existing development.

On-street Parking

The applicant has requested waivers to the *Transportation Design Standards for Tysons Corner Urban Center*, as adopted by the County and VDOT. Four of the requested waivers, FC_P01, FC_P02, FC_P03, and FC_P04, seek to eliminate the requirement for on-street parking along the interim segment of Results Road, along the southern end of

Summit Street, along most of the site's Greensboro Drive frontage, and along the site's International Drive frontage.

- Staff supports the deletion of on-street parking along the interim segment of Results Road due to the limited available land and the trade-off associated with providing a five to six foot landscape buffer between the interim road and the properties to the north (Parcels 11A2 and 11B2). When the properties to the north are redeveloped, Results Road will be widened to local street standards, with on-street parking on both sides.

- Staff supports the on-street parking waiver along Greensboro Drive due to limited sight distances along its sweeping curve. Along the straight section of Greensboro Drive, staff supports the waiver so that the existing, mature street trees can be retained.

- Along the southern portion of Summit Street, staff supports the on-street parking waiver due to limited sight distances related to a pair of off-set intersections that reflect the existing office buildings.

- Lastly, staff supports the deletion of on-street parking along the property's International Drive frontage due to limited right-of-way width associated with current location of the existing office buildings. In addition, on-street parking is constrained by the existing lane configuration of the nine-lane International Drive (three travel lanes in each direction, two right turn lanes, and one left turn lane).

These waivers are being evaluated by the Fairfax County Department of Transportation (FCDOT) and will be issued under separate cover. With these waivers, on-street parking will be provided along a short segment of Greensboro Drive in front of the new residential buildings and along the northern portion of Summit Street.

Pedestrian and Bicycle Facilities

The Comprehensive Plan also envisions a robust non-motorized transportation network for Tysons Corner. On the site, the application accommodates the pedestrian movement primarily in the streetscape network, which will be further discussed below in the Streetscape section of this report.

Off-site pedestrian connections to the Greensboro Metro Station located at the intersection of Route 7 and Station Place are still being worked out between the applicant and other property owners. The proper connections would improve pedestrian safety and convenience. Pedestrian access from the site entails walking westbound on Greensboro Drive, southward on Solutions Drive, eastbound on SAIC Drive, and southward on Station Place. Currently, the route consists of sidewalks on both sides of Greensboro Drive and Solutions Drive and sidewalks on only one side of SAIC Drive and Station Place. The sidewalks along SAIC Drive and Station Place are narrow (four to five feet in width), abut large parking garages, and are interrupted by wide driveways serving the parking garages and loading areas. With the redevelopment of the properties along SAIC Drive and Station

Place, sidewalks with enhanced streetscapes will be sought on the opposite side of these two latter streets. However, the timeframe for such improvements are not set.

Staff notes that the Tysons Corner Metro Station, although slightly further away at 1/3 mile from the subject property, can also provide transit service for the project. The pedestrian route to the Tysons Corner Metro Station is improved with sidewalks.

Local roads are expected to accommodate bike traffic without the need for separate lanes because of their lower speeds. However, bike lanes are recommended along major streets, such as Greensboro Drive and International Drive, which as classified as Avenues. The CDP/FDP shows that four-foot wide bike lanes will be added for both directions along Greensboro Drive. The applicant has requested a waiver, FC_B01, of the bike lane requirement along the subject property's International Drive frontage. The applicant notes that installation of a bike lane would require reconfiguration of all of the travel lanes. Such a reconfiguration, with its shifting of lanes and with allowances for transition striping, would result in a very short distance of bike lane. Therefore, staff is recommending approval of this waiver to the FCDOT.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes within Tysons. The Plan defines three areas within the streetscape zone: 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.

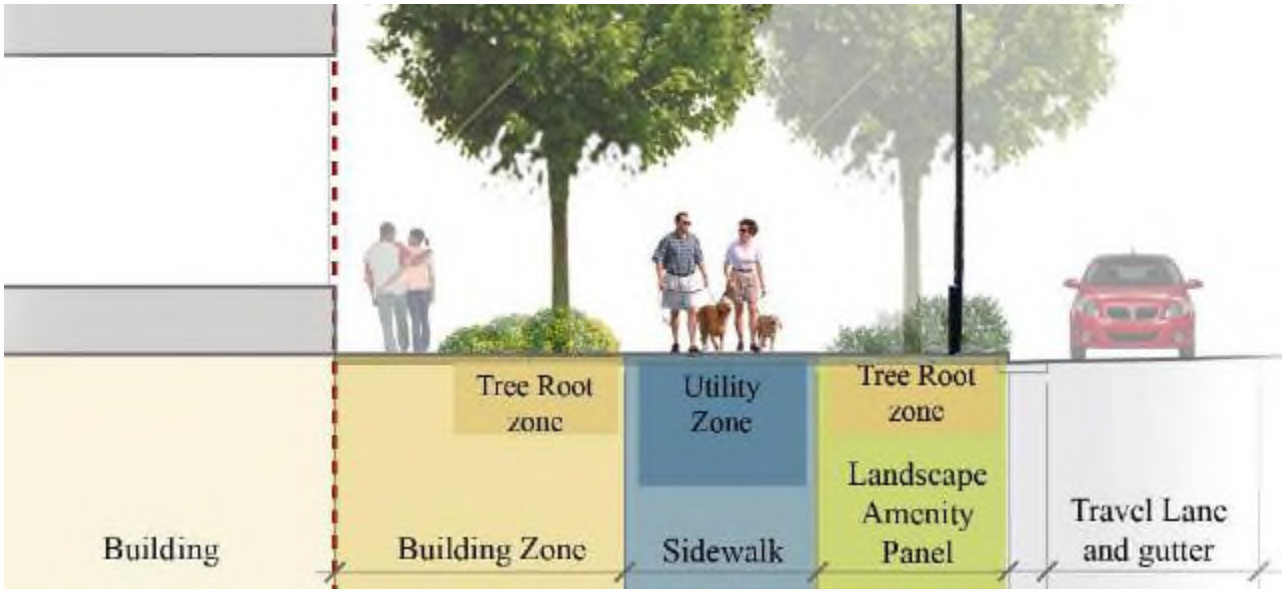


Figure 6: Streetscape Zone Illustration

Staff believes that the best way to ensure that Tysons develops as a true urban center (as opposed to a collection of private developments) is to require that the entire transportation system is in the public realm. To further that goal and to promote unification of the public transportation network, staff recommends that the sidewalk be included within the public

right-of-way. As has been noted many times, safe pedestrian movement is vital to a thriving downtown. The applicant has agreed to proffer that the public right-of-way be extended to the sidewalk and landscape amenity panel and to dedicate the appropriate land area accordingly.

All of the proposed ultimate streetscapes in the vicinity of the new residential buildings meet the dimensional standards set forth in the Plan and the Urban Design Guidelines. However, the applicant has requested waivers from the standard landscape amenity panel and building zone widths around the existing office buildings along their Greensboro Drive frontage, International Drive frontage, and a very short segment (less than five feet) of their Summit Street frontage.

- Currently along this segment of Greensboro Drive, the street is bordered by a grass strip of various widths, a four-foot wide sidewalk, and a 12.5-foot wide planting area adjoining existing surface parking spaces. The applicant has requested Waiver FC-S01 to allow the existing grass strip, sidewalk, and planting area to be converted into a 19± foot wide landscaped area bordered by an eight-foot wide sidewalk. An additional 11± foot wide landscaped area would separate the sidewalk from the driveway that accesses the underground parking garage for the 8180 Building. The requested waiver would permit the wider landscape amenity panel and recognize the building zone created by the existing office buildings.

- As previously mentioned, the International Drive frontage currently consists of a two-foot wide grass strip bordering the street, followed by a four-foot wide sidewalk, a three to four-foot wide grass strip, and a retaining wall that is two to 10 feet in height The CDP/FDP and the proffers commit to removing the existing retaining wall and installing an eight-foot wide landscape amenity panel along the roadway, followed by a 10-foot wide sidewalk, and then a buffer area that will measure a minimum seven feet in width. This buffer area will contain sloped landscaped areas and retaining walls as required. The applicant has requested a waiver to reflect the building zone created by the existing office building.

- Along the east side of proposed Summit Street, a corner of the existing 8200 Building extends into the four-foot minimum width of the building zone recommended by the Plan. A waiver has been requested for this intrusion. The intrusion appears to be less than five square feet and will not extend or impact the abutting sidewalk. The intrusion will preclude openings or outdoor seating along this sidewalk segment, but given that the building corner is a portion of the existing semi-subterranean garage, staff does not foresee these situations arising.

These waivers are being evaluated by the Fairfax County Department of Transportation (FCDOT) and will be issued under separate cover.

Building and Site Design

The Comprehensive Plan guidance for building and site design includes elements such as: build-to lines; bulk and massing; and step-backs. The proposed new residential buildings generally adhere to these design recommendations. These proposed buildings have been

sited along build-to lines to create a consistent street edge along Greensboro Drive. The frontage will be lined with residential units, the residential lobby, a retail space, the public community space, and a small public park. The CDP/FDP shows appropriate design articulation and fenestration commitments for those buildings' frontages.

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

- Concentrates buildings with the greatest densities near the Metro station;
- Replaces a large surface parking lot with a high intensity development with a strong urban edge;
- Places public pocket parks furthest throughout the development; and
- Creates relatively small blocks which are conducive to walking.

Therefore, staff believes that the building and site design features proposed in the subject applications are in general conformance with the Comprehensive Plan.

Building Height

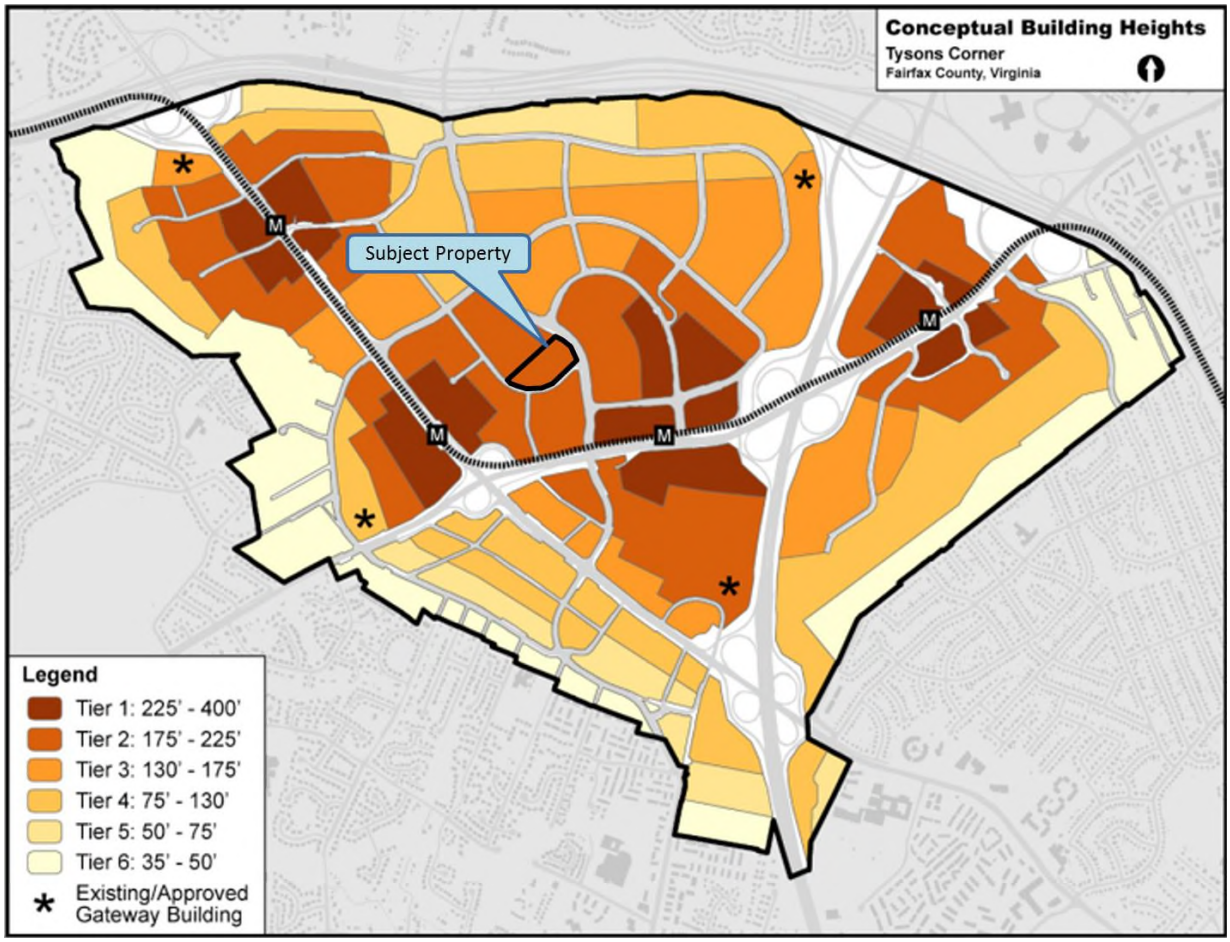


Figure 7: Conceptual Building Heights Diagram

The application properties fall within the Tier 2 building height intensity zone as depicted on the height map. In this zone, the recommended building heights are between 175 and 225 feet. The residential buildings proposed in these applications might have a maximum height of 275 (Tower A) and 235 feet (Tower B) in height and therefore exceed the Comprehensive Plan guidance for heights. The two existing office buildings, 160 and 131 feet in height, are below the recommended heights, but may not be increased due to the FAR maximum recommended by the Comprehensive Plan.

The Comprehensive Plan states that "height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center." As 20 percent of the units within these buildings will be designated as WDUs, staff feels that the additional height is reasonable.

In addition, 20 feet of the proposed building height is inclusive of the rooftop penthouses. Generally, penthouses that cover less than 25 percent of the rooftop area are exempt from height calculations. However, it is likely that this area will be amenitized to support rooftop activities and spaces for the residents, which would then require the penthouses to be included within the height limitations. Therefore, to provide the flexibility to use the rooftop areas for recreation, the applicant has included the penthouses within building height.

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

Tree Canopy and Plantings

The Comprehensive Plan recommends increased tree planting in Tysons and recognizes that much of this new planting will be accomplished through the provision of street trees. While the application meets the tree preservation targets, because the Public Facilities Manual (PFM) does not allow off-site trees (such as streetscape trees on public streets) or trees in easements on-site to count towards the tree canopy requirements, the applicant seeks a PFM modification of the 10-year tree canopy requirements. The proposal generally provides the majority of its trees as street trees, with additional trees provided in the pocket parks and rooftop terraces. The applicant has demonstrated that the Plan's recommended 10% tree coverage goal for a redevelopment will be achieved with this application, so long as the street trees (in the public rights-of-way) and the trees in easements were counted. Staff believes a modification in favor of that shown on the CDP/FDP is appropriate because of the commitment to provide uncompacted soil volumes and the commitment to maintain/repair, irrigate, and replace trees damaged or removed by right-of-way or utility maintenance or repair. In addition, Proffer 47 commits to making a contribution ($0.002 per square foot of new GFA) to the County's Tree Preservation and Planting Fund, which supplies tree saplings, volunteer support, in-school educational activities, and information to landowners regarding methods for enhancing the tree canopy on their property.

The CDP/FDP includes a utility plan showing the proposed landscaping with conceptual utility layouts and sight distance lines. The applicant has committed (Proffer 19G) to avoid conflicts between landscaping and utilities to the greatest extent possible and to work with the County to remain in substantial conformance with the planting scheme shown on the

CDP/FDP. If, in the worst case scenario, a tree needs to be deleted, the applicant has committed to work with UFMD.

The project review memo from the Forest Conservation Branch of DPWES dated December 30, 2013, identified two areas where the proposed clearing and grading limits depicted on the CDP/FDP could be detrimental to the health of trees slated for preservation. In addition, the planting detail associated with a tree located in Pocket Park III needed clarification to determine conformance with PFM standards. The applicant has since modified the applicable CDP/FDP sheets to address these issues.

Public Facilities (Comprehensive Plan Recommendations)

The Comprehensive Plan does not recommend a specific public facility that should be developed in the North Subdistrict. However, given the amount of existing and potential office and residential development in the area, staff identified community space available to the public for recreational, service, or other uses as a needed facility. To this end, the applicant has proffered to lease 3,000 square feet of warm/dark shell space located on the ground floor of Residential Building B to the County for public use. For purposes of this commitment, the “warm/dark shell” space means an area with a structural steel or concrete frame and masonry and storefront windows or glass curtain wall skin. While the “warm/dark shell” space will be temporarily heated, it will not include interior walls, ceilings, electrical systems, plumbing, or finishes. The applicant has proffered to escrow $225,000 ($75 per square foot) to be used by the County for the fit-out of the public facility space.

As outlined in Proffer 43, the County would lease the space at a rate of one dollar per month for an initial term of 30 years. Subsequent to this initial term, the County would have the option to renew the lease for up to 20 additional years, at 10 year increments. The renewals will be automatic unless the County opts out of the renewal. The proffer stipulates that the space could be utilized for community or recreational uses as allowed under in the PTC zoning, but excludes the following specific uses: a) conference center or retreat house; b) congregate living group residential or shelter facility; or c) treatment or counseling facility. The proffer further stipulates that if the County does not wish to utilize the space for uses allowed by the proffer, the space shall revert back to the applicant for use as retail, service, accessary or any other use permitted by-right in the PTC district, except residential. (Replacing the proffered community space with non-residential uses would help retain the active street frontage recommended by the Comprehensive Plan.)

Affordable and Workforce Housing

The Comprehensive Plan provides that all projects within the Tysons Corner Urban Center which seek to utilize the redevelopment option included within the District Recommendations should provide 20% affordable and workforce dwelling units (WDUs). In the proffers, the applicant has committed to provide 20% of the proposed residential units as WDUs in conformance with the following standard breakdown for WDUs contained in the Comprehensive Plan.

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

While the Comprehensive Plan recommends that rezoning applicants contribute $3.00 (one-time) or $0.25 (annually) per non-residential square foot toward affordable housing opportunities in Tysons, it further states that ground level retail located in office, hotel, and residential buildings should not be included when calculating this contribution amount. Therefore, as the proposed retail/public facility uses will be located on the ground level of the residential buildings, this contribution would not be applicable to this project. The affordable housing contribution would apply only to the newly constructed residential buildings and not the existing office buildings.

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

Water Quality

The Environmental Stewardship Guidelines in the Comprehensive Plan call for a progressive approach to stormwater management that promotes low impact development (LID) techniques, incorporates innovative stormwater management measures, and provides quality and quantity controls that are substantially more extensive than minimum requirements. Therefore, applications 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).

For stormwater purposes, the site has been divided into two drainage areas. Area A covers the western portion of the site where the two residential buildings are being constructed. Under the CDP/FDP and proffers, the applicant has committed to retain/reuse the first inch of rainfall to extent possible for Area A. In this 2.93-acre area (which includes a small segment of the adjoining Greensboro Drive right-of-way), the CDP/FDP indicates a volume equivalent to a rainfall depth of 1.05 inches will be retained. The measures to be utilized in this area include detention of stormwater in underground vaults for gradual release to downstream channels and low impact development (LID) measures in the form of green roof areas and bio-retention tree pits.

Stormwater Drainage Area B covers the eastern portion of the site which contains the two existing office buildings and adjoining parking areas. In this area, the CDP/FDP indicates

a volume equivalent of a rainfall depth of 0.39 inches. The measures to be utilized in this area include LID measures in the form of bio-retention tree pits and two rain gardens. The combined overall volume equivalent will be a rainfall depth of 0.61 inch retained on-site.

While staff recognizes that the proposed facilities will significantly reduce the stormwater runoff emanating from the subject property, the overall retention percentage is lower than staff expected. The applicant has noted that the lower number is due to the challenges related to retrofitting the existing office buildings and its garages and the remaining surface parking areas. However, staff notes that unlike other rezoning applications in Tysons, the application does not commit to all possible offsite treatment measures to improve retention and overall stream health. For example, it is not been demonstrated that retention of stormwater along the International Drive frontage within bio-retention tree pits cannot occur. As such, staff continues to recommend that the applicant consider proactive strategies to retain additional off-site areas, as well as any on-site areas where retention could be expanded.

The applicant applied for a waiver in accordance with Public Facilities Manual (PFM) Section 6-0303.8 to permit an underground stormwater management vault in a residential area. As specified in the PFM, the Board of Supervisors must take action of the waiver concurrent with the subject rezoning application. If approved, the waiver would allow installation of the underground vault immediately south of Results Road, within the parking garage below Pocket Park 1, behind the proposed residential buildings. DPWES completed its review of the request, #6028-WPFM-006-1, and recommended approval subject to conditions. Should additional underground vaults be necessary, subsequent waivers may be required.

“Green” Buildings

The Comprehensive Plan recommends that zoning proposals for residential development in the Tysons Corner Urban Center area provide for green building commitments sufficient to attain, at a minimum, the United States Green Building Council’s (USGBC) LEED certification or its equivalent. The applicant has committed to pursue at least LEED certification for the residential buildings and has proffered to post a “green building escrow” in the amount of $2.00/square foot of GFA as an accountability mechanism to obtain the certification. The proffers also provide that subject to DPZ approval, an alternate residential rating system may be implemented without an escrow. If the latter option is selected, the applicant would need to demonstrate attainment of the selected certification prior to the issuance of the final RUP for each residential building.

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 the application include the following two commitments:

1. To construct the parking garage for the proposed residential buildings 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; and

2. To retrofit each parking garage for the existing office buildings 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.

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

Noise Impacts

In order to minimize exposure to noise impacts, the Policy Plan of the Comprehensive Plan recommends that noise levels be mitigated to 65 dBA for outdoor activity areas, 50 dBA for office environments, and 45 dBA for residences, schools, theaters, hotels, and other noise sensitive uses. The proposed development includes multi-family residential in the vicinity of main streets, including Greensboro Drive and International Drive. As such, the applicant has committed to submit an acoustical study to DPZ addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior limit of 45 dBA. Under this proffer, DPZ must approve the indoor noise study prior to the issuance of full-shell building permits and in addition, prior to the issuance of the first RUP, the applicant must demonstrate through testing of noise levels that interior noise does not exceed 45 dBA. Lastly, the proffer requires that potential tenants or purchasers of individual residential units with balconies, be notified, either in the lease or sales contract, that exterior noise levels may exceed 65 dBA.

Urban Parkland Needs

The Plan for Tysons Corner calls for a comprehensive system of public open spaces to serve residents, visitors and workers. This system of public spaces should include parks of different types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to enhance the quality of life, health and the environment for those who live, work and visit Tysons Corner. The Plan recognizes that while on-site parkland is an integral part of urban design, additional open spaces and parkland might be provided off-site to address some of the needs of the future residents and employees, especially as related to active recreation facilities. To that end, in the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, the Plan states the following:

> *"The provision of land should be proportionate to the impact of the proposed development on park and recreation service levels. An urban park land standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees will be applied."*

Applying this urban parkland standard to the overall proposed development in the Greensboro Park Place, and assuming an average household size of 1.75 and one employee per 300 square feet of commercial uses, the overall proposal generates a need for approximately 1.5 acres of new urban parkland. The applicant is providing 1.5 acres of new urban parkland within the five proposed pocket parks. The on-site urban parks provide a mix of active and passive recreational opportunities for the future residents and visitors.

Figure 8: Pocket Park Exhibit

The Fairfax County Park Authority has reviewed the proposed pocket parks and finds them to be well designed, attributed with appropriate functions, and well located for the intended patrons. Pocket Parks I II, and III will be provided prior to the issuance of the first RUP for the first residential building, while Pocket Parks IV and V will be provided prior to the issuance of the first RUP for second residential building.

Athletic Field Needs

In addition to the need for new urban parks, the Comprehensive Plan also recognizes the need for a variety of small and large recreational facilities in Tysons Corner to meet the need of new residents, workers, and visitors. In the Tysons Corner Urban Center Areawide Recommendations, Environmental Stewardship Chapter, Parks and Recreation Section, Page 82, the Plan states the following:

> *"…recreational facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Using 2050 development projections, anticipated urban field use patterns, optimal athletic field design (lights and synthetic turf) and longer scheduling periods, the adjusted need for athletic fields to serve Tysons is a total of 20 fields... In general, the need for an athletic field is generated by the development of approximately 4.5 million square feet of mixed use development in Tysons."*

The Plan suggests that "creative approaches can be used to ensure provision of recreational facilities, especially athletic fields that meet service level standards…[which] may include indoor and rooftop facilities." The Plan also indicates a preference for recreational facilities to be provided onsite or in an area that serves the new development. The Plan text specifically lays out a hierarchy of approaches:

> *"Provision of park land and facilities on-site is preferred. If on-site dedication and facility provision are not possible, an equivalent off-site dedication and facility construction within the same district should be sought as a substitution. Where it is not possible to locate facilities within the district, locations that serve Tysons may be substituted. As a last alternative, as for smaller sites, an equivalent monetary contribution to fund local public parks within Tysons may be substituted."*

Based on Comprehensive Plan guidance for provision of one full-service athletic field per 4.5 million square feet of new GFA, the proposed development, based on a maximum of residential GFA of 479,438 square feet, generates a need for 0.11 of an athletic field. To meet this responsibility, the applicant has proffered to either contribute $911,000 by December 31, 2015 to be utilized for construction of an athletic field at Westgate Elementary School or contribute $1,178,000 to the Fairfax County Board of Supervisors prior to the issuance of the first RUP for the first residential building for the future construction of an athletic field that will serve the residents of Tysons.

Other Recreational Facility Needs

Beyond athletic fields, in the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, the Plan states the following:

> *"The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors."*

Using adopted recreational facility service level standards found in the Parks and Recreation element of the Policy Plan, the small-footprint publicly accessible recreational facilities needed to address the planned growth for this project area include a bocce ball court and climbable art. Both of these amenities will be located in Pocket Park 1. As such, staff believes the applicant has adequately satisfied the Plan expectations for local park facilities generated by the proposed development.

The CDP/FDP shows private rooftop amenity areas located on both of the residential towers, as well as on the roof of the common lobby. These areas will contain outdoor swimming pools, outdoor lounges, fire pits, and dining areas for use by residents of the towers. These private spaces and facilities will allow the applicant to meet the Zoning

Ordinance requirement to spend $1,700 per residential unit on on-site facilities and amenities for private use.

Fairfax County Public Schools

The proposed development would be served by the Westbriar Elementary, Kilmer Middle and Marshall High Schools. All three schools are projected to be over capacity in 2017. The total number of net students (number of students generated by the proposal) is projected to be as follows:

	Total
Elementary	31
Middle	10
High	17
Total	58

The applicant has proffered a contribution of $9,378 per student, based on the number of students expected to be generated by utilizing the County's current formula, using the current ratios of 0.087 students per high rise dwelling unit. If development at the maximum level occurs, this would equate to a contribution of $543,924. The proffers note that the contribution amount is subject to the school district's escalation provision that takes into consideration potential revisions to the per student multiplier or the ratio of students per high-rise building unit.

Sanitary Sewer

As noted in the DPWES sanitary sewer analysis, as development in the Tysons Urban Center is expected to increase dramatically based on the new Comprehensive Plan recommendations, the applicant should be aware that off-site trunk sewer upgrades might be necessary in the future, which would be handled by a pro-rata share contribution. This application has been reviewed by DPWES and any final determinations on changes will be implemented in total at site plan review.

Fire and Rescue

The subject property will be served by the Fairfax County Fire and Rescue Department, Station #429, Tysons Corner. The proposed development has been reviewed by the Fire Marshal's Office and been found to comply with fire protection guidelines and to provide adequate fire access. The applicant has proffered that at site plan, should changes be requested in response to subsequent issues raised by the Fire Marshal (including adjustments to tree locations, the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access), then these changes can occur provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning (DPZ) and Urban Forestry Management Division (UFMD) of DPWES and are in substantial conformance with the intent of the CDP, FDP and proffers.

Fairfax Water

The subject property currently obtains water service from the Fairfax Water Authority. Fairfax Water has identified the need to install a large diameter (30- or 36-inch) water main along International Drive between Jones Branch Drive and Route 123 to serve the project growth in the Tysons Urban Core. The design and installation of this main may be required in conjunction with this site development. In any case, adequate domestic water service is available at the site from the existing eight-inch and 12-inch water mains located at the property. The water authority notes that depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. These determinations will be made at the site plan review phase of the development.

Telecommunications

While no specific telecommunications facilities are proposed with this application, the applicant has proffered to retain the right to place telecommunications equipment on the roofs of the proposed residential buildings and/or existing office buildings, so long as any new 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 16)

The purpose and intent of the Planned Tysons Corner District is to implement the mix of uses, densities, and intensities under the redevelopment option set forth in the adopted Comprehensive Plan for the Tysons Corner Urban Center. These provisions require the applicant to demonstrate that the development furthers the vision of the Tysons Corner Urban Center as outlined in eight objectives that reflect the standards of the Areawide Recommendations contained in the Plan text (which were discussed in detail above).

As noted, this case contains a mix of residential and non-residential uses, such as the existing office uses and ground floor retail, identified as “retail/service”. The proffers permit the development of the ground floors of the existing office and the proposed residential buildings with any retail or service businesses, including eating establishments, permitted in the PTC District. The proffers provide that such uses may be located on upper floors if the appropriate FDP amendment is approved.

The Zoning Ordinance provides requirements relating to parking, building height and bulk regulations, open space and intensity. All of these requirements reflect the recommendations of the Comprehensive Plan and have been discussed previously in the Plan analysis. It is staff’s opinion that the application meets these standards.

Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject. These general and design standards include the same elements that are included in the Areawide Recommendations which are addressed above.

Overlay District Requirements

Sign Control (SC) (Sect. 7-500)

The Sign Control Overlay District imposes additional constraints on the amount of signage permitted for commercial uses. No action is necessary at this time, and it should be noted that it is likely that the applicant will apply for a Comprehensive Sign Plan.

Waivers and Modifications Requested

As previously noted, a number of the 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 at this time. The remaining waiver and modification requests were standardized to form and are discussed below.

- Waiver of Par. 1 of Sect. 6-506 to allow a district size of less than 10 acres for an application.

The Zoning Ordinance provides that the minimum district size for the PTC zone is 10 acres. The ordinance further states that this minimum may be waived by the Board if the development proposal is in conformance with the adopted comprehensive plan. As discussed in the analysis on consolidation contained within this report, the applicant has provided for the street grid, pedestrian connections, streetscape, urban form, open space/parks, environmental impacts (energy efficiency, noise, and stormwater), and public facilities recommended by the comprehensive plan. Therefore, staff feels that as shown on the CDP/FDP and as proffered, the proposal conforms to the Plan and supports this waiver request.

- Waiver of Par. 7 of Sect. 6-505 of the ZO requiring the designation of specific outdoor dining areas on the FDP.

The applicant requests that the designation of outdoor dining areas be postponed until site plan review. The requested waiver would limit the outdoor dining to those areas outside of the sidewalk zone and to those areas that adjoin dining activity uses. Staff is supportive of postponing designation of the outdoor dining areas to the site plan phase of the development process, subject to being outside of the sidewalk zone and subject to adjoining uses that involve dining activity.

- Waiver of Par. 2 of Sect. 2-506 of the ZO to allow a parapet wall, cornice or similar projection to exceed the established height limit by more than three feet, as may be indicated on the CDP/FDP.

As the proposed maximum building heights for the residential buildings include the heights of penthouses and all rooftop structures, this waiver would apply only to the existing office buildings. This waiver would provide the opportunity to architecturally screen mechanical penthouse equipment and would permit potential architectural elements above the main roof line of the existing office buildings. The proffers limit the height of such height exceptions to 30 feet. Staff is supportive of this requested waiver.

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

The applicant seeks this waiver to permit the minimum required loading spaces to two per each of the residential buildings and a total of seven for the existing office buildings as shown on the CDP/FDP. Par. 3 of Sect. 6-509 of the PTC Ordinance states that the loading space provisions on Sect. 11-203 are to "be used as a guide". Thus, there is no formal loading space minimum requirement. However, in order to avoid any issues at the time of site plan review, the applicant is seeking this modification. The proposed loading spaces appear in line with other proposed Tysons developments. Staff is supportive of this requested modification.

- Modification of Sect. 7-0800 of the PFM to allow the use valet spaces to be counted toward required parking as proffered

The Comprehensive Plan recommendations and PTC District regulations envision the use of 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 use when building management controls/assigns parking spaces. The proffers include a provision that "the Applicant may, but shall not be required to, charge for parking on the Property on a per-space basis, at rates that the Applicant determines to be market-competitive, and valet parking shall be permitted." Staff is supportive of this modification request.

- Modification of Par. 4 of Sect. 11-202 of the ZO requiring a minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the CDP/FDP.

Within the residential buildings, the proposed loading spaces adjoin the driveway entrances to the parking garage. Although the loading spaces are in close proximity to the drive aisles, the potential for vehicle conflicts are minimal or non-existent, as the loading spaces and the parking spaces will be located on different levels; the loading areas having direct access from Park Place, while the parking spaces being located on the garage level below. As designed, staff recommends approval of this modification.

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

None of the proposed private streets will exceed 600 feet. However, both Results Road and Summit Street will remain private for an indeterminate time until they are extended with the redevelopment of adjoining properties. This waiver is being requested to cover

the possibility that either or both of these streets are extended beyond 600 feet in length by others and the street segments on the subject property are not yet accepted into the public street system. Given the permutations related to future adjoining development, staff supports the requested waiver.

- Waiver of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control, signs and parking meters along private streets within the development

In Tysons Corner, street parking will be an important part of providing parking for uses and meeting street design standards. As such, the owners of the private street, Park Place may wish to regulate the use of these parking spaces to serve their needs. Staff supports this waiver.

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

On-street bike lanes will be provided along Greensboro Drive. A waiver has been requested from and approved by the FCDOT to not require creation of an on-street bike lane along the property's International Drive frontage due to limited spacing between intersections and other street geometric concerns. Sidewalks are provided along all streets as part of the streetscape in keeping with the urban recommendations of the Comprehensive Plan. Therefore, staff supports the requested modification.

- Waiver of Par. 3 of Sect. 17-201 of the ZO to provide any additional interparcel connections to adjacent parcels beyond that shown on the CDP/FDP 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. As noted in other sections of this report, extension of one of the streets, Results Road, will be dependent on redevelopment of adjoining parcels or demolition of the two existing office buildings, as neither of those actions are proposed at this time, the applicant has committed funds to cover its prorated share for the future extension of Results Road. In addition, the applicant has committed to extending Summit Street to the site's northern property line and improving the length of Summit Street to public street standards prior to redevelopment of the adjoining properties to the north. With these commitments, adequate access is provided to connect this development to the surrounding properties as they redevelop. Therefore, staff supports the requested waiver.

- Waiver of Par. 4 of Sect. 17-201 of the ZO to not require further dedication, construction, or widening of existing roads beyond that which is indicated on the CDP/FDP and proffers.

Par. 4 of Sect. 17-201 requires "that dedication and construction or 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 the subject property and has committed a prorated share of funds for construction of street grid segments on adjoining property. As such, staff supports this waiver in favor of those roadways shown on the CDP/FDP and referenced in the proffers.

- Waiver of Sect.2-505 of the ZO to permit structures and vegetation on a corner lot as shown on the CDP/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 proffers further note that if vegetation conflicts with sight distance requirements are found during site plan review, the applicant shall work with staff to make minor adjustments to tree locations or to remove lower tree branches. If necessary, the trees can be relocated or deleted with coordination with staff. Due to the level of review of this application and proffered consideration related to maintaining sight distances, staff recommends approval of this waiver.

- Waiver of Par. 5 of Sect. 13-203 of the ZO to modify the peripheral landscaping requirements for the existing surface parking lots that is to remain to that which is shown on the CDP/FDP.

The two existing office buildings are surrounding by surface parking areas that are located on podiums created by the parking garages below. These parking areas do not currently meet the peripheral landscaping requirements of the Zoning Ordinance. As part of the redevelopment of the subject property, the surface parking areas will be significantly reduced, but the remaining parking areas will not be in compliance with the peripheral landscaping requirements. The reduction and configuration of the remaining parking areas was extensively negotiated and balances the need to comply with code with the recognition of the constraints associated with existing development. Therefore, staff recommends approval of this waiver.

- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 percent canopy coverage on individual lots/land bays, to allow for tree preservation and canopy to be calculated as shown on the overall CDP/FDP area

As noted earlier in this report, off-site trees (such as street trees in public rights-of-way) and trees in easements do not count toward the tree canopy requirements because of concerns about maintenance and replacement. However, the applicant has proffered to maintain these trees, and replace them should they be damaged or removed (as might happen during utility repairs). Were these street trees and trees in easements counted per the PFM, the 10 year canopy would be met. Because of the applicant’s commitment to maintain and replace these trees, staff supports the requested modification.

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6028-WPFM-006-1.

As discussed in the stormwater analysis, staff is supportive of underground stormwater management in the higher density developments expected in Tysons Corner. Waiver request #6028-WPFM-006-1 (found in Appendix 10) has been reviewed by staff and recommended for approval, with the imposition of conditions found in the waiver report and including specifications for the design of the facilities, requirements for maintenance agreements, and financial commitments to ensure funds are available for appropriate maintenance and any necessary reconstruction.

Other Requested Waivers and Modifications

The remaining requested waivers and modifications should be addressed at the time of the site plan review as staff does not have sufficient information to evaluation those requests at this time.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The Greensboro Park Place proposal has been extensively reviewed since adoption of the Tysons Comprehensive Plan Amendment and the PTC District Zoning Ordinance regulations. The subject application proposes a design that would result in two residential buildings that would further the urban form and use mix that is envisioned in the Comprehensive Plan. Under this proposal, a large surface parking lot would be replaced with a pair of residential towers abutting the inside curve of Greensboro Drive and, with the proposed pocket parks, would create a dramatic streetscape and a pleasant pedestrian experience. The proposed grid of streets will accommodate on-site needs and provide identified links in the transportation network. Adequate public facilities and park and recreation facilities will be provided. Given that the development has addressed the recommendations of the Comprehensive Plan related to circulation, parking, public facilities and parks, staff concludes that the subject application is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

While, on the whole, this application conforms to the recommendations of the Comprehensive Plan and good design principles, there is an area that presents opportunities for improvements.

- <u>Stormwater Management.</u> Staff continues to recommend that the applicant, where possible, treat off-site areas to reduce stormwater runoff associated with the existing office buildings and related surface parking areas.

Recommendations

Staff recommends approval of RZ 2012-PR-002, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2012-PR-002, subject to the development conditions contained in Appendix 2 and the Board's approval of RZ 2012-PR-002.

Should the Planning Commission recommend approval of RZ 2012-PR-002, staff recommends approval of the following modifications and waivers:

- Waiver of Par. 1 of Sect. 6-506 to allow a district size of less than 10 acres for an application.
- Waiver of Par. 7 of Sect. 6-505 of the ZO requiring the designation of specific outdoor dining areas on the FDP subject to the restrictions contained in the proffers.
- Waiver of Par. 2 of Sect. 2-506 of the ZO to allow a parapet wall, cornice or similar projection to exceed the established height limit by more than three feet, as may be indicated on the CDP/FDP.
- Modification of Sect. 11-201 and 11-203 of the ZO to permit a reduction in the required number of loading spaces to that shown on the CDP/FDP.
- Modification of Sect. 7-0800 of the PFM to allow the use valet spaces to be counted toward required parking as proffered.
- Modification of Par. 4 of Sect. 11-202 of the ZO requiring a minimum distance of 40 feet of a loading space in proximity to drive aisles, to that shown on the CDP/FDP.
- Waiver of Sect. 11-302 of the ZO to allow a private street to exceed 600 feet in length as shown on the CDP.
- Waiver of Par. 7 of Sect. 17-201 of the ZO to permit the applicant to establish parking control, signs and parking meters along private streets within the development.
- Modification Sect. 17-201of the ZO to permit the streetscape and on-road bike lane system shown on the CDP/FDP in place of any trails and bike trails shown for the subject property on the Comprehensive Plan.
- Waiver of Par. 3 of Sect. 17-201 of the ZO to provide any additional interparcel connections to adjacent parcels beyond that shown on the CDP/FDP and as proffered.
- Waiver of Par. 4 of Sect. 17-201 of the ZO to not require further dedication, construction, or widening of existing roads beyond that which is indicated on the CDP/FDP and proffers.
- Waiver of Sect.2-505 of the ZO to permit structures and vegetation on a corner lot as shown on the CDP/FDP.

- Waiver of Par. 5 of Sect. 13-203 of the ZO to modify the peripheral landscaping requirements for the existing surface parking lots that will remain to that which is shown on the CDP/FDP.

- Modification of Zoning Ordinance and PFM for required tree preservation target and 10 percent canopy coverage on individual lots/land bays, to allow for tree preservation and canopy to be calculated as shown on the overall CDP area.

- Waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver #6028-WPFM-006-1.

APPENDICES

1. Draft Proffer Statement: RZ 2012-PR-002
2. Proposed Development Conditions: FDP 2012-PR-002
3. Affidavits
4. Applicant's Statements of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Office of Community Revitalization Analysis
8. Environmental Analysis
9. DPWES Stormwater Management Analysis
10. Waiver # 6028-WPFM-006-1 (Underground Stormwater Management Facility)
11. Park Authority Analysis
12. Urban Forest Management Branch Analysis
13. Schools Analysis
14. Sanitary Sewer Analysis
15. Fairfax Water Analysis
16. Selected Excerpts from the Zoning Ordinance
17. Glossary of Terms

APPENDIX 1

GREENSBORO PARK PLACE
PROFFER STATEMENT

RZ 2012-PR-002

July 26, 2012
November 19, 2012
January 15, 2013
March 22, 2013
April 16, 2013
May 20, 2013
May 31, 2013
September 3, 2013
November 8, 2013
December 5, 2013
December 16, 2013
January 9, 2014
January 16, 2014

INDEX

PROFFER		PAGE
1.	Substantial Conformance	4
2.	Proffered CDP Elements	4
3.	Minor Modifications to the CDP	5
4.	Final Development Plan Amendment	5
5.	Development Program	6
6.	Uses	7
7.	Gross Floor Area	7
8.	Residential Dwelling Units	7
9.	Adjustments to the GFA	7
10.	Existing and Interim Structures and Uses	8
11.	Architecture	8
12.	Bird-Friendly Design	9
13.	Build-To Lines	9
14.	Building Heights	9
15.	Rooftop Telecommunications Equipment and Mechanical Units	9
16.	Green Building	10
17.	Sustainable Energy Practices	13
18.	Landscape Plan	13
19.	Streetscape	13
	A. International Drive	13
	B. Greensboro Drive	14
	C. Streetscape Elements	15
	D. Streetscape Activation	15
	E. Alternative Planting Width Details	16
	F. Non-Invasive Plant Materials	17
	G. Utility Locations	17
	H. Fire Marshal	17
	I. Sight Distance	17
	J. Streetscape Furnishings and Materials	18
	K. Lighting	18
	L. Construction Lighting	18
	M. Signage and Way-finding	18
	N. Maintenance of the Pedestrian Realm	19
	O. Maintenance Agreement	19
	P. Right-of-Way Dedication	20
20.	Grid of Streets	21
21.	Extension of Results Road by Others	22
22.	Contributions for the Extension of Results Road and Summit Street	23

INDEX
CONTINUED

PROFFER		PAGE
23.	VDOT Acceptance and Dedication	23
24.	Tysons Grid Fund Contributions	24
25.	Tysons-wide Transportation Contributions for Table 7 Improvements	24
26.	Bus Shelter	25
27.	Congestion Management Plan	25
28.	Notification Letter	25
29.	Bicycle Parking	25
30.	Bicycle Lanes	25
31.	Parking	26
32.	Unbundled Parking for Residential Uses	27
33.	Parking for Non-Residential Uses	27
34.	Tysons Transportation Management Association	27
35.	Transportation Demand Management Plan for the Residential Buildings	28
36.	Transportation Demand Management Plan for the Existing Office Buildings	38
37.	Affordable Dwelling Units	40
38.	Workforce Dwelling Units	40
39.	Publicly-Accessible Parks	42
40.	Private Amenities and Recreational Facilities for Residents	43
41.	Athletic Field Contribution	43
42.	Noise Attenuation	44
43.	Public Facility	44
44.	Public School Contribution	46
45.	Stormwater Management	47
46.	Tree Preservation	48
47.	Planting Fund Contribution	51
48.	Umbrella Owners' Association or Equivalent	52
49.	Metrorail Tax District Buyout for Certain Residential Uses	52
50.	Escalation in Contribution Amounts	52
51.	Density Credit	52
52.	Tysons Partnership	52
53.	Condemnation	52
54.	Delay	53
55.	Severability	54
56.	Binding Effect	54
57.	Counterparts	54

PROFFER STATEMENT
GREENSBORO PARK PLACE

RZ 2012-PR-002

Greensboro Park Property Owner LLC (the "Applicant"), as owner of the property identified on the 2013 Fairfax County Tax Map as Tax Map 29-4 ((9)) 12B and 29-3 ((15) 12A (the "Property"), seeks to rezone the Property from the C-4 (High Intensity Office) and SC (Sign Control Overlay) Districts to the Planned Tysons Corner Urban ("PTC") and SC Districts (the "Rezoning").

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to approval by the Fairfax County Board of Supervisors of the Rezoning, the Applicant hereby proffers that development of the Property shall be in accordance with the following conditions (the "Proffers"), which, if the Rezoning is approved by the Board of Supervisors, shall replace and supersede any and all existing proffered conditions applicable to the Property. In the event the Rezoning is denied, these Proffers shall immediately be null and void and the previous proffered conditions shall remain in full force and effect.

GENERAL

1. Substantial Conformance. Subject to these Proffers and the provisions of Sections 6-500, 16-400 and 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "Zoning Ordinance"), the Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") dated November 22, 2012, as revised through January 16, 2014, and prepared by VIKA, Incorporated.

2. Proffered CDP Elements. The proffered elements of the CDP are limited to the uses, grid of streets, general location of the residential and office buildings and their respective entrances, minimum and maximum building heights, overall maximum gross floor area ("GFA"), build-to lines, general quality and character of the streetscape, minimum amount and general location of the publicly-accessible open space, and other elements as may be specifically identified herein (the "Proffered Elements"). As Final Development Plan ("FDP") approval is requested from the Planning Commission concurrently with approval of the Rezoning, other elements of the CDP may be adjusted or modified with approval of a Final Development Plan Amendment ("FDPA") in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), and these Proffers.

3. Minor Modifications to the CDP. Minor modifications to the Proffered Elements of the CDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design, and when such modifications are determined to be in substantial conformance with the Proffered Elements and these Proffers, as determined by the Zoning Administrator. The number of residential units and square footage within each Residential Building (as defined below) may be adjusted up or down, so long as (a) the minimum number of residential units is provided; (b) the maximum number of residential units is not exceeded; (c) the proposed publicly-accessible park space is not reduced; (d) the building heights for each Residential Building are not decreased below the minimum or increased above the maximum heights identified on the CDP/FDP; and (e) the Proposed Development, as defined in Proffer 5 herein, is otherwise in substantial conformance with these Proffers and the CDP.

4. Final Development Plan Amendment. FDP approval is requested from the Planning Commission in accordance with Sect. 16-402 of the Zoning Ordinance. The following tabulations and information may be adjusted or amended with approval of a subsequent FDPA:

A. Architectural Elements. Design information on building materials, architectural massing and fenestration, and specific features designed to activate the streetscapes, as further described in these Proffers;

B. Build-to Lines. Proposed Build-to Lines, including any proposed modifications to the Build-to Lines and/or the expanded streetscape areas as identified in Proffer 13;

C. Conceptual Utility Plans. The Conceptual Utility Plan;

D. Streetscape Furnishings and Materials. The Streetscape Furnishing and Materials Plan;

E. Lighting. Specific streetscape lights per Proffer 19(K);

F. Parking Spaces. The final number and location of surface and structured parking spaces;

G. Stormwater Management. A detailed Stormwater Management Plan, as described in Proffer 45;

H. Bicycle Parking. Specific locations and the number of bicycle facilities to be provided as described in Proffer 29;

I. Publicly-Accessible Parks and Recreational Facilities. The specific details on parks and recreational facilities, as described in Proffer 39 and 40;

J. Sustainable Energy Practices. The sustainable energy practices described in Proffer 17;

K. Sight Distance Lines. Sight distance lines shall be shown for all affected intersections;

L. Phasing/Interim Conditions. Phased improvements and interim conditions in accordance with these Proffers;

M. Residential Amenities. Facilities and amenities to be provided in each Residential Building;

N. Tree Canopy Calculations. A tabulation indicating the tree canopy calculations;

O. Landscape Plan. The Landscape Plan, as described in Proffer 18;

P. Tabulation. The tabulation indicating the development status of the Property subject to the Rezoning;

Q. Parking. The parking tabulations; and,

R. Parking Structure/Loading/Service Area Treatments. Proposed parking structure/loading/service area façade treatments.

5. Development Program. The Applicant shall be permitted to develop the Property with a mix of uses and structures that may ultimately consist of the following:

A. Two (2) existing office buildings containing a mix of commercial uses and totaling approximately 504,574 gross square feet (excluding cellar) (the "Existing Office Buildings");

B. Two new residential buildings containing a mix of residential and community-serving/retail uses totaling approximately 485,000 square feet (the "Residential Buildings");

C. Two (2) existing parking structures associated with the Existing Office Buildings (the "Existing Parking Structures");

D. A new parking structure beneath the Residential Buildings (the "Residential Parking Structure"); and,

E. The surface parking spaces shown on the CDP/FDP (the "Surface Parking Spaces"),

all as more particularly shown on the CDP/FDP and described in these Proffers (the "Proposed Development").

PERMITTED USES AND INTENSITY

6. Uses. The Applicant shall develop the Property primarily with office and residential uses; however, it may also include any accessory, retail, service and/or other non-residential use permitted by-right, by Special Exception ("SE"), or by Special Permit ("SP") in the Planned Tysons Corner Urban ("PTC") District, including, but not limited to, public and quasi-public uses, accessory uses and accessory service uses, business service and supply service uses, commercial recreational uses, community uses, eating establishments, financial institutions, garment cleaning establishments, personal service and repair service establishments and retail sales establishments. Such uses, including eating establishments and retail sales establishments, may be provided generally within the ground floors of the Residential Buildings and/or Existing Office Buildings; however such uses may also be provided within upper floors with approval of a future FDPA. In the Applicant's sole discretion, it may permit a food truck to operate on the Property as an accessory use, provided that any such truck is operated for a maximum of three hours per day, is located on a paved surface that does not interfere with vehicular or pedestrian circulation or parking availability, and its location is coordinated with DPZ.

7. Gross Floor Area. The maximum GFA permitted on the Property is approximately 990,000 square feet (excluding cellar in the Existing Office Buildings).

8. Residential Dwelling Units. Residential Building A shall contain a minimum of Two Hundred and Fifty-Six (256) residential dwelling units and a maximum of Two Hundred and Seventy-Six (276) residential dwelling units. Residential Building B shall contain a minimum of Two Hundred and Twenty-Seven (227) residential dwelling units and a maximum of Two Hundred and Forty-Four (244) residential dwelling units, for a total minimum of Four Hundred and Eighty-Three (483) residential dwelling units and maximum of Five Hundred and Twenty (520) residential dwelling units.

9. Adjustments to the GFA. GFA may be shifted between the two Residential Buildings provided the maximum height shown for each building is not exceeded, the minimum building height is not reduced, the overall urban form and building type as shown on the CDP are maintained and such adjustments are consistent with these Proffers. If at the

time of site plan, the GFA approved for one Residential Building is less than the GFA shown on the approved CDP and FDP, the excess GFA may be utilized in the other Residential Building, provided the maximum height for each building is not exceeded, the minimum height for each building is maintained, the overall urban form and building types depicted on the CDP/FDP are maintained, and such adjustments are consistent with these Proffers.

10. Existing and Interim Structures and Uses.

A. The Existing Office Buildings and Existing Parking Structures. The Existing Office Buildings and Existing Parking Structures may remain in use until such time as the Applicant elects to redevelop them and proceeds with a Conceptual Development Plan Amendment ("CDPA"), Proffered Condition Amendment ("PCA") and/or FDPA, as applicable. Existing structures may not be modified or enlarged; however, minor structure modifications may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Zoning Ordinance. Interior modifications to all existing structures shall be permitted.

B. The Existing Surface Parking Lot. The existing surface parking lot on the Property may remain in use as parking for the tenants of the Existing Office Buildings until such time as the Applicant elects to commence construction of the Residential Buildings. For purposes of this Proffer, "commence construction" means that the Applicant has (1) executed a contract with a General Contractor; (2) issued formal notice to proceed for the full scope; and (3) the General Contractor has mobilized at the Property.

C. Commuter Parking. As an option, before it commences construction of the Residential Buildings (as defined above) and with written notification to FCDOT, the Applicant may elect to use on an interim basis any of its existing parking facilities, including the Existing Parking Structures and the existing surface parking lot, for privately-owned and operated commercial off-street parking and/or commuter parking. In the event the Applicant opts to use the existing surface parking lot for commuter parking per the above, it shall conduct an assessment of queuing at the driveway on Greensboro Drive and submit the same to FCDOT and VDOT for review. If, however, the Applicant opts not to use the surface parking lot for commuter parking, it may, in its discretion, install parking controls to prevent access to the surface parking lot by commuters.

URBAN DESIGN, LANDSCAPING AND STREETSCAPE

11. Architecture. The Residential Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of similar Class A Luxury

residential buildings, as conceptually depicted on the CDP. Design details such as building materials, architectural massing and fenestration, and specific features designed to activate the streetscapes are provided with the concurrent FDP. However, architectural plans, elevations, illustrations, materials and heights may be adjusted or modified subsequent to CDP/ FDP approval as a result of final architectural and engineering design without requiring CDPA, FDPA, PCA or other zoning approval, provided the quality of design remains in substantial conformance with that shown on the CDP and FDP and set forth in these Proffers, as determined by the Zoning Administrator.

12. Bird-Friendly Design. At the time of site plan submission for the first Residential Building, the Applicant shall prepare and submit to OCR an initial study addressing whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with the Residential Buildings. The strategies to be studied should make the Residential Buildings visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. A narrative summarizing the results of that study and which strategies, if any, will be implemented shall be provided at the time of building permit issuance.

13. Build-To Lines. A Build-To Line for the Residential Buildings has been established on the CDP/FDP to create an urban, pedestrian-oriented environment. In general, the building facades of the Residential Buildings 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 Build-To Line shall be permitted, provided such modifications are in general conformance with the CDP/FDP.

14. Building Heights. Building heights shall not exceed the maximums nor be reduced below the minimums identified on the CDP/FDP, as measured from the average grade. Final building heights for the Residential Buildings shall be determined at the time of site plan approval, and may be less than the maximum heights shown on the CDP/FDP, provided that the Residential Buildings retain a compatible urban form to that shown on the CDP/FDP and that the average roofline of the Residential Buildings are not less than minimum heights shown in the CDP/FDP tabulations. Maximum building heights for the Residential Buildings shall include penthouses and all rooftop structures. For the Existing Office Buildings, structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance shall not exceed thirty (30) feet above the roof levels of the top floors. All building penthouses and rooftop structures shall be integrated into the architecture of the buildings.

15. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop

of one or both of either the Existing Office Buildings and/or Residential Buildings. Any such new facilities on the Residential Buildings must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed at a reasonable distance from the property line of the Property. Screening measures may**,** without limitation, (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, and/or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment on the rooftops of the Residential Buildings also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces or facilities and landscaping may also screen rooftop telecommunications equipment and mechanical units on the Residential Buildings.

16. Green Building. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch of DPZ which program the Applicant has chosen as part of the site plan submission for the first Residential Building.

A. National Green Building Standard ("NGBS"). If the Applicant selects the NGBS, then the Applicant shall seek certification of each unit in the Residential Buildings in accordance with the 2012 NGBS rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through the National Association of Home Builders Research Center that demonstrates each unit in the Residential Buildings has attained Bronze level certification prior to the issuance of the RUP for each such unit.

B. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ that the Residential Buildings have been awarded certification in accordance with the EarthCraft House Program prior to the issuance of the first RUP for each Residential Building.

C. Leadership in Energy and Environmental Design ("LEED").

i. If the Applicant selects LEED, then the Applicant shall include a U.S. Green Building Council ("USGBC") LEED-accredited professional, who is a professional engineer or licensed architect, as a member of its design team. The LEED-accredited professional shall work with the design team to incorporate design elements under the current version, at the time of such owner's registration, of the LEED New Construction ("LEED-NC")

rating system into the Residential Buildings. At the time of site plan submission, the Applicant shall provide documentation to the Environmental Review Branch demonstrating compliance with the commitment to engage such a professional. The Applicant will include, as part of the site plan submission and building permit plan submission for each Residential Building, a list of specific credits within the most current version, at the time of such owner's registration, of the LEED-NC rating system that the Applicant anticipates attaining for such Residential Building. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building permit plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification for each Residential Building. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environmental Review Branch 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. Prior to building permit plan approval for each Residential Building, the Applicant will submit documentation to the Environmental Review Branch demonstrating that the subject Residential Building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification under the LEED-NC program. Prior to release of the bond for the subject Residential Building, the Applicant shall provide documentation to the Environmental Review Branch demonstrating the status of attainment of LEED certification or a higher level certification from the USGBC for the subject Residential Building. If the Applicant is unable to provide the preliminary review of the design-related credit documentation prior to building permit plan approval, but it does anticipate receiving the documentation prior to the attainment of LEED certification, the Applicant may, prior to the issuance of the building permit, post an escrow identical to the one described in Proffer 16(C)(ii) below. This escrow will be released upon the submission of documentation to the Environmental Review Branch from the USGBC demonstrating that the Residential Building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, shall be sufficient to attain LEED Silver certification.

ii. Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 16(C)(i) above, or if the USGBC's review of design-related credits indicates that the subject Residential Building is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the Applicant shall post, for that Residential Building, a "Green Building Escrow" in the form of cash or a letter of credit in the amount of $2.00 per gross square foot of GFA for that Residential Building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED certification, or a higher level of certification, by the USGBC under the current version of the LEED-NC or other rating system at the time of such owner's registration. The provision to the Environmental Review Branch of documentation from the USGBC that the subject Residential Building has attained such LEED certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the Environmental Review Branch, within three years of the issuance of the first RUP for the subject Residential Building, documentation demonstrating that LEED certification for that Residential Building has been attained, the entirety of the Green Building Escrow shall be released to the Applicant, 2) if the Applicant provides to the Environmental Review Branch, within three years of the issuance of the first RUP for the subject Residential Building, documentation demonstrating that LEED certification for that Residential Building has not been attained but that the subject Residential Building has been determined by the USGBC to fall within three points of attainment of LEED certification, 50% of the Green Building Escrow shall be released to the Applicant; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the Environmental Review Branch, within three years of the issuance of the first RUP for the subject Residential Building, documentation demonstrating the attainment of LEED certification or demonstrating that the subject Residential Building has fallen short of LEED certification by three points or less, the entirety of the Green Building Escrow for that Residential Building shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of Environmental Review Branch, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors,

the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

17. Sustainable Energy Practices. To further promote efficient, renewable and sustainable energy practices, prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall provide:

A. A minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces for electric cars in the Residential Parking Structure, and space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the Residential Parking Structure; and,

B. A minimum of one (1) electric vehicle recharging station that serves two (2) parking spaces for electric cars in each of the Existing Parking Structures. For purposes of this proffer, "electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring or charging stations.

18. Landscape Plan. The CDP/FDP includes a conceptual Landscape Plan for the Property. As part of the first site plan submission for the Proposed Development, the Applicant shall submit to the Urban Forest Management Division of the Department of Public Works and Environmental Services ("UFMD") for review and approval a more detailed landscape plan that is in substantial conformance with the quantity and quality of plantings and landscaping materials shown on the FDP and any FDPAs. The detailed landscape plan 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 of ensuring the viability of plantings and structures. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering and design considerations, provided that in the event of a conflict with the future utility locations identified on the Conceptual Utility Plan described in Proffer 4, the Applicant shall first attempt to relocate the new utilities before adjusting the landscaping.

19. Streetscape. The Applicant shall install streetscapes throughout the Property as conceptually illustrated on the CDP/FDP.

A. International Drive.

i. Retaining Wall Project.

a. Prior to issuance of the first initial RUP for the first Residential

Building or such later date as may be determined by the Zoning Administrator, the Applicant shall construct the frontage improvements along International Drive, as shown on the CDP/FDP. As part of such improvements, the Applicant shall diligently pursue removal of the retaining wall located along the Property's frontage on International Drive, and shall construct the same in accordance with the design recommendations provided in the approved Geotechnical Analysis, described below ("Retaining Wall Project").

b. Prior to approval of the site plan for the Retaining Wall Project, the Applicant shall submit to DPWES (and DPWES may, in turn, seek input from the Fairfax County Geotechnical Review Board) for review and approval a geotechnical analysis that evaluates the structural stability of the existing Parking Structures (the "Geotechnical Analysis").

ii. Pedestrian Connections. Prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall:

a. Improve the existing pedestrian connection from the corner of the intersection of International Drive and Greensboro Drive to the upper parking lot associated with the Existing Office Building located at 8180 Greensboro Drive ("Pedestrian Connection 1"), as more particularly shown on the CDP/FDP; and

b. Construct a new connection from International Drive to the Existing Office Building located at 8180 Greensboro Drive ("Pedestrian Connection 2"), as more particularly shown on the CDP/FDP.

B. Greensboro Drive. Prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall construct the frontage improvements along Greensboro Drive, as shown on the CDP/FDP ("Greensboro Drive Frontage Improvements"). As part of such improvements, the Applicant shall:

i. Relocate and reinstall all or a part of the existing traffic signal at the intersection of Greensboro Drive and Pinnacle Drive, as shown on the CDP/FDP ("Traffic Signal Pole Relocation"). Any modifications to this signal shall include those pedestrian enhancements as may be required by VDOT; and,

ii. Relocate and/or place underground, as applicable, the east switch cabinet located along the Property's frontage on Greensboro Drive and adjacent to the retaining wall (the "East Switch Relocation"); however, if the Applicant discovers based on more detailed analysis following approval of this Rezoning, that there are utilities and/or fiber optics in the public right-of-way that need to be relocated in order to complete the East Switch Relocation, the Applicant shall request the applicable utility and/or fiber optic provider to relocate such utilities and/or fiber optics at the provider's cost. If the applicable utility and/or fiber optic provider refuses to relocate the impacted utilities and/or fiber optics at its cost, or the Applicant discovers that there are utilities and/or fiber optics within the Property boundaries that need to be relocated in order to complete the East Switch Relocation, its obligation to complete the East Switch Relocation shall be null and void. Instead, the Applicant shall be permitted to leave the switch cabinet in its existing location and shall work with FCDOT, VDOT, DPZ and OCR to find a mutually-agreeable alternative alignment for the pedestrian sidewalk in that location. Notwithstanding the above, the west and north switch cabinets labeled on the CDP/FDP as "West Switch Cabinet" and "North Switch Cabinet" respectively, may remain in their existing locations.

C. Streetscape Elements. Streetscape elements shall generally include a landscape amenity panel located immediately behind the face of curb, a pedestrian sidewalk adjacent to the landscape amenity panel and a building zone between the pedestrian sidewalk and the face of the building designed to allow access to the building and/or additional landscaping, outdoor display, outdoor dining, and similar uses adjacent to the Residential Buildings, provided that outdoor display and outdoor dining areas are located within the building zone and shall not encroach upon the pedestrian sidewalk areas. Streetscape elements may be adjusted at the time of site plan approval to accommodate final architectural designs, parallel street parking (as shown on the CDP/FDP), sight distance concerns and utilities, as well as to facilitate elements such as outdoor seating for a cafe, entry doors and facilities/structures in the Proposed Development, provided the quality of the streetscape is consistent with that shown on the CDP/FDP. Tree planting sites are set forth conceptually on the CDP/FDP and may be adjusted at the time of site plan approval, subject to UFMD and DPZ approval, in consultation with OCR.

D. Streetscape Activation. So as to accommodate the Public Facility described in Proffer 43 herein as well as any potential retail uses designed to activate the streetscape, Residential Building B shall generally be constructed with its ground floor having a minimum ceiling height of 18 feet.

E. Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP/FDP but may be revised at the time of site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) (the "Tysons Urban Design Guidelines") or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

1) A minimum of four (4) feet open surface width and 16 square feet of open surface area for Category III and Category IV trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area.

2) A minimum rooting area of eight (8) feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the Pedestrian Realm) (as defined in these Proffers), with no barrier to root growth within four (4) feet of the base of the tree. Where minimum planting widths of eight (8) feet cannot be provided, structural cell technology or other measures acceptable to the UFMD shall be provided.

3) Soil volume for Category III and Category IV trees (as defined in Table 12.17 of the PFM) shall be seven hundred (700) cubic feet per tree for single trees, but may be reduced to a minimum of four hundred (400) cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least five hundred (500) cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Minimum soil volumes of seven hundred (700) cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones.

4) Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning.

5) Tree zones shall be installed with a fully automatic drip irrigation system.

6) Tree grates shall only be required if necessary to maintain certain sidewalk dimensions.

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

G. Utility Locations. The Applicant has prepared and submitted with the CDP/FDP a Conceptual Utility Plan that identifies the locations of known utilities and proposes future utilities, including but not limited to water, sanitary sewer, storm sewer, electricity, gas and cable television lines. To the extent feasible and in accordance with the Transportation Design Standards for the Tysons Corner Urban Center (the "Transportation Design Standards"), the Applicant has placed such utilities in locations that minimize conflicts with the landscaped open space areas and streetscape elements. If, however, it is determined during site plan review that street tree locations conflict with utility locations, the Applicant shall first make efforts to reconcile the conflict by adjusting the locations of the future utilities. If VDOT, FCDOT or the applicable utility company does not approve such new locations or if the Applicant determines that it is not cost-effective to relocate them, the Applicant may adjust the type of plantings or remove and replace such tree(s) at an alternative location coordinated with the UFMD and without the need for a PCA, CDPA and/or FDPA. Maintenance access points to SWM Facilities and utility vaults beneath the streetscape shall be located outside the clear pedestrian walkway zone of the streetscape, where feasible. If the utility vaults 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 the Americans with Disabilities Act ("ADA") requirements), be flush with the walkway, and meet ADA accessibility requirements.

H. Fire Marshal. The Applicant has coordinated the layout depicted on the CDP/FDP with the Fire Marshal. If, however, it is determined during site plan review that street tree locations conflict with subsequent comments from the Fire Marshal, the Applicant shall first make efforts to gain the Fire Marshal's approval of such trees by making minor adjustments to their locations or by removing their lower branches. If the Fire Marshal does not approve such adjustments or other streetscape elements, the Applicant shall be permitted to relocate or delete those conflicting trees and/or make other streetscape adjustments in consultation with UFMD and DPZ and without the need for a PCA/CDPA and/or FDPA.

I. Sight Distance. If it is determined during site plan review that street tree locations conflict with the sight distance requirements set forth in the Transportation Design Standards, the Applicant shall first make efforts to gain VDOT's and/or FCDOT's approval of such trees by making minor adjustments to their locations or by removing their lower branches. If VDOT and/or FCDOT do not approve such adjustments, the Applicant shall be permitted to relocate or delete those conflicting trees in consultation with UFMD and DPZ and without the need for a

PCA/CDPA and/or FDPA.

J. Streetscape Furnishings and Materials. High-quality and unified streetscape materials shall be provided within the public realm in substantial conformance with the CDP/FDP and may include, but shall not be limited to, decorative concrete, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles, and other hardscape elements. The "Streetscape Furnishing and Materials Plan" provided with the CDP/FDP includes 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. Although minor variations may occur, materials, furnishings, and lighting along public streets shall generally be compatible with any streetscape design approved by the Tysons Partnership.

K. Lighting. All new streetscape lighting shall be energy efficient. On-site, outdoor and parking garage lighting shall be in conformance with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance, as may be amended. New street lights may either be selected from those listed in the Tysons Urban Design Guidelines, or as approved by DPWES, DPZ and OCR and the same or similar street lights shall be used consistently throughout the Proposed Development. All parking lot and Residential Building-mounted security lighting shall utilize full cut-off fixtures. Recessed lighting for the Residential Buildings shall be directionally shielded to mitigate the impact on the adjacent residences. Information regarding the lighting of the pedestrian realm, including photometrics for non-standard lighting, shall be provided with the site plan.

L. Construction Lighting. During construction, the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

M. Signage and Way-finding. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance, with a Comprehensive Sign Plan ("CSP") or as part of a larger CSP for the Tysons area. If the Applicant elects to join a larger CSP for the Tysons area, way-finding signage and elements shall be considered to be in substantial conformance with this CDP/FDP. The placement of traffic control signage on public streets shall be coordinated with, and subject to, VDOT review and approval. Way-finding signage and elements shall be coordinated with the Tysons Partnership to facilitate a consistent way-finding and signage system throughout the applicable planning district, but shall not be subject to approval by the Tysons Partnership. Way-finding signage shall include bicycle way-finding and provide direction to

locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

N. Maintenance of the Pedestrian Realm. The "Pedestrian Realm" shall be defined as all areas between the face of curb and the building façade, including the landscape amenity panel and pedestrian sidewalk, both of which will be dedicated to the County as further described in Proffer 19(P) below, and the building zone, which shall remain privately-owned (the landscape amenity panel, pedestrian sidewalk and building zone, collectively the "Pedestrian Realm"). The Applicant shall maintain all elements in the Pedestrian Realm in good repair and in compliance with the ADA, and replace, in kind, as needed, all Pedestrian Realm elements located within or abutting public street right-of-way.

O. Maintenance Agreement. The Applicant shall enter into an appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit it to maintain the publicly-owned landscape amenity panel and pedestrian sidewalk, as described in Proffer 19(N) above. The Applicant shall not be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees, contractors, or permittees that are not acting under its direct authority. The Applicant may enter into an alternative maintenance arrangement, such as pursuant to a Business Improvement District, without needing a PCA. Maintenance commitments within the Pedestrian Realm shall include but are not limited to:

i. All plantings including trees, shrubs, perennials, and annuals;

ii. All associated irrigation elements;

iii. All hard surfaces, including but not limited to paving and retaining walls;

iv. All streetscape furnishings including benches and bike racks;

v. All lighting poles, brackets and fixtures;

vi. All special drainage features, such as Low Impact Development facilities;

vii. Snow removal;

viii. Trash recycling and litter removal;

ix. Leaf removal;

x. Any sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes that are not VDOT standard devices; and

xi. All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, recreation courts and features, and art.

P. Right-of-Way Dedication. The landscape amenity panel and pedestrian sidewalk as described in Proffer 19(N) herein and shown on the CDP/FDP shall be dedicated in fee simple to the County (or equivalent government body or agency) concurrent with dedication of the adjacent roadways as specified in Proffer 23, subject to the following:

i. If, at the time of site plan, it is determined that stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel and/or pedestrian sidewalk will prevent VDOT and/or Fairfax County from accepting the landscape amenity panel and/or pedestrian sidewalk within the right-of-way, the Applicant shall provide dedication measuring 18 inches behind the face of curb and shall reserve for potential future dedication the landscape amenity panel and pedestrian sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel and/or pedestrian sidewalk areas until such time as such areas are dedicated. This reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County.

ii. Should it be determined following final street acceptance inspection that the landscape amenity panel and/or pedestrian sidewalk areas continue to be unacceptable to VDOT and/or Fairfax County for inclusion in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and/or pedestrian sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, as applicable, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County.

iii. If, at the time of site plan it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located

beneath the landscape amenity panel/sidewalk will be acceptable to VDOT and/or Fairfax County, the Applicant shall provide dedication measuring 18 inches behind the face of curb at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panel and/or pedestrian sidewalk areas. A temporary public access easement in a form acceptable to the County Attorney shall be recorded over the reserved landscape amenity panel and/or pedestrian sidewalk areas until such time as such areas are dedicated. The reservation area shall include easements that allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County.

iv. Should it be determined following final street acceptance inspection that the landscape amenity panel and/or pedestrian sidewalk areas are not acceptable to VDOT and/or Fairfax County to be included in the right-of-way, the reservation of potential future dedication of the landscape amenity panel and/or pedestrian sidewalk areas shall be released and the Applicant shall grant a public sidewalk and utility easement, as applicable, in a form acceptable to the Office of the County Attorney. This easement shall allow for the installation of signage necessary for safety and operation of the street as well as parking regulation equipment by VDOT and/or the County.

v. All right-of-way dedications shall be subject to advanced density credit as specified in Proffer 51 herein.

TRANSPORTATION

20. Grid of Streets. Subject to FCDOT approval and, where necessary, VDOT approval, the Applicant shall construct the following road improvements prior to issuance of the first initial RUP for the first Residential Building (for purposes of this Proffer, "construct" shall mean completed and open for public use but not necessarily accepted by VDOT for maintenance purposes):

A. Results Road (Public Collector Street). The Applicant shall construct Results Road from Greensboro Drive to Summit Street, including all streetscape elements located on the Property, as shown on the CDP/FDP.

B. Summit Street (Public Local Street). The Applicant shall construct Summit Street, including all streetscape elements located on the Property, as shown on the CDP/FDP.

C. Park Place (Private Service Street). The Applicant shall construct Park Place, from Results Road to Summit Street, including all streetscape elements located on the Property, as shown on the CDP/FDP.

21. Extension of Results Road by Others. Results Road may be extended by others in one of the following ways:

A. Option A. At such time as the property identified on the 2013 Fairfax County Tax Map 29-3 ((15)) 11A2 and located at 8250 Greensboro Drive (currently, the Tysons Sport & Health building) becomes the subject of a zoning application and is redeveloped, the Applicant shall provide the rights-of-way and ancillary and reasonable easements necessary to complete its construction as generally shown on the CDP/FDP, provided (i) FCDOT has demanded the same; (ii) access to/from the then-existing uses on the Property are maintained at all times; and (iii) such improvements are coordinated with the Applicant prior to approval of the site plan that includes such improvements by others ("Option A").

B. Option B. At such time as the property identified on the 2013 Fairfax County Tax Map as 29-3 ((15)) 11B3 and located at 1676 International Drive (currently, the Tysons Center II building) becomes the subject of a zoning application and is redeveloped, the Applicant shall provide all rights-of-way and ancillary and reasonable easements necessary to complete its construction as shown on the CDP/FDP, provided (i) FCDOT has demanded the same; (ii) access to/from the then-existing uses on the Property are maintained at all times; and (iii) such improvements are coordinated with the Applicant prior to approval of the site plan that includes such improvements by others ("Option B").

C. Option C. At such time as both properties to the north (identified on the 2013 Fairfax County Tax Map as 29-3 ((15)) 11A2 and 11B3, the Tysons Sport and Health and the Tysons Center II buildings, respectively; hereinafter, the "Adjacent Properties") become the subject of zoning applications and are redeveloped, the Applicant shall provide all rights-of-way and ancillary and reasonable easements necessary to complete its construction as shown on the CDP/FDP, provided (i) FCDOT has demanded the same; (ii) access to/from the then-existing uses on the Property are maintained at all times; and (iii) such improvements are coordinated with the Applicant prior to approval of the site plan that includes such improvements by others ("Option C").

D. Option D. If the Existing Office Buildings, which are anticipated to remain in their existing conditions with the Proposed Development, are redeveloped pursuant to a future zoning application and neither Option A nor Option B nor Option C has been constructed by others, the Applicant shall extend Results Road,

as shown on the CDP/FDP ("Option D"). In such event, the Applicant's obligations with regard to Proffer 21(B) and (C) herein, are deemed null and void and of no further force or effect.

22. Contributions for the Extension of Results Road and Summit Street

A. Contribution for the Extension of Results Road. Prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall escrow $665,000.00 (Six Hundred and Sixty-Five Thousand Dollars) with the County for the extension of Results Road by others. However, in the event the Applicant constructs Option D as described in Proffer 21(D) above, it shall be permitted to use the funds escrowed pursuant to this Proffer 22 for that improvement.

B. Contribution for the Extension of Summit Street. Prior to issuance of the first initial RUP for the second Residential Building, the Applicant shall escrow $58,000.00 (Fifty-Eight Thousand Dollars) with the County for the extension of Summit Street by others from the northern curb line of Results Road to the Property line.

23. VDOT Acceptance and Dedication. With the exception of Park Place, which shall be constructed as a private street, all streets within the limits of the Property will be designed and constructed as public streets in accordance with the *Transportation Design Standards for the Tysons Corner Urban Center* dated September 13, 2011, as may be amended, and the following:

A. Results Road. Results Road shall be constructed to public street standards but will be privately maintained until any of Options A, B or C (as defined in Proffer 21(A), (B) and (C), above) has been constructed by others; or, the Applicant has constructed Option D (as defined in Proffer 21(D) above); or, Results Road has been extended to International Drive, and VDOT has accepted it into the State system for maintenance. At such time as the foregoing conditions are met and unless the following has previously occurred, the Applicant shall, without the need for a PCA, CDPA or FDPA,

i. Remove the eleven (11) head-in surface parking spaces along the north side of the existing 8200 Greensboro Drive Existing Office Building;

ii. Convert the twenty-three (23) surface parking spaces on top of the Existing Parking Structure to landscaping; and,

iii. Dedicate and convey upon demand by Fairfax County the necessary right-of-way and/or ancillary easements necessary so that the owners of the Adjacent Properties can complete Results Road and pursue acceptance by

VDOT of Results Road together with all related improvements, to be maintained by VDOT.

B. Summit Street. Summit Street shall be constructed to public street standards but remain private until (i) construction of the Proposed Development has been completed; (ii) the Adjacent Properties redevelop and include a roadway that could be connected to Summit Street; and (iii) the Board of Supervisors approves a petition to add Summit Street to the secondary system of state highways. At such time as the foregoing conditions are met and without the need for a PCA, CDPA or FDPA, the Applicant shall:

i. Construct the nine (9) parallel surface parking spaces along Summit Street; and,

ii. Dedicate and convey upon demand by Fairfax County the necessary right-of-way and/or ancillary easements necessary so that the owners of the Adjacent Properties can complete Summit Street, which may include construction and/or modification to Summit Street as necessary to meet VDOT standards, and pursue acceptance by VDOT of Summit Street, together with all related improvements, to be maintained by VDOT.

24. Tysons Grid Fund Contributions. At the time of issuance of the first RUP for each new Residential Building, a contribution shall be made to the Tysons Grid Fund in the amount of $1,000 per residential unit in accordance with the Board of Supervisors' policy adopted on January 8, 2013. In addition, the Applicant shall contribute $6.44 for each new square foot of retail uses in the Residential Buildings; it shall provide 25% of that contribution prior to site plan approval for the Residential Buildings, and the remaining 75% prior to issuance of a building permit for the first new retail use. Credits shall be allowed against such contributions for the costs of the qualifying off-site intersection improvements. These contributions shall not apply to the Public Facility described in Proffer 43 below, or to the Existing Office Buildings. These payments may be made earlier than required pursuant to this Paragraph.

25. Tysons-wide Transportation Contributions for Table 7 Improvements. The Applicant shall contribute to the Tysons Area-Wide Fund the sum of $1,000 for each new residential unit constructed in the Proposed Development and $5.63 per square foot for all new retail uses in the Residential Buildings in accordance with the Board of Supervisor's policy adopted on January 8, 2013. The contribution associated with each building shall be paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. These contributions shall not apply to the Public Facility described in Proffer 43 below,

or to the Existing Office Buildings. These payments may be made earlier than required pursuant to this paragraph.

26. Bus Shelter. If requested and approved by WMATA and/or FCDOT at the time of site plan and prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall relocate the existing bus stop and construct a new bus shelter (but not a bus pull out) at the new location generally depicted on the CDP/FDP (the "Bus Shelter"), at a cost of no more than One and One-Fifteenth percent (1.15%) of the cost of an average bus shelter based on the County's Unit Pricing Schedule in effect at the time the Bus Shelter is installed.

27. Congestion Management Plan. The Applicant shall engage a qualified professional to prepare and submit in connection with the VDOT permit for construction of the Proposed Development on the Property, a construction congestion management plan for use during construction of the two Residential Buildings, as appropriate, so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property (the "Congestion Management Plan"). The Congestion Management Plan shall identify anticipated construction entrances, construction staging areas and construction vehicle routes. The Applicant shall coordinate its construction activities, including construction material deliveries, lane closures, and/or other related activities with FCDOT and VDOT, and procedures for such coordination shall be included in the Congestion Management Plan.

28. Notification Letter. At the time of filing the first site plan for the Residential Buildings, the Applicant shall send a notification letter to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards for Tysons Corner.

BICYCLES

29. Bicycle Parking. Bicycle racks, bike lockers, and/or bike storage areas shall be generally provided as shown the CDP/FDP, with the specific amounts and locations determined at site plan. Bicycle racks shall be inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces provided will be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for the Residential Buildings, and shall be generally located as reflected on the CDP/FDP. Signage shall be posted on the exterior side of the Residential Buildings near the entrances to the bike parking/storage space to indicate their presence.

30. Bicycle Lanes. Concurrent with construction of the streetscape improvements identified in Proffer 19(A) and (B) and if approved by VDOT, the Applicant shall provide pavement and striping for on-road bicycle lanes along the Property's frontage on

Greensboro Drive, as shown on the CDP/FDP. Such lanes shall typically be four (4) to six (6) feet in width as shown on the CDP/FDP with the final dimension determined at the time of site plan approval.

PARKING

31. Parking. Upon completion of the Residential Buildings, parking for the Proposed Development shall be provided as shown on the CDP/FDP and in accordance with Section 6-509 and Article 11 of the Zoning Ordinance, as qualified by the following:

    A. The exact number of parking spaces for the Existing Office Buildings and the Residential Buildings shall be determined at the time of site plan approval in accordance with the parking requirements for the PTC district, based on the final number and type of residential units provided, including any new or proposed uses in the Existing Office Buildings. However, in no event shall the Applicant be permitted to establish more than One Hundred (100) surface parking spaces on the Property to serve the Existing Office Buildings and Residential Buildings, exclusive of the nine (9) surface parking spaces along Summit Street (which will ultimately be a public street), five (5) surface parking spaces along Park Place (which serve the pocket parks described in Proffer 39 herein), and thirty-four (34) parking spaces located along the future extension of Results Road to International Drive, as shown on the CDP/FDP (the "Results Road Spaces").

    B. Upon (a) the extension of Results Road to International Drive (in accordance with Options B, C or D as described in Proffer 21 herein, and shown on the CDP/FDP); or (b) July 1, 2025, whichever is first, the Applicant shall remove the Results Road Spaces and, after submission and receipt of approval from UFMD of a landscaping plan showing the same, convert them to landscaping in accordance with the CDP/FDP.

    C. As described in Proffer 36(D) below, the Applicant shall annually submit to FCDOT a parking summary that demonstrates compliance with the parking commitments described herein and shown on the CDP/FDP.

    D. The Applicant may adjust the allocation of parking spaces between the Existing Office Buildings and the Residential Buildings as shown on the CDP/FDP with an FDPA, and without the need for a PCA or CDPA, provided that the overall parking rates for the Proposed Development meet the rates provided in Section 6-509 and Article 11 of the Zoning Ordinance as required under this Proffer 31.

E. Following approval of this Rezoning, the Applicant shall manage its future leases for the Existing Office Buildings in a manner that permits it to achieve, on a cumulative basis, the parking requirements set forth in this Proffer.

32. Unbundled Parking for Residential Uses. All for-sale residential units shall be offered exclusive of parking (i.e. at a separate cost). All leases for residential units shall be offered exclusive of parking (i.e. at a separate cost).

33. Parking for Non-Residential Uses. The Applicant may, but shall not be required to, charge for parking on the Property on a per-space basis, at rates that the Applicant determines to be market-competitive, and valet parking shall be permitted.

TRANSPORTATION DEMAND MANAGEMENT

34. Tysons Transportation Management Association. The Applicant shall contribute towards the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will be required to contribute.

A. The Applicant shall make a one-time contribution for the establishment of this future TMA based on a participation rate of $0.05 per gross square foot of new residential uses to be constructed on the Property, which sum shall be payable to the Tysons Partnership Transportation Council.

B. Fifty percent (50%) of the total contribution to the TMA shall be paid upon site plan approval of the first new Residential Building to be constructed on the Property. The remaining fifty percent (50%) of the total contribution shall be paid prior to issuance of the first initial RUP for the first Residential Building. In any event the full contribution shall be paid no later than ten (10) years from the date of this Rezoning approval.

C. If subsequent to the approval of this Rezoning, FCDOT approves the TMA as the administrator of TDM programs for the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some functions of this TDM Program to the TMA.

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 by the Applicant to the TMA shall then be returned.

35. Transportation Demand Management Plan for the Residential Buildings. The proffered elements of the TDM Program as set forth below are more fully described in the *Greensboro Park Place TDM Plan* prepared by Wells + Associates, Inc. dated October 22, 2012, as may be amended (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 final initial RUP for the second new Residential 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 of the Property (i.e., not including trips from existing office and new 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 vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units proposed to be constructed in each new Residential Building on the Subject 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	35%
65 million GSF	40%
84 million GSF	45%
90 million GSF	48%
96 million GSF	50%
105 million GSF	53%

113 million GSF	55%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the TPM shall, in consultation and coordination with the County, provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board of Supervisors should subsequently adopt a goal for trip reductions that is lower than that committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

C. TDM Program Components. The TDM Program shall include, but not necessarily be limited to, the following components, each of which is more fully described in the TDM Plan:

   i. TDM Program Management;

   ii. TDM Program Branding;

   iii. Transportation Program Web Site;

   iv. Promotion of Real Time Transit Information;

   v. Site Specific Transportation Access Guide;

   vi. Bicycle Accommodations; and,

   vii. Vehicle Parking Management.

D. 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 and as coordinated with FCDOT can be made without requiring a PCA.

   i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Greensboro Park Place. The TPM shall be appointed by the Applicant no later than sixty (60) days after the issuance of the first building permit (core and shell) for the first new Residential Building on the Property.

The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.

ii. TDM Annual Report and Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an Annual Report and Budget no later than 180 days after issuance of the first building permit (core and shell) for the first new Residential Building on the Property**.** If an Annual Report has already been submitted for the then-current calendar year, the TPM shall revise the Annual Report with the following year's submission to incorporate any new construction on the Subject 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 residential building on the Subject Property;

b) The budget needed to implement the TDM plan (the "TDM 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 Subject Property;

e) Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan;

f) Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Subject Property; and,

g) Submission of an annual report to FCDOT by February 1st of each year beginning with the first calendar year following the submission of the first Annual Report and Budget.

The Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report shall be deemed accepted and the TDM plan shall be implemented. If FCDOT responds with comments on the Annual

Report, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the Annual Report and/or Budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter the TPM, in conjunction with each Annual Report summarizing the results of the TDM Program to be submitted no later than February 1st (the "Annual Report"), shall update the TDM plan 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 TDM Budget are further described in the TDM Plan.

iii. TDM Account. The Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the Annual Report 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 a given year. In no event shall the baseline TDM Budget exceed $63,500 (this amount shall be adjusted annually from the date of Rezoning approval for the Subject Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

iv. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time, and prior to the issuance of the first

initial RUP for each Residential Building at a rate of $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 for each new Residential Building. 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 TDM Budget adjustments as may be required.

v. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multi-modal incentive program for initial purchasers/lessees within Greensboro Park Place. Such contributions shall be made one time, and prior to the issuance of the first initial RUP for each Residential Building at a rate of $0.02 per gross square foot of new residential uses on the Property.

vi. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicant shall, through the TPM, deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management associated with the Subject Property. To secure the Applicant's obligations to make payments into the TDM Penalty Fund, the Applicant shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP for each new Residential Building on the Property, the Applicant shall:

a) Establish the TDM Penalty Fund, if not previously established by the TPM, and/or

b) Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the Applicant's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to $0.05 for each square foot of new residential GFA shown on the approved site plan for each new

residential 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 for the first new Residential 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 Applicant (or the TPM) into the TDM Penalty Fund as provided below.

vii. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Property beginning one year following issuance of the final initial RUP for the first new Residential 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 F 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.

E. 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 Report.

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 Applicant through the TPM. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
0.0% - 4.9%	**30%**
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1% – 20 %	90%
>20%	**100%**

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

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

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

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

113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	**Cumulative % Remedy Fund Returned**
>0%	**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 once three consecutive annual Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met.

ii. <u>Upon Stabilization</u>

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 Report and funded by the Remedy Fund (if available) as may be necessary, commensurate with the extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

b) If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing development levels in the Tysons Corner Urban Center as described in this Proffer 34) 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 Due
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

If the results of the traffic counts conducted upon Stabilization show that the trip reduction goals have been met for three (3) consecutive years in accordance with the goals outlined on the table above, then any remaining Remedy and/or Penalty Funds shall be released back to the Applicant through the TPM.

c) The Applicant through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the Applicant fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).

d) The maximum amount of penalties associated with the Property, and the

maximum amount the Applicant shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) shall be released to the Applicant once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

F. 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.

G. 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.

H. Continuing Implementation. The Applicant and/or its assigns 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.

I. Notice to Owners/Tenants. All residential owners and/or tenants of the Property shall be advised of the TDM Program set forth in this Proffer. For owners, 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.

J. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of $100 per day not to exceed $36,500 for any one incident. Such penalty shall be payable to Fairfax County to be used for transit, transportation, or congestion management improvements within the vicinity of the Subject Property.

K. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows residents to make informed travel decisions. This information shall be provided at initial occupancy of each Residential Building. The delivery of this information shall be made convenient for residents, such as via computer, cell phone, monitors, or similar technology. The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

36. Transportation Demand Management Plan for the Existing Office Buildings. The Applicant shall encourage the employees of the Existing Office Buildings to utilize transit, carpools, walking, biking and other non-SOV modes of transportation to travel to and from the Property through voluntary participation in the TDM Plan, as supplemented by this Proffer (the "Office TDM Program"). The goal of the Office TDM Program is to reduce by Twenty Percent (20%) the number of vehicle trips that would be expected from office employees working on the Property through promotion and use of non-SOV modes of transportation. Notwithstanding the below, the existing office uses shall not be subject to monitoring nor will remedies or penalties be assessed against the Existing Office Buildings.

A. Components of the Office TDM Program. The Office TDM Program shall include, at a minimum, the components listed below, provided that such components may be subsequently amended from time to time by mutual agreement between the Applicant and FCDOT.

i. Office Transportation Program Manager. A transportation program manager for the Existing Office Buildings shall be appointed by the Office Building owner(s) ("Office TPM") within Ninety (90) days of the appointment of the TPM for the Residential Buildings. The Office TPM shall coordinate with the TPM for Residential Buildings at least once per year. The Office TPM duties may be part of other duties associated with

the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the initial appointment of the Office TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.

ii. Employee/Tenant Meetings. Within Thirty (30) days of its appointment and at least annually each year thereafter, the Office TPM shall meet with representatives of the tenants of the Existing Office Buildings to review the available transit options, adequacy of bus schedules (including hours of service), changes in transit service and other relevant transit-related topics. The Office TPM shall invite Fairfax County and/or WMATA representatives to these meetings to speak to the group(s) about these and related subjects. After the first three such meetings, the frequency of the same may be reduced to one meeting every three (3) years. Based on these meetings, the Office TPM shall work with Fairfax County and/or WMATA to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to such tenants and their employees.

iii. Transit Incentives. Utilizing the Office TDM Incentive Fund (described in Proffer 36(B) below), the TPM shall provide financial incentives to office employees to utilize transit. These incentives may include programs such as contests with fare card rewards, mall gift certificates and similar programs (for example, an award could be offered to the transit riding employee of the month/year or the tenant with the highest percentage of employees utilizing non-SOV transport to commute to and from the Property).

iv. Regional TDM Incentive Programs. The Office TPM shall make information available to the office employees about 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. Such information shall be provided in all leasing packages.

v. Ridesharing. The Office TPM shall assist office employees in forming carpools or vanpools and in providing convenient parking spaces to carpools or vanpools.

vi. Bike Accommodations. The Office TPM shall assist office employees in locating the bicycle accommodations in the Existing Parking Structures

and across the Proposed Development (bike storage, lockers and showers), as well as promoting their availability to employees who bicycle to work.

vii. Onsite Amenities. The Office TPM shall promote the availability of on-site personal services so that employees who arrive on-site without an automobile can run errands.

B. Office TDM Budget. At the time the first TDM Budget is approved and funded per Proffer 35(D)(ii) above, the Applicant shall establish an Office TDM Budget for use exclusively by the Applicant for the office employees (the "Office TDM Budget"). The Applicant shall contribute Three Thousand, Five Hundred Dollars ($3,500.00) per year to the Office TDM Budget for the provision of transit incentives, such as gift certificate awards, fare card contests and/or give-aways, transit fairs specific to the office employees and for similar inducements or incentive activities. Should any tenant of the Existing Office Buildings elect to financially contribute to the Office TDM Program, such contributions shall be utilized in addition to the Applicant's annual contributions (that is, the Applicant's annual contributions shall not be reduced or offset in any way).

C. Office TDM Program Participation Outreach. The Office TPM shall endeavor in good faith to encourage participation by the office tenants in the Office TDM Program, including the encouragement of a financial participation by such tenants through the direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the Office TPM and Property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenants' on-site management and executives or officers at their headquarters offices, at appropriate intervals.

D. Supplement to the Annual Report. The TPM shall submit, with its Annual Report, as described in Proffer 35(D)(ii) above, a parking summary that demonstrates compliance with the parking commitments described in Proffer 31 above and shown on the CDP/FDP.

AFFORDABLE/WORKFORCE HOUSING

37. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, the Applicant shall provide Affordable Dwelling Units ("ADUs"), pursuant to such provisions unless modified by the ADU Advisory Board.

38. Workforce Dwelling Units. In addition to any required ADUs, the Applicant shall provide Workforce Dwelling Units (WDUs) on the Property in accordance with the Board of Supervisors' Tysons Corner Urban Center Workforce Dwelling Unit

Administrative Policy Guidelines dated June 22, 2010 ("WDU Policy"). The total number of ADUs, if any, and WDUs provided shall equal twenty percent (20%) of the total residential units constructed on the Property. If ADUs are provided on the Property, 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.

A. WDU Specifications. The WDUs generated by each Residential Building shall be provided within such Building, however, the Applicant reserves the right to consolidate the WDUs into Residential Building A, and thereby increase the number of WDUs in Residential Building A beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in Residential Building B. To the extent the Residential Buildings are phased and are constructed separately, a minimum of twenty percent (20%) of the total residential dwelling units in the first Residential Building shall be ADUs or WDUs. The WDUs in each building shall have a bedroom mix similar to that provided in the market rate units in such building. Additionally, in the event that parking spaces are guaranteed to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU on the Property.

B. Agreements. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and the County and may occur after the approval of this Rezoning. Neither the Board nor any other County agency 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 shall be recorded in the Fairfax County land records.

PARK AND RECREATIONAL FACILITIES

39. Publicly-Accessible Parks. The Applicant shall provide publicly-accessible, at-grade, open space areas in general conformance with the concepts, locations and minimum acreages depicted on the CDP/FDP and as further described in these Proffers, provided that such areas and the elements described below may be adjusted at the time of site plan to allow for final engineering and design considerations. While public access easements shall be granted for these areas, the Applicant shall retain them in private ownership and reserves the right to reasonably restrict access for limited times and special events, security maintenance and repairs and/or safety purposes. The Proposed Development includes the following five distinct urban park spaces:

A. Pocket Park I. Prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall provide an approximately 0.6-acre publicly-accessible pocket park behind the Residential Buildings consisting of one large and several small lawn panels, as shown conceptually on the CDP/FDP ("Pocket Park 1"). The large panel is envisioned as an area for unscheduled recreation; the small lawn panels will provide amenities such as additional seating, game tables, a bocce court and/or climbable art for tots. Bocce equipment for the bocce court in Park I, or in any of the other park spaces detailed below, shall be made available upon request at a readily-identifiable and easily-accessible location on the Property, to be coordinated with the Park Authority.

B. Pocket Park II. Prior to issuance of the first initial RUP for the Residential Building identified on the CDP/FDP as Residential Building B, the Applicant shall provide an approximately 0.09-acre publicly-accessible urban plaza located on the opposite corner from Greensboro Park and adjacent to the proposed Public Facility described in Proffer 43 herein, as shown conceptually on the CDP/FDP ("Pocket Park II"). This space is envisioned to be used for a variety of purposes, including but not limited to outdoor programming associated with the recreational facility and use by patrons of the ground-floor retail use.

C. Pocket Park III. Prior to issuance of the first initial RUP for the first Residential Building, the Applicant shall provide an approximately 0.24-acre publicly-accessible pocket park along Greensboro Drive at Summit Street, as shown conceptually on the CDP/FDP ("Pocket Park III"). This pocket park is designed with a circle motif to carry the character of the street wall along Greensboro Drive into the site. It is envisioned to have a rain garden, wall seating and general open space for casual use.

D. Pocket Park IV. Prior to issuance of the first initial RUP for the second Residential Building, the Applicant shall enhance the existing 0.39-acre

publicly-accessible pocket park in between the existing 8200 Greensboro Drive Office Building and Pocket Park I, as shown on the CDP/FDP ("Pocket Park IV").

E. Pocket Park V. Prior to issuance of the first initial RUP for the second Residential Building, the Applicant shall enhance the existing 0.37-acre publically-accessible pocket park in between and around the Existing Office Buildings, as shown on the CDP/FDP ("Pocket Park V"), which is currently used as passive recreation space by the office employees, with amenities such as game tables, seating, planters, and/or way-finding. The enhancement of Pocket Park V shall be consistent with the concepts and characteristics of the other publicly-accessible park spaces described in this Proffer 39.

40. Private Amenities and Recreational Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property, as shown on the CDP/FDP. Recreational facilities such as rooftop amenities and pool facilities may be separately designated for the residents of the individual Residential Buildings; or, more common facilities such as a business or fitness center may be shared between the two. These facilities may but shall not be required to be shared between the residents of two Residential Buildings. Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall expend a minimum of $1,700.00 per market-rate and workforce residential unit on such recreational facilities. Prior to final bond release for the Residential Buildings, the balance of any funds not expended on-site, as determined by DPWES, shall be contributed to the FCPA for the provision of recreational facilities serving Tysons Corner.

41. Athletic Field Contribution. In satisfaction of the Comprehensive Plan's expectations for the provision of athletic fields to support the Proposed Development (which generates the need for approximately eleven percent (11%) of a full-size field), the Applicant shall contribute funds to the Fairfax County Board of Supervisors in accordance with one of the following options, which it may select in its discretion: (a) contribute Nine Hundred and Eleven Thousand Dollars ($911,000.00) by December 31, 2015 to be utilized for construction of an athletic field at West*Gate Elementary School ("Option 1"); or (b) contribute One Million, One Hundred and Seventy-Eight Thousand Dollars ($1,178,000.00) to the Fairfax County Board of Supervisors prior to issuance of the first RUP for the first Residential Building for the future construction of an athletic field that will serve the residents of Tysons Corner ("Option 2"). If the Applicant elects Option 1, its contribution of $911,000.00 shall be fixed in that amount and shall not be subject to escalation pursuant to Proffer 50 below; if, however, the Applicant elects Option 2, its contribution of $1,178,000.00 shall be subject to escalation as described further in Proffer 50.

NOISE ATTENUATION

42. Noise Attenuation. The Applicant shall reduce the interior DNL to no more 45 dBA for the Residential Buildings. At the time of building plan application for the full shell building permit for each Residential Building, the Applicant shall submit to the Chief of the Environment and Development Review Branch of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study. Prior to the issuance of the first RUP for the Residential Buildings, the Applicant shall demonstrate through testing of noise levels that interior noise does not exceed 45 dBA. The Applicant shall notify potential tenants or purchasers of individual residential units with balconies, either in their leases or sale contracts, that exterior noise levels may exceed 65dBA.

PUBLIC FACILITIES

43. Public Facility. The Applicant shall provide a 3,000 square-foot, warm/dark shell space within the ground floor of Residential Building B as generally shown on the CDP/FDP (the "Public Facility Space"). For purposes of this Proffer, "warm/dark shell" space shall mean a structure with a structural steel or concrete frame and masonry and storefront windows or glass curtain wall skin. While the "warm/dark shell" space shall be temporarily heated, it shall not include interior walls, ceilings, electrical systems, plumbing or finishes. The Public Facility Space shall be constructed concurrently with the Residential Buildings and shall be accessible through a separate entrance on Greensboro Drive.

A. Fit-out. Prior to issuance of the first building permit for Residential Building B, the Applicant shall post an escrow in the form of cash or a letter of credit in the amount Two Hundred and Twenty-Five Thousand Dollars ($225,000.00) for the County's fit-out of the Public Facility Space (the "Public Facility Escrow"). The Public Facility Escrow shall be released to the Fairfax County Board of Supervisors upon demand, but only on demonstration that the funds will be used by the County for the fit-out of the Public Facility Space on the Property. In the event the Board of Supervisors elects not to use the Public Facility Space pursuant to Proffer subpart (C), herein, it shall use the Public Facility Escrow for another public facility in Tysons within fifteen (15) years of the time that it was posted by the Applicant.

B. Use. Fairfax County and/or its assigns shall use the Public Facility Space for community and/or recreational programming, or for any other public use permitted by-right in the PTC district, except (a) a conference center or retreat house; (b) a congregate living, group residential or shelter facility; or, (c) a treatment or counseling facility. However, if the County elects to use the Public Facility Space for any public use other than community and/or recreational programming, then the Applicant shall be notified of the same and provided with an opportunity to comment before any such alternative use is established.

C. Opt Out. Notwithstanding the foregoing, the County may opt not to use the Public Facility Space. In that event and upon notice to the Applicant, the Public Facility Space shall revert back to the Applicant and may be used for retail, service, accessory or any other use permitted by-right in the PTC district, except residential use, without requiring approval of a PCA, CDPA or FDPA, provided such use is in substantial conformance with the CDP/FDP and these Proffers.

D. Lease. Prior to issuance of the first initial RUP for Residential Building B, the Applicant as Landlord ("Landlord") and Fairfax County as tenant ("Tenant") shall enter into a Lease Agreement for the lease of the Public Facility Space (the "Lease") at a rate of One Dollar ($1.00) per month. The initial term of the Lease shall be for thirty (30) years, with the Tenant having two options to renew thereafter, each for a term of ten (10) years (the "Renewals"). The Renewals shall be automatic unless the Tenant notifies the Landlord in writing at least six (6) months prior to the start of the new term that it is opting not to renew the Lease. The Lease shall include, but not be limited to, the following terms:

i. The Tenant shall maintain such insurance as Landlord may reasonably require and name Landlord, Landlord's manager and any other associated or affiliated entity as their interests may appear and at Landlord's request, any mortgagee(s), as additional insured;

ii. The Tenant shall be required to properly maintain the Public Facility Space and any affiliated spaces;

iii. The Tenant shall be responsible for utilities to and in the Public Facility Space and shall directly contract with the utility companies for the same unless not separately metered, in which case, Tenant shall reimburse Landlord on a monthly basis;

iv. The Tenant may not assign nor sublet the Public Facility Space without the prior written approval of the Landlord, provided that if the Tenant elects to program the Public Facility Space through the Spring Hill

Recreation Center which it may but shall not be required to do, such delegation shall constitute neither an assignment nor a sublease; and,

v. Prior to the expiration or termination of this Lease, Tenant shall remove from the Public Facility Space all furniture, trade fixtures, equipment, wiring and cabling (unless Landlord directs Tenant otherwise), and all other personal property installed by Tenant or its assignees or subtenants. Tenant shall repair any damage resulting from such removal and shall restore the Public Facility Space to good order and condition, normal wear and tear excepted.

E. Termination. The Lease shall be terminable by the Tenant at any time during the term, in its sole discretion, with six (6) months written notice to the Landlord, at which time the Public Facility Space shall revert back to the Landlord and may be used as described in Proffer 43(C), above.

F. Subordination and Non-Disturbance. In connection with execution of the Lease, Landlord shall use commercially-reasonable efforts to cause any mortgagee holding a deed of trust for Residential Building B to execute a Subordination and Non-Disturbance Agreement ("SNDA") subordinating the Lease for the Public Facility Space to the loan. There shall be no requirement to subordinate the Lease to any loans on the Property other than for Residential Building B.

44. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute $9,378 per expected student generated by each Residential Building (based on an assumed rate of 0.11 students per multifamily high-rise unit) to the Fairfax County School Board to be utilized for capital construction and capacity enhancements to schools in the Tysons Corner area that serve the development. The contributions shall be made on or before the issuance of the first RUP for each Residential Building, and shall be based on the actual number of residential units in each building. In the event fewer residential units are built than estimated at the time of payment, the overpayment amount shall be returned to the Applicant. If prior to site plan approval for a Residential Building, the County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased for that Residential Building to reflect the current ratio and/or contribution. This contribution is not subject to the escalation provisions of Proffer 50. 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

45. Stormwater Management. The Applicant shall provide the following:

A. Stormwater Management Measures. Stormwater Management ("SWM") measures for the Property shall be designed to protect receiving waters downstream of Tysons by reducing runoff from impervious surfaces using a progressive approach. This progressive approach shall, to the maximum extent practicable, strive to retain on-site and/or reuse the first one inch of rainfall. Proposed SWM and Best Management Practice ("BMP") facilities shall follow a tiered approach as identified by DPWES, which may include infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing facilities and other innovative BMPs.

B. LID Techniques. The Applicant shall make use of certain Low Impact Development ("LID") techniques that will aid in runoff volume reduction and promote reuse throughout the Property. As a part of the LID techniques proposed, the Applicant shall provide intensive and/or extensive green roofs. Other LID techniques may include, but shall not be limited to, tree box filters, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water. Additionally, the SWM facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes as contemplated within current LEED requirements, depending on the existing impervious condition. The above-noted SWM Facilities shall be designed (where applicable) to meet the applicable requirements or stormwater management-related credits of the most current version of the USGBC's applicable LEED rating system for each Residential Building or phase of the development based upon the LEED boundary identified with each such building or phase.

C. Tree Replacement. As shown on the CDP/FDP, the Applicant is requesting a modification of PFM Section 12-0505.6B to allow for trees located above any proposed percolation trench or bio-retention area to count toward the 10-year tree canopy requirement. In the event that any of the said trees may need to be removed for maintenance or repair of those facilities, the Applicant agrees to replace removed trees as determined by the UFMD to sustain the 10-year canopy.

D. Calculations at FDPA and Site Plan. If there is an FDPA submission and also at the time of site plan submission, the Applicant shall provide calculations showing the proposed volume reductions and illustrating conformance with the proposed

volume reductions shown on the approved FDP. The specific SWM facilities shall be determined at the time of site plan, as may be approved by DPWES.

While it is anticipated that compliance with the goal of retaining and/or reusing the first one inch of rainfall will be confirmed at site plan by utilizing the proposed retention credits identified by Fairfax County as part of their stormwater spreadsheet, the Applicant reserves the right to utilize any combination of LIDs (existing and future) measures to meet this goal, subject to the review and approval of DPWES; and the goal may be met on an individual building basis or based upon the total area of the Property. Similarly, if all other County suggested stormwater alternatives have been attempted, the Applicant reserves the right to over detain the runoff from a one-inch rainfall to a release rate that mimics that of a good forested condition.

It is understood that seasonal variations in reuse water demand will create fluctuations in the draw down period, and as such, the stormwater system will be designed to the extent practicable to not exceed 10 days of storage. If storage time exceeds 10 days, the Applicant shall have the right to discharge excess volumes off site at release rates approved by the Director of DPWES that will mimic release rates from a good forested condition for a significant majority of rainfall events and/or excess volume should be directed to other facilities using a "treatment train" approach, if possible, as approved by the Director of DPWES.

E. The Existing Office Buildings. At the time of site plan submission, the Applicant shall provide calculations showing the proposed volume reductions for the portion of the Property improved with the Existing Office Buildings, and shall work cooperatively with DPWES and DPZ to document the reduction to the overall runoff for the Property.

TREE PRESERVATION

46. Tree Preservation. A tree preservation plan and narrative shall be submitted as part of the first site plan submission for the Proposed Development ("Tree Preservation Plan"). The Tree Preservation Plan shall (i) be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the UFMD; (ii) include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees that are located within 25 feet outside of the limits of clearing (LOC) and 10 feet inside of the LOC, and have trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), whether on-site or off-site or living or dead; (iii) provide for the preservation of those areas shown for tree

preservation, those areas outside of the limits of clearing and grading shown on the CDP and those additional areas in which trees can be preserved as a result of final engineering; (iv) include all items specified in PFM 12-0507 and 12-0509; and (v) include specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching and fertilization.

A. Tree Preservation Walk-Through. The services of a certified arborist or Registered Consulting Arborist shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to a pre-construction walk-through meeting. During the tree preservation pre-construction walk-through meeting, the certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation without adversely impacting the buildings and related improvements and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

B. Limits of Clearing and Grading. Construction shall conform with the limits of clearing and grading as shown on the CDP, subject to allowances provided in these Proffers and for the installation of utilities and/or public improvements (i.e. roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions), as determined necessary by the Director of DPWES. If it is determined necessary to install utilities in areas beyond the limits of clearing and grading as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas beyond the limits of clearing and grading that must be disturbed for such utilities, roads or similar uses, if any such areas are identified at the time of site plan.

C. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at

the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" Proffer below. Tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

D. Root Pruning. Root pruning, as needed to comply with the tree preservation requirements applicable, shall be performed. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but are not limited to, the following:

i. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches;

ii. Root pruning shall take place prior to any clearing and grading, or demolition of structures;

iii. Root pruning shall be conducted under the supervision of a certified arborist; and,

iv. A UFMD representative shall be informed when all root pruning and tree protection fence installation is completed.

E. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located within twenty-five (25) feet of the outer limits of disturbance that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first site plan submission for the Proposed Development. The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula

Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of site plan approval, the Applicant shall post a cash bond, a letter of credit payable to the County of Fairfax or a surety bond from a financial institution licensed to do business in Virginia (the "Tree Bonds"), to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit, cash deposit or surety bond shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the Proposed Development, if any Bonded Trees die, are removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be a minimum three (3) inch caliper in size, and equivalent species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon bond release for the Proposed Development, any amount of monies remaining in the Tree Bonds shall be returned/released to the Applicant.

F. Site Monitoring. The Applicant or its agent shall be present during any clearing or tree/vegetation removal within the tree preservation area to monitor the process and ensure that the activities are conducted in accordance with these Proffers. The services of a certified arborist or Registered Consulting Arborist shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with these Proffers and the UFMD approvals. The monitoring schedule shall be described in the Tree Preservation Plan, and reviewed and approved by the UFMD.

47. Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant shall make a one-time, total contribution payable at the time of the first site plan approval in the amount of $.002 (two tenths of a cent) per square foot of new GFA to the Fairfax County Tree Preservation and Planting Fund ("TPPF"). This donation to the TPPF shall supply tree saplings, volunteer support, and information to landowners with which they can enhance tree canopy on their property. Additionally, this donation shall enable educational activities in Fairfax County Public Schools, should they choose to participate.

MISCELLANEOUS

48. Umbrella Owners' Association or Equivalent. Prior to issuance of the first RUP for the first Residential Building, the Applicant shall cause the recordation of an umbrella owners association ("UOA") for the Property, or the equivalent in the form of one or more reciprocal easement and/or joint maintenance and/or joint development agreements, and/or other governance documents as necessary (collectively referred to as "UOA or equivalent"), to provide for various proffer and maintenance obligations, including but not limited to, implementation of the TDM program, maintenance of the private streets and Pedestrian Realm and publicly-accessible park areas.

49. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty days prior to recording residential condominium documents for any portion of the Property located within the Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the 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 that will be lost as a result of recording the condominium documents, in accordance with a formula approved by the Fairfax County Board of Supervisors.

50. Escalation in Contribution Amounts. Except for the Public School Contribution discussed in Proffer 44 herein and Option 1 for the Athletic Field Contribution described in Proffer 41 herein, all monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

51. Density Credit. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

52. Tysons Partnership. The Applicant and its respective successors and assigns, shall become members of the Tysons Partnership or its residential equivalent.

53. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the improvements described in these Proffers, and the Applicant has not been able to acquire such right-of-way or easements after documented, reasonable efforts to do so, the obligation of the Applicant to construct such improvements for which right-of-way is not available shall be contingent upon the Board acquiring such right-of-way and/or easements through its powers of eminent domain after being requested to do so by

the Applicant, in writing. In the event the County elects not to use its power of condemnation to acquire those off-site rights-of-way and/or easements necessary for construction of any of the improvements described in these Proffers, then the Applicant shall escrow the costs of those improvements with the County for future implementation by FCDOT, VDOT and/or others. The Applicant shall not be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, or RUP permits) for the Proposed Development nor from commencing construction of the Proposed Development, during the pendency of any eminent domain proceedings initiated pursuant to this Proffer, nor any deferral of the County's exercise of eminent domain pursuant to this Proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these Proffers have been met.

54. Delay. Notwithstanding anything in these Proffers to the contrary, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the Retaining Wall Project, the required transportation improvements or the publicly-accessible park areas, have been delayed beyond the timeframes specified herein, the Zoning Administrator may agree to a later date for completion of such improvements.

If, while attempting to remove the retaining wall described in Proffer 19(A)(i) herein, the Applicant determines that it is unable to complete the Retaining Wall Project as planned, it shall immediately:

A. Request DPWES or its designee to inspect the Retaining Wall Project and confirm that completion of the Retaining Wall Project may unacceptably compromise the structural integrity of the Existing Office Buildings or Existing Parking Structures;

B. Request the Zoning Administrator grant additional time in which to complete the Retaining Wall Project; and,

C. Submit to DPWES, DPZ and OCR for review and approval a plan for addressing the issues identified and a schedule for completing the Retaining Wall Project.

D. So long as the Zoning Administrator authorizes a delay and DPWES, DPZ and OCR approve a plan and schedule, completion of the Retaining Wall Project shall not be a precondition to issuance of RUPs for the Residential Buildings provided the plan is completed in accordance with the new schedule described above.

55. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a CDPA, FDP, FDPA, PCA, SE and/or SP without joinder and/or consent of the owners of the other portion(s) of the Property, provided that such CDPA, FDP, FDPA, PCA, SE or SP does not materially adversely affect the other portion(s) of the Property.

56. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. If any portion of the Property is sold or otherwise transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

57. 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 ON FOLLOWING PAGES]

APPLICANT:

Greensboro Park Property Owner LLC

By:_____
Name:_____
Title:_____

APPENDIX 2

Proposed Development Conditions

FDP 2012-PR-002

Greensboro Park Property Owner, LLC

January 22, 2014

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2012-PR-002 to permit residential buildings and site improvements on Tax Map No. 29-3 ((15)) 12A and 29-4 ((9)) 12B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This FDP is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this final development plan (FDP) shall be in substantial conformance with the approved FDP entitled Greensboro Park Place, prepared by WDG Architecture, and revised January 16, 2014, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.

2. Stormwater management and best management practices shall be provided in substantial conformance with that shown on the FDP. Specifically, the size and function of the green roof, rain garden, and bio-retention facilities shall be in substantial conformance with those depicted on Sheets 18 and 19 of the FDP. During the preparation of the final site plan, exact locations, sizes and facilities may change as long as they meet the requirements as outlined in the FDP's Stormwater Management Plan. Additional LID facilities may be provided as desired by the applicant.

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

115070 c

I, Jill S. Parks, 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

in Application No.(s): RZ 2012-PR-002
(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)
Greensboro Park Property Owner LLC Agents: Andrew J. Moore Jeffrey L. Kovach Karen S. Gentry Nancy J. Broderick Matthew T. Golden	200 State Street, 5th Floor Boston, MA 02109	Applicant/Title Owner of Tax Map 29-3 ((15)) 12A and 29-4 ((9)) 12B
WDG Architecture, PLLC Agents: Frederick B. Hammann III Sungjin (nmi) Cho	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued 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).

115070 c

Rezoning Attachment to Par. 1(a)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin John F. Cavan IV Brian J. Horan Justin B. Schor Courtney J. Menjivar	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agent
LSG Landscape Architecture Inc. Agents: Mark R. Lewis Steve (nmi) Choi	1919 Gallows Road, Suite 110 Vienna, VA 22182	Architect/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

115070C

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(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)
Greensboro Park Property Owner LLC
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Alan M. Leventhal, CEO	Fred A. Seigel, Pres & COO	Jeremy B. Fletcher, Sen. Man. Dir.	Philip J. Brannigan, Jr., Man. Dir.
Jeffrey D. Brown, Man. Dir.	Michael A. Bruckner, Man. Dir.	Robert C. Healey, Man. Dir.	Jeffrey L. Kovach, Man. Dir.
Andrew J. Moore, Man. Dir.	Kevin M. Whelan, Man. Dir.	Michael J. Bowler, SVP	Joseph B. Donovan, SVP
Karen S. Gentry, SVP	McClure (nmi) Kelly, SVP	John H. Lawrence, SVP	Lisa A. Meomartino, SVP
Stuart M. Milstein, SVP	Dane B. Rasmussen, SVP	Michael W. McMahon, SVP	

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

115070C

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Property Owner LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

Albert B. Scaramelli, SVP	Christine R. Stokes, SVP	Christopher Y. Okumura, SVP & Ass. GC	Sara S. Shank, SVP
Peter T. Abcunas, VP	Nathan J. Adams, VP	Kirsten L. Hoffman, SVP & Ass. GC	Robert B. Albro, Jr., VP
Yvonne (nmi) Apodaca, VP	Thomas J. Flinn, VP	Matthew T. Golden, GC, Man. Dir. & Ass. Sec.	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Property Owner LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

Elicia A. Hauschild, VP	Brian P. Lambert, VP	Efie (nmi) Papaioannou, VP	Kathleen M. Polvay, VP
Anthony T. Pozzuto, VP	Jason C. Rascoe, VP	Kathleen M. Spinale, VP	Nancy J. Broderick, Man. Dir. & Treas.
Kathleen M. Laubenthal, Sec.	Stephen A. Stanley, SVP	Douglas E. Cornelius, CCO	Catherine (nmi) Gessert, VP
Conan C. Cottrell, SVP	Brigitte C. Esau, VP	Andy (nmi) Wattula, VP	

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

115070c

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC
200 State Street, 5th Floor
Boston, MA 02109

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Albert B. Scaramelli, SVP	Christine R. Stokes, SVP	Christopher Y. Okumura, SVP & Ass. GC	Sara S. Shank, SVP
Peter T. Abcunas, VP	Nathan J. Adams, VP	Kirsten L. Hoffman, SVP & Ass. GC	Robert B. Albro, Jr., VP
Yvonne (nmi) Apodaca, VP	Thomas J. Flinn, VP	Matthew T. Golden, GC, Man. Dir. & Ass. Sec.	

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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.)

Elicia A. Hauschild, VP	Brian P. Lambert, VP	Efie (nmi) Papaioannou, VP	Kathleen M. Polvay, VP
Anthony T. Pozzuto, VP	Jason C. Rascoe, VP	Kathleen M. Spinale, VP	Nancy J. Broderick, Man. Dir. & Treas.
Kathleen M. Laubenthal, Sec.	Stephen A. Stanley, SVP	Douglas E. Cornelius, CCO	Catherine (nmi) Gessert, VP
Conan C. Cottrell, SVP			

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

115070c

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Alan M. Leventhal, CEO
Fred A. Seigel, Pres & COO
Jeremy B. Fletcher, Sen. Man. Dir.
Philip J. Brannigan, Jr., Man. Dir.
Jeffrey D. Brown, Man. Dir.
Michael A. Bruckner, Man. Dir.
Robert C. Healey, Man. Dir.
Jeffrey L. Kovach, Man. Dir.
Andrew J. Moore, Man. Dir.
Kevin M. Whelan, Man. Dir.
Michael J. Bowler, SVP
Joseph B. Donovan, SVP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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.)

Karen S. Gentry, SVP
McClure (nmi) Kelly, SVP
John H. Lawrence, SVP
Lisa A. Meomartino, SVP
Stuart M. Milstein, SVP
Dane B. Rasmussen, SVP
Michael W. McMahon, SVP
Brigitte C. Esau, VP
Andy (nmi) Wattula, VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

115070C

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

C.R. George Dove, Eric J. Liebmann, Marc (nmi) Nathanson (Former), Additional:
Jeffrey A. Morris, M. Durwood Dixon, Sean M. Stadler
John R. Lowe (Former), Robert C. Keane, Siti Abdul Rahman
David P. Habib (Former), Frederick B. Hammann

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau
Kyle U. Oliver, Philip C. Champagne

==========

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)

115070c

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(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, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti	Mark G. Morelock
Charles A. Irish, Jr.	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	P. Christopher Champagne

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, 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)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none 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.

115070c

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1919 Gallows Road, Suite 110
Vienna, 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)
Mark R. Lewis, ASLA Mark C. Gionet, ASLA AICP Robert K. Esselburn, ASLA Connie Yunhui Fan, ASLA

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.

115070 c

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(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)
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner (Former)
Keith J. Berets
Connie N. Bertram (Former)
Laura Grossfield Birger
Thomas A. Blinka
Ina B. Blumenstein (Former)
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

(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.

115070C

Rezoning Attachment to Par. 1(c)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen (Former)
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan (Former)
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy (nmi) Davis (Former)
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Robert L. Eisenbach, III (Former)
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
M. Wainwright Fishburn, Jr.
Richard H. Frank (Former)
Steven L. Friedlander (Former)
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner
Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John (nmi) Hession
Gordon (nmi) Ho
Suzanne Sowachka Hooper (Former)
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Mark L. Johnson (Former)
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Kevin F. Kelly (Former)
Jason L. Kent
Charles S. Kim
Kevin M. King
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
John S. Kyle (Former)
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton (Former)
Cliff Z. Liu (Former)
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Lori (nmi) Mason (Former)
Thomas O. Mason
Jennifer (nmi) Massey
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan (Former)
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

115070c

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard (nmi) Morse
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
Thomas D. O'Connor (Former)
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel
Timothy G. Patterson
Amy Elizabeth Paye (Former)
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Benjamin D. Pierson (Former)
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Danielle Naftulin Reed (Former)
Thomas Z. Reicher (Former)
Michael G. Rhodes
Michelle S. Rhyu
Lyle (nmi) Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Adam J. Ruttenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler
Steven M. Strauss
Myron G. Sugarman (Former)
Christopher J. Sundermeier (Former)
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Emily Woodson Wagner
David A. Walsh
David M. Warren (Former)
Mark B. Weeks
Steven K. Weinberg (Former)
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Christopher A. Westover (Former)
Francis R. Wheeler
Brett D. White (Former)
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Jessica R. Wolff (Former)
Nan (nmi) Wu
Babak (nmi) Yaghmaie
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

115070c

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Additional:
Scott S. Balber (Former)
Michael D. Basile
Blain B. Butner
John T. Byrnes
Reuben H. Chen
Scott D. Dailard
Eric W. Doherty
Michael R. Faber
Jesse D. Farmer
John R. Feore, Jr.
Jonathon C. Glass
Michael B. Goldstein
Wendy C. Goldstein
Todd D. Gray
Sarah J. Guske
Walter G. Hanchuk
Jonathan D. Hart
Ray (nmi) Hartman
C. Thomas Hopkins
Brendan J. Hughes
Matthew A. Karlyn
John (mni) Kheit
Mehdi (nmi) Khodadad
Louis (nmi) Lehot
Jamie K. Leigh
Joshua O. Mates
David E. Mills
J. Kevin Mills
Danielle E. Naftulin
Jeremy M. Naylor
Edward J. O'Connell
Aaron M. Pomeroy
Kevin K. Rooney
Ian D. Smith
M. Anne Swanson
Joseph (nmi) Teja, Jr.
Michael (nmi) Tollini
Jay (nmi) Vaughan
David J. Wittenstein
Amy M. Wood
J. Peyton Worley

(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: January 2, 2014
(enter date affidavit is notarized)

115070 c

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

115070c

for Application No. (s): RZ 2012-PR-002
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Jill S. Parks

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jill S. Parks, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of January 2014, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Betty C. Leyshion
Notary Public

Betty C. Leyshion
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #322548
Com. Exp. Oct. 31, 2014

My commission expires: 10/31/2014

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

I, Jill S. Parks, do hereby state that I am an
(enter name of applicant or authorized agent)

119748 b

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): FDP 2012-PR-002
(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)
Greensboro Park Property Owner LLC Agents: Andrew J. Moore Jeffrey L. Kovach Karen S. Gentry Nancy J. Broderick Matthew T. Golden	200 State Street, 5th Floor Boston, MA 02109	Applicant/Title Owner of Tax Map 29-3 ((15)) 12A and 29-4 ((9)) 12B
WDG Architecture, PLLC Agents: Frederick B. Hammann III Sungjin (nmi) Cho	1025 Connecticut Avenue, NW Washington, DC 20036	Architect/Agent

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued 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)

1197486

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner,** etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps Robert R. Cochran P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Kevin R. Fellin John F. Cavan IV Brian J. Horan Justin B. Schor Courtney J. Menjivar	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Transportation Consultant/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Robert R. Cochran Jeffrey A. Kreps P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agent
LSG Landscape Architecture Inc. Agents: Mark R. Lewis Steve (nmi) Choi	1919 Gallows Road, Suite 110 Vienna, VA 22182	Architect/Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

119748b

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(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)
Greensboro Park Property Owner LLC
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Alan M. Leventhal, CEO	Fred A. Seigel, Pres & COO	Jeremy B. Fletcher, Sen. Man. Dir.	Philip J. Brannigan, Jr., Man. Dir.
Jeffrey D. Brown, Man. Dir.	Michael A. Bruckner, Man. Dir.	Robert C. Healey, Man. Dir.	Jeffrey L. Kovach, Man. Dir.
Andrew J. Moore, Man. Dir.	Kevin M. Whelan, Man. Dir.	Michael J. Bowler, SVP	Joseph B. Donovan, SVP
Karen S. Gentry, SVP	McClure (nmi) Kelly, SVP	John H. Lawrence, SVP	Lisa A. Meomartino, SVP
Stuart M. Milstein, SVP	Dane B. Rasmussen, SVP	Michael W. McMahon, SVP	

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

119748b

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Property Owner LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Albert B. Scaramelli, SVP	Christine R. Stokes, SVP	Christopher Y. Okumura, SVP & Ass. GC	Sara S. Shank, SVP
Peter T. Abcunas, VP	Nathan J. Adams, VP	Kirsten L. Hoffman, SVP & Ass. GC	Robert B. Albro, Jr., VP
Yvonne (nmi) Apodaca, VP	Thomas J. Flinn, VP	Matthew T. Golden, GC, Man. Dir. & Ass. Sec.	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Property Owner LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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)
Greensboro Park Holding LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Elicia A. Hauschild, VP	Brian P. Lambert, VP	Efie (nmi) Papaioannou, VP	Kathleen M. Polvay, VP
Anthony T. Pozzuto, VP	Jason C. Rascoe, VP	Kathleen M. Spinale, VP	Nancy J. Broderick, Man. Dir. & Treas.
Kathleen M. Laubenthal, Sec.	Stephen A. Stanley, SVP	Douglas E. Cornelius, CCO	Catherine (nmi) Gessert, VP
Conan C. Cottrell, SVP	Brigitte C. Esau, VP	Andy (nmi) Wattula, VP	

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

1197486

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC
200 State Street, 5th Floor
Boston, MA 02109

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Albert B. Scaramelli, SVP
Christine R. Stokes, SVP
Christopher Y. Okumura, SVP & Ass. GC
Sara S. Shank, SVP
Peter T. Abcunas, VP
Nathan J. Adams, VP
Kirsten L. Hoffman, SVP & Ass. GC
Robert B. Albro, Jr., VP
Yvonne (nmi) Apodaca, VP
Thomas J. Flinn, VP
Matthew T. Golden, GC, Man. Dir. & Ass. Sec.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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.)

Elicia A. Hauschild, VP
Brian P. Lambert, VP
Efie (nmi) Papaioannou, VP
Kathleen M. Polvay, VP
Anthony T. Pozzuto, VP
Jason C. Rascoe, VP
Kathleen M. Spinale, VP
Nancy J. Broderick, Man. Dir. & Treas.
Kathleen M. Laubenthal, Sec.
Stephen A. Stanley, SVP
Douglas E. Cornelius, CCO
Catherine (nmi) Gessert, VP
Conan C. Cottrell, SVP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

119748b

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[✓] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)

Alan M. Leventhal, CEO; Fred A. Seigel, Pres & COO; Jeremy B. Fletcher, Sen. Man. Dir.; Philip J. Brannigan, Jr., Man. Dir.; Jeffrey D. Brown, Man. Dir.; Michael A. Bruckner, Man. Dir.; Robert C. Healey, Man. Dir.; Jeffrey L. Kovach, Man. Dir.; Andrew J. Moore, Man. Dir.; Kevin M. Whelan, Man. Dir.; Michael J. Bowler, SVP; Joseph B. Donovan, SVP

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Greensboro Park Holding LLC (continued)
200 State Street, 5th Floor
Boston, MA 02109

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.)

Karen S. Gentry, SVP; McClure (nmi) Kelly, SVP; John H. Lawrence, SVP; Lisa A. Meomartino, SVP; Stuart M. Milstein, SVP; Dane B. Rasmussen, SVP; Michael W. McMahon, SVP; Brigitte C. Esau, VP; Andy (nmi) Wattula, VP

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

1197486

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, PLLC
1025 Connecticut Avenue, NW
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

C.R. George Dove, Eric J. Liebmann, Marc (nmi) Nathanson (Former), Jeffrey A. Morris, M. Durwood Dixon, Sean M. Stadler, Robert C. Keane, Siti Abdul Rahman, David P. Habib (Former), Frederick B. Hammann

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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.

1197486

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(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, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John F. Amatetti	Mark G. Morelock
Charles A. Irish, Jr.	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	P. Christopher Champagne

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, 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)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, none 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.

119748b

Rezoning Attachment to Par. 1(b)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LSG Landscape Architecture Inc.
1919 Gallows Road, Suite 110
Vienna, 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)
Mark R. Lewis, ASLA Mark C. Gionet, ASLA AICP Robert K. Esselburn, ASLA Connie Yunhui Fan, ASLA

==========

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.

1197486

REZONING AFFIDAVIT

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(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)
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Scott S. Balber (Former)
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Keith J. Berets
Connie N. Bertram (Former)
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs

(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.

119748b

Rezoning Attachment to Par. 1(c)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen (Former)
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan (Former)
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy (nmi) Davis (Former)
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
M. Wainwright Fishburn, Jr.
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner
Jon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Kenneth L. Guernsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Walter G. Hanchuk
Bernard L. Hatcher
Matthew B. Hemington
David M. Hernand
Cathy Rae Hershcopf
John (nmi) Hession
Gordon (nmi) Ho
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
John (nmi) Kheit
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Michael J. Klisch
Jason M. Koral
Barbara A. Kosacz
Kenneth J. Krisko
John S. Kyle (Former)
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton (Former)
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Thomas O. Mason
Jennifer (nmi) Massey
Joshua O. Mates
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan (Former)
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

1197486

Rezoning Attachment to Par. 1(c)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner)**

Chadwick L. Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III
Howard (nmi) Morse
Frederick T. Muto
Ryan E. Naftulin
Stephen C. Neal
Thomas D. O'Connor (Former)
Ian (nmi) O'Donnell
Kathleen (nmi) Pakenham
Nikesh (nmi) Patel
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Susan Cooper Philpot
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc (nmi) Recht
Danielle Naftulin Reed (Former)
Thomas Z. Reicher (Former)
Michael G. Rhodes
Michelle S. Rhyu
Lyle (nmi) Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Adam J. Ruttenberg
Thomas R. Salley III
Jessica Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Audrey K. Scott
John H. Sellers
Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Stephen R. Smith
Colleen P. Gillis Snow
Tower C. Snow, Jr.
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler
Steven M. Strauss
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael (nmi) Tollini
Michael S. Tuscan
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
Emily Woodson Wagner
David A. Walsh
Mark B. Weeks
Mark R. Weinstein
Thomas S. Welk
Peter H. Werner
Francis R. Wheeler
Geoffrey T. Willard
Andrew S. "Drew" Williamson
Peter J. Willsey
Mark Windfeld-Hansen
Nancy H. Wojtas
Amy M. Wood
Nan (nmi) Wu
Babak (nmi) Yaghmaie
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

119748b

Rezoning Attachment to Par. 1(c)

DATE: January 2, 2014
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Additional:
Michael D. Basile
Blain B. Butner
John T. Byrnes
Scott D. Dailard
Eric W. Doherty
Michael R. Faber
John R. Feore, Jr.
Jonathon C. Glass
Michael B. Goldstein
Wendy C. Goldstein
Todd D. Gray
Sarah J. Guske
Jonathan D. Hart
Ray (nmi) Hartman
C. Thomas Hopkins
Brendan J. Hughes
Matthew A. Karlyn
Louis (nmi) Lehot
Jamie K. Leigh
David E. Mills
J. Kevin Mills
Danielle E. Naftulin
Jerermy M. Naylor
Edward J. O'Connell
Aaron M. Pomeroy
Kevin K. Rooney
Ian D. Smith
M. Anne Swanson
Joseph (nmi) Teja, Jr.
Jay (nmi) Vaughan
David J. Wittenstein
J. Peyton Worley

(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: January 2, 2014
(enter date affidavit is notarized)

1197486

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: January 2, 2014 1197486
(enter date affidavit is notarized)

for Application No. (s): FDP 2012-PR-002
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Jill S. Parks

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Jill S. Parks, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of January 2014, in the ~~State~~/Comm. of Virginia, County/~~City~~ of Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 10/31/2014

Betty C. Leyshion
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #322548
Com. Exp. Oct. 31, 2014

FORM RZA-1 Updated (7/1/06)

Rezoning/Final Development Plan RZ/FDP 2012-PR-002

GREENSBORO PARK PLACE

STATEMENT OF JUSTIFICATION

November 22, 2011
January 15, 2013
January 7, 2014

I. INTRODUCTION

Greensboro Park Property Owner LLC (the "Applicant") is the owner of two properties located at 8180 Greensboro Drive and 8200 Greensboro Drive in the Tysons Central 7 District of Tysons (collectively, the "Property"), which it seeks to rezone from the C-4 (High Intensity Office) and SC (Sign Control Overlay) Districts to the Planned Tysons Corner Urban (PTC) District. The Applicant filed a Final Development Plan ("FDP") to be processed concurrently with its pending Conceptual Development Plan ("CDP") in order to permit the transformation of the Property from a suburban office park to a vibrant, transit-oriented, mixed-use development with a significant, multi-family residential component (the "Project"). The Property is located north of Greensboro Drive, west and south of International Drive and east of Westpark Drive and is more particularly identified on the 2013 Fairfax County Tax Maps as 29-4 ((9)) 12B and 29-3 ((15) 12A.

II. APPLICATION OVERVIEW

The approximately 6.9-acre Property is currently developed with two office buildings and a surface parking lot on the southern portion. Below-grade parking structures are located beneath each of the office buildings on the northern portion.

However, the Property has incredible potential to become a prime location for future residents, employees and visitors to Tysons - it is located partially within ¼ mile and entirely within ½ mile of the Greensboro Metrorail Station (formerly the Tysons Central 7 Metrorail Station), and also within ½ mile of the Tysons Corner Metrorail Station (formerly the Tysons Central 123 Metrorail Station), making it the quintessential transit-oriented development and exactly what the planners, Planning Commissioners, Supervisors, and stakeholders had in mind when they collaborated on the Comprehensive Plan for Tysons.

To that end, the Applicant proposes to redevelop the surface parking lot with two multi-family residential towers that include attractive, two-story townhome-style units with stoops at the street level (the "Residential Buildings"). The two existing office buildings located at 8180 and 8200 Greensboro Drive will remain in their current configurations (the "Existing Office Buildings") but the development will be knit together by a comprehensive landscape and open space program which will include desirable open space amenities for residents and employees and will provide a striking backdrop for pedestrians walking to rail.

The Applicant is proposing an overall FAR of 3.23, which includes the two new Residential Buildings and the two Existing Office Buildings.

A. Residential Component

i) Building Design

The Project focuses around two innovatively-designed Residential Buildings constructed with high-quality building materials on the portion of the Property currently developed with a surface parking lot. The Residential Buildings, identified as "Residential Building A" and "Residential Building B" on the CDP/FDP, will front onto Greensboro Drive and could include up to Five Hundred and Twenty (520) residential units. To complement the evolving urban skyline in Tysons Corner, the Applicant designed the two Residential Buildings to step down in height such that Tower A, closest to the Greensboro Metrorail Station, will be approximately Two Hundred and Forty-Five (245) feet tall (excluding penthouses) and include up to Two Hundred and Seventy-Six (276) units while Tower B will be approximately Two Hundred and Five (205) feet tall (excluding penthouses) and include up to Two Hundred and Forty-Four (244) units. The two towers will be connected at street level by a shared lobby.

The Residential Buildings will be built up to the street and will follow the alignment of Greensboro Drive, creating the foundation for an interesting and attractive streetscape. Two-story townhome-style units with stoops at the base of Residential Building A will front onto Greensboro Drive and will have individual street-level access, separate from the buildings' shared lobby (through which they will also have access to the street). The ground-floor of Residential Building B will include a café or coffee shop, which will primarily serve the residents and their visitors, as well as a spacious, County-programmed recreational facility with adjacent outdoor space. Pedestrians along Greensboro Drive will be able to view the interior spaces of the central lobby and other first-floor amenities such as a cyber café, lounges, and/or business centers.

The proposed lobby will have its own access to Greensboro Drive and also to a private drive at the rear of the buildings (referenced as "Park Place"). The private drive will include a loading area, drop-off area, bike corral and minimal on-street parking to serve visitors and guests. The availability of the private drive aisle will prevent the need to load and drop-off on Greensboro Drive, which could impact the attractiveness of the streetscape and impede the flow of vehicular traffic.

Residents of the proposed Residential Buildings will be served by a range of amenities, both internal to the buildings and across the Property. As noted, the ground floors of each building will include amenities such as lounges, and business centers. Residents will also have premier access to the café and County-programmed recreational facility in the ground floor of Residential Building B. Roof-top facilities in each Residential Building could include such amenities as private clubrooms, game rooms, roof-top pools, and/or sun decks. Residents will also have access to a range of open spaces on the Property, including several pocket parks, as discussed in more detail below.

ii) Parking

The Residential Buildings will be served by three and one-third levels of below-grade parking (three full levels and one-third of a level at the mezzanine level below the shared lobby) and nominal on-street parking intended to serve visitors who will not have access to the private, below-grade spaces. As depicted on the CDP/FDP, the parking garage for the Residential Buildings will be accessed from the private drive aisle located between the Residential Buildings and the pocket park

behind them. This will prevent the need for drivers to access the garage directly from the public streets, reducing conflicts between vehicles and pedestrians.

The Comprehensive Plan and Zoning Ordinance provide minimum and maximum parking standards for multi-family residential units based on the number of bedrooms included in each unit and proximity to rail. As the portion of the Property proposed for residential development is largely within ¼ mile of the Greensboro Metrorail Station, the Applicant proposes an average parking ratio of 1.3 to 1.6 parking spaces per unit, which is consistent with the Comprehensive Plan and Zoning Ordinance standards.

iii) Much-desired use of the Property in the short-term

The Comprehensive Plan encourages a significant increase in residential development in Tysons to provide for a better balance between residential and commercial uses, which will, in turn, lower the number of single-occupancy vehicle trips to and through Tysons. The land use designation for the Property is "Transit Station Mixed-Use," which calls for a balanced mix of uses, including a minimum residential component of 20% or more of the total development.

To effectuate the Plan, the Applicant proposes to replace the surface parking lot on the Property with much-desired residential uses, not only providing an important increase in residential units, but also a more intense use of property so proximate to both the Greensboro and Tysons Corner Metrorail Stations. The residential uses will comprise 48% of the total development.

Finally, because the Residential Buildings will be installed in what is now a surface parking lot, development goals can be achieved in the short-term without the need for building demolition, phasing, or reliance on future streets running through off-site parcels. In short, this Project presents the County with a rare opportunity for a mixed-use Project with a significant residential component in an ideal location, consistent with the Comprehensive Plan's recommended use of the Property, all within a short time of the opening of rail.

B. Office Component

i) Office Buildings to Remain

The Property's two Existing Office Buildings have long been an important component of the Greensboro Drive office corridor and, in recognition of their durability and value, the Applicant recently made substantial improvements to each building. Together, the buildings total approximately 504,500 square feet of commercial floor area and are expected to remain on the Property for the long-term.

ii) Parking

In recognition of the County's goal of reducing parking in Tysons, the Applicant is committed to phasing down the parking for the Existing Office Buildings and achieving the PTC parking requirements site-wide upon completion of the Project. However, because it's retrofitting a Property that includes existing, revenue-generating Office Buildings, the Applicant had to carefully consider each parking space so that it can comply with its existing lease obligations. After years of study, analysis, design and redesign, the Applicant has produced a parking plan pursuant to which it will

establish no more than 100 surface parking spaces on the Property to serve the Existing Office Buildings and new Residential Buildings, excluding nine surface parking spaces along Summit Street (which will ultimately be a public street), five surface parking spaces along Park Place (which will serve the pocket parks), and 34 parking spaces located along the future extension of Results Road to International Drive. Furthermore, upon the extension of Results Road to International Drive, or July 1, 2025, whichever is first, the Applicant will remove the 34 spaces along Results Road and convert them to landscaped open space.

In the event the market – as demonstrated either by the roll over rates of the Applicant's existing lease obligations or the final residential unit count established at the time of site plan – permits the Applicant to remove surface parking spaces earlier than proffered, it will do so. And, it will keep the County apprised of its progress by submitting an annual parking summary that demonstrates compliance with its proffered parking commitments.

As set out on the CDP/FDP, the Applicant is also proposing a generous amount of bicycle parking consistent with the recommendations of the Comprehensive Plan. Bicycle facilities will be easily accessible to all users of the Property.

C. Pedestrian, Bicycle, and Vehicular Access

i) Pedestrian Access

The Comprehensive Plan encourages the creation of a "people-focused urban setting" and a more walkable Tysons. In furtherance of that goal, the Applicant proposes to create critical links to the pedestrian network and improve the streetscape along Greensboro and International drives by implementing an attractive landscape concept and installing a series of pocket parks for the use and enjoyment of the residents, employees and visitors to the Property.

The Applicant has designed a Conceptual Landscape Plan (see the CDP/FDP), which depicts a comprehensive network of pedestrian links, including sidewalks and trails through coordinated open space areas. The Landscape Plan also delineates crosswalks within the internal drive aisles to show where pedestrians have the right-of-way. The Applicant also intends to make improvements to the existing sidewalk on Greensboro Drive and provide new sidewalks on the proposed public local streets through the Property. These sidewalks will conform to the draft Tysons Corner Urban Design Guidelines and will improve pedestrian connectivity to, from, and within the Project.

The Applicant is also proposing two new pedestrian connections from International Drive: one, from the corner of the intersection of International Drive and Greensboro Drive to the upper parking lot associated with the 8180 Greensboro Drive Office Building ("Pedestrian Connection 1"); the other, from International Drive to the 8180 Greensboro Drive Office Building, which will eliminate the need for pedestrians to cross the Property from Greensboro Drive in order to access the Existing Office Buildings. These connections will be established early in the Project's development and are possible because the Applicant has agreed to remove an existing retaining wall that runs along the Property's International Drive frontage. Removing the wall has the added benefit of allowing the Applicant to widen the streetscape along International Drive by approximately ten feet.

Given the proximity of the Property to Metrorail, it is important that safe and convenient access is provided to the stations. The Applicant has been working closely with other property owners in the Tysons Central 7 District to design a pedestrian pathway between Greensboro Drive and the proposed Greensboro Metrorail station. Under the current iterative plan, pedestrians exiting the Property will cross Greensboro Drive before walking east on the south side Greensboro Drive and then south on Solutions Drive where they will pick up the new pedestrian connection. From there, the pathway will run south along Center Street (proposed by others) and Station Place to the station entrance. The Applicant and its neighbors have been coordinating the design, location and funding of this connection and look forward to discussing it further with Staff.

As depicted on the CDP/FDP, pedestrians will access the Tysons Corner Metrorail station by using the existing sidewalks on International Drive and Route 123.

In addition to Metrorail, the Property will also have convenient bus service. The Applicant will provide a bus shelter for the existing bus stop at the Property as an additional transit amenity.

ii) Vehicular Access

The Applicant spent a great deal of time studying vehicular access to the Property and through the Tysons Central 7 North Sub-District. Specifically, the Applicant's civil and traffic engineers studied the north/south connections between Greensboro Drive and International Drive in the County's grid of streets (as conceptually shown on Map 7, "the Conceptual Functional Classification for the Tysons Road Network," approved with the Comprehensive Plan for Tysons) and looked at different alignments and impacts, including the realignment of Tysons Boulevard north of International Drive. The Applicant then presented the various alignments to its neighbors north of Greensboro Drive, who offered their feedback and requested certain adjustments based on their leases with existing tenants, site constraints, and plans for future redevelopment. The Applicant took its neighbors' comments into consideration when building the final, preferred grid of streets shown with this application.

In short, the Applicant's preferred grid closely resembles the County's, with the following adjustments made to accommodate the results of the civil and traffic engineers' detailed analyses and conclusions, the differing grades of adjoining properties, and the timing of their respective redevelopments:

a. Results Road.

1) The County's conceptual grid shows a future, local, public street running along the western boundary of the Property, between Greensboro Drive and International Drive ("Results Road"). Because this road cannot be constructed in its entirety without razing the buildings at 8180 Greensboro Drive and 1676 International Drive (both buildings are relatively new—they were constructed circa 2000), the Applicant proposes to construct the southern portion of the street, from Greensboro Drive to Summit Street, with the northern section, from Summit Street to International Drive, to be completed either (a) by others once one or both of the adjacent parcels to the west have

redeveloped; or, (b) by the Applicant, if the Existing Office Buildings ever become subject to a subsequent zoning approval.

2) Because the extension of Results Road from Summit Street to International Drive falls mostly on the neighboring property, the Applicant has proffered to pay $665,000.000 towards its completion.

b. Summit Street.

1) The Applicant is also proposing a second local, public street through the Property, which was not included in the Comprehensive Plan, but which the Applicant contends will significantly improve connectivity through the Sub-District. This local street, depicted as "Summit Street" on the CDP/FDP, will connect the new Results Road with Greensboro Drive. Summit Street will then ultimately connect to a future street to the east, on the opposite side of Greensboro Drive.

2) And, the Applicant has proffered to contribute $58,000.00 for the extension of Summit Street across the neighboring properties to the west, further enhancing the grid of streets planned for the Tysons Central 7 District.

c. Park Place. An interior service street, Park Place, is proposed from Results Road to Summit Street behind the Residential Buildings.

iii) Bicycle Access

Bicycle traffic will be accommodated within the existing right-of-way of Greensboro Drive and within the proposed right-of-way of Results Road and Summit Street. According to the street standards for Tysons, dedicated bicycle lanes are not necessary for bicyclists on Results Road or Summit Street, but, they are preferred on Greensboro Drive – to that end, the Applicant will provide a five-foot bicycle lane on Greensboro Drive, tapering to four feet where not adjacent to on-street parking.

In addition, a significant amount of bicycle parking spaces are proposed on the Property to serve both the residents and office tenants. Furthermore, the Applicant has designated a bike corral to be located across from Park I on Park Place.

D. Open Space

The creation of convenient and meaningful areas of open space and urban parks throughout the Property was an important consideration in designing Greensboro Park Place, as the green network will help unite and integrate the residential and office uses on the Property. As shown on the CDP/FDP, the Project includes five distinct urban park spaces which together total almost 1.65 acres of publically-accessible parkland (more than what's required in the Comprehensive Plan).

The largest of the open spaces will be the 0.62-acre "Park I," located behind the Residential Buildings. This pocket park will include amenities such as a bocce court, climbable art for tots, seating areas, landscaping, and hardscaping and will serve as an area for quiet relaxation, meeting

and gatherings, active play, or social events. Four additional pocket parks throughout the Property ("Parks II, III, IV and V"), will provide residents, office employees, visitors, and the public with a variety of recreational amenities.

The creative landscape concept designed for the Project will continue through each of the other pocket parks, which will contribute to the integrated nature of the uses on the Property. The Applicant believes the pocket park proposed between the Existing Office Buildings and Greensboro Drive will be of particular importance. Like many buildings in Tysons Corner, the Existing Office Buildings are set back from Greensboro Drive — the proposed pocket park will fuse the office buildings to the streetscape while improving the pedestrian experience along Greensboro Drive.

In addition, the pocket park with the circular motif along Greensboro Drive is not only creative and attractive, but also functional – a portion will include a rain garden.

III. TYSONS COMPREHENSIVE PLAN

The Board of Supervisors' adoption of a new Comprehensive Plan for Tysons in 2010 was the culmination of a multi-year project that utilized the beliefs, ideas, and recommendations from all sectors of the community about how to transform Tysons into a vibrant, mixed-use, urban center; and, more importantly, into a place where people want to live, work and play. In deference to that effort, the Applicant carefully designed its Project to conform to the Comprehensive Plan and in particular, the Area wide and District recommendations.

A. Major Elements

The Property lies within the North Sub-District of the Tysons Central 7 District, one of four Transit-Oriented Development ("TOD") Districts, and is between ¼ and ½ mile of the Greensboro Metrorail Station, as shown on the CDP/FDP. The Property is also within ½ mile of the Tysons Corner Metrorail Station, shown on the CDP/FDP.

The Project complies with the major elements of the Comprehensive Plan, as outlined below:

i) <u>Land Use and Floor Area Ratio</u>

The Property was designated "Transit Station Mixed-Use," which recommends a balanced mix of uses with a maximum office component of approximately 65% throughout all of the Transit Station Mixed-Use areas and a minimum residential component of 20% of each development. The Project as proposed includes approximately 51% office uses and 48% residential uses, with a small amount of ground floor retail, a mix that is consistent with the Comprehensive Plan recommendations.

The Applicant is proposing an overall density on the Property of 3.23 FAR, including the existing 504,754 square feet of office space, 479,438 square feet of new residential uses and up to 4,999 square feet of retail uses, including the 3,000 square-foot recreational facility.

In short, the proposed land uses and densities are consistent with the Comprehensive Plan recommendations.

ii) Consolidation

The Comprehensive Plan encourages the consolidation of properties as part of any rezoning proposal. In the Tysons Central 7 District and for the area north of Greensboro Drive, "consolidation should include two or three properties as needed to provide open space and improve grid improvements as shown on the land use concept map." The Project meets the Plan's consolidation requirements by incorporating two subdivided parcels and, as outlined below, conforms with the Plan's performance objectives as well:

a. *Commitment to a functioning grid of streets both on-site and off-site. This should include conceptual engineering of streets that demonstrate connectivity and should be done in coordination with surrounding land owners.*

As noted above, the grid of streets proposed with the Project closely resembles the County's conceptual grid. The planned street depicted as "Results Road" on the CDP/FDP will run along the western edge of the Property and will ultimately connect Greensboro Drive with International Drive. The southern section of Results Road will be constructed as part of the Project, with the northern section to be completed once the parcels to the west or the Existing Office Buildings are redeveloped.

A second public street, "Summit Street," is also proposed as part of this application. Although Summit Street was not anticipated in the Comprehensive Plan, the Applicant believes that it will improve connectivity in the Sub-District by connecting to a future street planned on the south side of Greensboro Drive and so has agreed to provide it. The alignment of Summit Street is shown on the CDP/FDP.

A service street named "Park Place" – and this one private - will connect Results Road to Summit Street from behind the Residential Buildings.

Collectively, these streets will help form a functioning grid in the Tysons Central 7 North Sub-District and will improve connectivity to adjoining districts and beyond.

b. *Provision of parks and open space, either on site or within the subdistrict through a partnership.*

The Project includes approximately 1.64 acres of parks and open space, including several pocket parks, which, as shown on the CDP/FDP, will be provided within the Project and along the Property's Greensboro Drive frontage. These areas will provide useable and meaningful open space for residents and employees of the Property and surrounding parcels.

c. *Provision of land and/or building space for public facilities.*

Staff has recommended that the Applicant construct and lease to the County a 3,000 square-foot recreational facility to be programmed and operated by the Park Authority through the Spring Hill Recreation Center, in satisfaction of its more public facilities obligation. The Applicant has not only agreed to construct at its cost a warm/dark shell but has also agreed to contribute $225,000.00 towards the County's fit-out of the space. Furthermore, the Applicant will provide adjacent outdoor space which can be used for outdoor recreational programming.

d. Conformance with urban design standards of the Plan.

The Applicant carefully designed the Project to comply with the Comprehensive Plan and the Urban Design Guidelines for Tysons. The Residential Buildings will front onto Greensboro Drive and conform to recommended build-to lines and streetscape zone dimensions. The streetscape will be activated by the proposed central lobby, street level residential amenities, and the innovative use of townhome-style units at the ground floor level of Residential Building A.

While the Existing Office Buildings themselves do not fit squarely into the new Urban Design Standards, the Applicant will ensure the consistency, cohesiveness and urban quality of its design by using pocket parks and hardscaping to help visually reduce the setback of the buildings from Greensboro Drive. In addition, the Applicant will continue the building line set by the Residential Buildings through the Existing Office development by making the frontage improvements shown on the CDP/FDP and integrating materials, furnishings and fixtures as recommended in the Urban Design Guidelines.

e. Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.

The Property is bounded on three sides by existing streets (Greensboro Drive to the south and east; International Drive to the north) and will be served by a new street along its western boundary (Results Road). As such, it can be redeveloped and tied into the planned grid of streets for the Sub-District without impacting or hindering the redevelopment potential of adjacent parcels. Indeed, the Applicant's proposed grid of streets will lay the foundation for the entire grid north of Greensboro Drive; its neighbors can easily redevelop later in a manner that is compatible with the Applicant's Project and in conformance with the Plan.

In addition, the Applicant met with its neighbors north of Greensboro Drive and has been careful to keep them informed of any street network under consideration by the County, the Applicant, or its consultants. The adjoining and nearby property owners were given the County's conceptual grid of streets along with several alternative options and asked for comment. Their feedback was accommodated in the Applicant's preferred grid of streets, they were told of the County's Consolidated Traffic Impact Analysis, and will be kept apprised of any and all movement towards approval of a final grid of streets for the Tysons Central 7 North Sub-District. In short, the Applicant made its neighbors part of the process, so that they can redevelop in a manner compatible with the Project and the Plan later.

In summary, the Applicant's proposal fully complies with the consolidation requirements of the Comprehensive Plan both in form and function.

iii) <u>Grid of Streets and Transportation Improvements</u>

As noted above, the Applicant invited all of its neighbors north of Greensboro Drive, south of International Drive, and east of Westpark Drive to discuss the on and off-site grid of streets in the Tysons Central 7 North Sub-District. The Applicant presented its neighbors with several options for north/south connections between Greensboro Drive and International Drive, including the alignments shown in the Comprehensive Plan. After the neighborhood summit, the Applicant's civil and traffic engineers went back to the drawing board and designed a preferred transportation network that

reflects the collective agreement of the stakeholders and closely resembles the County's conceptual grid, the "Conceptual Functional Classification for the Tysons Road Network," approved in the Comprehensive Plan ("Map 7").

Map 7 shows a local, public street running along the western edge of the Property, which the Applicant has agreed to provide and has depicted on the CDP/FDP as "Results Road." As discussed above, the Applicant is willing to construct the southern section of this street in the short-term, but because of significant differences in grade, the northern section will require right-of-way from both the Property and its neighbor to the west and therefore can only be constructed as part of the future redevelopment of that adjacent parcel, which is not included in this application. However, the Applicant has committed to provide a contribution of $665,000.00 towards the completion of Results Road. The ultimate alignment of "Results Road" will comply with the recommendations of the Comprehensive Plan and Map 7.

The Applicant will also construct a second public street through the Property, which was not shown on Map 7, but which the Applicant concluded will significantly improve connectivity in the Sub-District and so has agreed to provide it. This local public street, depicted as "Summit Street" on the CDP/FDP, will connect the new north/south street, "Results Road," with Greensboro Drive. Summit Street will also connect to a conceptual street recommended to the east of the Property, on the opposite side of Greensboro Drive, thereby further enhancing the grid of streets planned for the Tysons Central 7 District. And, the Applicant has proffered to contribute $58,000.00 towards the extension of Summit Street to the west,

Last, the Applicant will construct a private service street, Park Place, that will connect Results Road to Summit Street from behind the Residential Buildings.

iv) Transportation Demand Management

In order for Tysons Corner to develop into a dense urban center, residents, employees and visitors must choose public transportation over single occupancy vehicle trips. Based on information provided in the Comprehensive Plan, and to support the level of development planned for Tysons, transit must achieve a 31% mode share by 2050.

To that end, the Applicant has submitted a strategic transportation demand management ("TDM") program for the Residential Buildings, which the County approved on October 31, 2012. The plan describes specific measures the Applicant and its tenants will take to encourage residents and employees to select alternate modes of travel over single-occupancy vehicle trips, including a contribution to a Tysons Corner Transportation Management Association.

In addition and notwithstanding the fact that the Applicant is not intensifying the office parcel, it has agreed to create a TDM Plan for the Existing Office Buildings, pursuant to which it will encourage employees to utilize transit, carpools, walking, biking and other-non-SOV modes of transportation with a goal of reducing vehicle trips by 20%. Furthermore, the Applicant has agreed to establish an annual budget, the funds from which will be used exclusively for the provision of transit incentives for the office employees.

v) Environmental Stewardship

The Storm Water Management Plan and Narrative presented on the CDP/FDP demonstrate compliance with the County-wide requirements and conformance with the additional recommendations in the Comprehensive Plan for Tysons Corner. The Applicant will satisfy the County's storm water management requirements through an innovative, "Tier III," approach that shall, to the maximum extent practicable, strive to retain on-site and/or reuse the first inch of rainfall and which may include such techniques as infiltration facilities (where applicable), rainwater harvesting/detention vaults, runoff reducing and other innovative best management practices ("BMPs").

The Applicant will also make use of certain Low Impact Development ("LID") techniques that will aid in runoff volume reduction and promote reuse throughout the Property, including, but not limited to tree box filters, bio-retention areas, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water. In addition, the Applicant shall provide both intensive and/or extensive green roofs.

In addition, the Applicant will incorporate green building practices sufficient to attain LEED Silver Certification or its equivalent for the Residential Buildings. Furthermore, to promote efficient, renewable and sustainable energy practices, the Applicant has agreed to provide one electric vehicle recharging station in each of the three parking structures on the Property, and space and infrastructure to accommodate additional electric vehicle-ready spaces in future.

vi) Building Height

The entire Property was designated in the second tier of the Comprehensive Plan's recommended building heights, which permits heights between 175 feet and 225 feet. However, because the Comprehensive Plan specifically provides that "height flexibility will be provided to facilitate the provision of affordable/workforce housing," and the Applicant is committing to provide 20% affordable/workforce housing, it is proposing to build Residential Building A to a maximum height of 245 feet (excluding penthouses). Residential Building B will be a maximum of approximately 205 feet (excluding penthouses). These varying heights will help create an interesting and distinct skyline along Greensboro Drive that is within the recommended building heights

The Existing Office Buildings will maintain their current heights of 120 and 149 feet; however, when the Applicant removes the existing retaining wall along International Drive (assuming its engineers confirm that the wall does not provide structural support to the underground parking garage), the building heights of the Existing Office Buildings, as measured from a new average grade, will increase to 131 and 160 feet, respectively. The proposal complies with the Plan's recommended building heights.

vii) Public Facilities

As noted above, the Project includes a 3,000 square-foot recreational space on the ground floor of one of the Residential Buildings. The space may be programmed for public events and operated through the Spring Hill Recreation Center by the Park Authority. Because the County has not yet identified a preferred use or user of the space, the Applicant has agreed to provide a warm/dark shell and to contribute $225,000.00 towards the County's eventual fit-out of the space.

viii) Urban Park Standards

The Comprehensive Plan recommends an urban park standard of 1 acre per 10,000 employees and 1.5 acres for 1,000 residents. Here, this equates to approximately 1.46 acres of urban parkland. Importantly, the Project exceeds the Comprehensive Plan's recommendation and includes approximately 1.64 acres of useful and meaningful open space.

The Property will include several open space amenities. As depicted on the CDP/FDP, a centrally-located pocket park is proposed behind the Residential Buildings. This landscaped and hardscaped amenity will be dedicated to the use and enjoyment of the Project's residents and employees but will also be open to the public.

The Applicant is also providing several additional pocket parks throughout the Property, as depicted on the CDP/FDP. These pocket parks will significantly improve the amount and quality of public open space currently provided in the North Sub-District of the Tysons Central 7 District and will dramatically improve the streetscape along Greensboro Drive.

ix) Active Recreation Facilities

The Comprehensive Plan indicates that the need for an athletic field is generated by approximately 4.5 million square feet of mixed-use development; and, approximately two acres of land is needed for each athletic field. The Property is not of sufficient size to provide a full-size field; nor is there sufficient roof space to be used for a public facility. However, the Applicant has agreed to contribute to the Fairfax County Board of Supervisors either (a) Nine Hundred and Eleven Thousand Dollars ($911,000.00) by December 31, 2015 to be utilized for construction of an athletic field at West*Gate Elementary School; or (b) One Million, One Hundred and Seventy-Eight Thousand Dollars ($1,178,000.00) prior to issuance of the first RUP for the first Residential Building for the future construction of an athletic field that will serve the residents of Tysons Corner.

x) Workforce Housing

The Applicant agrees that a critical aspect of the vision for Tysons is the provision of housing choices and the resultant guarantee that people with a variety of income levels can live there. Consistent with the County's recommendations, the Applicant is proposing that 20% of the total residential units constructed on the Property be provided as workforce units.

B. Tysons Central 7 North Sub-District – Redevelopment Option Guidance

In addition to the Area wide recommendations discussed above, the Comprehensive Plan provides specific guidance for each Sub-District. The Plan recommends that development proposals in the Tysons Central 7 North Sub-District comply with the following:

1) The vision for this subdistrict is to redevelop with office buildings with significantly higher intensity near the Metro station as well as to become more diverse in land uses. Intensities and land uses should be consistent with Area wide Land Use Recommendations.

Consistent with the Sub-District recommendations, the Applicant is seeking to preserve the office component of its existing development, while also building in much-desired residential uses.

Upon build-out, the Property will include 51% office development and 48% residential uses, with a nominal amount of ground floor retail, at an overall FAR of 3.23, in conformance with the Plan's land use and density recommendations.

2) *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.*

As discussed above, the Project conforms to the consolidation requirements and to the performance objectives outlined in the Comprehensive Plan. As regards the former, the District regulations require consolidation of two or three properties as needed to provide open space and street grid improvements – this project spans two subdivided parcels, thereby providing meaningful open space and a functioning grid of streets, as demonstrated on the CDP/FDP and this Statement. As regards the performance objectives outlined in the Area-wide guidance, the Applicant is installing a functioning grid of streets, both on and off-site, providing an integrated network of parks and opens space, conforming to the draft urban design guidelines for Tysons and facilitating the future redevelopment of its neighboring parcels by creating a vehicular, pedestrian and open space network that could easily tie into adjacent parcels.

3) *Redevelopment should occur in a manner that fosters vehicle and pedestrian access and circulation. Development proposals should show how proposed development will be integrated within the subdistrict as well as the abutting districts through the provision of a grid of streets.*

The Applicant carefully designed its site plan around a grid of streets approximating that proposed in the Comprehensive Plan. Specifically, the Applicant will provide the two public street connections discussed above, which will significantly improve connectivity through the Tysons Central 7 North Sub-District, as well as a private connection behind the Residential Buildings. In addition, the Applicant is providing an impressive network of safe and convenient pedestrian connections, as shown on the Pedestrian Circulation Plan on the CDP/FDP. Importantly, existing and proposed pedestrian connections will provide easy access from the Property to both the planned Greensboro and Tysons Corner Metrorail stations.

Furthermore, the Project is specifically focused around the pedestrian experience; access to the parking garages serving both the office and Residential Buildings and loading bays for each building will be provided from internal driveways, rather than public streets.

4) *Redevelopment along planned street alignments should provide right-of-way, construct portions of the street integral to the development, and further the implementation of streets serving the development.*

The Comprehensive Plan's Map 7 provides a conceptual grid of streets for Tysons Corner. The Applicant is proposing to construct the southern section of "Results Road" (the local street shown on Map 7 running along the western edge of the Property) with this Project; however, due to significant grade differences between the Property and its adjoining parcel to the west, the northern section of Results Road can only be provided once the northern office buildings on the Property (8180 Greensboro Drive) and on the adjoining parcel (1676 International Drive) are redeveloped.

However, the Applicant has agreed to contribute $665,000.00 in order to further the implementation of the street at such time as the neighboring properties or the Existing Office Buildings are redeveloped and it can be punched through to International Drive.

The Applicant will also construct a second street through the Property, which was not shown on Map 7, but which the Applicant concluded will significantly improve connectivity in the Sub-District. This local street, depicted as "Summit Street" on the CDP/FDP, will connect the new north/south street, "Results Road," with Greensboro Drive. Summit Street will also connect to a conceptual street recommended to the east of the Property, on the opposite side of Greensboro Drive, thereby further enhancing the grid of streets planned for the Tysons Central 7 District. And, the Applicant will contribute $58,000.00 for its extension to the west.

Last, the Applicant is constructing a service street - "Park Place" – that will connect Results Road to Summit Street from behind the Residential Buildings.

Greensboro Drive is planned as an "Avenue." A minimal amount of additional right-of-way is needed from the Property for Greensboro Drive to function under this classification. The CDP/FDP reflects this dedication.

5) *Urban design amenities, such as streetscapes, landscaping, public art, lighting and seating should be provided consistent with the Area wide Urban Design Recommendations.*

The Applicant designed the Project to conform to the Comprehensive Plan and the Tysons Corner Urban Design Guidelines. In particular, the Residential Buildings, with their innovative two-story townhome-style units with stoops leading into the attractive streetscape along Greensboro Drive, coupled with the landscaped open space in front of the Existing Office buildings, will create an engaged and interesting street presence. This frontage complies with the Plan's streetscape zone standards and recommended build-to lines. The Applicant is also committed to providing street furniture, lighting, and public art as recommended in the Urban Design Guidelines for Tysons.

6) *Urban parks should be located throughout the subdistrict. The sizes of these parks should be between ½ to over one acre. At least one two acre recreation focused park should be provided in the subdistrict.*

The Project includes several open space amenities, including a centrally-located pocket park behind the Residential Buildings and several additional functional and attractive pocket parks, which will be dedicated to the use and enjoyment of the future residents and office tenants. The landscape concept will be continued through each of these areas, ensuring a consistent theme throughout the Property and contributing to the integrated nature of the mixed-use Project. The proposed open spaces are depicted on the CDP/FDP.

7) *When redevelopment includes a residential component it should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing.*

Residents of the proposed Residential Buildings will be served by a range of amenities, both internal to the buildings and across the Property. Roof-top facilities within each residential tower will include private clubrooms, game rooms, pools and sun decks. And, the first floors of each new Residential Building will include such amenities as lounges and/or business centers. In addition,

residents will hugely benefit from the recreational facility and adjacent outdoor space to be leased to the County and programmed through the Spring Hill Recreational Center, as well as the adjacent café in the ground floor of the northern Residential Building. Residents will also have access to a range of public open spaces on the Property, as discussed in more detail above.

Consistent with the Comprehensive Plan's recommendations and the Board of Supervisors' laudable goal of increasing affordable housing throughout the County, the Applicant is proposing that 20% of the total residential units developed be provided as workforce dwelling units.

Furthermore, the Applicant has agreed to expend a minimum of $1,700.00 per each market-rate and workforce housing unit on recreational facilities for the residents of the new Residential Buildings.

8) *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 and appropriate measures to mitigate other impacts.*

A Traffic Impact Study under Chapter 527 of the Virginia Code was prepared by Wells & Associates and accepted by VDOT.

9) *Building heights will vary depending upon location, as conceptually shown on the Building Height Map. Tallest buildings should be closest to the Metro station where the building height it planned up to 400 feet.*

The entire Property was designated in the second tier of the Comprehensive Plan's recommended building height tiers, which permits heights between 175 feet and 225 feet. However, because the Comprehensive Plan specifically provides that "height flexibility will be provided to facilitate the provision of affordable/workforce housing," and the Applicant is committing to provide 20% affordable/workforce housing, it would like to build Residential Building A to a maximum height of approximately 245 feet, excluding penthouses. Residential Building B will be a maximum of approximately 205 feet, excluding penthouses, and within the recommended building heights. These varying heights will help create an interesting and distinct skyline along Greensboro Drive.

The Existing Office Buildings will maintain their current heights of 120 and 149 feet; however, when the Applicant removes the existing retaining wall along International Drive (assuming engineers can confirm that the wall does not provide structural support to the underground parking garage), the building heights of the Existing Office Buildings, as measured from a new average grade, will increase to 131 and 160 feet, respectively. The proposal complies with the Plan's recommended building heights.

10) *A potential circulator alignment extends through this subdistrict. Redevelopment proposals along the circulator route should provide right of way or otherwise accommodate the circulator and should make appropriate contributions toward its construction.*

The Applicant has been informed that any circulator route along Greensboro Drive can and will be accommodated within existing rights-of-way.

IV. ZONING ORDINANCE

A. Planned Tysons Corner Urban Zoning District

The Applicant seeks to rezone the Property from the C-4 (High Intensity Office) District to the Planned Tysons Corner Urban (PTC) District, which was specifically designed to implement the redevelopment options set forth in the Comprehensive Plan, thereby transforming Tysons Corner from a suburban office park and activity center into an urban, mixed-use, transit, bicycle and pedestrian-oriented community. In addition to meeting the technical requirements of the PTC district, the Applicant's proposal also meets the purpose and intent of the Zoning Ordinance, as outlined by Section 6-501:

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.*

With an overall FAR of 3.23, the Project complies with the intensities recommended by the Comprehensive Plan. The retention of the Existing Office Buildings along with the two new Residential Buildings will help achieve a vibrant, urban environment in the North Sub-District of the Tysons Central 7 District.

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.*

As shown on the CDP/FDP, the Applicant is contributing to the network of open space and urban parks by installing a centrally located pocket park behind the Residential Buildings and several additional pocket parks throughout the Property. These areas will become an important resource in an area of Tysons that is not well served by public open space.

3. *Promote environmental stewardship by implementing green building design; efficient, renewable and sustainable energy practices; incorporating low impact development strategies, such as innovative storm water management and green roofs; and achieving the tree canopy goals for Tysons.*

The Applicant is promoting the County's environmental stewardship by designing its Residential Buildings to achieve LEED Silver certification; employing efficient, renewable, and sustainable energy practices as part of its green-building commitment; and incorporating several LID strategies, including comprehensive storm water management that seeks to retain and/or reuse the first one-inch of rainwater to the maximum extent practicable. The Project was also designed to protect and preserve as many of the existing, mature trees as possible while incorporating new trees where beneficial and impactful, thereby meeting the County's tree canopy goals by integrating the old and the new.

4. *Further the implementation of the urban grid of streets and the described street hierarchy for Tysons.*

The Applicant is providing a new local, public street along the western boundary of the Property, as shown in the Comprehensive Plan and contributing towards its future extension. This street, referred to as "Results Road" on the CDP/FDP, will ultimately provide an important link between Greensboro Drive and International Drive. The Applicant is also proposing a second local, public street through the Property. Summit Street, depicted on the CDP/FDP, will connect Results Road with Greensboro Drive and provide further connections to the grid of streets planned for the south side of Greensboro Drive. And, the Applicant is providing a contribution for its future extension. Last, the Applicant is constructing a service street, Park Place, that will connect Summit Street to Results Road, behind the Residential Buildings.

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.*

The Applicant has prepared a strategic transportation demand management program for the Property, which the County approved on October 31, 2012. The TDM plan describes specific measures the Applicant and its tenants will take to encourage residents and employees to select transit over single-occupancy vehicle trips. The Applicant has also proffered to establish a TDM plan for the Existing Office Buildings, with a goal of reducing single-occupancy vehicle trips by 20%.

In addition, the Applicant has designed a parking plan that will allow it to achieve the ultimate parking requirements for both the new Residential Buildings and the Existing Office Buildings. Specific details regarding the reduction of surface parking spaces are provided on the CDP/FDP and described in the Proffers.

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.*

In satisfaction of its public facility obligations, the Applicant will construct and lease to the County a 3,000 square foot recreational facility in the ground floor of one of the Residential Buildings. Because the County has not yet identified a preferred use or user of the space, the Applicant has agreed to provide a warm/dark shell and to contribute $225,000.00 towards the County's eventual fit-out of the space. Ultimately, the space will be operated by the Park Authority through the Spring Hill Recreation Center and will offer the public a wide variety of recreational classes.

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.*

The Project was designed to conform to the Comprehensive Plan and the Urban Design Guidelines for Tysons concerning build-to lines, building articulation, and the like. As a result, the Property's redevelopment will result in an active and interesting street frontage on Greensboro Drive.

By showcasing interactive uses such as lounges and business centers, the ground floors of the proposed Residential Buildings will be transparent, thereby helping activate the streetscape as recommended in the urban design guidelines. The streetscape will be further activated through a central lobby connecting the residential towers at the street level and two-story townhome-style units at the base of each tower. These units will front onto Greensboro Drive and will have independent street-level access. In addition, the recreational facility, adjacent outdoor space, and café in the ground floor of the Residential Building B will integrate the general public with the Project's residents and employees, thereby creating a cohesive community in this corridor and 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.*

Consistent with the Comprehensive Plan's recommendations, the Applicant is proposing that 20% of the Project's total residential units be provided as workforce dwelling units.

B. Sign Control Overlay District

The Property lies within the Sign Control Overlay District. The requirements of this Overlay District will not restrict the redevelopment of the Property as proposed.

V. REQUESTED MODIFICATIONS AND WAIVERS

The Applicant respectfully requests approval of waivers and modifications of certain Zoning Ordinance and Public Facilities Manual standards, which are listed in the attached Exhibit A along with justifications for each request.

VI. SUMMARY

The Property, partially within ¼ mile and wholly within ½ mile of the Greensboro Metrorail Station and also within ½ mile of the Tysons Corner Metrorail Station, is a prime location for the dynamic mix of residential and office uses proposed with this application. Furthermore, with the much-desired Residential Buildings planned for what is now a surface parking lot and with the skeleton of the grid of streets already largely in place, the redevelopment can proceed quickly, which will kick off the transformation of Tysons Corner to an urban, transit-oriented area soon after the Metrorail stations open. The Applicant respectfully requests favorable consideration of this application by the Staff, the Planning Commission, and the Board of Supervisors.

Jill Parks

Jill Parks, Esq.
Cooley LLP
January 7, 2014

County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environmental and Development Review Branch, DPZ

SUBJECT: Land Use Analysis
RZ/CDP 2012-PR-002, Greensboro Park Property Owner, LLC
FDP 2012-PR-002, Greensboro Park Property Owner, LLC

This memorandum, prepared by Michelle Stahlhut, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Concept Development Plan (CDP), Final Development Plan (FDP) and Rezoning (RZ) applications dated November 22, 2011, as revised through April 16, 2013, including the latest proffers dated April 16, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

DESCRIPTION OF THE APPLICATION

The subject rezoning application proposes a mixed-use, transit-oriented development located along Greensboro Drive and International Drive in the Tysons Corner Urban Center and located within 1/3 mile of the future Greensboro Metro station (formerly known as Tysons Central 7 station). The applicant proposes to rezone 6.98 acres on Tax Map Parcels 29-3 ((15)) 12A and 29-4 ((9)) 12B zoned C-4 High Intensity Office District and Sign Control Overlay District (SC) to the Planned Tysons Corner (PTC) Urban District and SC District. The site is currently developed with mid-rise office buildings and surface parking.

The proposed development includes construction of two residential buildings at the southwest portion of the site. A maximum of 520 multi-family dwelling units are proposed for the two buildings as well as with approximately 4,999 square feet of retail and public recreational facilities on the common ground floor connecting the two buildings. Residential floor area will be approximately 479,438 square feet. The subject property also includes two office buildings which will remain. The two existing office buildings measure 504,574 square feet, and, in total, approximately 989,011 square feet of gross floor area is proposed for the entire development.

The FDP application is filed with the rezoning request, which includes the entire application area and both of the proposed residential buildings.

LOCATION AND CHARACTER OF THE AREA

The application property is located in the North Subdistrict of the Tysons Central 7 District, as shown in the Tysons Corner Urban Center section of the Comprehensive Plan. The subject property consists of two parcels along Greensboro Drive, following the curve of Greensboro Drive as it approaches and connects to International Drive.

The existing site includes two office buildings (14 and 11 stories) occupying the northeast two-thirds of the property. A large surface parking lot occupies the southwestern third of the property, where the two proposed residential towers would be constructed. Additional surface parking surrounds the two office buildings, and some of the parking is within an underground structure below the northernmost 11-story building.

Bordering the site to the north is the Sport & Health Club property, located along Greensboro Drive and adjacent to the subject property's surface parking lot; and the Brandywine Property which is adjacent to the office towers along International Drive, which is occupied by a 9-story office building. Both the Brandywine and Sport & Health properties are zoned C-4. Across International Drive to the north and east is the Tysons Galleria shopping mall (zoned PDC). Along the opposite side of Greensboro Drive to the south and southeast are a series of medium-to-high-rise office buildings zoned C-4, occupying the land area spanning between Greensboro Drive to Chain Bridge Road and Leesburg Pike. Although Greensboro Station will be the closest Metro station to the subject property – parts of the property within 1/4 mile – the Tysons Corner Station, some of the site is also within the 1/3 mile radius of the Tysons Corner Station to the east.

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 129-136, the Plan states:

"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.

<u>Redevelopment Option</u>

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 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. . . .

        - 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. With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not

exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR)."

TYSONS COMPREHENSIVE PLAN LAND USE CATEGORY (page 22):
Transit Station Mixed Use

TYSONS COMPREHENSIVE PLAN BUILDING HEIGHT TIER (page 116):
Tier 2 (175' – 225')

LAND USE ANALYSIS

The land use analysis evaluates whether the application is in general conformance with Comprehensive Plan objectives such as land use, intensity, and consolidation.

Land Use

The subject application is designated as the Transit Station Mixed Use land use category on the Comprehensive Plan's Conceptual Land Use Map for Tysons (page 22). The Plan defines the Transit Station Mixed Use land use category as follows (page 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 the following land use mix:

Land Use	Gross Floor Area (sq. ft.)	Pct. of Total GFA	Floor Area Ratio (FAR)	Comp. Plan Land Use Mix
Office	504,574	51%	1.65	65%
Residential	479,438[2]	48%	1.57	20%+
Retail/Services	4,999	1%	0.16	--
Totals	**2,575,685**	**100%**	**3.23**	

[1] based on total site area of 305,805 sq. ft., which includes proposed right-of-way dedications
[2] maximum of 520 dwelling units is proposed

The Plan's recommended mix for Transit Station Mixed Use is approximately 65% office use with at least 20% residential. The proposed mix in the subject application proposes 51% office, 48% and 1% retail/community services. The proportion of office is approximately 14% less than the Plan recommendation.

The applicant originally proposed to add office floor space to the two existing office buildings on the site by raising each building an additional four floors in height. With the additions, the proportion of office to residential floor area was more in line with the planned land use mix; however, it created development intensity beyond 1/4 mile from the Metro station that was much higher than the planned intensity. This issue is further discussed below in the 'Intensity' section. Because staff recommended the elimination of the additional office space to bring the intensity in line with the Comprehensive Plan, it resulted in a lower proportion of office space, and a higher proportion of residential floor area.

Additionally, the North Tysons Central 7 Subdistrict Recommendations includes the following (page 134):

> "The vision for this sub-district 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 Area-wide Land Use Recommendations."

Given the vision to provide a more 24-hour environment, and staff's recommendation to eliminate the proposed addition of office space, the land use mix proposed is acceptable and in general conformance with the Comprehensive Plan.

Intensity

In TOD Districts, the Comprehensive Plan links intensity to a property's distance from a Metro station (p. 23-24, 26-27). The following Plan citations have been considered in evaluating the application's proposed intensity.

> Areawide Recommendations, page 24:
>
> "Projects that include areas of different intensity recommendations should have an overall intensity that is based on the proportion of land area associated with each intensity recommendation. The resulting development pattern should generally conform to the goal of locating the highest intensities closest to transit. In addition, proposed intensities should be consistent with the urban scale and character that is envisioned for the area."

Areawide Recommendations, page 27:

"TOD District areas that are located more than 1/4 mile from the Metro stations are recommended for redevelopment at 2.0 FAR and are encouraged to achieve higher intensities by utilizing bonuses for affordable and workforce housing and superlative contributions toward implementing public facilities. However, sites that are located between 1/4 and 1/3 mile from the Metro stations in TOD Districts that do not include any office space or other high trip generating uses, should be allowed intensities of 2.5 FAR, plus any bonuses achieved."

District Recommendations, page 141:

"Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR)."

The overall intensity proposed for the application site is 3.23 FAR. The subject application area is split between the three following intensity tiers, as designated by the Plan and as measured from the closest future Metrorail platform (in this case, Greensboro station):

- Tier 2: 1/8 mile to 1/4 mile from Metro
- Tier 3: 1/4 mile to 1/3 mile from Metro
- Tier 4: 1/3 mile to 1/2 mile from Metro

The majority of the new development (residential buildings A & B) is within the 1/4 mile radius. Only a small portion of Building B extends beyond 1/4 mile.

Distance	Area	Land Area %	Gross Floor Area	Floor Area Ratio (FAR)
Within 1/4 Mile	73,979	24.2%	423,038	5.72
Beyond 1/4 Mile	231,826	75.8%	565,973	2.44
TOTAL	305,805	100.0%	989,011	3.23

The overall floor area ratio (FAR) for the entire development is 3.23. When divided into the intensity tiers, the allocated FAR is 5.72 for the area within 1/4 mile and 2.44 FAR for the area beyond 1/4 mile.

The Plan does not recommend a maximum intensity for the area within 1/4 mile of Metro, except that office development should be limited to 2.5 FAR. The intensity proposed within 1/4 mile is 5.72 FAR without any office development proposed within the quarter-mile radius.

Beyond 1/4 mile, the Plan's recommended intensity for TOD District areas is a maximum of 2.0 FAR, but areas between 1/4 and 1/3 mile that do not include office space or other high trip generating uses should be allowed up to 2.5 FAR. Because the subject property beyond 1/4

mile includes existing office buildings, the Plan's recommended intensity should be a maximum of 2.0 FAR. The proposed intensity is 2.44, which exceeds the recommendation; however, the recommended intensity is already exceeded solely by the previously existing office buildings that will remain onsite. With no new development proposed, the existing office buildings produce a 2.18 FAR beyond the 1/4 mile radius, and the small portion of proposed residential Building B results in 2.44 FAR.

Originally, the applicant proposed to add four additional levels of office space to each of the two existing buildings, which would have produced an unacceptable intensity of 3.28 FAR outside of ¼ mile from Metro. The applicant since removed these additions, but as mentioned before did not lower the proposed intensity to the Comprehensive Plan level. Staff recognized that shifting residential Building B entirely into the 1/4 mile radius, or eliminating the section that extends beyond it would have been detrimental to the applicant's site plan and would only result in a lowering of the floor-area ratio from 2.44 to 2.18, which still exceeds the Plan's recommended 2.0 FAR.

Additionally, the applicant has located all newly proposed development on the area of the site closest to the Greensboro Metro station, helping to fulfill the Plan's objective to produce the highest intensities. The fact that a portion of the residential building slightly beyond a line in space is not a high concern; therefore, staff feels the applicant's proposed intensities are acceptable as proposed.

Initial Development Level

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 subject property includes two existing office buildings, but the applicant does not propose any additional office square footage.

Phasing Development to Transportation Improvements

An important element of the Comprehensive Plan for Tysons is the guidance on phasing development to transportation improvements (pages 29-31). Regarding transportation, the Plan states the following:

> "Individual rezoning cases in Tysons should only be approved if the development is being phased to one of the following transportation funding mechanisms:
>
> - A Tysons-wide CDA or a similar mechanism that provides the private sector's share of the Tysons-wide transportation improvements needed by 2030;
> - A smaller CDA or a similar mechanism that provides a significant component of the private sector's share of the Tysons-wide improvements needed by 2030; or

- Other binding commitments to phase development to the funding or construction of one or more of the Tysons-wide improvements needed by 2030."

The Plan also recognizes the critical role that the Tysons Transportation Fund plays in funding transportation improvements and the need to increase the contribution rate as part of a comprehensive funding strategy (page 71):

> "Numerous small-scale improvements in Tysons Corner have been funded over the years through the Tysons Transportation Fund, a voluntary contribution for new commercial development. In 2009, the rate for this contribution was $3.87 per square foot for non-residential development and $859 per unit for residential development adjusted annually for inflation. However, this fund does not provide a stable and ongoing source of private sector funding. Moreover, it would generate only a small percentage of the funding needed for the improvements listed in Table 7 that are required for the continued development of Tysons Corner. As part of an overall strategy for funding transportation needs, the contribution rate for the Tysons Transportation Fund should be reassessed."

On January 8, 2013, the BOS created a Tysons Transportation Service District, established the Tysons-wide and Tysons Grid of Streets transportation funds, and adopted guidelines for administering the two new funds.

The applicant is proffering (Proffers 23 and 24) to address the Comprehensive Plan recommendations for phasing development to transportation improvements by making contributions to the transportation funds. The applicant's draft Proffer 23, Tysons Grid Fund Contributions, provides a contribution of $1,000 per residential unit and $6.44 for each new square foot of retail uses. Proffer 24, Tysons-wide Transportation Contributions for Table 7 Improvements, provides $1,000 for each residential unit and $5.63 per square foot for new retail. These commitments are subject to review and comment by the Fairfax County Department of Transportation.

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 (Proffer 36, Workforce Dwelling Units) 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 Comprehensive Plan has different recommendations for workforce dwelling units (WDUs) based on whether a building is within 1/4 mile of a Metro station (page 33):

> "20% of the residential units in new developments should be affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as set forth in Table 1. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus floor area should be excluded from the 20% WDU calculation."

The majority of the new development (residential buildings A & B) is within the 1/4 mile radius. Only a small portion of Building B extends beyond 1/4 mile. The applicant is proffering to provide 20% of the total residential units constructed on the property. This is generally consistent with the Plan recommendation.

Non-Residential Contributions to Affordable Housing

The Plan recommends that new development in Tysons should contribute a minimum of $3.00 per non-residential square foot of floor area to an affordable housing trust fund. Ground level retail located in mixed use buildings is exempt from this contribution. The subject application will provide up to 4,999 square feet of retail, which is anticipated to be located at ground level of the residential building, therefore, the applicant is not expected to provide a non-residential contribution towards affordable housing.

Coordinated Development and Parcel Consolidation

The Comprehensive Plan's consolidation guidance for the subject application is as follows (Tysons Central, North Subdistrict, South West Park Subarea Recommendations, pages 141-142):

- 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 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.

The District Recommendation for consolidation specific to the subject application is for the inclusion of two or three properties as needed to provide open space and street grid improvements. The subject application includes only two parcels that are part of one 6.98-acre property, rather than consolidating two or more properties. The consolidation objectives of the Tysons Plan help to ensure that development applications include enough property to fulfill the objectives of the Plan. Concern was raised early on in the subject application process that the property's smaller size may limit the ability to provide a number of Plan objectives.

Because the application does not meet the intent of the site-specific subdistrict recommendations, the application must meets the five specific objectives for consolidation in the Areawide Recommendations (p. 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;...
> - 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."

Commitment to a functioning grid of streets both on-site and off-site:

- *Conceptual engineering of streets that demonstrate connectivity to surrounding areas and satisfy the guidance in the Transportation section should be completed. Such engineering should be done in coordination with land owners in the surrounding area, and the proposed street alignments should be included in an official map, as described in the Transportation section.*
- *If an official map has already been adopted for the area, the development proposal should be in conformance with the street alignments in the map.*

The Comprehensive Plan's planned grid of streets shows only one additional grid connection for the subject property, connecting Greensboro Drive to International Drive at approximately the northwestern property line of the application area. The proposed development includes three new roads in the application:

- Results Road, a local street that connects to Greensboro Drive at the far southeastern entrance, running between Building A and the Sports and Health Club property to the west. Results Road will potentially be extended to International Drive, depending on future development scenarios

- Summit Street, also a local road, connects Results Road to Greensboro Drive to the east and runs between Building B and the existing Office Building 1.
- Park Place is a service street that runs along the back side of both residential towers in a semi-circle connecting to both Results Road and Summit Street.

In the Tysons planned grid of streets, a grid connection is shown connecting Greensboro Drive to International Drive in the location of proposed Results Road, which as proposed would not initially connect through because it would have to be accommodated on adjacent properties. No new connections to International Drive are proposed by the applicant without the redevelopment of either the neighboring Health & Fitness property, or the redevelopment of the existing office buildings on the subject property; however, the applicant has provided a phasing plan for either scenario to extend Results Road to International Drive in the CDP/FDP. Additional discussion of the grid connections are detailed in the Urban Design section under Grid of Streets.

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;

Based on the amount of non-residential floor area, and number of residential units proposed in the subject application, the recommended public park area is 1.46 acres (sheet L-3a). The applicant is providing 1.47 acres in the first phase of development, with new and enlarged spaces provided in later phases as the applicant further reduces surface parking. If the full length of Results Road will ultimately be provided, the development will achieve up to 1.75 acres of park space in the ultimate phase (Sheet L-3c). Otherwise the removal of surface parking without an extension of Results Road would achieve up to 1.58 acres of park space (sheet L-3b). The application is in conformance with this performance objective.

Provision of land and/or building space for public facilities as set forth in the Public Facilities section of the Areawide Recommendations

The applicant is providing a 3,000 square foot recreational facility on the ground floor of the residential lobby to be used by the Fairfax County Park Authority, to be constructed concurrently with the residential buildings.

Conformance with the guidance in the Urban Design section and any urban design guidelines for the district or subdistrict;

The proposed development is in general conformance with the Urban Design recommendations of the Tysons Plan. The subject application's conformance to the Urban Design section of the Plan is discussed in greater detail later in this memorandum.

Demonstration of how adjacent parcels could be redeveloped in a manner that is compatible with the proposal and in conformance with the Plan.

The applicant provides a number of exhibits to show how the subject application's proposed development would fit into the context of the existing surroundings and potential redevelopment nearby.

Regional context exhibits are provided showing how the subject property as proposed would fit into the regional road network (sheet C-15b), including the proposed grid of streets from the Plan's conceptual grid and new streets proposed by other rezoning applicants (SAIC, NV Commercial).

The applicant considers two potential alternatives for the extension of Results Road through to International Drive. Phase 3 shows the extension of Results Road on the adjacent property, which would be triggered through a redevelopment proposal of the Health & Fitness property. Phase 3 alternative provides for the extension of Results Road should the existing office buildings on the subject property be redeveloped in the future and Results Road has not already been extended.

Massing models are provided on Sheet A-15 to show three-dimensional views of the physical relationship of the proposed buildings within its surrounding context. The applicant has adequately shown that the proposal allows surrounding properties to redevelop in a manner consistent with the Comprehensive Plan.

The subject application is in general conformance with the Comprehensive Plan guidance for consolidation and coordinated development.

Public Facilities

The Comprehensive Plan's strategy for implementing public facilities to serve Tysons is to focus on dedications of land or building space with the initial rezoning applications in a district (page 91).

> "Practices employed by the County in the past to provide space for public facilities in largely undeveloped suburban areas cannot be relied upon in an intensely developed area where most of the land is privately owned. In Tysons it will be critical that the land area or spaces for public uses are incorporated within private developments at no cost to the public sector.
>
> While facilities may actually be constructed throughout the planning horizon based upon need, it is critical that space for most, if not all, of these facilities be secured as soon as possible. Therefore, rezoning proposals, through proffers, should commit to provide the necessary land and/or space to ensure that places will be available to construct facilities in concert with the pace of growth."

The applicant proposes a 3,000 square foot recreational facility within the common ground floor level of Residential Building B. This will be leased to Fairfax County for public use for $1.00 per month with an initial lease period of 30 years, and Fairfax County will have two

options to renew thereafter, each for a term of ten years. This is consistent with the recommendations of the ongoing Public Facilities planning efforts, and a proportionally appropriate contribution based on the amount of development proposed in this application.

Athletic Field Contribution
The amount of development proposed in the subject application generates a need for 11% of a full athletic field. Because of the small land area in the subject application and because a 0.11 athletic field would not be an asset, the applicant is unable to provide an athletic field on site. The Plan recommends partnerships with other smaller applicants in order to jointly provide full or half size athletic fields in Tysons. The applicant was unable to form a partnership, and has proposed fund contribution Fairfax County Board of Supervisors or Park Authority or School boards with one of two options: 1) contribute $911,000 by December 31, 2015 to be used for construction of an athletic field at West*Gate Elementary School, or 2) contribute $1,178,000 prior to issuance of the first Residential Use Permit (RUP) for the first Residential Building for construction of a field in Tysons. Monetary contributions are allowed, but are considered more of a last resort.

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 65-66:

> "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."

The applicant is proposing a phased approach to parking. The applicant is in line with the Plan's recommended parking ratios for the residential, but because the existing office leases require a number of spaces that is beyond the Plan's maximum parking rates, the applicant will have to remove the overage of commercial parking spaces over time as leases expire. Sheets C-9 through C-11 detail the phased approach to reducing the existing spaces. Phase 1 is projected through 2020, Phase 2 through 2030, and Phase 3 by 2040 where the parking will ultimately fall under the Plan's maximum parking rates. A limited number of existing surface parking will ultimately remain at the final phase, with some of the space reduction occurring within the existing parking structure. Those spaces will be converted to accessory uses, such as tenant storage space.

URBAN DESIGN ANALYSIS

Several urban design issues have been identified and are discussed below.

Street Grid and Design

The Comprehensive Plan provides recommendations for both street grids (pages 46-47, 96, and appended to this memo) and street cross sections (pages 48-56).

As mentioned previously, the Comprehensive Plan shows only one additional grid connection for the subject property, connecting Greensboro Drive to International Drive at approximately the northwestern property line of the application area. The proposed development includes three new roads in the application:

- Results Road, a local street that connects to Greensboro Drive at the far southeastern entrance, running between Building A and the Sports and Health Club property to the west. Results Road will potentially be extended to International Drive, depending on future development scenarios
- Summit Street, also a local road, connects Results Road to Greensboro Drive to the east and runs between Building B and the existing Office Building 1.
- Park Place is a service street that runs along the back side of both residential towers in a semi-circle connecting to both Results Road and Summit Street.

In the Tysons planned grid of streets, a grid connection is shown connecting Greensboro Drive to International Drive in the location of proposed Results Road, which as proposed would not initially connect through because it would have to be accommodated on adjacent properties. No new connections to International Drive are proposed by the applicant without the redevelopment of either the neighboring Health & Fitness property, or the redevelopment of the existing office buildings on the subject property; however, the applicant has provided a phasing plan for either scenario to extend Results Road to International Drive in the CDP/FDP.

The resulting blocks are generally in conformance with the Plan's recommend block size and pattern (p. 96). The Plan recommends block lengths ranging from 400 to 600 feet long and perimeters of less than 2,000 feet. All blocks in the subject application are within these guidelines, except the block with the existing office buildings which are not proposed to redevelop with the proposed project, and the partial development of Results Road which will not connect to International Drive until the property immediately to the north redevelops.

Streetscape Design

The Urban Design section of the Comprehensive Plan provides detailed guidance on streetscapes (pages 96-108 and appended to this memo). The Plan defines three streetscape zones: the landscape amenity panel, sidewalk, and building zone. Each zone serves a distinct purpose and has varying dimensions based on the adjacent street type and land use.

Boulevard: International Drive (Avenue with Boulevard Streetscape)
To meet streetscape design recommendations for a Boulevard, streetscape sections should provide a minimum 8' landscape amenity panel, a 10' sidewalk, and a building zone of 15'.

International Drive is an Avenue with a Boulevard Streetscape and proposes an 8' landscape amenity panel, a 10' sidewalk zone, and an approximate 6' landscape area. The proposed inner landscape area does not meet the building zone minimum of 15', however the existing office buildings will not be redeveloped with the current proposal. The proposal is an improvement over the current condition and meets the intent of the streetscape guidelines to the greatest extent possible.

Avenues: Greensboro Drive (phase 1; phase 2,3;)

Greensboro Drive meets the streetscape design recommendations for an Avenue by providing a minimum 8' landscape amenity panel, an 8' sidewalk, and a building zone between 4'-8' in all phases at the site of the residential towers and exceeds these standards at the site of the existing office buildings.

Local Streets: Results Road (private, phase 1,2; public, phase 3); Summit Street (Phase 3, Public)

Results Road and Summit Street are both proffered to be built to public streets standards but will remain private until the final phases of development. All local streets in the application must meet the streetscape guidelines for Local Streets by providing a 6' wide landscape amenity panel, a 6' wide sidewalk, and a 4' wide building zone.

The Results Road streetscape section proposes a 6' landscape zone and 6' sidewalk zone, but does not specifically call out the 4' wide building zone. The Summit Road streetscape section proposes a 6' wide landscape amenity panel, a 6' wide sidewalk, and a 4' wide building zone in the final phase of development, which meets the streetscape guidelines.

Service Drive: Park Place (Private)

Park Place is classified as a Service Drive and is proposed as a Private Street and is not subject to the streetscape guidelines.

The streetscape designs proposed in the subject application are in general conformance with the Comprehensive Plan if the final phases of Summit Drive and Results Road are built out as Public Streets with redevelopment of the property located immediately to the north of the proposed project.

Building Height

The subject property is located entirely within Tier 2 on the Comprehensive Plan's Conceptual Building Heights Map (page 116). Tier 2 recommends maximum building heights ranging from 175 to 225 feet. The applicant is requesting height flexibility for two residential buildings that are proposed to exceed this height range. The Plan recommends flexibility when evaluating building heights in certain circumstances (page 115).

> "Height flexibility will be provided to facilitate the provision of affordable/workforce housing, as well as public and quasi-public uses such as a conference center or arts center."

The following table compares the maximum heights recommended in the Conceptual Building Heights Map to that proposed range of heights for each building. Shaded rows indicate buildings that exceed the maximum height on the map.

Building	Comprehensive Plan Maximum Building Height Range (feet)	Proposed Building Height (max.)
Residential A	175 – 225	245'
Residential B	175 – 225	205'
Existing Office 1	175 – 225	160'
Existing Office 2	175 – 225	131'

For the residential buildings where height flexibility is requested, the additional height is 4 - 22% above the Plan maximum. This amount of flexibility is appropriate because the applicant is proffering to provide affordable and workforce housing in each building in accordance with the Plan objectives as discussed in the Affordable and Workforce Housing section of this memo. It should be noted that the proposed heights for Residential A & B include heights of penthouse structures that extend beyond the main levels. The height of residential floors are 245' and 205' for Building A and B respectively. Additionally, the subject application is not

located in proximity to any height sensitive uses, such as stable residential neighborhoods outside of Tysons.

The building heights proposed in the subject applications are in general conformance with the Comprehensive Plan.

PGN:MKS

APPENDIX 6

County of Fairfax, Virginia

MEMORANDUM

DATE: November 25, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 2012-PR-002)

SUBJECT: RZ 2012-PR-002 - Greensboro Park Property Owner, LLC
Greensboro Park Place
Land Identification Maps: 29-3 ((15)) 12A & 29-4 ((9)) 12B

This department has reviewed the subject rezoning submittal including proffers and development plans (CDP/FDP) dated November 8, 2013, and a TDM Implementation Plan dated October 22, 2012. The applicant is proposing to construct two residential buildings, ground floor retail and a recreational facility on the portion of the property area that is currently surface parking. This new development will be adjacent to the two existing office towers. The combined ground floor area for residential and non-residential will total just less than 1 million square feet of space.

The applicant has addressed some of the critical transportation issues identified in the Comprehensive Plan in this application. These are outlined below.

- Greensboro Drive - The applicant has committed to build and dedicate the full half section of Greensboro Drive, as specified in the Comprehensive Plan. On street parking was removed for a portion of this frontage due to sight distance concerns for auto users exiting the site at Results Road, a proposed new street with the subject development, as well as to preserve several mature trees between International Drive and Summit Street that greatly enhance the streetscape.

- International Drive - Right-of-way (ROW) is to be dedicated to accommodate the streetscape elements called for in the Comprehensive Plan and urban design guidelines. The applicant has proffered the removal of a retaining wall which will be necessary to accomplish this streetscape. The applicant also performed conceptual engineering level design drawings of International Drive to determine how bike facilities and on-street parking could be incorporated within the existing ROW space, as part of a future project by others. International Drive is currently 8 lanes wide, with a raised median. The Transportation Design Standards for Tysons Corner recommends that International Drive be designed as a 4 to 6 lane roadway, possibly divided with a median, with bidirectional bicycle facilities and on-street parking. Based on the

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 30 Years and More

conceptual engineering done by this applicant, we believe that the future Avenue cross section described above can be accommodated in the existing ROW. Streetscape elements should be secured with ROW dedication when adjacent parcels come in for rezoning.

- Results Road – Results Road is classified as a local street extending from Greensboro Drive to International Drive. The applicant has provided an interim cross section for this street that extends from Greensboro Drive to Summit Street (a street intersecting perpendicularly from Greensboro Drive proposed to be partially constructed with this development). This interim cross section will provide access for site specific trips until such time as the neighboring property redevelops, at which time, that developer will be expected to construct the other half-section of this road, upon which this applicant will convert one through lane into a parking lane. The road will remain privately held and maintained until such point as it is no longer serving only the Greensboro Park Place site. At that point, it will be dedicated to the public road system. The remaining piece of Results Road from Summit Street to International Drive will be constructed in one of two ways: either by the neighboring property to the North, or the road will be constructed on the applicant's site at such time in the future as the two existing office buildings are torn down for redevelopment. The applicant has made a case that they are providing 50% of the cost of this street overall, but staff has concern about this contribution that will be documented in the outstanding issues below.

- TDM – The applicant has agreed to design a TDM program to meet the goals outlined in Table 5 of the Comprehensive Plan. Table 5 has achievement goals that are based on the square footage of total development in Tysons as well as the property's distance from a Metro station. The applicant's proffers largely meet expectations and provide a detailed implementation plan for the TDM program that will offer the flexibility to modify the program to address changes necessary during the life of the project. The applicant has also proffered to a TDM program and budget for the two remaining office buildings. While these office trip reductions are not enforced as would normally be done with new office space, this proffer should serve as a model for other applications that have existing buildings to remain after redevelopment.

- Tysons-wide and Grid Fund Contributions – Contributions toward both the Grid Fund and the Tysons-wide Fund have been made by the applicant in accordance with the Board of Supervisor's adopted rates. The timing of the grid fund contribution is of concern to staff and is documented in the outstanding issues below.

- General Transportation Commitments – In addition to the above the applicant has made the following commitments:
  a. Bicycle and pedestrian amenities such as bike parking and wayfinding signage.
  b. Construction/modification of traffic signals where warranted.

While the applicant has made an effort to work with staff on the previous items, some outstanding issues remain. These are outlined below:

- One outstanding transportation issue the applicant faces is related to the future street called Summit Street and a commitment to construct or pay for a portion of this street upon the future redevelopment of the neighboring properties to the North. Currently, the applicant shows Summit Street as a locally serving, private street designed for site specific trips that ends at its intersection with Results Road. Staff has accepted this as a short-term approach. Once the street is extended onto the neighboring property (beyond Results Road), it no longer serves site traffic exclusively. The extended street serves local traffic and triggers a need for a public street with dedicated ROW. The Tysons Central Consolidated Traffic Impact Analysis (CTIA) demonstrates a need for this street as access to these adjacent future land uses. The applicant has indicated that they will dedicate and convey upon demand, the necessary right-of-way and easements to continue Summit Street onto the adjacent properties as a public road as well as retrofit the interim design of Summit Street. That being said, they have not indicated that they will construct or provide money for the remaining portion of roadway on their property beyond Results Road across the landscaping to the property line. As such, staff feels that this is an issue with public street grid connectivity.

- In proffer 23A (Results Road) the applicant has agreed to construct this road to public street standards but privately maintain it until Option B or Option D has been completed. Option C (when both neighboring properties redevelop) and Option A (when Sport and Health redevelops) needs to be included as well for public street acceptance and dedication of Results Road.

- While the applicant has agreed to contribute to the Grid Fund, the timeframe in which they are making this contribution is in question. They have proffered to provide 25% of the contribution prior to site plan approval, and the remaining 75% prior to issuance of non-RUP for the first retail use. Staff has requested justification for this split. The applicant's contribution to this fund should conform to the timeline adopted by the Board of Supervisors, which would mean a 25% contribution prior to site plan approval and the remaining 75% prior to the time that building permits are issued.

- A sidewalk is not currently in place on the pedestrian route to the Greensboro Metro Station that is shown on the applicant's CDP/FDP. The applicant is in discussion with two other land owners (SAIC and NV Commercial) about the construction of this sidewalk. Staff feels that the applicant should finalize an agreement for construction of this sidewalk to allow it to be considered a legitimate path to the Metro station. It should be noted that the applicant's partnership has an ownership interest in the land necessary to construct this sidewalk connection. We have made multiple requests for updates and understand that an agreement is under review, but no resolution has been reached. The agreement allowing construction of the sidewalk should be resolved prior to rezoning approval.

- In the Transportation Demand Management (TDM) section of the applicant's proffers, they have specified that the Bulk of the TDM plan for residential and office buildings can either in whole or in part shall be void or of no further force or effect if they join the Tysons Transportation Management Agency (TMA) that would be doing some of their TDM program work. This is not acceptable - the applicant shall remain responsible for meeting their proffered trip reductions, even if they assign certain TDM tasks/functions to the TMA. The language specifying Proffer 35 and Proffer 36 should be removed from Proffer 34C.

- The bus shelter proffer commits to the construction of a shelter at a cost of no more than $20,000. The cost for a standard design shelter in Fairfax County fluctuates and this amount may not be sufficient to purchase and construct a shelter in the future. In addition, a process has been initiated by the Tysons Partnership to come up with a shelter design for Tysons bus shelters and shelter cost is not known at this time. Staff feels that the applicant should proffer simply to the provision of a bus shelter at this location irrespective of the cost, and FCDOT and/or WMATA will provide feedback about all aspects of design at the time of site plan review.

AKR/JCH

County of Fairfax, Virginia

MEMORANDUM

DATE: November 27, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division,
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: OCR Comments – Greensboro Park Place
RZ/FDP 2012-PR-002

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application, including the Conceptual / Final Development Plan (CDP/FDP) dated November 8, 2013, and Proffers dated November 8, 2013. The following analysis and recommendations are offered for consideration regarding these applications.

General Comments:

The application proposes to redevelop the existing surface parking lot of an existing office development with two high-rise residential structures. 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, while retaining two existing operating office buildings. The proposed building heights are varied and contribute to an interesting and dynamic skyline. The residential uses proposed for this site, where a surface parking lot exists today, will further the Comprehensive Plan goals of increasing residential development in Tysons and eliminating surface parking lots. 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 of the new structures, 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 provides space for a public facility to be integrated into the development at the street level, and provides a system at-grade public urban park spaces that are connected

OCR
Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

through the pedestrian realm and integrated into the surrounding area. Finally, improvements are proposed to the office side of the development, where the buildings will be retained, to better integrate the existing buildings with the urban style of development desired in Tysons,

Detailed Comments:

1. Street Grid and Block Length: The current development of two office structures and large surface parking lot is part of a super block bounded by Greensboro Drive, International Drive and West Park Drive. The proposed plan provides additional public and private street connections to create an appropriate network of blocks on-site consistent with the conceptual grid provided in the Comprehensive Plan. The proposed block lengths, as measured along Greensboro Drive and the proposed Results Road, range from 200 to 500 feet. Therefore, all block lengths are consistent with the Comprehensive Plan and the Tysons Urban Design Guidelines (TUDGs), which establishes a maximum block size of 600 feet. Crosswalks are provided at several internal street intersections, and two pedestrian connections from the existing office buildings on site to International Drive are proposed to be improved.

   Due to the retention of the two existing office structures, the proposed Results Road will not be constructed as a continuous connection between International Drive and Greensboro Drive with this application. The applicant has demonstrated several options for how this connection may occur if the existing office structures and/or adjacent properties are redeveloped. The applicant has proffered to make on-site modifications to accommodate the future connection of Results Road if and when the existing office structures and/or adjacent properties are redeveloped, and has proffered a contribution to the construction of the road connection.

2. Pedestrian Hierarchy and Connectivity: The applicant has provided a Pedestrian Circulation Plan utilizing the recommended language from the TUDGs to describe the corridor types. International Drive and Greensboro Drive are designed as Primary Pedestrian Corridors with enhanced streetscapes to meet the TUDG design standards for that corridor type. Retail and public uses provided on the first floor of Residential Tower B, residential entrances on the first floor of Residential Tower A, on-street parking, and a wide building zone will make the streets around the new development active and pleasant. Enhancements are also proposed along Greensboro Drive and International Drive in the areas where the existing buildings are to remain. While there will not be active street fronts with strong building walls along the existing buildings, the pedestrian experience will be improved by the addition of street trees, landscaping,

wider sidewalks, the relocation and undergrounding of a switch cabinet on Greensboro Drive and the removal of a retaining wall along International Drive.

3. Streetscape Design: In general, the application is consistent with recommendations of the Comprehensive Plan and TUDGs regarding streetscape dimensions. The applicant has also provided a general palette of streetscape materials and furnishings that may be used within the CDP/FDP.
    a. The applicant has committed in Proffer 19A to relocate the existing retaining wall along International Drive. The removal of this wall, which the applicant determined to the best of their ability is not a support structure, will allow for the TUDG recommended streetscape to be installed along the length of the International Drive frontage.
    b. The applicant has committed in Proffer 19B to relocate and/or place underground an existing electrical switch cabinet along Greensboro Drive. This undergrounding, or relocation, will allow for TUDG recommended streetscape to be installed along the length of the Greensboro Drive frontage.

4. Building Heights and Design: Generally, the building design and massing are consistent with the recommendations of the TUDGs. Two residential towers are shown at different heights, providing skyline variety, and appear to have diverse building materials and fenestration patterns. The result contributes to a diversity of design which is architecturally interesting and engaging for the pedestrian.

5. Parking Garage Design: Parking is provided in underground parking structures which are integrated into the building design for the residential buildings and in the existing parking garages which are located partially below grade for the office buildings. In this application, the new residential parking garage will be located entirely below grade beneath the buildings, private street, and a large publically accessible pocket park. This strategy is consistent with the recommendations of the Comprehensive Plan by hiding unattractive parking areas and creating usable open spaces.
    a. The applicant has retained 134 surface parking spaces associated with the existing office structures. While the proposed development will significantly reduce the number of surface parking spaces from the existing condition, it is recommended that additional surface parking spaces be removed to create additional opportunities to expand the at-grade open spaces.

6. Urban Parks: The applicant is proposing a series of attractive parks and open spaces throughout the development. The primary improvements are: Pocket Park 1, located

behind the residential buildings, which will serve residential recreational needs and as a public gathering space; Pocket Park 2, located adjacent to the Public Facility space, will serve as an attractive amenity to the retail and ground floor uses of Building B; Pocket Park 3, along Greensboro Drive, will serve as a neighborhood space and integrate stormwater management solutions; Pocket Park 4, along the proposed Summit Street, will create an urban edge and augmented pedestrian experience between Summit Street and the existing office structure; and, Pocket Park 5, located between the two existing office structures, will create an attractive outdoor space primarily to support the existing office building uses and to draw the public into the office area. All of the proposed park spaces will be at-grade and publically accessible.

7. Public Use Space: The applicant has proposed to provide a 3,000 sq.ft. shell space within Residential Building B. The Public Facility Space is intended to be used for community or recreational programming which has been identified as a need within Tysons and will also provide an active street use.
    a. Proffer 43 commits the applicant to providing a 3,000 sq.ft. shell space for use by Fairfax County and/or its assigns for community and/recreational programming. Proffer 43 does identify three uses that are exempted from potential use; however, the public facility space was not envisioned to be used for these purposes and their exclusion should not hinder public use of the space.
    b. Comparable PTC applications have provided 'fitted-out' public facility spaces, rather than shell space. The applicant should provide for a contribution to Fairfax County to offset the cost of tenant fit out for this space or, alternatively, provide a fitted-out, usable space. Staff continues to work with the applicant on this issue.
    c. Proffer 43B outlines the term and conditions of the lease of the space with Fairfax County. As the conditions are currently written, they include unacceptable limitations which would potentially prohibit Fairfax County from entering into a lease agreement for the space, therefore negating the public facility contribution. A number of changes should be made to the proffered terms and conditions relating to the lease in order for the proposed public space to be utilized by Fairfax County and/or its assigns. Staff continues to work with the applicant on this issue.

CC: Bob Katai, DPZ/ZED/PD
Tracy Strunk, Deputy Director; Tysons Coordinator, OCR
Scott Sizer, Revitalization Program Manager, OCR
OCR File

APPENDIX 8

County of Fairfax, Virginia

MEMORANDUM

DATE: December 18, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: **Revised ENVIRONMENTAL ASSESSMENT** for: **RZ/FDP 2012-PR-002**
Greensboro Park Place

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan and proffers as revised through November 8, 2013. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010 under Areawide Recommendations, Environmental Stewardship section, pages 72-85, addresses Stormwater Management, Natural Resource Management, Tree Canopy Goals, Information and Communication Technology, Green Buildings and Environmental Stewardship Guidelines and may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/tysons1.pdf

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, page 7 through 9:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Tysons Corner Urban Center, as amended through June 22, 2010, Areawide Recommendations under Environmental Stewardship, page 82-84:

"<u>Stormwater Design</u>

. . . .

Stormwater management and water quality controls for redevelopment should be designed to return water into the ground where soils are suitable or reuse it, where allowed, to the extent practicable. Reduction of stormwater runoff volume is the single most important stormwater design objective for Tysons. Reduction could occur through techniques that use plants or soils

via landscaping measures, through techniques that reuse harvested rainwater in a variety of ways, and/or through approaches that infiltrate water into the ground to replenish aquifers and provide summer base flows to local streams.

Redevelopment projects in Tysons should incorporate innovative stormwater management measures in a manner that will, first and foremost, optimize reduction of stormwater runoff volume and control of peak flows for the remaining stormwater that cannot be completely captured on-site.

The following are recommended for applications for which a significant increase in density/intensity is proposed (e.g., a redevelopment option is being pursued):

- Stormwater quantity and quality control measures should be provided that are substantially more extensive than minimum requirements, with the goal of reducing the total runoff volume and/or significantly delaying its entry into the stream system. The emphasis should be on Low Impact Development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, return water into the ground or reuse it.

- LID techniques of stormwater management should also be incorporated into new and redesigned streets where allowed and practicable.

- At a minimum, the first inch of rainfall should be retained on-site through infiltration, evapotranspiration and/or reuse. If, on a given site, the retention on-site of the first inch of rainfall is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in order to support this goal and achieve partial retention of the first inch of rainfall.

- At a minimum, stormwater management measures that are sufficient to attain both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system (or the equivalent of these credits) should be provided. If, on a given site, the attainment of the stormwater design LEED credits (or equivalent) is demonstrated not to be fully achievable, all available measures should be implemented to the extent possible in support of this goal.

- Equivalent approaches may incorporate coordinated stormwater management on multiple development sites and/or off-site controls. Additional stormwater management efforts should be encouraged.

- Restoration and/or stabilization of degraded streams on development sites should be pursued where feasible; restoration and stabilization techniques that incorporate ecologically and aesthetically beneficial, vegetated approaches are preferred. Off-site efforts to restore and/or stabilize streams in Tysons Corner should also be encouraged.

The above guidelines are intended to improve stormwater management controls sufficiently to allow for improvements to the habitat and recreational values of streams in Tysons Corner through natural restorative processes and/or through restoration projects."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 and 20:

"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Fairfax County Comprehensive Plan, 2011 Edition, Tysons Corner Urban Center, Amended through 6-22-2010, Areawide Recommendations: Environmental Stewardship, pages 84-85:

"<u>Green Building Design and Energy/Resource Conservation</u>

Existing Fairfax County policy calls for certain zoning proposals for nonresidential development and multifamily residential development of four or more stories in urban centers to incorporate green building practices sufficient to attain LEED certification or its equivalent. Nonresidential development in Tysons should go one step further and seek LEED Silver

certification or equivalent as a minimum. Residential development should be guided by the Policy Plan objectives on Resource Conservation and Green Building Practices.

All redevelopment projects in Tysons should incorporate design elements and practices that will reduce the use of energy and water resources. There are numerous strategies available that are outlined in green building rating systems such as the LEED program, and strategies such as these should be pursued in support of or in addition to efforts to attain LEED Silver certification or its equivalent. The following are examples of efforts that could be pursued:

- Transit-oriented development design
- Transportation demand management programs
- On-site renewable energy generation, such as solar, wind and/or geothermal systems
- If/when on-site renewable energy generation is not cost effective at the time of building design, the provision of building designs that will facilitate future retrofits for on-site energy generation if/when such efforts will become cost effective
- Orientation of buildings for solar access
- Energy-conscious landscape design (e.g., natural landscaping; shading)
- Water-efficient landscaping
- The use of energy efficient heating, ventilation and air conditioning systems
- Enhanced building commissioning to provide early and ongoing verification of system performance
- The use of energy efficient lighting systems
- The use of energy conserving building materials
- The provision of vegetated and/or highly reflective roofs
- The use of community energy distribution systems through which energy/heat generated on one site will be shared among buildings on other nearby sites
- The use of water-conserving plumbing fixtures
- The use of harvested stormwater runoff for irrigation
- Where consistent with building codes, the use of grey water
- The use of information and communications technology to improve the efficiency and economy of building operations.
- If/when the provision of information and communications technology efforts is not cost effective at the time of building design, the design of buildings to include conduits supporting the future installation of such measures

Setting Future Environmental Goals for Tysons

Tysons should endeavor to remain the leader in environmental stewardship. As such, the Plan should include flexibility to accommodate new strategies and technologies as they emerge, such as district energy systems, alternative energy sources, cogeneration, microgrids, district-scale environmental performance measures, innovative stormwater management and stream restoration practices, innovative green building practices and innovative approaches in the provision and design of park facilities and other open spaces. In order to encourage the use of new technologies as they become available, the Environmental Stewardship Guidelines will need to be regularly reviewed and updated."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 11-12:

"**Objective 4:** **Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development.

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

To address stormwater management runoff and to support stream protection, the Comprehensive Plan for Tysons recommends that three levels be satisfied in order to achieve full conformance with the Plan:

1) Meet the Public Facilities Manual (PFM) standards
2) Meet the LEED standards for water quantity control and water quality control
3) Retain and/or reuse the first inch of rainfall onsite

The proposal is subject to the Tysons Corner guidance that calls for the incorporation of stormwater management measures that are sufficient to attain at a minimum both the stormwater design-quantity control and stormwater design-quality control credits of the most current version of the LEED-NC or LEED-CS rating system. The proffer (under 43. Stormwater Management) states, "The SWM Facilities . . . . shall be designed (where applicable) to meet the applicable LEED requirements for each residential building and if phased, for each phase, based upon the LEED boundary identified with each such Residential Building or phase." Staff recommends that the proffer be clarified to specify that stormwater facilities shall be designed to (where applicable) meet the requirements of stormwater management-related credits (e.g., for LEED-NC 2009, the Stormwater Design-Quantity Control and Stormwater Design-Quality Control credits [Sustainable Sites 6.1 and 6.2]) of 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.

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.

The subject property is partially developed at this time with two office buildings and a large area of surface parking. Approximately half of the existing site has been noted for the future development of two new multi-family residential structures, which will effectively divide the site between the existing office development and the proposed new residential development. The applicant has clearly demonstrated that the stormwater management goals can be fully met on that portion of the site allocated for future residential development and with improved water quality measures on the existing office portion of the site. Staff feels that this issue has been adequately addressed through the measure noted on the development plans as well as associated commitments noted in the proffers.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The

applicant should, therefore, be encouraged strongly to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

Green Buildings

The subject property is located within the Tysons Corner Urban Center. The Plan recommends that zoning proposals for residential development in this area provide green building commitments sufficient to attain, at a minimum, the United States Green Building Council's (USGBC) LEED certification or equivalent. The applicant has provided a proposal to pursue LEED-NC certification with an option to pursue LEED-NC Silver, or an equivalent. The proffers also include options to pursue National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance or Earthcraft in order to fulfill the green building objectives noted in the Comprehensive Plan guidance for the Tysons Corner Urban Center. It appears that this issue is fully addressed in the proffers at this time.

Energy/Resource Conservation

The applicant has provided a commitment to install one electric vehicle charging station for two parking spaces. This commitment also notes that the parking structure will be designed in a manner which allows for additional electric vehicle parking spaces and infrastructure to be readily installed should the demand for such spaces increase.

Noise

Staff had raised some concerns regarding the potential for transportation generated noise which could exceed 65 dBA DNL to impact portions of the proposed residential development. While staff does not anticipate that any of this noise will exceed 75 dBA DNL, any noise over 65 dBA DNL would warrant a noise study to determine appropriate mitigation measures to ensure that interior noise does not exceed 45 dBA. The applicant has proffered to provide a noise study which addresses these concerns at the time of building plan review.

PGN:JRB

APPENDIX 9

County of Fairfax, Virginia

MEMORANDUM

DATE: January 17, 2014

TO: Bobby Katai, 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: Greensboro Park Place; Rezoning Application RZ 2012-PR-002; Conceptual Development Plan and Final Development Plan (CDP/FDP), Revised through December 16, 2013; Tax Map Numbers; 029-3-15-0012-A, and 029-4-09-0012-B; Providence District

We have reviewed the subject CDP/FDP, revised December 16, 2013, and draft Proffers dated January 9, 2013 (sic), 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
The applicant states that the water quality controls will provide a minimum 40% phosphorous removal using LID techniques, as described in the narrative on Sheet C-16.

Stormwater Quantity Control
The applicant states that the stormwater management controls for the proposed development will be achieved through a combination of techniques, including installation of green roofs and urban bio-retention areas (tree pits) to shave the peak release rate for the given post developed storm event. The narrative on sheet C-16 also includes the statement: "The applicant reserves the right to vary the number, size shape and location of the depicted stormwater management facilities with final engineering, as approved by DPWES and in substantial conformance with the FDP." The final design on the Site Plan must include appropriate details of the capacity and function of the facilities, and calculations of the release rates, and demonstrate compliance with the technical criteria, design standards and specifications, and detention requirements in effect at the time of Site Plan approval.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

The applicant has submitted a separate waiver request, 6028-WPFM-006-1, to allow the underground stormwater detention facility 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 January 17, 2014.

Downstream Drainage Complaints

There are drainage complaints on file regarding the downstream drainage system, and there are known problems downstream from the site. Particularly, Stormwater Planning Division has identified erosion at the outlet of the existing storm sewer system, located just upstream of Pond D, between Tysons Boulevard and Westpark Drive.

Adequate outfall

The outfall narrative and map on C-21 provides a description of the location and direction of the downstream drainage system, but does not describe the condition and capacity of the entire drainage system. 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 systems, including the sufficiency of the capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed, to the point that is 100 times the site area. In addition, a description of how the adequate outfall requirements of the PFM will be satisfied, not just the extent of review, is required. If the downstream system is not adequate, additional measures will be necessary 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.

The applicant provides preliminary stormwater computations on sheet C-17 indicating that 2.93 acres (including existing ROW) will be captured by BMPs, which is an area equivalent 47% of the total 6.98 acre site area, and a volume equivalent to a rainfall depth of 0.61 inch will be

retained on-site. The applicant includes a breakdown of the overall application, showing the proposed stormwater controls separated into two drainage areas. Drainage Area A is the 2.3 acre portion of the site that is proposed to be developed with the two new residential buildings and associated site improvements. The majority of the proposed stormwater facilities are concentrated within Drainage Area A, and will capture 2.43 acres (including off-site adjacent ROW), and retain a volume equivalent to a rainfall depth of 1.05 inches. Drainage Area B is the remaining 4.68 ac. portion of the site, and includes the existing office buildings to remain. The applicant proposes to install stormwater facilities within the existing development, and proposes to capture 0.83 acres, and retain a volume equivalent to a rainfall depth of 0.39 inch for Drainage Area B.

With respect to the preliminary stormwater management information shown on the CDP/FDP, DPWES offers the following comments:

1) The applicant states on sheet C-22, that "...waivers of certain requirements will be needed in order to meet the overall concept of the PTC comprehensive plan." As described below, the PFM has recently been amended to add Section 2-1200, which allows the Director of DPWES to 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. The applicant must include on the Site Plan the detailed design, calculations, supporting data and descriptions, as specified in PFM Section 2-1200.1, for consideration by DPWES at the time of Site Plan review. On sheets C-2 and C-22, the applicant lists certain PFM requirements and provisions. Based on the preliminary information presented on the CDP/FDP, DPWES staff offers the following observations and remarks regarding the specified waivers related to the stormwater management facilities:
   A. Waiver of PFM Section 6-0303.8 for the location of an underground SWM vault located in a residential area (listed on sheets C-2 and C-22).
      As described above, a separate request has been submitted, and staff analysis and recommendation were 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 required deviations of PFM Section 6-1304.4I to allow utilization of infiltration rates less than 0.52 inch/hour for infiltration systems (listed only on sheet C-2).
      Sufficient details have not been provided to evaluate and comment upon the deviation, such as the results of field test, locations, and boring logs. Field tests should be performed to confirm if the infiltration rates are acceptable for the proposed facilities and locations. Please note, in accordance with PFM amendment 111-13-PFM, effective March 20, 2013, the design of the facility shall be in accordance with the soil testing, reporting and meeting procedures of § 4-0700 *et seq.* If the actual infiltration rates are acceptable, an alternative standard would not approved. If the rate is not suitable, different stormwater facilities should be proposed.
   C. 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 sheets C-2 and C-22).

Sufficient details have not been provided to evaluate the design. The general location of potential vault is shown on the garage floor plan, sheet A-01, but the location, configuration, or maintenance access are not included. The applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including justification 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.

D. 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 sheets C-2 and C-22).

Sufficient details have not been provided to evaluate and comment upon the deviation. The applicant must include on the Site Plan the detailed design, supporting data and descriptions, as specified in PFM Section 2-1200, including final design details, such as the field tests and the soil boring logs to indicate the location, depth, and consistency of the fill, if any, and the distance that the bottom of the proposed facility is below the existing fill, and justification why the applicable PFM standard cannot be met.

E. All required deviations of PFM Section 6-1307.2E to set the minimum horizontal setbacks from building foundations be reduced in order to facilitate installation of bio-retention systems.

The narrative on sheet C-2 states the required deviation the horizontal setback to zero (0) feet, but the narrative on sheet C-22 indicates the requested deviation is for the setback be reduced to six (6) feet. Sufficient details have not been provided to comment upon the design. 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.

F. 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 only on sheet C-2).

The CDP/FDP does not show any proposed bio-retention filters in the vicinity of the loading dock(s), and there are no vehicle maintenance areas or outdoor storage areas proposed, therefore the reference to the deviation should be removed from the CDP/FDP, as it is not applicable to the development as shown.

G. 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 sheets C-2 and C-22).

Sufficient details have not been provided to assess and comment upon the design. 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.

H. All requested deviations of PFM Section 6-1307.4O to allow utilization of infiltration rates of less than 0.52 inch/hour (listed only on sheet C-22).

Sufficient details have not been provided to evaluate and comment upon the deviation, such as the results of field test, locations, and boring logs. Field tests should be performed to confirm if the infiltration rates are acceptable for the proposed facilities and locations. Please note, in accordance with PFM amendment 111-13-PFM, effective March 20, 2013, the provision now states that the design of the facility shall be in accordance with the soil testing, reporting and meeting procedures of § 4-0700 *et seq.* If the actual infiltration rates are acceptable, a deviation would not be necessary. If the rate is not suitable, different stormwater facilities should be proposed.

I. 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 only on sheet C-2)

Sufficient details have not been provided to evaluate and comment upon the deviation. The loading spaces appear to be either not near the filters or within the buildings. The application does not specify if the facilities would even capture surface drainage from the loading dock(s). 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.

J. Deviations/Modifications of Sections 6-1304.2C and 6-1304.2F 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 (listed only on sheet C-2).

Sufficient details have not been provided to comment upon the design. 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 requirements, and justification why they cannot be met.

K. The applicant states (on sheet C-22) that the SWM vaults, if required for LEED reuse, shall be placed inside the parking garage and the access points shall extend beyond the building face where it shall not adversely impact landscaping or the sidewalk zone.

The vault is shown in the northerly corner of the parking garage, and is beneath proposed Pocket Park 1. The vault is not near the faces of the proposed residential buildings.

L. The applicant states (on sheet C-22) that a 4'x4' access door shall be provided for the LEED reuse vault maintenance.

As mentioned above, the sizes, locations, and configurations of the maintenance access points are not shown. PFM Section 6-1306.3H requires two or more access points for each major storage chamber or run of pipe. Although PFM Section 2-1200 allows the Director to consider alternative designs, such alternatives would not be approved in circumstances where the existing standards can be met.

2) Although the applicant includes sizing charts for various proposed stormwater facilities on sheet C-17, the applicant, in the BMP Narrative on Sheet C-16 states: "Final design, location and types of BMP system(s) shall be established with final construction plans and may be revised to alternatives allowed by the PFM." Please note that the final design, construction, and maintenance of the stormwater facilities will be reviewed for conformance with all applicable standards and specifications in effect at the time of final Site Plan. For the runoff reduction practices included in the "Tysons Corner Comprehensive Plan Stormwater Conformance Spreadsheet," the designs, sizes, details, specifications and limitations of should be based on the PFM, or for practices not in the PFM, the Virginia DCR Stormwater Design Specifications found on the BMP Clearinghouse website: http://vwrrc.vt.edu/swc/NonProprietaryBMPs.html (where different, the more restrictive specification applies). In addition, although the Director of DPWES may consider alternative standards, in accordance with PFM Section 2-1200, such alternatives would only be approved in circumstances where it is demonstrated that the existing standards cannot be met. Any alternative that does not meet all achievable standards and specifications at the time of Site Plan would not be approved, and other facilities would be required to control the stormwater runoff, such that the total runoff volume reduction, as specified on the CDP/FDP, is achieved.

a) Vegetated green roofs are proposed to treat a total drainage area of 0.51 acre of the proposed buildings. 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 specified on the FDP.

b) The general locations of the proposed tree box filters and raingardens are shown on sheet C-19 of the CDP/FDP.
   i) Sheet C-17 indicates Tree Pit #3 will treat a drainage area of 0.51 acre. The total drainage area may exceed the maximum specified in DCR Specification 9-A for Extended Tree Pits. However, the street section A-A on sheet C-13 indicates a crown in Results Road, which could prevent the surface flow from the north side of the road from the reaching the stormwater facility, and thereby reduce the volume reduction achived. The Site Plan must show the final design complies with all applicable standards or other approved alternative. Otherwise, other facilities would be required to control the stormwater runoff, such that the total runoff volume reduction, as specified on the CDP/FDP, is achieved.
   ii) The types, size and density of the vegetation of the bio-retention tree pits proposed near street intersections will have to be designed to not impact sight distances. 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.
   iii) Sheet C-7 shows Option D, which is an alternative alignment of Results Road if the existing on-site office buildings (currently proposed to remain) are redeveloped pursuant to a future rezoning application, and Results Road had not yet otherwise constructed in a different alignment at that time. The Option D alignment would require the removal of Raingarden #2, and possibly Tree Pits #14 and or #16. Please note that the future redevelopment would then be expected to provide stormwater measure(s) to compensate for the removal of the facility(ies), as well as meet the stormwater goals applicable to the application in effect at that time.

3) Draft Proffer 45. Stormwater Management.
   A. Stormwater Management Measures.
   The proffer should commit to provide the specific amount of stormwater control that will be met for the residential portion of the site, as specified on the combined CDP/FDP.
   B. LID Techniques.
   The proffer should commit to measures that are substantially more extensive than minimum requirements, not just accommodate the existing peak release rates. The goal should be reducing the total runoff volume and/or significantly delaying its entry into the stream system, such that the runoff characteristics associated with the site to mimic those of a good forest condition for a significant majority of rainfall events.
   C. Tree Replacement.
   Any tree that is an integral part of a bio-retention facility that is removed for maintenance or repair of the facility must be replaced, as it is a critical component to the design and stormwater function.
   D. Calculations at Site Plan.
      i) The applicant commits to the amount of volume control shown on the FDP, but states that the specific SWM facilities will be determined at the time of Site Plan, as determined by DPWES. Any changes to the stormwater facilities must also be in

substantial conformance with the development shown on the approved CDP/FDP, as determined by DPZ.

ii) The applicant states they may use any combination of LID (existing and future) measures. 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/FDP, as determined by DPZ, in addition to being subject to the review and approval of DPWES. Although the CDP/FDP includes a cumulative total reduction for the entire application, the stormwater reduction computations are based on specific facilities that capture and treat specific drainage areas. Any site plan for a portion of the application property (e.g., an individual building) must meet the reductions of the corresponding areas as shown on the CDP/FDP.

iii) The proffer anticipates seasonal variations in reuse water demand that will create fluctuations in the draw down period, and states that the applicant may discharge excess volumes off site. However, the applicant has stated on the CDP/FDP that there is no rainwater harvesting proposed with the application. Without specific stormwater reuse(s) designated, the magnitude and duration of the seasonal fluctuations, or the corresponding storage volume requirement, cannot be quantified. The demand for certain uses, such as the irrigation, may be insignificant during non-growing seasons (e.g., winter), such that the entire stormwater volume might be discharged off-site after the 10 day limit. Any excess volume should first be directed to other facilities using a "treatment train" approach, if possible, such that the stormwater is still retained on-site. Only if other treatment is not possible, should the excess volume be released off site at rates that mimic the runoff characteristics associated with the site in a good forest condition for the corresponding rainfall event.

E. The Existing Office Buildings.
The applicant could clarify the proffer to specify which site plan submission will include the calculations showing the volume reductions for the portion of the property developed with the office buildings.

<u>Recent, Pending and Future County Code and regulation changes</u>:
Implementing the Environmental Stewardship Guidelines for the Tysons Corner Urban Center will require a progressive approach to stormwater management that recognizes evolving technology and incorporates innovative stormwater management measures and techniques, Achieving the goals and objectives may require the use of alternative standards which might not be entirely consistent with, or even addressed in, the current PFM based on the unique characteristics of the urban environment. Recognizing that such alternatives standards may differ from the current requirements, the PFM was amended to add § 2-1200 (Tysons Corner Urban Center), effective May 1, 2013, to allow alternatives to be approved by the Director of DPWES in circumstances where strict application of the PFM standard cannot be met for a particular site and where new or creative urban designs are proposed, subject to certain criteria. If such alternatives are proposed, the Site Plan shall include the final design, construction, operation and maintenance details, computations, supporting data, descriptions and rationale. The Director will also consider the possible impacts on public safety, the environment, aesthetics and maintenance burden, and may impose conditions. Any alternatives must be in substantial

conformance with the development plans and proffers, consistent with any applicable urban design guidelines and standards, and comply with federal, state or local codes and regulations, etc., from which variances may not be granted at the local level.

The County is in the process of adopting new and revised County codes and requirements to comply with the Virginia Stormwater Management Program Regulations (VSMP Regulations) adopted May 24, 2011. Please note that the Virginia State Water Control Board, on December 17, 2013, revised the VSMP Regulations, including the provisions in 9VAC25-870-48, regarding which plans could be considered "grandfathered" by the County, and therefore would not be subject to certain new criteria. 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: Jack Weyant, Director, Site Development and Inspections Division, DPWES
Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning Division, DPWES
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Bin Zhang, Tysons Review Engineer, SDID, DPWES
DPWES Zoning Application Review Files (6028-ZONA-005-1, 6028-ZONA-006-1)

County of Fairfax, Virginia

MEMORANDUM

DATE: January 17, 2014

TO: Bobby Katai, 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: Greensboro Park Place, RZ 2012-PR-002; Tax Map Numbers; 029-3-15-0012-A, and 029-4-09-0012-B; Providence District

REFERENCE: 6028-WPFM-006-1, Waiver Request to Allow Underground Stormwater Vaults in a Residential Development

In the referenced waiver request dated November 2, 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 location of the "potential LEED reuse chamber" located in the northeasterly corner of the proposed underground parking garage, and cost estimates for the construction and annual maintenance of the vault. The Conceptual Development Plan and Final Development Plan (CDP/FDP), dated revised December 16, 2013, shows a potential underground stormwater detention vault located in the northeast corner of the underground parking garage, and would serve both buildings of the proposed residential development.

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.

A note on the CDP/FDP states "the applicant reserves the right to vary the number, size, shape, and location of the depicted stormwater management facilities with final engineering, as approved by DPWES and in substantial conformance with the FDP." If it is the intent of the Board to approve the waiver request, staff recommends a condition that requires any changes in the design, including, but not limited to, the location, number, size, shape, access points and function of the vaults, be subject to approval by DPWES, in accordance with all applicable requirements, policies and procedures in effect at the time of final Site Plan.

If it is the intent of the Board to approve the waiver request, staff recommends the applicant be required to provide liability insurance in an amount acceptable to Fairfax County as a condition of the waiver. A typical liability insurance amount is $1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facilities will outfall into an existing piped storm drainage system. Therefore, staff does not believe there will be any adverse impact on the environment from the proposed underground facilities.

Burden Placed on Prospective Homeowners for Maintenance and Future Replacement – The financial burden of the prospective homeowners is dependent upon the anticipated annual maintenance costs, the projected cost of future replacement of the vaults, the form of ownership (e.g. rental apartments vs. condominium owner's association), and the number of dwelling units. The annual maintenance costs are dependent upon factors such as size, location, access, and number of vaults, function, and frequency and methods of required maintenance activities. The future replacement costs are dictated by the final design, such as the number, size, and location of vaults, as well as the expected life span of the construction materials.

The CDP/FDP revised December 16, 2013, shows the mixed use development consisting of the proposed construction of two residential towers on the site, with the two existing office buildings to remain. Residential Tower A is planned for a range of between 256 and 276 residential dwelling units. Residential Tower B is planned for a range of between 227 and 244 residential dwelling units. The applicant had previously provided estimates of the total construction costs for the underground detention facility, as well as annual maintenance, for one vault serving both buildings. The applicant estimates the total construction costs for the underground detention facility at approximately $24,000. The amount of the annual contribution toward the replacement reserve fund, assuming an estimated 50-year lifespan (for concrete products) and interest compensates for inflation, would be approximately $480. The annual contribution to the replacement reserve fund for the residents would be approximately $1 per dwelling unit per year (assuming the minimum number of units are

constructed in both buildings). The applicant estimates the annual maintenance cost, in current dollars, is $1500.00 for the detention vault. The anticipated annual maintenance cost is estimated at $3.11 per unit per year. The total estimated cost, for each owner, is about $4.11 per year, if the minimum number of residential units (483) share the costs. If a greater number of units are constructed, the cost per share would be less. For example, if the maximum number of residential units (520) are constructed, than the cost would be $3.81 per unit, per year. The replacement reserve fund (i.e., account) must be separate from the annual maintenance fund (i.e., account) to ensure the monies are available at the time replacement is required and have not been previously spent on maintenance activities.

Although these estimates 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 Greensboro Park Place mixed-used development, subject to conditions with the Proposed Waiver Conditions, 6028-WPFM-006-1, dated January 17, 2014, 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, #6028-WPFM-006-1, January 17, 2014
Attachment B – PFM Section 6-0303.8

cc: Michelle Brickner, Director, Land Development Services, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Jack Weyant, Director, Site Development and Inspections Division, DPWES
William Marsh, DPWES Tysons Urban Center Coordinator, LDS, DPWES
Bin Zhang, Tysons Corner Urban Center Plan Reviewer, SDID, LDS, DPWES
Durga Kharel, Branch Chief, Site Development and Inspections Division, DPWES
William Veon, Stormwater Review Engineer, Central Branch, SDID, DPWES
DPWES Zoning Application Review File (6028-ZONA-001-1)
DPWES Waiver File (6028-WPFM-006-1)

Proposed Waiver Conditions

6028-WPFM-006-1

January 17, 2014

(Concurrent with RZ 2012-PR-002, Greensboro Park Place)

If it is the intent of the Board of Supervisors to approve Waiver #6028-WPFM-006-1 in conjunction with RZ 2012-PR-002 for Greensboro Park Place, to allow underground stormwater management facilities in a residential development in accordance with Section 6-0303.8 of the Public Facilities Manual (PFM), staff recommends the Board condition the approval by requiring conformance with the following conditions:

1. This approval is limited to Buildings A and B of the Greensboro Park Place mixed use development, as proposed with RZ 2012-PR-002. Notwithstanding any notes, and/or narratives included on the CDP/FDP, revised through December 16, 2013, 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/FDP, the final design, construction, operation and maintenance of the underground stormwater detention vaults, including, but not limited to, the function, number, size, shape, location, access and discharge, shall be subject to review and approval by the Director of the Department of Public Works and Environmental Services (DPWES), in accordance with these conditions, and all applicable Codes, requirements, standards, specifications, policies and procedures in effect at the time of Site Plan approval.

3. To provide greater accessibility for inspection and maintenance purposes, the underground facilities shall have a minimum interior height of 72" and the access points must be located, designed and constructed in a manner in that does not hinder the frequent inspections and routine maintenance of the facilities. The total weight of the access covers and/or opening mechanisms must be designed so that the covers can be opened by one person without the need of additional mechanical lifting equipment, and be located, to the extent possible, within the private streets or travel lanes and not within the open space areas of the proposed development, as determined by DPWES.

4. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manhole covers and doors, as determined by DPWES at the time of construction plan submission.

5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to Site Plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners in good working condition acceptable to the County so as to control stormwater generated from the development of the site.
- A condition that the applicant, property owners, their successors or assigns shall not petition the County to assume future maintenance responsibility or replace the underground stormwater facilities.
- Establishment of a reserve fund for future replacement of the underground stormwater facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e., advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least $1,000,000, against claims associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the underground stormwater facilities.

7. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan and private maintenance agreement, which insure safe operation, inspection and maintenance of the facilities.

8. A financial plan for the owner to finance regular maintenance and full life cycle replacement costs shall be established prior to final subdivision plat approval. The plan shall include a line item in the annual budget for routine operation, inspection and maintenance; a separate line item for the annual deposits toward future replacement (based on the initial construction costs and an estimated 50-year lifespan for concrete products); and a separate reserve fund (i.e., account) for the future replacement of the underground facilities.

9. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the owner which will cover 20-years of maintenance of the underground facilities. These monies shall not be made available to the owners' association, or equivalent, until after final bond release.

10. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, that the owner is responsible for the operation, inspection, maintenance and replacement of the underground facilities.

11. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the owner's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:

    "The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the maintenance agreement entered into with the County."

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.

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: April 29, 2013

SUBJECT: RZ/FDP 2012-PR-002, Greensboro Park Place – Revised
Tax Map Numbers: 29-4((9)) 12A & 12B

BACKGROUND

The Park Authority has reviewed the proposed Development Plan dated April 16, 2013 for the above referenced application; this memorandum is intended to replace all previous memoranda regarding the application.

The Development Plan shows two parcels with a total size of roughly seven acres to be rezoned from C-4 to PTC. The site is currently developed with 504,574 square feet of office use among two buildings, and 523 surface and 1,129 underground parking spaces (1,652 total parking spaces). The Development Plan shows the majority of the surface parking spaces to be redeveloped with two buildings connected between a shared lobby that provide 479,438 square feet of residential use (maximum 520 dwelling units); 1,999 square feet of ground-floor retail use; and 3,000 square feet of indoor public facility use – for a total of 484,437 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 910 new residents (520 x 1.75 = 910) to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The Park Authority analysis is based on the policies in the Parks and Recreation section of the Countywide Policy Plan, including Objective 2, Policies g, j, and k; Objective 5, Policies a and b; Objective 6, Policy c. and Appendix 2, Part B: Park Facility Service Level Standards. The evaluation is also based on guidance provided in the Tysons Corner Areawide Environmental Stewardship section of the Comprehensive Plan. Specific Plan citations from the Areawide text are provided in the Analysis and Recommendations sections.

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 about 1.5 acres of urban parkland onsite. The submitted development plans show 1.67 acres of open space identified as public urban parkland. However, a small 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 approximately 1.5 acres.

The need for usable open space is expected to be provided by urban parks that are connected by public streetscape areas, according to the guidance and standards provided in the Comprehensive Plan. Therefore, the public urban parkland calculation should not include streetscape areas, building entrance areas, traffic circle islands, drive aisles or unusable segments of lawn or other leftover areas. Urban parks should be designed as usable and/or programmable space to meet outdoor leisure and recreation needs.

Onsite Public Parks

Five distinct public urban park spaces are shown on the submitted development plans:

— Pocket Park I (Pinnacle Park, 0.62 acres) is located behind the proposed residential buildings from Greensboro Drive and designed as a common green that serves as the primary park space for the development. The park space consists of one large and several small lawn panels that provide a variety of seating options, seasonal decorations and programs, a bocce court, a playground that incorporates climbable art, and game tables.

- The park space is well-designed and provides appropriate amenities for the proposed development.
- Staff appreciates the Applicant's continuous willingness to refine this park space as it will be the primary onsite park space for future residents.
- The Applicant has committed in proffers dated April 16, 2013, (Proffer #37) to provide this park space prior to issuance of the final initial RUP for the first residential building. Staff requests that Pocket Park I be provided upon issuance of the first RUP of the first residential building.

— Pocket Park II (Greensboro Park, 0.28 acres) is located on the corner of Greensboro Drive and Summit Street. The park space is designed with a circle motif to carry the character of the street wall along Greensboro Drive into the site; it is envisioned to have a rain garden with interpretative signage, a variety of seating options, and flexible open space for casual use.

- The park space is well-designed and will serve as an important destination for future residents and workers seeking onsite open space, as well as pedestrians traveling along Greensboro Drive.
- The Applicant has committed in proffers dated April 16, 2013, (Proffer #37) to provide this park space prior to issuance of the final initial RUP for the first residential building. Staff requests that Pocket Park I be provided upon issuance of the first RUP of the first residential building.

— Pocket Park III (Public facility-affiliated open space, 0.09 acres) is located on the opposite corner from Greensboro Park and adjacent to the 3,000 square feet indoor public facility space. The park space is shown with various seating options and envisioned to be used for a variety of uses, including outdoor programming related to the public facility, ground-floor retail patron use, and general open space for casual use.

- The park space is well-designed and integrated into the proposed development. Uses within the park space related to the public facility space should have priority over other uses, such as ground-floor retail patron use.
- The Applicant has committed in proffers dated April 16, 2013, (Proffer #37) to provide this park space prior to issuance of the final initial RUP for the first residential building. Staff requests that Pocket Park I be provided upon issuance of the first RUP of the first residential building.

— Pocket Park IV (Existing office-affiliated open space, 0.39 acres) already exists and is located westerly adjacent to existing Office Building 1. The existing park space is 0.15 acres, but will be enlarged to the full 0.39 acres in conjunction with phased parking improvements.

- The park space functions primarily as open space and does not contain any usable amenities except seating. While staff considers a portion of this park space as landscaping, it will provide future residents and workers with general open space for casual use. The lack of amenities is offset by the proximity of other onsite park spaces; however, the provided seating should be consistent with those found in Park I, II, and III to ensure consistency throughout the proposed development.

— Pocket Park IV (Existing office-affiliated open space, 0.37 acres) already exists and is located in between existing Office Building 1 and 2; subsequently, the space is being used by the existing office workers. The Applicant has committed in proffers to enhance this park space with amenities such as game tables, a variety of seating, planters, and

way-finding options. In addition, the enhancements will be consistent with those found in Park I, II, and III to ensure consistency throughout the proposed development.

- Future enhancements of this park space will benefit existing office users as well as future workers and residents.

Evaluation
The Applicant is providing the amount of urban park space need generated by the proposed development. The proposed onsite park spaces and amenities provide adequate facilities to serve future residents and workers. The Applicant should ensure that Pinnacle Park, Greensboro Park, and the public facility-affiliated open space are sufficiently programmed to utilize and activate the available park space as much as possible. This may include, but is not limited to, outdoor recreation classes, food vendors, farmers markets, and other special events like outdoor movie night and events.

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 484,437 new square feet of gross floor area generates a need for 0.11 portion of an athletic field. 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.

To date, three rezoning applications in Tysons have been approved by the Board of Supervisors that include proffers to acquire and/or dedicate land within Tysons to the County for athletic field and associated infrastructure development. The applicants have also proffered to construct or to provide funds to the County to pay for construction of facility development on those sites. Two other applications are pending in the rezoning pipeline with proposals to do the same.

Three pending rezoning applications are on smaller sites (all less than 5 acres) and generate small fractions of athletic field need (ranging from 0.11 to 0.46 full-size field equivalents). For these applicants, which include the subject Applicant, a proportionate monetary contribution may be provided to Fairfax County to be used towards park land acquisition and facility development that serves Tysons in lieu of actual facility construction and land dedication. To ensure equity with applicants that have committed to dedicate land and construct fields in Tysons, the offsetting monetary contribution from these smaller applications should include land and facility values.

To meet the need for 0.11 portion of an athletic field, staff has determined that the pro-rata share, including the value of land and construction costs in Tysons Corner, is $1,178,320. The Applicant has committed in proffers dated April 26, 2013, (Proffer #39) to provide $1,178,000 to Fairfax County prior to the issuance of the first RUP for the first residential building as one option to meet their athletic field need ("Option 2").

As an alternative ("Option 1"), the pro-rata share may be reduced to $911,000 if the Applicant can provide payment by December 31, 2015, to be utilized for construction of athletic field improvements at Westgate Elementary School. This reduced amount was determined in consultation with staff and represents a 5% compounded discount rate for early payment on the pro-rata share. The discount rate and timing of the early payment is based on the Applicant's estimate that the pro-rata would be provided in 2020.

<u>Evaluation</u>
The Applicant's proffer options will meet the proposed development's athletic field need.

Other Recreational Facility Needs
In the Tysons Corner Urban Center Areawide Recommendations, Public Facilities Chapter, Parks Section, Page 88, the Plan states the following:

> "The Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns. Provision of facilities to meet these service level needs will ensure that as Tysons redevelops, publicly accessible athletic fields, tennis courts, basketball courts, fitness and program space, swimming pools, and other active recreational facilities will be provided at levels meeting the needs of future Tysons residents, employees and visitors."

Using adopted recreational facility service level standards found in the Parks and Recreation element (Appendix 2, Part B) of the Policy Plan, the publicly accessible recreational facilities needed to address the planned growth for this project area, include a half basketball court, half tennis court, and a playground.

A bocce court and playground with incorporated climbable art is shown in Pinnacle Park; the Applicant has committed in proffers to provide publicly-accessible bocce equipment within the proposed residential buildings. In addition, the Applicant is providing a shell space within one of the proposed residential buildings that consists of 3,000 square feet for indoor public facility use by the county. The public facility is envisioned to be used for community and/or recreational programming by one or more county agencies.

Evaluation
The proposed bocce court, playground with incorporated climbable art, and indoor public facility space will adequately provide public recreational facilities for the proposed development. However, the Applicant should pursue programming and way-finding options to ensure these facilities are publicly-accessible to the maximum extent possible.

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 the two residential buildings being connected via a shared lobby that will provide residents with private amenities, such as a fitness center and cyber café. A private roof terrace is shown atop the shared lobby and consists mainly of outdoor seating. In addition, a private roof terrace is shown atop each residential tower and consists of a swimming pool, fire pit area, and outdoor seating.

Evaluation
The Applicant is providing an adequate amount of private recreational facilities and amenities for the proposed development.

Any private park space and included 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 Applicant is meeting the amount of urban park space recommended in the Comprehensive Plan. The proposed onsite park spaces and amenities provide adequate facilities to serve future residents and workers. The Applicant should ensure that Pinnacle Park, Greensboro Park, and the public facility-affiliated open space are sufficiently programmed to utilize and activate the available park space as much as possible. This may include, but is not limited to, outdoor recreation classes, food vendors, farmers markets, and other special events like outdoor movie night and events.
- The proposed development plan generates a need for 0.11 portion of a new full-size athletic field. Due to the generation of less than a quarter of a field and demonstrated unsuccessful efforts to partner with neighboring rezoning applicants, staff believes a monetary contribution equivalent to the Applicant's pro-rata share for land and athletic field construction is appropriate to satisfy the athletic field need. Staff has calculated the pro-rata share to be equivalent to $1,178,320. The Applicant has committed in proffers to provide this amount at the issuance of the first RUP as referred in "Option 2" of the proffers.

  As an alternative, the pro-rata share may be reduced to $911,000 if the Applicant can provide payment by December 31, 2015, to be utilized for construction of athletic field improvements at Westgate Elementary School. This reduced amount was determined in consultation with staff and represents a 5% compounded discount rate for early payment on the pro-rata share. The discount rate and timing of the early payment is based on the Applicant's estimate that the pro-rata would be provided in 2020. The Applicant has committed in proffers to provide this amount as referred in "Option 1" of the proffers.
- The proposed bocce court and publicly-accessible equipment, playground with incorporated climbable art, and indoor public facility space will adequately provide public recreational facilities for the proposed development. However, the Applicant should pursue programming and way-finding options to ensure these facilities are publicly-accessible to the maximum extent possible.
- The Applicant is providing an adequate amount of private recreational facilities and amenities for the proposed development; however, the Applicant should commit in proffers to the facilities and amenities shown on the CDP.

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: Bobby Katai

Copy: Cindy Messinger, Acting Director
Sara K. Baldwin, Deputy Director/COO
Cindy Walsh, Director, Resource Management Division
David Bowden, Director, Planning & Development Division
Andrea L. Dorlester, Planner IV, Park Planning Branch, PDD
Bobby Katai, Planner III, Zoning Evaluation Division, DPZ
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

December 30, 2013

TO: Bobby Katai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Greensboro Park Place; RZ 2012-PR-002

RE: Request for assistance date December 17, 2013

This review is based on the Conceptual Development Plan/Final Development Plan RZ/FDP 2012-PR-002 stamped "Received, Department of Planning and Zoning, December 16, 2013."

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted CDP were provided to DPZ in memos dated April 24, 2012, October 2, 2012, February 11, 2013, May 7, 2013, September 19, 2013, and November 22, 2013. Comments and recommendations contained in the November 22, 2013, memo were not adequately addressed and are similar to the following comments and recommendations.

1. **Comment:** Several trees located along the northern side of Greensboro Drive appear to be proposed for preservation however, these trees are located within the area to be disturbed. The "it is the intent of this design to preserve the existing trees along Greensboro Drive" is unclear as this plan does not demonstrate how these trees will be protected from construction activities. In addition, no longer counting these trees toward canopy requirements does not eliminate the requirement for adequate preservation.

   Recommendation: The proposed limits of clearing and grading along the northern side of Greensboro Drive, adjacent to Pocket Park III and the Linear Park, should be adjusted so that these trees are located within a tree preservation area.

2. **Comment:** The proposed limits of clearing and grading located to the north of Office Building 2, adjacent to the new pedestrian connection #2, will provide minimal protection to the trees proposed for preservation. It is unclear how these trees will be protected from construction activities.

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: The proposed limits of clearing and grading located to the north of Office Building 2, adjacent to the new pedestrian connection #2, should be adjusted so that at least 40% of these tree's critical root systems are located within a tree preservation area.

3. **Comment:** The 'Tree at Pocket Park III' on sheet L-7B detail does not specify the planting width and it is unclear if this detail is in conformance with the proposed Alternative Planting Width Detail.

   Recommendation: The 'Tree at Pocket Park III' detail should contain planting width specifications. If the proposed planting width is less than 8', alternative planting width details should be provided demonstrating how the 8' wide minimum planting width requirement will be achieved below grade.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 169021

cc: DPZ File

FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

February 14, 2013

TO: Barbara Berlin, Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director
Office of Facilities Planning Services

SUBJECT: RZ 2012-PR-002, Greensboro Park

ACREAGE: 6.9 acres

TAX MAP: 29-4 ((9)) 12B & 29-3 ((15)) 12A

PROPOSAL:
The rezoning application proposed to rezone the property from the C-4 District to the PTC District to permit a mixed use, transit oriented development with two residential buildings containing a total of 520 multi-family units.

ANALYSIS:
School Capacities
The schools serving this area are Westbriar Elementary, Kilmer Middle and Marshall High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	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	1656	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 and Kilmer are projected to have capacity deficits. With an increase capacity at Marshall, only a slight deficit is projected. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The draft 2014-18 Capital Improvement Program (CIP) includes continued funding for the renovation at Marshall High School. The renovation, which will increase capacity, is scheduled to be completed in FY 2015.

Development Impact
Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/High-rise Multi-family ratio	Proposed # of units	[redacted]	Mid/High-rise Multi-family ratio	Existing # of units	[redacted]
Elementary	.059	520	[redacted]	.059	0	[redacted]
Middle	.019	520	[redacted]	.019	0	[redacted]
High	.032	520	[redacted]	.032	0	[redacted]
			[redacted]			[redacted]

RECOMMENDATIONS:

Proffer Contribution

A total of 58 new students are anticipated (31 Elementary, 10 Middle and 17 High School). Based on the approved Residential Development Criteria, a proffer contribution of $543,924 (58 x $9,378) is recommended to offset the impact that new student growth will have on surrounding schools. 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 several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

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 (1,900 MFHR, 165 students)
- RZ 2011-PR-005, *NVC and Clyde's* - Pending (757 HRMF, 83 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

County of Fairfax, Virginia

MEMORANDUM

DATE: February 26, 2013

TO: Bob Katai
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. FDP 2012-PR-002**
Tax Map No. 029-4-((09)) - -0012B, 029-3-((15)) - -0012A

The above referenced zoning application is within Tysons Corner Urban Center (see attached map). As such, prior to site plan submission, the applicant shall be required to provide sewer capacity analysis study to Wastewater Planning and Monitoring Division of all the lines within the Urban Center which its site contributes flow to. If it is determined that any of the lines within the Tysons Corner Urban Center are inadequate, the applicant will be required to perform necessary upgrades prior to or concurrent with site plan submission.

For sanitary trunk sewers that serve the Tysons Corner Urban Center but are located beyond the boundary of the Center, the projected wastewater flow is anticipated to increase significantly, resulting in potentially overloading the system. To accommodate the added flow, pipe improvement will be necessary in the future, hence, the possibility of pro-rata share may be applicable.

If you have any questions or comments, please do not hesitate to contact me at 703-324-5025.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT

Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

APPENDIX 15

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

April 4, 2012

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2012-PR-002
Greensboro Park Place
Tax Map: 29-3 & 29-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water.

2. Fairfax Water has identified the need to install a large diameter water main (30" or 36") along International Drive between Jones Branch Drive and Route 123 to satisfy projected growth in the Tysons Urban Core. The design and installation of this main may be required in conjunction with this site development.

3. Adequate domestic water service is available at the site from existing 8-inch and 12-inch water mains located at the property. See the enclosed water system map.

4. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

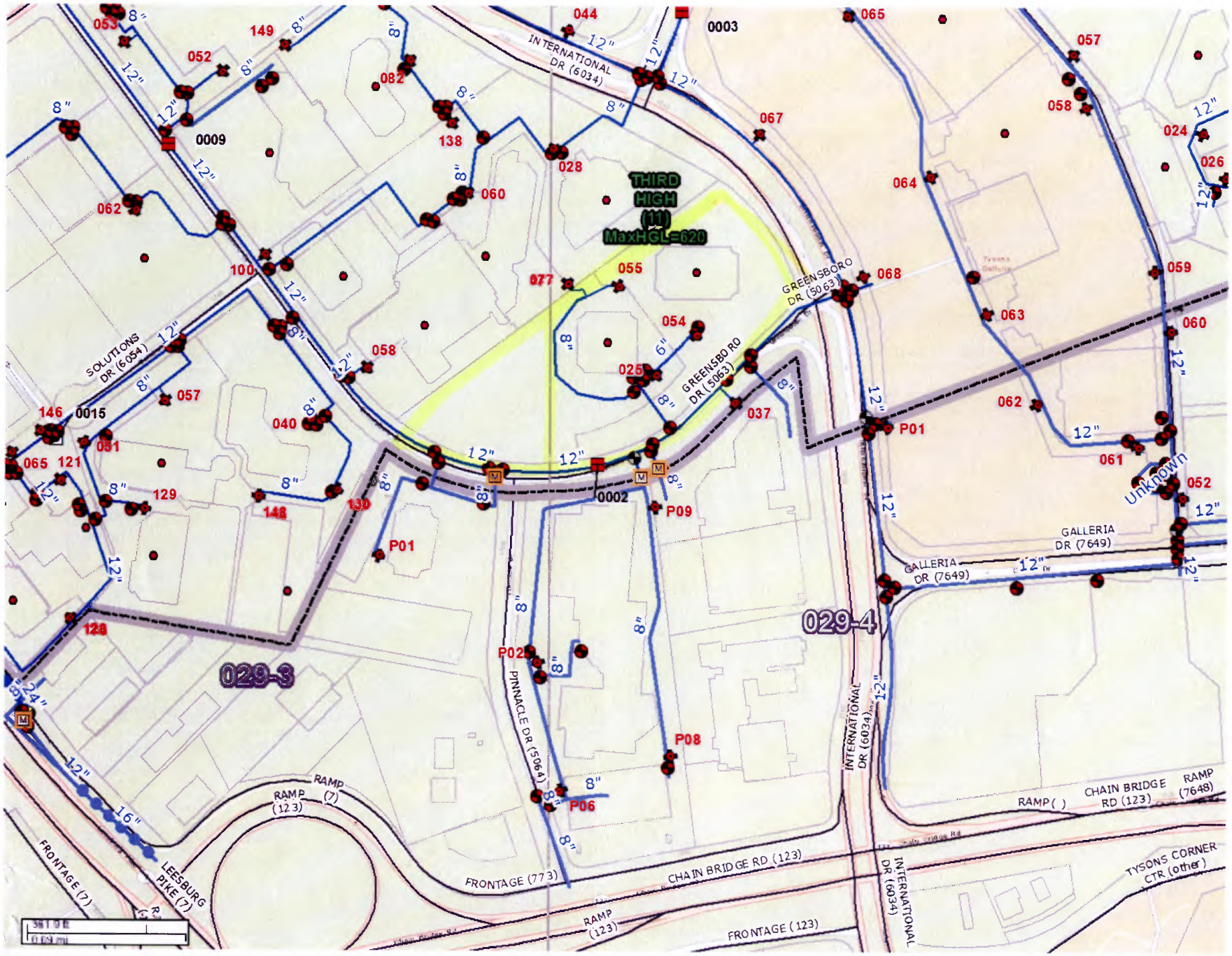
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure
cc: Jill Parks, Cooley, LLP


THIRD HIGH (11) MaxHGL=620
029-3
029-4
INTERNATIONAL DR (6034)
GREENSBORO DR (5063)
GREENSBORO RD (5063)
SOLUTIONS DR (6054)
PINNACLE DR (5064)
GALLERIA DR (7649)
CHAIN BRIDGE RD (123)
FRONTAGE (773)
FRONTAGE (123)
FRONTAGE (7)
RAMP (123)
RAMP (7)
RAMP ( )
RAMP (7648)
LEESBURG PIKE (7)
TYSONS CORNER CTR (other)
Unknown
0003
0009
0015
0002
044
065
057
058
024
026
067
064
068
059
060
063
062
061
052
053
052
149
082
138
028
060
062
100
077
055
054
025
058
057
146
065
121
051
129
148
130
040
037
P01
P09
P02
P08
P06
128
24"
16"
12"
8"
6"

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 22, 2013

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: FDP 2012-PR-002
Greensboro Park Place
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located onsite. See the enclosed water system map.

3. Fairfax Water has identified the need to install a large diameter water main (30" or 36") along International Drive between Jones Branch Drive and Route 123 to satisfy projected grown in the Tysons Urban Core. The design and installation of this main may be required in conjunction with this site development.

4. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

5. The developer will be responsible for any relocation or removal of existing water mains and appurtenances due to the development of this property.

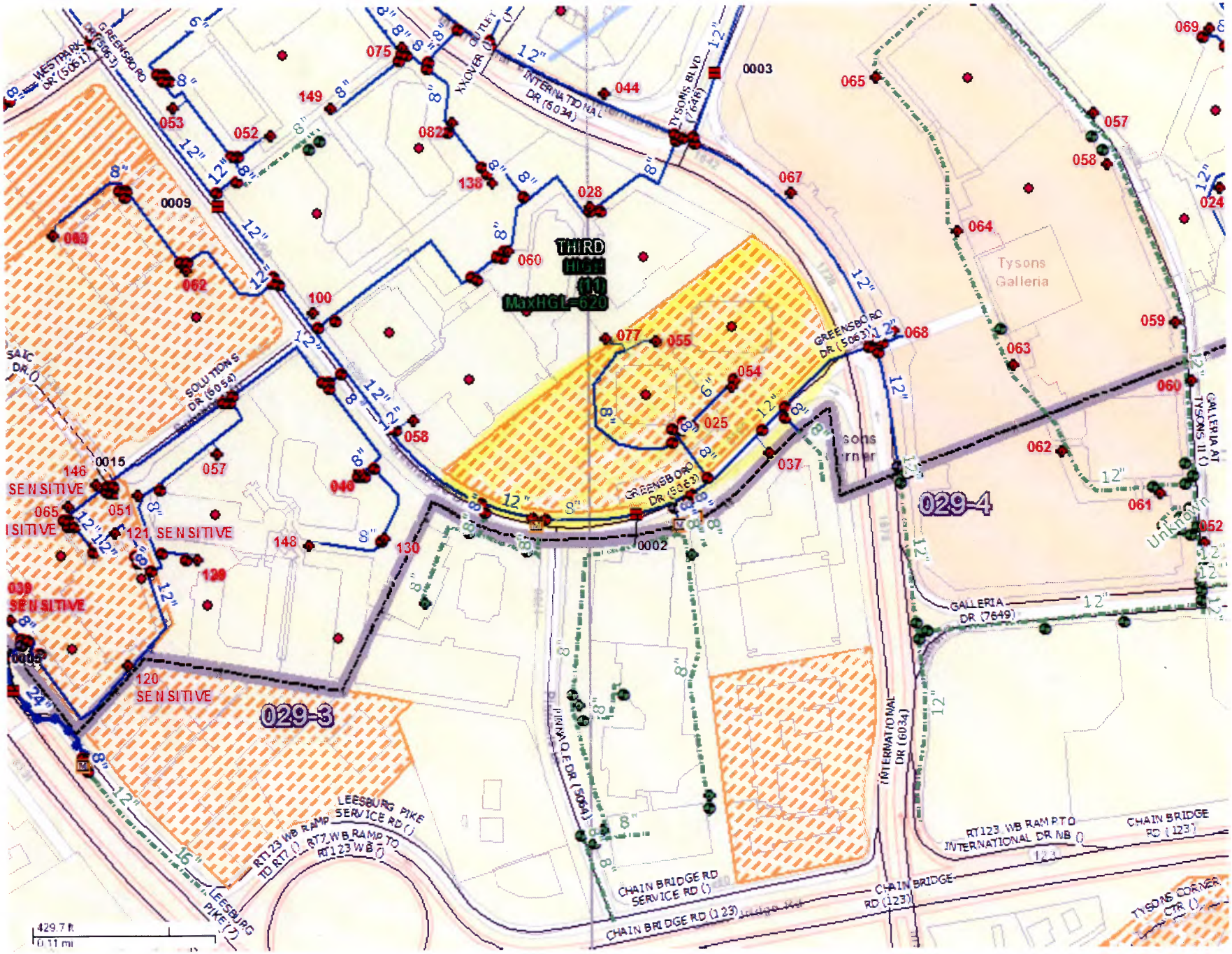
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure



(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

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